

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

State Inventory No. 70-01006  **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 Charles Ogilvie House  
 other names/site number Field Site #: WH-007 (NOT 70-00174 – adjacent house at 321)

**2. Location**

street & number 323 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) east 1/3 of Lot 1

**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)	Enter number of:	Contributing      Noncontributing
<input type="checkbox"/> district	_____ buildings	<u>1</u> _____ buildings
<input type="checkbox"/> site	_____ sites	_____ sites
<input type="checkbox"/> structure	_____ structures	_____ structures
<input type="checkbox"/> object	_____ objects	_____ objects
	_____ Total	<u>1</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**

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

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05D: Late Victorian/Queen Anne</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  
City Muscatine

Address 321 W. 2<sup>nd</sup> Street

Site Number 70-01006  
District Number \_\_\_\_\_

**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 1892  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 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Charles Ogilvie Residence  
Name of Property

Muscatine  
County

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

Muscatine  
City

## 7. Narrative Description

This is a two-story, single-bay, Queen Anne house. The house sits on a brick foundation. The walls are brick. The combination gable and hip roof is clad in asphalt shingles. The roof at the rear of the house is hip and the front and side roofs are gables. The overall appearance of the house has an appropriate proportion of brick, wood siding and fish-scale shingles. All of the windows are original one-over-one light, double-hung wood windows. The windows have segmental arch lintels. The underside of the eave is constructed with narrow boards running parallel to the house.

The front of the house (south elevation) has three-sided bay window that defines the entire façade. A gable roof projects over the bay window, spanning the entire width of the house. The first story has one angled corner with a large window. The window has one-over-one-light double-hung wood sashes. A small porch covers the front entry of the residence. An enclosed vestibule occurs at the opposite end of the exposed angled corner. The front door does not face the street and is hidden by the vestibule. A large fixed picture window is in the center of the house between the angled sides. It has a transom above the window that has stained glass. The roof of the porch is a wood framed, single slope shed roof with a decorative balustrade along the eave. The vestibule has a fixed window facing the street that is bordered with stained glass. The window is wood and has a wood lintel. The exterior of the vestibule is a combination of wood and fish-scale shingles. The second story walls are angled at the corners. There are four windows total on the second story; one window at each angled wall and a pair of windows in the center. The windows all have one-over-one-light double-hung wood sashes. They also have segmental arch lintels above all the windows. Storm windows are outside the wood windows. The gable roof cantilevers over the mitered corners. Shallow eave brackets frame the eaves at these locations. A small attic window is in the center of the front gable. This window has one-over-one-light double-hung wood sashes. There is a small amount of ginger bread trim near the top of the gable.

The entire exposed west elevation of the house is brick with the exception of a second story, oriel window - finished with a combination of wood siding and fish-scale shingles. The oriel window appears approximately in the center of the south elevation thus dividing the south elevation into three sections. At the top of the gable is some ginger bread trim. The first story has four one-over-one-light double-hung wood. There are storm windows on the outside. They also have segmental arch lintels. There is an entry with a transom above. The second story has the oriel window, which has one-over-one-light double-hung wood windows. They have storm windows on the outside. The windows of the oriel are taller and thinner than the other windows of the house. There are also two other one-over-one-light double-hung wood windows on the second story. They have storm windows on the outside and segmental arch lintels. The attic level has one one-over-one-light double-hung wood window. There is elaborate gingerbread decoration above the attic window at the gable.

The east side of the house is much less decorative. The east wall of the house is shared with the house to the east. This common wall extends about half-way towards the back. At that point, the houses separate with approximately five feet between them. The exposed portion of the north elevation is all

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Charles Ogilvie Residence

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brick with out any wood work other than the eave. An abandoned chimney extends above the roof at approximately where the house separate. No windows are visible from this elevation.

On the rear (north elevation) there are signs (old flashing protrusions) of a rear addition or porch. There is an entry with a newer door on the first story along with one one-over-one-light double-hung wood window. There are segmental arch lintels above these windows as well. The second story includes two one-over-one-light double-hung wood windows. There are segmental arch lintels with these windows as well.

It appears that the entire house was constructed at the same time, and it had no other additions. As mentioned above, it appears an addition was removed from the rear of the house. The December 1905 Sanborn map does show an addition to the rear of the house and a carriage house. These do not show on any previous maps.

The interior of the house still has much of its original wood work and original wood floors. The finish wood on the second floor has been painted; however, it appears to be of a lesser quality wood. The kitchen has been updated.

There is no garage on the property. However, early Sanborn maps do indicate a structure at the location of a garage/ carriage house.

## 8. Narrative Statement of Significance

The Charles Ogilvie 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 associated with this property, and there does not appear to be any significant people associated with the property either. The Ogilvie's including Charles, Lucy, and Paul although well known as a long settled family in Muscatine, were no more historically significant than many other people in the community. This house also does not appear to be important architecturally. There are better examples of this style of architecture (Queen Anne) in Muscatine. Thus, the Charles Ogilvie House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Charles Ogilvie House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. This house is one of eight houses on this block and on this side of the street that are made of brick. The integrity of all of these homes is generally good, and this block represents an excellent example of nineteenth century neighborhood development, thus the Charles Ogilvie House appears to be a contributing building in a potential "West Hill" neighborhood historic district.

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<u>Charles Ogilvie Residence</u>	<u>Muscatine</u>
Name of Property	County
<u>323 West 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

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The 1874 birds-eye view shows an interesting arrangement of buildings on this lot. There are two buildings that appear to be connected, with a forward sitting two-story, four-bay, hip-roof building where the current one at 321 sits. The attached building, where 323 currently sits, is setback, and it is a two-story, three-bay, side gable building. The current building at 321 actually appears smaller than this building depicted in 1874. The 1883 Sanborn map shows that the current 321 sits near the front of the property, with no attached building at 323. Likewise, the 1888 Sanborn map shows the same arrangement. It is not until the 1892 Sanborn map that the adjacent, connected, setback 323 appears again. Thus, it is possible that the current building at 321 was not constructed until between 1874 and 1883. The current 323 was definitely not constructed until around 1890. These two properties have previously been surveyed together under the number 70-00174, which remains associated with 321. Through research during this project, it became apparent that though physically connected, the history of the two properties became separate at the point of construction of this property at 323.

On November 18, 1885, Isabella Ogilvie bought the West ½ of lot 2 and the East 1/3 of lot 1 from Lewis Coe (Lots Book 18: 733). City directories list Charles Ogilvie and his wife Lucy living at 321 West 2<sup>nd</sup> Street from the 1886 directory to the 1891-92 directory. Charles is listed as being in the insurance business and being involved in real estate. During this time Isabella Ogilvie lived at Ninth and Oak Street. Charles's parents Adam and Isabella Ogilvie were among the earliest settlers to this community. The building of this home was likely done after the death of Isabella Ogilvie on December 27, 1891. Isabella left the portions of the two lots and the "Brick building thereon" (321) to Lucy Ogilvie, her daughter-in-law (Probate Record 6: 483). That brick building was likely only 321.

The Ogilvie's built a new house in 1892 for themselves on the East 1/3 of lot 1 (the current house at 323), which they already owned. Starting in 1893 the Ogilvie's are listed at 323 West 2<sup>nd</sup> Street. They sold the West ½ of lot 2 (the current 321) to T.R. Fitzgerald who was real estate agent on December 10, 1892. Thus, the history of the buildings appear to have become immediately disassociated upon the construction of the current 323. Charles and Isabella move into this house and are both listed as living here thru the 1897-98 city directory. Charles's occupation is listed as insurance and real estate. In 1899 and 1900 Lucy is shown as living here (323) alone. Her husband is shown as living where his business is at this time (107 West 2<sup>nd</sup> Street). The 1900 census confirms that Lucy was living here without her husband. The census shows Lucy Ogilvie (48), and sons Alex (12), Clarence (9), and Paul (7) living here at that time.

Although Lucy continued to own this home, she had moved out by 1904, when Sam Borger was living here. Sam's occupation was shown as clothing and men's furnishings. From 1907 to 1909 Matthew Byrne and his wife Margaret were living here. Matthew is listed as being a superintendent of the Cleveland Street Lighting Company. In 1911 Jule McCoskrey and his wife Sallie are listed as living here. Jule is listed as an engineer for the CRI&P Railroad. In 1913 James Storm was living here-with no spouse listed, and working for Grossheim Photography. In 1916 Duane Edmondson and his wife Anise were living here. Duane was listed as a ticket agent for D&M (apparently Davenport and Muscatine Railroad).

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On September 17, 1917, Lucy Ogilvie died and in her will left the property to her sons Clarence and Paul. On May 25, 1918, however, her son Clarence died before the will could be executed, and all of the property went to Paul. The house was vacant according to the 1919 city directory. The will of Lucy apparently did not get resolved until 1920, when Paul Ogilvie takes out a mortgage on this property. Paul Ogilvie and his wife Dorothy are listed as living here from 1921 to 1941, according to city directories. Paul is listed as a salesman for Weber and Wagner cigars and tobacco. Paul took out a number of mortgages in the 1920's against this property. He apparently began to have financial troubles and on December 23, 1930, he was sued for not paying off a promissory note to Wesley Arnell Smith. On August 13, 1931, W.F. Kuebler was added as a plaintiff for a mortgage not paid. It was also in 1931 that Paul made the upstairs an apartment, as Edith Shaw is shown as living at 323 ½ . She was the widow of Morgan Shaw. Edith Shaw continued to live 323 ½ thru 1941. The court ruled against Paul Ogilvie on June 3, 1932. This home was ordered to be sold at a sheriff sale with proceeds going to pay off debt.

On October 9, 1933 the property was sold at sheriff sale to W.F. Kuebler (Lots Book 80:109). Mr. Kuebler was one of the plaintiffs against Paul Ogilvie. As stated earlier Paul Ogilvie continued to live here thru 1941, along with Ms. Shaw upstairs. In 1943 E.L. Tobie was living here. His occupation is listed as a press manager. No spouse is listed. In 1946, John F. Thomsen was living here, and he is listed as an auctioneer.

On March 18, 1947 William F. Kuebler died, and the house was bought by Louise DeMean on June 27, 1947 (Lots Book 124:7). Louise was the sister of John F. Thomsen, who had been residing at 323 West 2<sup>nd</sup> Street at the time of Mr. Kuebler. John Thomsen continued to live here with his occupation changing to auctioneer and real estate in 1952, and then losing the auctioneer occupation 1956. In 1956 his sister Louise joined him at the house; she is listed as the widow of Harry. Louise continued to live here until her death on February 21, 1958. The house was then past on to her brother John who continued to live here until his death on January 8, 1979.

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 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.

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**  
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Site Number 70-01006  
 Related District Number 70-01005

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Charles Ogilvie Residence  
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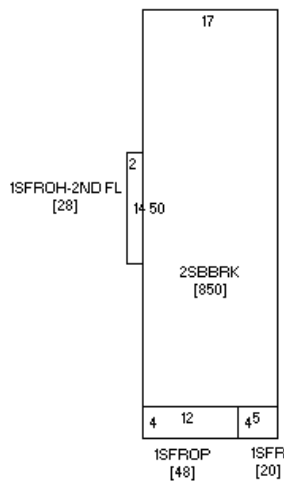
323 West 2<sup>nd</sup> Street  
 Address

Muscatine  
 City

**Location Map**



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



(front – W. 2<sup>nd</sup> Street)

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Related District Number 70-01005

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Charles Ogilvie Residence  
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## Photograph of building (digital image)

