

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. 70-00169 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 70-01005
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Winn-Stein House
 other names/site number Field Site #: WH-001, WH-046

2. Location

street & number 301 West 2nd Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 36 Lot(s) 5

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

| Category of Property (Check only one box) | Number of Resources within Property | |
|---|--|---|
| | If Non-Eligible Property Enter number of: | If Eligible Property, enter number of: Contributing Noncontributing |
| <input checked="" type="checkbox"/> building(s) | _____ buildings | <u>2</u> buildings |
| <input type="checkbox"/> district | _____ sites | _____ sites |
| <input type="checkbox"/> site | _____ structures | _____ structures |
| <input type="checkbox"/> structure | _____ objects | _____ objects |
| <input type="checkbox"/> object | _____ Total | <u>2</u> Total |

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 70-016

6. Function or Use

| | |
|--|---|
| Historic Functions (Enter categories from instructions) | Current Functions (Enter categories from instructions) |
| <u>01A01: Domestic / Single residence</u> | <u>01A01: Domestic / Single residence</u> |
| _____ | _____ |
| _____ | _____ |

7. Description

| | |
|--|---|
| Architectural Classification (Enter categories from instructions) | Materials (Enter categories from instructions) |
| <u>05B: Late Victorian/Italianate</u> | foundation <u>03 Brick</u> |
| <u>05D: Late Victorian/Queen Anne (tower addition)</u> | walls <u>03 Brick</u> |
| _____ | roof <u>08A Asphalt Shingles</u> |
| _____ | other _____ |

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

| | | |
|--|---|--|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | A | Property is associated with significant events. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | B | Property is associated with the lives of significant persons. |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | C | Property has distinctive architectural characteristics. |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | D | Property yields significant information in archaeology or history. |

County Muscatine Address 301 West 2nd Street Site Number 70-00169
City Muscatine District Number 70-01005

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

31: Other – Neighborhood Development

Significant Dates

Construction date 1875 check if circa or estimated date
Other dates c.1897 addition/remodel

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

| Zone | Easting | Northing | Zone | Easting | Northing |
|------|---------|----------|------|---------|----------|
| 1 | _____ | _____ | 2 | _____ | _____ |
| 3 | _____ | _____ | 4 | _____ | _____ |

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Rob Wilson, Volunteer; Devin Pettit, Volunteer (R.L. McCarley, consultant)
organization Muscatine Historic Preservation Commission date April 26, 2006
street & number 215 Sycamore telephone 563-264-1550
city or town Muscatine state IA zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

| | | |
|--------------------------|--------------------|------------------|
| Roll/slide sheet # _____ | Frame/slot # _____ | Date Taken _____ |
| Roll/slide sheet # _____ | Frame/slot # _____ | Date Taken _____ |
| Roll/slide sheet # _____ | Frame/slot # _____ | Date Taken _____ |

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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7. Narrative Description

This is a two-story, three-bay residence. It is known as the "Stein House" and is dominantly the most ornate house on this block of 2nd Street. The house has two distinct masses of differing architectural style. According to Sanborn Maps the house had a substantial addition sometime before 1905 and after 1899. The addition, an over scaled, turreted tower, in the Jacobean style of architecture dominates the front façade of the house. The addition also includes a large gabled addition perpendicular to the original gabled house. The original house is a simple shaped Italianate with a gabled front façade and a gabled roof extending to the rear gabled facade. The overall house has strong details around the windows and at the eaves. The house has a rear two-story wing with a flat roof. Due to the differing of the two masses (flat roof vs. gabled roof), it is very likely the rear wing was added to the original house sometime before 1883. This rear wing appears on the oldest Sanborn Map from September 1883. The exterior walls of entire house are built of brick. A more rusticated brick is used on the Jacobean addition while a smooth soft brick is used on the original house.

The east elevation (front) of the house has a three-story turret tower to the south of the original house. The tower's basic shape is an octagon. Three sides of the octagon are exposed at the front of the house. Each side has one one-over-one light, double-hung window at the first and second floor. The windows have ornate stone arched pediments over them. The upper sashes of the windows have radius top corners. The center double-hung window has elongated diamond patterned leaded glass in the top sash. At the third (attic) floor of the turret are single rectangular windows – one above each double hung window below. The top of the turret is finished with wood fish scale siding. Where the turret extends beyond the surrounding gabled roofs does the true octagon shape become evident. A very steep octagon roof covers the turret. A copper final tops off the turret. Small simply shaped and closely spaced eave brackets provide a pleasant rhythm to the shallow overhang over the turret.

To the right of the turret addition and on the original house is an ornate entry door with one side light. A small ornate mansard roof is over the door. The roof is supported with decorative brackets. The brackets have turned wood knobs and scroll. A small ornate metal railing finishes the roof. Above the entry roof is a window at the second floor. The window has the same details as the turret windows. To the right of the entry door, is a wood, single-story, bay window. The bay window has three double-hung windows with the same details as the turret. A mansard roof covers the bay windows and is finished with an ornate metal railing. Small eave brackets support the mansard roof. Above the bay windows is a pair of adjacent double-hung windows. The gabled façade terminates at the wide eave. Pairs of wood brackets with turned knobs and scrolls support the eaves. These brackets continue around all sides of the house.

The south elevation of the house has a variety of window sizes and types. At the first floor is a group of leaded horizontal windows. At the second floor is a single double-hung window and a single horizontal window. The top sash of the double-hung and the horizontal window are leaded. The windows at both floors have flat heads. Contrasting, rusticated stone lintels and sills frame these windows. T the third

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floor (attic) elevation, within the gabled wall space are three tall narrow circle head windows. The south elevation of the rear wing has less detail. However, there are two double-hung windows at both floors with the same details as is found on the turret. With the flat roof a small parapet cantilevers over the wall and is supported with pairs of ornate wood brackets. This same treatment is found on the north elevation of the rear wing.

The west elevation (rear) of the house has two double-hung windows – one at each floor – on the rear addition and one double hung window at the second floor and at the third (attic) floor in the center of the rear gable on the original house. In the space between the original house and rear addition is a single story wood constructed addition. This addition first shows up on the 1928 Sanborn Map. It does not appear on the 1919 Sanborn Map.

The north elevation also has little detail other than the eave brackets and the four double-hung windows – two at each floor. Two brick chimneys penetrate the roof and are symmetrical with the windows. Due to the lower grade elevation along this side of the house, the stone water table is much more evident. The water table is continuous around the house.

There is a garage/carriage house toward the back of the property that has been historically associated with this property. It continues to be owned by the same property owners of the house, and it has been used as the Muscatine County Democratic Headquarters for a few election cycles. This is a two-story, two-bay, building. The building sits on a brick foundation. The walls are painted brick. Cement block has replaced brick in the east elevation covering up the old garage/carriage entrance, when the building was remodeled into a business. The pitched shed roof is clad in asphalt shingles. There is an awning across the front of the first story. It looks as though some of the windows may have been replaced but both of the wooden doors appear to be original.

The front (east) elevation has an awning across the entire width of the building over the first story window and entry. The first story window is a single light fixed window and the carved wood door has two, vertical, single light, arched panes of glass. The second story has a single one over one light double hung window, which is centered on this elevation. There is a two-story ell that comes off of the rear of the south elevation but faces east. On the first story, there is a wood door matching the front entry on the right of this elevation. The second story has no windows or features of any kind.

The north elevation sits in the upper part of the slope of the lot, along the alley, and this gives it appearance of only being a 1 ½ story building, however when seeing all elevations it is clear that this is a 2-story. There are three fixed glass block windows on the first story. Each of these windows are 2 blocks in height and 5 blocks long, and they are unevenly spaced across this elevation. Toward the front of the building on this elevation in the second story is a double single-light fixed window. There is one single light fixed window also in the second story toward the center of this elevation. The back portion of this elevation has a double metal door entry that faces the alley and enters into the alley, again due to the slope of the landscape as you look the rear of this elevation the building now appears to be a one story.

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There are vertical wood boards that surround this door; this looks like it may have been converted from a regular garage door to accommodate a pedestrian double door entry.

The south elevation also has a slope in lot, which appears to have two stories as well. The first story has two one-over-one light double hung windows on the front half of this elevation. Toward the rear of the building a wood door, which looks to be original, has four horizontal panes of glass with the bottom third of the door being solid wood. It looks as though perhaps a fifth horizontal pane of glass that would have been the bottom pane, was once in the door, but is now boarded up. In the corner of the building where the ell comes out there is another single one over one light double hung window. The second story has a single twelve light fixed window flanked by a six-over-six light double hung window and a six-over-one light double hung window. There are also two more six-over-six light double hung windows on the second story of this elevation, which are flanking above the door on the first elevation.

Due to the slope of the lot the rear (west) elevation appears to be two full stories. There is unpainted brick on this elevation with one one-over-one light double hung replacement window. There is a concrete band across the brick as though to separate the stories.

8. Narrative Statement of Significance

The Winn-Stein House does not appear to be individually eligible for the National Register of Historic Places under Criteria A or B, but it does appear to be eligible under Criteria C. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

The Winn-Stein House does not appear to be individually eligible for the National Register of Historic Places under Criteria A. There does not appear to be any significant events associated with this building as developed in the contexts for this district. The Winn-Stein House also does not appear to be individually eligible for the National Register of Historic Places under Criteria B. Although there was at least one fairly prominent person who lived here, much of his (S.G. Stein II) prominence came from his family; namely his father S.G. Stein Sr. S.G. Stein II was the President of First National Bank of Muscatine after the death of H.W. Moore, but S.G. Stein Sr. was one of the founders of the bank. S.G. Stein II was also President of the Muscatine Oatmeal Company after his father's death, but his father help found that company too. S.G. Stein II was also a physician, however, there were a number of physicians in Muscatine at the time he was practicing, and he was no more or less important than the others. The Winn-Stein house does appear to be individually eligible for the National Register of Historic Places under Criteria C. This house is an excellent example of how progressive styles of architecture were incorporated into a house. Initially this house was constructed as an average Italianate home between 1874 and 1883 by merchant Winn, who had a business in the downtown. In 1897 this property was acquired by a wealthy family (Stein). The Stein family added the Queen Anne addition including the turret. The Winn-Stein House has strong integrity reflecting its appearance from 1897. The windows and other details appear original, and the interior rooms also appear to be in their original configuration. This house reflects an excellent example of how changes in popular styles of architecture were incorporated

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at different times. Thus it appears that the Winn-Stein House is individually eligible for the National Register of Historic Places under Criterion C.

This Winn-Stein House also appears to be a contributing building to a potential "West Hill" neighborhood historic district. This building shows strong integrity with few if any changes noted as compared to a photograph from circa 1900, showing all details as they are today (*Picturesque Muscatine*: 35). All of the houses on the North side of the 300 block of West 2nd Street are constructed of brick, and have strong integrity, thus showing an excellent example of 19th Century neighborhood development.

The house was constructed for Abijah Winn between 1874 and 1883. He had bought this property (E 56' of lot 5) from Thomas Taylor and others on January 16, 1866 (1:497). A photograph from the Graham collection in June 1869, shows no house at the current location, but does show a house further back on the lot and facing Pine Street. This same photograph also shows a brick carriage house/stable at the back of the property (GR-132). The 1874 birds-eye of Muscatine shows a similar layout of the property. The city directories show A.M. Winn as living at the northwest corner of Pine and 2nd Street from 1866 to 1879. The city directory lists Abijah's occupation as millinery and notions. The 1880 census shows Abijah (60), and his wife Mary (age?), with Abijah listed as a merchant. The 1883 Sanborn Map shows a house in the current location of the present house. There was a rear section shown on the house at this time. The original house on Pine and the carriage house/stable were also on the Sanborn Map. Since the birds-eye view of Muscatine from 1874 did not show the current house and the 1883 Sanborn Map does show the house; the construction of the current house occurred sometime between 1875 and 1883. With the age of the couple living on the property at the time and that they sold the property in 1884, a date closer to 1875 seems likely. No further research was conducted with assessor records to further determine the original date of construction.

The property was sold to Georgia Berkshire and husband on January 19, 1884 (18:201). The Berkshires are listed in the city directories as living here from 1886 thru 1896. J.H. Berkshire is listed as being a superintendent at the Hershey Lumber Company throughout these years in the city directory. The 1891-92 directory also lists Hattie Berkshire as living here, but no occupation is listed. In 1893-94 Hattie is listed as a stenographer and another member of the family is now listed in the name of B.H. Berkshire; who is listed as working at Barry's. Dr. E.B. Fulliam (who owned the property next door) bought this property from Georgia Berkshire and husband on May 11, 1896 (26:783)

The 1883, 1888, and 1892 Sanborn maps show the same set of three buildings on lot 5 at the corner of W. 3rd Street and Pine: house at corner, house on mid-lot along Pine but facing 3rd, and outbuilding facing Pine at the rear of the lot along the alley. The 1899 Sanborn map shows the extensive remodeling of the house at 303 W. 2nd Street, with the house now set back on the mid-lot along Pine with an address of 301 W. 2nd Street. The stable continues to stand along the alley, with steps to the second story added on the south side.

On February 3, 1897 Anna Stein bought all of lot 5 block 36 (30:128). This was an additional 4' 6" of property that had belonged to Dr. Fulliam next door. This additional few feet of property on the west side

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of the property was probably just enough additional land to construct the Queen Anne addition with turret at this time. The 1899 Sanborn shows this new addition, drastically altering the footprint of this building. Anna Stein's son Simon Stein II moved into the house with his wife Clara, first shown in the 1899 directory. The 1900 Census shows Simon Stein (38), Clara (33) his wife, son Simon (2), and servant Sophia (40). Dr. Simon Stein II was born in Muscatine on December 12, 1861. He attended schools in Muscatine until he went to college at Chicago University for his B.A. degree and then to Chicago Medical School (now Northwestern Medical School), which he graduated in 1889. After graduation he traveled abroad to Europe and Asia until 1891, when he returned to Muscatine to find his father in poor health. His father Simon Stein Sr. died in January 1892, and Simon Stein II took over many of the board seats his father had been on. He became Vice-President of First National Bank and the President after the death of H.W. Moore. He was also President of the Muscatine Oatmeal Company until its merger with the Great Western Cereal Company, after which he served as a director. He also was a director of the waterworks company (Richman V.2 pg. 129-30). The Stein's did not stay at this address long, as by 1904, the Stein's had moved up the street to 503 West 2nd Street. The Stein Family continued to own the house for a little while longer, even though they were not living there any longer. The 1904 city directory shows J.R. Sivearingen living here and was shown as being the Vice-President of Huttig Manufacturing. In 1907 the city directory shows W.F. Brannan; who was retired, was living here with his wife Nellie, as well as J.L. Ewing with his wife Gertrude. Mr. Ewing was working for F.W. Swan the jeweler.

The property then went through several owners and tenants. On October 25, 1910, Laura Desch and husband bought this property from S.G. Stein and others (43:129). The city directory listing for 1911 shows Ida Gore living, with no occupation listed. On March 1, 1912, Lillie Frantz bought the property from Laura Desch and husband (43:584). The 1913 and 1916 city directories show George Emmett and his wife Margaret living here. George was an engineer for the Heinz Pickle Works. James Healey then bought the property from Lillie Frantz and husband on February 29, 1916 (48:397), and then on the same day James Healey sold to F.X. Shaefer (49:676). Clara Shaefer then got from her husband this property on August 17, 1917 (51:51). The 1905, 1912, and 1919 Sanborn maps shows the same set of three buildings. By 1919, the rear outbuilding is noted with an "A" for automobile as well as notation of storage. The 1919 city directory shows a Mrs. M. Clapper living here; being the proprietor of a rooming house with furnished rooms. The 1920 census shows Neva Clapper; who was providing furnished rooms to a total of twenty-two people who were living here at the time. By 1921 Clara Shaefer had gotten remarried to Raymond C. Ribak, and they moved into the house. Raymond Ribak was a musician. The 1923-24 city directory shows that Ralph Stafford who was the county attorney had moved in with the Ribak's. In 1927 it shows Harold Shaeffer was living here, and he is listed as a musician at the Amuse-U-Theatre. This was likely Clara Shaefer-Ribak's son.

On September 15, 1927 Harry and Mary Othmer bought this property from Clara and Raymond Ribak (70:175). The abstract indicates that the purchase of Lot 5 in block 36 at this time was subject to "the right of the owner of the adjoining premises on the West to maintain the present stable as now situated and which projects about two and one half feet upon said Lot Five, so long as said stable is left in its present size and shape, and without openings in the Easterly wall thereof." The city directory in 1929 shows a William Stronsky and his wife Helen living here. William was a butcher working for Waltman and

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West. The 1928 Sanborn map shows the same three buildings, with the house on the mid-lot noted with a 206 Pine address, and the house at the corner becoming 301 W. 2nd Street. By the 1946 map, the house at the mid-lot has been demolished, and the rear outbuilding/garage also has the notation of "furnace shop." This building also may have been rebuilt between 1928 and 1946, or the building clarified. The 1946 Sanborn map is the first to note this building as a two-story rather than one-and-one-half-story building, and the first to list the address of 208 Pine.

The 1931 city directory shows that Harry and Mary Othmer living here, with Harry being the manager of Holland Furnace. Holland Furnace was established on May 21, 1919 by Harry Othmer. Raymond Othmer took charge after the death of his father on February 15, 1934. The will noted that his son Raymond Othmer was given all of the tools in his shop located at 208 Pine Street (Probate index 14; page 435). The rear building was likely built when the shop moved to this property, or the existing building significantly remodeled. The first appearance of the 208 Pine address is in the 1934 city directory. It indicates Holland Furnace Co and J.P. Whitmer, washing machines, as the occupants. The Holland name came from the brand of furnaces and air conditioners that they installed (Muscatine Journal Centennial Edition "Holland Furnace" pg. 114). Holland Furnace Co. continues to be listed as the occupant of 208 Pine Street in the city directories from 1934 through 1949. The name of the business changed to Othmer Heating in the late 1940s. In 1952, the city directory notes that Othmer Heating and Supply Co. is currently being operated from the 208 Pine address and continues to be listed as the occupants through 1959. It continued to operate through 1992 with its last location at 208 West 2nd Street.

After Harry Othmer's death, the property was officially transferred to his wife Mary on July 16, 1934, which is only listed in transfer book. The city directory only lists Mary Othmer as living at 301 W. 2nd Street from 1934 to 1952, but she did rent out some of the rooms to boarders, including Lauren Jarrett who rented a room from Mary Othmer in 1945 (Interview with Lauren Jarrett, Devin Pettit's grandfather; May 19, 2006). On September 1, 1953 Mary Othmer died, and the property was officially transferred to her sons Murray and Raymond Othmer on July 31, 1954 (transaction recorded in the transfer book). On May 16 1955, Raymond Othmer bought out Murray Othmer (Lots Book 152: 349).

The city directory for 1954 shows Morris Maisenbach living here, being a repairman for S.G. Stein Furniture Company. In 1956 Robert Merchant was living here with his wife Patricia, Robert is listed as a laborer. In 1958 Mrs. Patricia Merchant is listed, but not her husband. She is listed as being a waitress for the Bently Bowling Alley. The 1959 the Custodian Home Rest Home was here with Gladys Wiegand acting as manager.

After 1960, there continued to be high turnover in occupancy, and the house later became apartments. Othmer Heating was located in the Pine Street location thru the 1959 city directory. It had moved to 223 West 2nd Street in the 1961 city directory. The property – all of Lot 5 - remained in Raymond Othmer's possession until his death on March 25, 1974.

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In 1995, the adjacent property owners bought this house and began a long-term restoration. As of this writing in 2006, the 2nd floor was finished and being rented, the 1st floor was still in process of restoration. The interior continues to reflect the appearance of the house from the time of the 1897 addition. The building at the rear of the lot, 208 Pine, continues to be owned by the same property owners of the house, and it has been used as the Muscatine County Democratic Headquarters for a few election cycles.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1880, 1900.

City Directories, Muscatine. Various publishers, 1856-1959. Available as the Musser Public Library.

Deed/Abstract Records, Recorder's Office, Muscatine County Courthouse, Muscatine, Iowa.

"GR132" June 1869 Historic Photograph, Graham Photo Collection, Musser Public Library, Muscatine Iowa.

Interview with Lauren Jarrett, by Devin Pettit on May 19, 2006

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Photograph of building (digital image)

