

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

State Inventory No. 70-00172  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 J.J. Shafnet House  
 other names/site number Field Site #: WH-004

**2. Location**

street & number 315 West 2<sup>nd</sup> 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) West 1/2 of Lot 3

**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            | If Eligible Property, enter number of: |            |
| <input checked="" type="checkbox"/> building(s) | _____                               | Contributing <u>1</u>                  | buildings  |
| <input type="checkbox"/> district               | _____                               | Noncontributing _____                  | sites      |
| <input type="checkbox"/> site                   | _____                               | _____                                  | structures |
| <input type="checkbox"/> structure              | _____                               | _____                                  | objects    |
| <input type="checkbox"/> object                 | _____                               | _____                                  | Total      |
|   | _____                               | <u>1</u>                               |            |

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**

|  |   |
|--|---|
| <b>Historic Functions</b> (Enter categories from instructions) | <b>Current Functions</b> (Enter categories from instructions) |
| <u>01A01: Domestic / Single residence</u>                      | <u>70: Vacant/Not In Use</u>                                  |
| _____  | _____   |
| _____  | _____   |

**7. Description**

|  |   |
|--|---|
| <b>Architectural Classification</b> (Enter categories from instructions) | <b>Materials</b> (Enter categories from instructions) |
| <u>05B: Late Victorian/Italianate</u>                                    | foundation <u>03 Brick</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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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 313 West 2<sup>nd</sup> Street Site Number 70-00172  
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 1881  check if circa or estimated date  
Other dates \_\_\_\_\_

**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 18, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 3

J.J. Shafnet House  
Name of Property

Muscatine  
County

315 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay house. Its architectural style does not follow any specific single architectural style. It is somewhat non-descript and has few architectural features. However, it does have elements that can be found on structures that are Italianate in style, such as the tall narrow two-over-two-light double-hung arch windows. The house sits on a brick foundation, and the walls are brick. The house has a visually dominating front gable roof.

The front of the house (south elevation) has a simple rhythm of five (two on first, and three on second) narrow, vertical, two-over-two-light double hung windows. One window on the second floor is covered with plywood, another window on the second floor is half covered by plywood. A double row of rowlock bricks creates a segmental arch above each window. A small double-hung, full arch window is tightly tucked in the attic gable – giving the house a very symmetrical appearance. At the first story is a pair of narrow wood entry doors on the left side of the façade. It appears all the windows and doors are original. A badly deteriorated roof covers the front porch. It has a very shallow hip roof. It is uncertain if this roof is original, however, a porch is indicated on the 1883 Sanborn map. The second story windows align with the first story windows and doors.

The west elevation has four two-over-two-light double hung wood windows with segmental arched lintels, with two on the first story and two at the second story.

The east elevation of the main portion of the house has four windows along this façade. There are three wood windows: one at the first story that is four-over-four-light double-hung; two on the second story, with one of them covered by plywood and one is two-over-two-light double-hung. They also have the double row of rowlock bricks to form segmental arches. The fourth window, at the first story, towards the rear of the front wing, is a large ornate grouping of two narrow and one wide double hung windows. Above these windows are panels of leaded glass with a large brick arch of bricks in a rowlock pattern. The east elevation also has two symmetrically placed chimneys. The chimneys terminate with corbelled brick caps.

The north elevation of the house has a small two-story, symmetrical gable-roof wing. The wing is not as wide as the front wing, nor is it as tall. There is a third addition in the space where the two wings meet on the northwest corner of the front wing. This small addition has a shed roof. It appears to not have any openings. The rear wing was probably added shortly after the front wing of the house was built or dates to the original construction. The rear wing shows on the 1883 Sanborn map. A third wing beyond the second wing shows on all Sanborn maps from 1883 to 1919. This third wing no longer appears on the 1928 Sanborn map. Instead, the aforementioned third wing with the shed roof appears. The rear first and second story windows of the original wing appear to have the same symmetry that is found on the front of the house. The windows have the same proportions and there is an attic window identical to the attic window on the front. The windows in the small rear wing are proportionally smaller. In the rear wing, there are two windows, one at each story on the west elevation, one at the second story (off-

# Iowa Site Inventory Form Continuation Sheet

Page 4

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|                                 |           |
|---------------------------------|-----------|
| J.J. Shafnet House              | Muscatine |
| Name of Property                | County    |
| 315 West 2 <sup>nd</sup> Street | Muscatine |
| Address                         | City      |

---

center) at the north elevation and two on the east elevation, one at each story. The east elevation also has a narrow entry door. Evidence in the brick indicates there was a roof structure over the door and window at the first story of the east elevation of the rear wing. There is an open porch toward the rear of the East elevation in old Sanborn Maps.

There is no garage or carriage house on the property. However, early Sanborn maps do indicate a structure at the location of a carriage house. The 1883 Sanborn Map shows a small structure at the alley. The 1888 Sanborn Map shows a much larger carriage house structure. This structure appears to extend from this property to the property at 313 – possibly a shared structure. The 1905 Sanborn map shows a separate structure from the structure at 313. This indication carries over to the 1928-1946 Sanborn Map.

It has been reported the house had a significant fire and has been vacant for many years. It is unknown the condition of the interior.

## 8. Narrative Statement of Significance

The J.J. Shafnet House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, it does appear to be a contributing building in a potential “West Hill” neighborhood historic district.

There do not appear to be any significant events in association with this property, and there appear to be no significant person(s) associated with this property either. J.J. Shafnet was the first person to live here, but no occupation is given. The people who lived here the longest were Louise Husted who had lived here since 1885, as a widow, and then she married William L. Cope who joined her in living here until 1912. William was a druggist. There were a number of druggists at this time and he was no more important than the others. The architecture of this building does not appear to be significant; there are better examples of the Italianate style in this district. Thus, the J.J. Shafnet House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The J.J. Shafnet House shows strong integrity along with the other eight homes on this side of the street, in this block. There have been no major alterations to the outside of this house. These eight homes are made of brick, and are an excellent example of nineteenth century neighborhood development. Thus it appears the J.J. Shafnet House is a contributing structure to a potential “West Hill” neighborhood historic district.

On April 6, 1881, J.J. Shafnet bought this property (W ½ of Lot 3) for \$500 from Thomas Talant (Lots Book 16:180). The birds-eye view of Muscatine from 1874 shows no house here, and the price Mr. Shafnet pays for the property in 1881 indicates still no house on this part of the lot. J.J. Shafnet likely built this house just after buying the property. Mr. Shafnet was listed in the city directories as living at this address from 1883 to 1886. No occupation is listed during this time.

# Iowa Site Inventory Form Continuation Sheet

Page 5

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|                                 |           |
|---------------------------------|-----------|
| J.J. Shafnet House              | Muscatine |
| Name of Property                | County    |
| 315 West 2 <sup>nd</sup> Street | Muscatine |
| Address                         | City      |

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On October 5, 1885, Louisa Husted bought the property from J.J. Shafnet for \$2800. Louisa Husted is not listed here until the 1889 city directory, having missed the previous 1886 directory. She is listed as being a widow. She is listed here by herself thru the 1895-96 city directory. Louisa then gets married to W.L. Cope, who is a druggist with McBride & Cope. In 1900 the census shows W.L. Cope (36), Louisa Cope (40), Horace Husted (16, Louisa's son from her first marriage), and a cousin of W.L. Cope, Melissa Watson (44). W.L. Cope is listed here with Louisa thru 1911. W.L. is listed as a druggist with McBride and Cope throughout the time he is living here. The 1910 census shows only W.L. Cope (44?), Druggist, and Louise Cope (50) living here. The son and cousin had moved out.

On November 14, 1912, Charles Grade bought this property from Louisa Husted-Cope (Lots Book 45:135). Mark Quinn and his wife Delia are listed here in 1913, with both working at the B.E. Lilly's Dry Goods Store.

On September 4, 1914 Wilhelmina Johnson bought this property from Charles Grade (49:151). The 1916 city directory shows F.C. Jahnke and his wife Lena were living here. F.C. Jahnke had a vermin trap business called Jahnke & Company.

Ralph Lohr bought this property from Wilhelmina Johnson on April 30, 1919 (Lots Book 53:126). The city directory for 1919 shows G.S. Black living here, but only in the reverse directory.

On April 6, 1921, Abe and Mary Glick bought the house from Ralph Lohr (Lots Book 59: 62), and on the same day Charles and Doris Owens, bought the house from Abe and Mary Glick (Lots Book 59:63). The city directories show that Charles and Doris Owen were here from 1921 to 1924. Charles is listed as an engineer with C R I & P Railroad.

On June 21, 1924, Sissman Glass buys this property from Charles and Doris Owens (Lots Book 63:179). Sissman Glass died on September 20, 1925, and the property was transferred to Mina Glass on February 6, 1926 (Lots Book 64:408). The city directory for 1927 shows the house has been turned into apartments, with the first floor being occupied by Sheridan Cracraft and his wife Vera. Sheridan is listed as a button cutter for McKee Button. On the 2<sup>nd</sup> floor was Isabelle Walker, at least as shown in the reverse directory, the regular listings show her at 304 E. 5<sup>TH</sup> Street. She is listed as a button sorter. In 1929 the city directory shows Carl Vanness, and his wife Ocie living on the 1<sup>st</sup> floor. Carl is shown as a die maker for the Barry Company. Ocie is shown as providing furnished rooms. On the 2<sup>nd</sup> floor the directory shows Lewis Olson with his wife Nora, with Lewis listed as a foreman, it does not show where. In 1931 Nellie Gaut was living on the 1<sup>st</sup> floor and providing furnished rooms. On the 2<sup>nd</sup> floor was Ella Otte, who was a bookkeeper for J.J. Callahan.

In 1934, the house was back to being single family, with Bert Decamp and his wife Bertha living here. Bert is shown as being an operating engineer for the Muscatine Municipal Electric Plant. In 1936-37 John Roelle was living here with his wife Blanche. John is shown working for the Ritz Café. The house was vacant in 1938-39. In 1940-41, Ada Watters was living here with no occupation listed. In 1943 Augustus

# Iowa Site Inventory Form Continuation Sheet

Page 6

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|                                 |           |
|---------------------------------|-----------|
| J.J. Shafnet House              | Muscatine |
| Name of Property                | County    |
| 315 West 2 <sup>nd</sup> Street | Muscatine |
| Address                         | City      |

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Lange and his wife Elmira were living here. Augustus is shown as a button cutter for Robert A. Schmitt. In 1946 Lewis Lamp was living here with his wife Jean. Lewis was a Marine.

Starting in 1949 the house again becomes an apartment house. Instead of being shown as 1<sup>st</sup> floor and 2<sup>nd</sup> floor, it is now divided as 315 and 315 ½. In 1949 Joseph McCormick lived here with his wife Lavere. Joseph is listed simply as a laborer. Mr. McCormick and his wife continue to live on the first floor thru 1954. In 1952 Joseph McCormick is listed as a mason, and in 1954, Joseph is listed as a cement worker for Oscar Meyer in Davenport, Iowa. Meanwhile, at 315 ½ in 1949 Matthew Fox was living here with his wife Jean and his son Matt, Jr. Matt Sr. is listed as a superintendent of Lee Osborn, his son Matt Jr. was working as a laborer for Lee Osborn. Jean is listed as an assistant manager at Sears. In 1952 Yerlie Moore was listed at 315½, with his wife Effie. Yerlie worked at H.J. Heinz. As stated above Joseph McCormick was still living at 315 in 1954, with no showing for 315 ½ for that year.

The property is transferred to Gertrude Glass from the estate of Mina Glass, her mother, on December 9, 1954, which does not show up in the deed book. In 1956 Jennie McDougall is listed at 315, with no occupation listed. At 315½ Rosella Thurston resided here and worked for the Celon Corporation as a capper. In 1958, Jennie McDougall continued to live at 315, still with no occupation. At 315 ½, Gertrude Morris was living here with her son Albert Jr. No occupations are listed for these two. In 1959 Kay Sulzberger, and Suzan Sulzberger were living here with Kay Sulzberger listed working for Roach & Musser in millworking. At 315 ½ Louella Edgington was living here, and working at the Muscatine Manufacturing Corporation.

## 9. Major Bibliographical Reference

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

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

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:  
Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at:  
Sanborn.umi.com.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 70-00172  
 Related District Number 70-01005

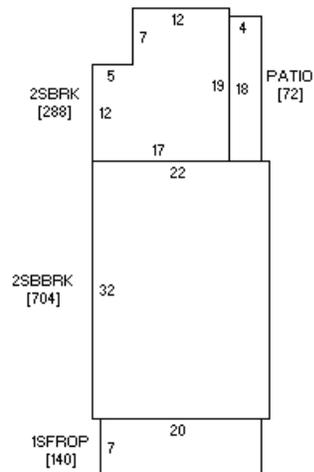
Page 7

J.J. Shafnet House Muscatine  
 Name of Property County  
315 West 2<sup>nd</sup> Street Muscatine  
 Address City

**Location Map**



**Plans of buildings on site (from assessor's office)**



(front – W. 2<sup>nd</sup> Street)

**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 70-00172

Related District Number 70-01005

Page 8

J.J. Shafnet House  
Name of Property

Muscatine  
County

315 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

**Photograph of building (digital image)**

