

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

State Inventory No. 70-00182 & 70-00183  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 Webster-Sawyer-Stein House & Carriage House  
 other names/site number Field Site #: WH-026

**2. Location**

street & number 503 W. Second  
 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) 38 Lot(s) Lot 5 & E 1/2 of Lot 4

**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>2</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ 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**

<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>05C: Late Victorian/Second Empire</u>	foundation <u>03: Brick</u>
_____	walls <u>03: Brick</u>
_____	roof <u>08A: Asphalt/Shingle</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 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 503 W. Second  
City Muscatine

Site Number 70-00182 & 70-00183  
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 1874  check if circa or estimated date  
Other dates c.1895, c.1902, c.1926

**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 Jim Rudisill (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date February 19, 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, four-bay, Second Empire house. The house sets on a brick foundation. The walls are brick. The mansard roof is assumed to be clad in slate, with rolled asphalt or rubber on the flat areas. The roof overhang is supported by a series of brackets, which are located on the cornice around the entire perimeter of the building. Dentils are located between the brackets. A covered walkway connects the rear of the house to a two-story stable that has been converted into a garage at the rear of the lot. A stone retaining wall extends around the front and east elevations. A two-story, brick carriage house has been converted into a garage. The buildings are on a corner lot that slopes towards the east. All of the windows and doors in the house appear to be historic. A rusticated cement block retaining wall with cement caps extends along the property's south and east elevations.

The front (south) elevation is divided into three main sections: the two-bay, two-story main section of the house, the three-story square tower to the east, and the two-story bay window on the east, which is part of the 1890s two-story east side addition. The original house appears to have been constructed by William Webster who owned it until 1891, the two-story (or second story addition) constructed by F.P. Sawyer in the 1890s (shown on the 1899 Sanborn map but not 1892), and the porches constructed by Dr. S.G. Stein around 1902 after he purchased the property (shown on the 1905 but not 1899 Sanborn map). Additionally, large two-story porches were constructed on the façade around 1902. The one-and-one-half-story rear section is depicted on the Sanborn maps through 1919, with it shown as the same height of the remainder of the house in 1928. The Stein family continued to own it at this time. A c.1891 photograph shows the earlier appearance. The main section of the house is two-stories with a mansard roof, a one-story bay window and entry on the first story, and a one-story porch. A three-story square tower with a mansard roof is slightly setback from the façade on the east side of the main house. A one-story section with mansard roof wraps around from the rear to the east side, setback further from the tower. The photograph shows large brackets along the eaves with dentils, including the main house, tower, and first story bay window.

The current front (south) elevation features the c.1902 two-story frame porch that extends along the east half of the façade. It then swings around the southeast corner of the house and continues down the east elevation as a one-story, circular portico. The second story of the front porch is enclosed on its three exposed sides by single rows of one-over-one-light, double-hung wood windows. There are five windows on the front wall, two on the west and four on the east. Each window has a transom above it. The area below the windows is covered with narrow, lapboard siding. The porches are not original and according to Sanborn maps appear to have been added between 1899 and 1905. This would confirm the local tradition, which reported in a 1976 walking tour booklet that S.G. Stein constructed the porches after he purchased the property in 1901 (1902). The portico connects to the west edge of a rounded, two-story bay that forms the southeast corner of the house after the 1890s addition. The portico extends in front of the three-story tower that is located between the main façade and the rounded corner bay window. Three sets of round support columns, each resting on a pier of rusticated cement posts, split the portico into two bays. The center and right sets of columns include two pillars, while the left set, which also provides support for the main porch roof, contains three supports. Wood railings with balusters connect the portico

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columns. The only exterior entry to the portico is from the main front porch. The first story of the main porch contains three bays, with the center bay acting as the main entry onto the porch. A group of four, rusticated cement block piers extend along the front of the porch. Each pier provides an anchor to similar support columns seen on the portico. Similar railing also connects the outside piers. The shared supporting pier is located in the main porch's northeast corner. The main porch's flat roof has a moderate overhang, with a series of long dentils attached to the overhang and running out from the plane of the wall.

The actual front (south) elevation of the house continues to be divided into three main sections: the two-bay, two-story main section of the house, the three-story square tower to the east, and the two-story bay window on the east, which is part of the 1890s two-story east side. A one-story bay window is found on the left side of the first story. Each window of the bay is separated by pilasters and contains one-over-one-light sashes. These appear to be fixed. The center window is wider than the two outside bays, which are curved. The bay window has eave details similar to the first story of the porch. Another first-story opening appears to have been the original door, located just to the right of the bay window. A split-frame glass front covers the opening. Each frame contains a tall top light over a short bottom light. A single, narrow transom is located above the top lights. Behind the front appears to be an historic pair of doors, each containing a full-length, frosted glass insert. A transom is also located above the doors. The remaining second-story opening is located to the left of the enclosed porch and centered over the first-story bay window. This opening contains a pair of one-over-one-light historic wood sashes. It is uncertain if these sashes are double-hung or fixed, but they appear fixed. A keystone lintel is present above the window and a segmental window hood with extended wings is located above the lintel. The lintel contains a stylized floral design on each side of the keystone. All remaining openings on this elevation are located in the façade's roof, which is either concave or straight with flare. Two dormers are located on the roof. Each contains a single two-over-two-light, possibly double-hung window. Protruding full-arch window hoods extend out over the openings. The first story of the tower has a single opening under the main porch/portico. The opening, which is recessed from the main portion of the façade, contains an entry that includes a tall historic wood door with a glass insert in the upper two-thirds. The glass insert contains a row of leaded glass lights on the top and bottom. The rounded top of the opening may have originally held a transom, but now appears to have been covered. A single two-over-two-light, double-hung window, crowned by a segmental hood with extended wings, is located on the protruding main wall to the left of the first-store tower door. The two upper stories of the tower each contain two-over-two-light, double-hung historic window openings. A single, second-story window is located on the tower's exposed east wall. The south wall of the tower's second story is located inside the enclosed front porch's second story. It is unknown if the assumed opening provides an entry into the porch from the tower. The tower's third story is totally exposed on its south and east sides, but appears connected to the main mansard roof on its north and west elevations. The tower's own mansard roof has a cast iron finial top. A window with a full arch hood is centered in the tower's north roof. The two-story 1890s, three-side, bay window to the east of the tower has windows on the east and southeast sides. The two first story windows and second story southeast window have stained glass transom windows over a single-light window. The east side second story window is a typical one-over-one-light double-hung window. All the windows

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have arched hoods with flared ends supported by brackets. The eaves of each section – the main house, tower, and bay window corner – have scroll brackets with dentils between them.

The east side elevation is entirely the east side addition construction in the 1890s. This addition also has a mansard roof with brackets and details, designed to match the original house. The elevation contains the side of the portico, which has previously been described, and the 1890s bay window southeast corner of the original house. Two single-light, fixed-sash windows with stained glass transoms extend along the first-story on the east elevation behind the bay window southeast corner. Segmental window hoods are located above each opening. The other first-story openings contain similar windows, each centered on one half of the wall. The two second-story windows are centered above the first story windows, but they contain one-over-one-light, double-hung sashes with no stained glass transom. All the second-story windows are narrower than the first-story windows. Two similar dormer windows as those on the facade are located in the mansard roof. The east wall of the back extension is also exposed on this elevation, but is recessed back from the main house wall. There is an attached one-story addition that extends out from the main back extension's east wall. The first-story openings on this addition contain a row of one-over-one-light, possibly double-hung windows located slightly to the left of the extension wall's center. A narrower window containing one-over-one-light sashes that appear fixed is located to the left of this row. The flat roof of the one-story addition has a small overhang with what are believed to be decorative brackets to match the brackets on the main roof overhangs. There are two second-story openings on the east wall of the main back extension. Both openings contain one-over-one-light windows. The sashes of the left window might be fixed. The right window, which is taller, appears to contain double-hung sashes.

The west side elevation is the deepest because the west wall of the back extension is flush with the west wall of the main house section. The first two bays are the main section of the house, while the rear portion extends for another three bays (noted by different size/style dormer windows). This rear section is shown on Sanborn maps as one-and-one-half-story through 1919, with it shown as the same height in 1928. There are two windows on each story of the main section of the house. The first story windows have one-over-one-light double-hung sashes, while the second story windows have two-over-two-light double-hung sashes. A small entablature with decorative brackets is present over each of the openings. Two rounded dormer windows are centered above these bays on the main section of the house. On the rear addition is a one-story bay window that is located at the front of the first story. Each window of the bay appears to contain either one-over-one-light or single-light fixed sashes. Dentils that are similar to those on the façade bay and porch are present under the circular, flat roof of this bay. It is possible that the façade bay window and this bay window date to the same period, with perhaps the façade window replacing an earlier window. A window to the rear of the bay window on the first story and three windows on the second story of this rear addition are similar to the windows in the first two bays of the main house. They have one-over-one-light double-hung sashes and the bracketed entablature. Two of the three large windows on the second story appear to be paired and are located above, but slightly to the left of the bay window's center. The remaining window is located towards the rear of the back extension. In addition to these windows, the second story also contains two smaller one-over-one-light windows. The smaller of these windows is located over the bay window, but slightly to the right of its center. The

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other window is located between the pair of windows over the bay and the far back window. Three dormer windows on the rear addition also contain two-over-two-light sashes, but their hoods are simpler with only a small arch that does not extend below the top of the window.

A two-story wing extends from the west half of the main house's rear (north) wall. A small, one-story addition, with a shed roof, is located in the angle created between the extended, two-story wing and the east side addition of the main house. The back wall of the rear wing contains a centered chimney that projects out a short distance from the wall. The roof cornice is supported by paired brackets that are similar to those present around the other elevations. Dentils are also present between these brackets. Two second-story windows flank the chimney. The left window is nearly centered between the chimney and the end of the wall, while the right window is aligned closer to the chimney. Each window contains one-over-one-light, double-hung wood sashes. A segmental hood with wings is located above each window. There are three first-story openings, including an entry at the rear wing's northeast corner, where the covered walkway attaches to the house. The entry contains a two-light storm door that covers an historic wood door with a single light. A transom is located above the doors. The wooden walkway cover attaches above the entry. The ground slopes at the walkway, causing the entry corner to lie below the existing grade seen along the rest of the wing. Two windows are located to the right of the entry. The first window is located between the entry and the chimney while the second window is located on the other side of the chimney. The first window contains narrow one-over-one-light sashes. A vent or an air conditioner is located in the bottom sash and it is assumed the sashes are fixed. The second window contains one-over-one-light, double-hung sashes. The small one-story addition located in the angle between the rear wing and the main house contains a pair of windows centered on the addition's north wall. One-over-one-light, double-hung sashes are present in each window.

The two-story, brick carriage house appears on the earliest Sanborn map for this property. According to the local history published in the 1976 tour booklet, Wesley Webster constructed this building in 1873 prior to building the house. The 1888 Sanborn maps shows a nearly square two-story building extending to the lot line along Spruce Street. The building has been converted into a garage, with non-historic doors and windows. The enlarged two-story rectangular building appears on the Sanborn maps between 1892 and 1899, at the same time as the east side addition to the house. A one-story addition was found on the east side, which enlarged and extended by 1912. The front (east) elevation features a single vehicle entry that extends across the majority of the front-gable façade. The entry is covered by an overhead door. A one-over-one-light, fixed sash window, flanked by matching, narrow one-over-one-light sidelights, is centered above the vehicle entry door. Cutout full arches are located above the window and sidelights. The center cutout arch contains a sunburst design. Decorative verge board is attached to the upper gable fascia. The north side elevation of the garage/carriage house contains four openings, including two similar windows in the second-story. Both windows, which are centered on each half of the side gable wall, contain eight-over-eight, double-hung sashes. What was likely an exterior hayloft access is centered on the second story. The original, slightly recessed sliding wood door appears to be present. Two openings are located on the elevation's first story. Neither arched opening extends to the ground, indicating they were not doorways, but likely windows or served some other use. Both openings currently have slotted covers over them. The south side elevation contains similar openings as the north side,

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except there is no centered hayloft opening. The rear elevation features a centered, eight-over-eight, double-hung, second-story window. An entry is also located in the southwest corner of the building where the walkway cover from the house attaches to the garage. The garage sets slightly below a portion of the lot's grade and a set of steps are located to the left of the entry.

## 8. Narrative Statement of Significance

The Wesley Webster House does appear to be individually eligible for the National Register of Historic Places under Criterion C. It may also be significant under Criterion B for its association with Simon G. Stein III. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

The architectural features of the house however are significant. Although the West Hill area contains several Second Empire homes, this is an excellent example of the basic style that also shows the influence of other styles, especially in some of its later additions. Although the two-story tower does not appear to be such an addition, it does show the influence of the Italianate style in the original design. The round bay next to the tower appears between the 1892 and 1899 Sanborn maps and begins the Queen Anne influence. The mansard roof on the round bay maintained the symmetry of the roof while providing a new appearance for the owners. An even more pronounced shift to a different appearance occurred between 1899 and 1905 when the one-story curved corner and front porch and second-story solarium were constructed. Although there was no attempt to match these new features to the original Second Empire style, several Queen Anne features were included in their design. These included the curved front of the corner porch, the group pairing of classic columns and the raising of the columns from the porch-rail level by brick piers. The second-story solarium appears somewhat out-of-place with the Second Empire and Queen Anne features, possibly because of the influence of the more modern Prairie style, which was just beginning to appear in the early 1900s. The horizontal ribbon of windows across the front and sides of the solarium is a detail seen in that style and the addition's designers might have borrowed that element from the new style. Collectively, these features create an unusual building that is matched by few other houses in Muscatine for appearance or influence of style. In addition, the later owners who incorporated these designs into the house were attempting to maintain the functionality of the house for themselves and incorporated the changes to boost their social status and image. These changes are well past the 50-year period to consider them historic. Thus the Wesley Webster House is individually eligible for the National Register of Historic Places under Criterion C.

According to local tradition and land transfer records, Wesley Webster, a dealer in granite and marble, first constructed the carriage house on this property in 1873. He followed that with construction of the main house in 1874. Webster was born in Ohio around 1836 and arrived in Muscatine in 1859. Although a Civil War veteran and successful businessman, Webster does not appear to have substantially impacted the history of Muscatine during the 12 years he was a resident at this property. Other later residents who lived in this house after Webster, such as Frank P. Sawyer, Dr. S.G. (Simon Gerberich) Stein, Jr. and S.G. Stein III also were well-known and respected businessmen and citizens of Muscatine.

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While prominent citizens, their contributions to the history of Muscatine do not appear to be significant. However, Simon G. Stein III did make several significant contributions, particularly in the formation of the Grain Processing Company. The house may also be individually eligible under Criterion B for its association with him.

This property also appears to be a contributing building in a potential "West Hill" neighborhood historic district. The original construction of the house strongly reflected the neighborhood development of this area in the late 19<sup>th</sup> century. The Websters were well-known and prominent citizens of the community and the construction of this house emphasized their social status and economic power. The later residents, especially the various generations of the Steins, were even more associated with the social elite and provided the bridge between the 19<sup>th</sup> and 20<sup>th</sup> century. While some features of the house have been altered, its basic footprint and adherence to style are still intact. Other features, most notably those in the turn-of-the-century alterations that were made, reflect an effort to look forward in both style and neighborhood development. The house contributes historically and architecturally to this potential historic district.

Although local tradition and other records support Wesley W. Webster as the builder of both the carriage house and main house between 1873 and 1874, there is some indication he might not be the builder. According to transfer records, Webster purchased Lot 5 and the E ½ of Lot 4, Block 38, from Joseph P. Freeman on March 25, 1872 (Book 7, Page 317). He paid \$2700 for the property, which would seem to be too high of a price for bare ground. The 1874 birds-eye view clearly shows this house at the corner of Second and Spruce, with the mansard roof, square tower, and setback east side. Additionally, the carriage house with the cupola, depicted on the 1888 and 1892 Sanborn maps, is clearly sitting behind the house along Spruce. It appears an earlier house was demolished and this house built by Webster after he bought the property in 1872.

It is possible this house dates to an earlier period. Freeman's acquisition of the property does not clarify the situation. No record could be located on Freeman's acquisition of any Lot 4 property, and this house intrudes into the east part of the east ½ of Lot 4 that he sold to Webster with the main Lot 5. Joseph P. Freeman bought his Lot 5 property in two separate purchases. On November 15, 1855, he bought the SE 60' x 70' of the lot from John (?) Kennedy (Book Q, Page 111) for \$742. He then bought "70' front Spruce Street x 60'" from H. Reitzman on April 26, 1856 for \$775 (Book Q, Page 265). The two parcels combined would form Lot 5. Prices indicate construction on both halves of Lot 5, and Kennedy had purchased the S ½ of Lot 5 from Elizabeth Woy on July 28, 1855 for \$1000 (Book 0, Page 629). The large sums paid for this property between 1855 and 1872 indicate something more than bare ground was involved. However, the Second Empire style was not popular until the 1860s, indicating that these were likely earlier buildings on this site. It is possible that Webster modified and expanded an earlier house on this lot, with might account for the unusual footprint, particularly as noted on the 1888 and 1892 Sanborn maps.

The 1874-75 city directory shows William Webster at the "ne cor 2d & Spruce." If this is true, that would put him on the corner lot across Spruce from 503 W. Second. The 1876-77 city directory lists his address

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as the “cor W 2d & Spruce.” This could be any of four corners at that intersection. The 1877-78 city directory is the first to list him at “2d nw cor Spruce,” the current location of 503 W. Second. If the 1874-75 city directory is correct, Webster would not be at the location where local tradition holds he constructed the two buildings of 503 W. Second. Freeman’s location in 1874-75 is identified as the “ws Sycamore n 2d”, which is likely the same location as listed in the 1869-70 directory. It is likely the 1874-75 reference to Webster’s residence as the “ne cor” was a mistake and should have been the “nw cor”.

William Webster was clearly listed at this location from 1877 through the 1889-92 city directory. No obituary could be located for Webster, but an 1879 biography of him listed his occupation as a dealer in “Scotch, English and Irish granite and manufacturers of marble.” The biography also reported that Webster was born in Ohio in 1835 and moved to Muscatine in 1859 (*Portrait and Biographical Album of Muscatine County, Iowa* 1879: 622). He learned the granite and marble business in Muscatine. When the Civil War broke out he enlisted and served for two years. He returned to Muscatine after ill health forced him from the service. He renewed his granite and marble career in 1865 when he purchased the firm of Webster and Williams. The 1880 census confirms that occupation and also lists his age as 44. His wife Eliza (Galbraith), who he married in 1865 is identified as a 40-year-old mother of three daughters, Nola, 13; Jessie, 10; and Inez, 3 in the census. Two servants are also listed in the census records at the same address. He also became a director of the Muscatine Water Works and director of the county agricultural society.

There was a curious exchange of the property in 1891. Webster sold the land to Charles Page on January 1, 1891 for \$1500 (Book 22, Page 471). The sale included Lot 5 and the E 21’ (m/l) of Lot 4, both in Block 38; and Lot 6 in Block 13 (226-228-230 E. 2<sup>nd</sup> Street, Cedar and 2<sup>nd</sup>). The 1892 city directory shows the Webster Hotel was located at this spot, and according to Webster’s 1879 biography, he had constructed this block the previous year (1878). Page then sold Lot 5 and the E. 21’ (m/l) of Lot 4, Block 38 (this house) to F.P. Sawyer on February 26, 1891 for \$7500 (Book 22, Page 587). It is unknown what, if any, relationship there was between Webster, Page or Sawyer, but it would appear one or more of those sales were a bargain or a windfall. Charles Page, who owned the house between January 1, 1891 and February 26, 1891 was likely never a resident there.

The 1891-1892 city directory lists F.P. Sawyer as the resident, after he had acquired it in February 1891. It was during the period between the 1892 and 1899 Sanborn maps that the east side addition was constructed and the carriage house was extended. Little information could be found on Sawyer. He is not included in any biographical sketches of Muscatine residents. Frank P. Sawyer (age 43) is listed as the resident of 503 W. Second in the 1900 census. It identifies him as a native of Canada, who immigrated to America in 1871 when he was 29. He and his wife Joanna W. (age 40) are recorded as having been married for 18 years, with three children – Henry P, 17; Anna M, 16; and Maud, 8. All three are listed at the house on 503 E. 2<sup>nd</sup> in the 1900 census. The two oldest children have Pennsylvania listed as their birth state, while the youngest daughter was born in Iowa, indicating the family might have moved to Muscatine sometime between 1884 and 1892. Sawyer is listed in the 1889-92 city directory at 404 Broadway as the secretary of the Muscatine Oat Meal Company and that occupation is confirmed in the

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<u>Webster-Sawyer-Stein House</u>	<u>Muscatine</u>
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<u>503 W. Second Street</u>	<u>Muscatine</u>
Address	City

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1900 census records. He possibly moved here specifically for that position. There is some confusion over his wife's name as she is listed as Josie in some land transfer records.

Sawyer sold the house to Dr. S.G. Stein, Jr. on April 5, 1902 for \$1000 and other considerations (Book 38, Page 123). Sawyer might have been related, possibly as a cousin, to Stein's wife. Since this sale involved known family members, the bargain price for the property is understandable. Stein and his family, like the other property owners, lived in the property after the purchase. Local tradition, reported in a 1976 walking tour booklet, notes that the porches were constructed by Stein, Jr. after he purchased the property. The Sanborn maps confirm this, showing them added between 1899 and 1905. Stein was a well-known and influential resident of Muscatine. He was born in Muscatine in 1861 to S.G. Stein and Ann Catharine (Berntheisel) Stein. S.G. Stein, Sr. one of the pioneering lumber families of the community (Muscatine Journal, December 4, 1926, 1). Although Stein, Jr. received a medical degree from the Chicago Medical College, he did not actively practice when he returned to Muscatine. Instead he devoted most of his time to running the family's flagship furniture business and serving as a bank officer and director. He also served as the president of the Muscatine Oat Meal Company and was active with the Muscatine Water Works (Richman, 1911, 128 & Muscatine Journal, 1926, 1). Starting with the 1902-03 city directory, S.G. Stein, Jr and his wife Clara S. are recorded as the residents of 503 W. Second, until he dies in 1926. Through those years, he is listed as working in a variety of positions. In 1904 he is identified as the president of the SG & P Furniture Company. In later years, he is still listed as president of the furniture company, but he is also named as president of the First National Bank, and vice president of First Trust and Savings. The 1910 census lists the household at 503 W. 2<sup>nd</sup> Street as including Simon G. Stein (age 49, bank president), Clarissa (wife, age 42), son Simon G. (13), son Samuel (7), and servants Clara B. Stiles (age 23) and Mildred Stiles (age 16). The 1920 census lists the household at 503 W. 2<sup>nd</sup> Street as Simon G. (head, age 58, bank president), Clara S. (wife, age 52), Samuel G. (son, age 16), and servant Clara Styler (sp?) (age 33). His obituary also indicated he was active in a variety of civic organizations, especially the Masons. He and his wife Clarissa (Sawyer), who died in 1922, had two children, according to the 1910 census. However, the youngest, Samuel Sawyer, died in a car accident in 1924. The older son, S.G. Stein, III. and three grandchildren survived S.G. Stein, Jr.

Simon G. Stein, III, appears to have acquired the house following his father's death in 1926. A rear addition was added between 1919 and 1928, so either the father or the son could be the owner who constructed the addition. The son likely constructed the addition following his father's death. "Si", as S.G. Stein, III, was commonly known in the community, expanded the business and civic involvement started by his father and grandfather. "Si" was born in Muscatine on February 1, 1897, the son of Simon Gerberich Stein II and Clarissa Ormiston Sawyer Stein. The 1930 census records Stein, 33; Jessie, 34; daughters Mary Elda, 18; Ann, 10; and son Simon, 8 in the household. Two servants, Dana (?) Fimple, 23; and Edith Platt, 35, are also listed. Stein is recorded as the owner of 503 W. Second. He is also identified as a banker. Stein, III and Jessie are listed in the city directories from his father's death until 1959. In addition to being identified as the president of the First National Bank, SG & P Stein Furniture and Puritan Ice Company, he also served as vice-president of Hershey State Bank. He maintained his interest in the furniture business until 1954. In 1933 he was one of the organizers of Central State Bank. He became a member of its board of directors in 1942 and served as its board chairman from 1948 to

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Webster-Sawyer-Stein House  
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1975, when he was named honorary chairman of the board. Through his efforts, one of the community's largest employers, Grain Processing Corporation, was formed in 1943 to help the federal government meet a wartime need for industrial alcohol. GPC eventually acquired Kent Feeds and grew into a major economic power in the community, producing and marketing such diverse products as animal feed and care products, distillers dried grains, corn syrups, vitamins and industrial alcohol. Stein was also active in banking, civic, church and other organizations, including helping to establish the Muscatine Airport. S.G. Stein, III died on October 6, 1978 and left the property to his wife Gladys. After she died, their daughter Ann and her husband acquired the property on September 29, 1982.

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Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
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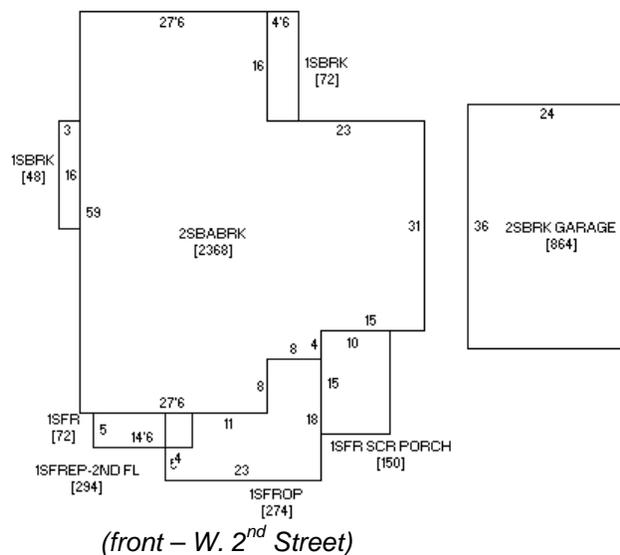
503 W. Second Street  
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**Location Map**



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



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Site Number 70-00182 & 70-00183

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## Photograph of building (digital image)

