

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

State Inventory No. 70-01012  **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 Mary Richman House  
 other names/site number Field Site #: WH-028

**2. Location**

street & number 511 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) E 5-1/2' of Lot 2 & W 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 Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing	
<input checked="" type="checkbox"/> building(s)	_____	<u>2</u>	buildings
<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	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**

<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>05E: Metal/Aluminum</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  
City Muscatine

Address 511 W. Second

Site Number 70-01012  
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 1902  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 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Mary Richman House	Muscatine
Name of Property	County
511 W. Second	Muscatine
Address	City

---

## 7. Narrative Description

This is a two-story, two-bay, Queen Anne house. The house sets on a brick foundation. The walls are frame, clad in aluminum siding. The house features a front gable section with cross gable on each elevation. The roof is clad in asphalt shingles. A round tower with a cone roof and finial is located on the southeast corner, to the right of the front gable and left of the east gable. The house is located on an elevated interior lot. A rusticated cement block garage with a hip roof is located at the rear of the lot. The garage appears to have been constructed between 1919 and 1928. Most of the windows appear to contain replacement inserts. A cement retaining wall is located on the lot's east elevation and stone retaining wall for the lot at 515 W. Second is located on the west side.

The front (south) elevation includes three main features: an open, front porch that extends along the entire width of the elevation's front gable, the front gable section on the left (west), and a round, two-story tower located in the southeast corner. The front porch also covers about half of the tower's first story. Three square posts support the porch's flat roof, which extends out over the generally non-decorative cornice. However, short spindlework is attached to the bottom of the headers spanning the porch bays. A centered gingerboard decoration hangs from the header between each column. There are additional arcs of spindlework that extends from each column up to the main spindlework. A wood railing with simple round balusters also extend between the columns around the entire porch, except for the main access that is located in the far right side of the left bay. A set of steps leads up to the porch from the front yard. Another set of steps provides access from the street sidewalk to the front yard. A newel post is located on the left side of the porch steps and an iron handrail attaches to the post. A similar handrail on the other side of the steps attaches to the porch's center support column. A short piece of railing extends between the outside support column on the left bay to the newel post. An entry is located directly in front of the porch access steps. The entry contains a flush-mounted wood door with an oval light in the upper half. A one-over-one-light, double-hung window is centered between the entry and the southeast corner tower. Two different shaped windows are located in the front gable's second story. The left window contains a typical one-over-one-light, double-hung window that is similar to the first-story windows previously described. The other opening appears to contain a pair of short, two-light, hinged casement or possibly slider windows that is centered on the left half of the wall. The casement opening is aligned over the left window on the first story, but the other opening is aligned slightly to the left of the first-story entry. This creates a slight asymmetrical fenestration that was probably created by a façade that was altered from the original appearance. Three windows are found around each story of the southeast corner tower. The tower windows all contain one-over-one-light, double-hung sashes. The remaining opening on the front is a single-light, probably fixed-sash attic window located in the upper gable of the main section of the house.

The east side elevation includes the southeast corner tower and the two-story gable end of the east cross gable. A short gable-roof projection is also present and covers the right (back) portion of the main cross gable. The 1919 Sanborn map shows a rear extension, which originally appears to have been centered on the back wall, extended so its east wall is now flush with the east wall of the main house

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

Mary Richman House	Muscatine
Name of Property	County
511 W. Second	Muscatine
Address	City

---

section. A variety of openings are present on the east elevation. The two-story gable projection contains two windows in the second story and a bow window on the first story. The bow window has a pent roof extended over it. A pent roof also divides the upper gable of the projection from the second story. The two second-story windows of the projection both contain one-over-one-light, double-hung sashes. The bow windows contain similar sashes. Each of the first- and second-story windows of the gable projection is aligned with the comparable window on the other story. There is a single opening on the first story of the cross gable that is centered between the corner tower and the bow window, and no openings on the second story of this section. This window also contains one-over-one-light, double-hung sashes, but these appear to be wider than the sashes present in the typical windows. Two additional windows, one on each story, are centered between the back of the main house and the cross gable. This additional area is covered by a hip roof on this elevation, but is covered by a gable roof on the west side. Each of these windows, which are aligned with each other, contains typical one-over-one-light, double-hung sashes. The east elevation of the rear extension contains a single centered opening on the first story. The opening contains a non-historic pair of single-light sashes that appear to be hinged.

The west side elevation contains the west main cross gable. An additional projected cross-gable section appears on the Sanborn maps between 1912 and 1919. This gable is wider and larger than the small projected east side gable and contains three-side angled first-story bay window. Each angled side window contains one-over-one-light, double-hung sashes. A row of five, single-light, square windows is aligned on the first story between the angled corners. The windows might have fixed, hinged or tilt sashes. Three second-story windows are located in the gable. The center window is set slightly to the right of center while the two outside windows appear to be centered on each half of the gable. Each window contains one-over-one-light, double-hung sashes. There are three openings on the main west gable as well. A typical one-over-one-light, double-hung, second-story window is centered in the front half of the wall. A smaller, multi-light, fixed sash stained glass window is located below it. The third opening is a one-over-one-light, double-hung window that is located in the area between the first and second stories. The remaining openings are located on the west wall of a small enclosed, one-story rear porch that is located in the angle created between the cross gable and the rear extension, which is recessed on this elevation. The enclosed porch's west wall includes an entry with a flush-mounted, solid, non-historic, wood panel door. A pair of horizontal windows, containing one-over-one-light, double-hung, non-historic sashes, is centered between the entry and the left end of the wall.

The rear elevation includes several openings and other features. The north wall of the one-story enclosed porch contains a single one-over-one-light, double-hung wood window centered on the wall. Two one-over-one-light, double-hung, horizontal wood windows are set slightly to the right of center on the rear extension's back wall. A one-over-one-light, double-hung second-story window is centered above the first story windows. The remaining opening on the rear elevation is located on the second story of the north cross gable wall. The opening contains a single-light window with a fixed, tilt or hinged sash. A blind gable is also present on the roof above this window. It does appear to match the gable end of the rear extension, although the extension does show roof returns from its gable.

# Iowa Site Inventory Form Continuation Sheet

Page 5

---

Mary Richman House	Muscatine
Name of Property	County
511 W. Second	Muscatine
Address	City

---

A small, rusticated cement block garage with hip roof is located behind the house. The garage appears to have been constructed between 1919 and 1928, according to the Sanborn maps. The front (north) elevation contains a single stall, metal or fiberglass overhead door. There are no openings on the west elevation. The east elevation contains two six-light windows with fixed sashes. Each window is centered on one half of the garage's east wall. The south elevation contains a similar six-light window centered on the right half of the south wall. An entry along the left edge of the garage contains a flush-mounted, solid metal door.

## 8. Narrative Statement of Significance

The Mary Richman 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.

Mary Richman was the widow of Judge DeWitt C. Richman and built this home following his death. Although Judge Richman had a distinguished legal career and was a significant figure in both local and state history, his wife does not appear to have made as significant of a contribution to the area's history. In any case, any significance by either would not have occurred at this address. No significant event is known to have occurred at this house. In addition, the house has been significantly altered with new siding and nearly all windows and doors are replacements. Thus, the Mary Richman House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Mary Richman House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Mary Richman was a longtime resident of Muscatine who moved here with her husband after their marriage in 1855. Her decision to build a new home in the West Hill neighborhood following the death of her husband would have undoubtedly been a signal to others of the neighborhood's attraction and potential for continued growth. In addition, although the house has been altered, it retains its general shape and design and helps to maintain the late 19<sup>th</sup> century and early 20<sup>th</sup> century appearance of this block. This house significantly contributes to the history and architecture of this potential historic district.

The 1899 and 1905 Sanborn maps show the construction of this house between these years. Mary Richman, widow, built this property following the death of her husband, Judge De Witt C. Richman, in 1900. Prior to building this home, Mary Richman was a boarder with Jacob Lukine (?) at 504 E. Eighth Street. She is listed here in the 1900 census as 64. Previously, however, she lived with her husband DeWitt C. Richman and their family across the street at 506 W. 2<sup>nd</sup> Street. She purchased the property from John Mahin on May 8, 1900 (Book 33, Page 401). She is listed as the resident in the 1902-03 and 1904 city directories. She only lived here for a few years before selling it in 1905.

Arthur Hoffman, lawyer, purchased the house on October 1, 1905 (Book 38, Page 359). City directories from 1908-09 through 1919 record Hoffman or members of his family as the residents of 511 W. Second.

# Iowa Site Inventory Form Continuation Sheet

Page 6

---

Mary Richman House	Muscatine
Name of Property	County
511 W. Second	Muscatine
Address	City

---

Hoffman was born in Muscatine in 1875. It appears he and his wife Cora purchased this house shortly after they were married in 1904. The 1900 census listed Hoffman at his parents' residence at 309 Fourth Street, while the 1910 census shows him at 511 W. Second. Arthur, age 33, was listed here with his wife, Cora, age 32, and son William, age 3. Hoffman was a prominent Muscatine attorney in the law office of Jayne and Hoffman. He also participated in a variety of civic activities (Muscatine Journal, June 22, 1940, 1). He served one term as the city attorney in 1902, prior to moving to 511 W. Second. Along with his legal practice, Hoffman also served as a director and vice president of the Muscatine Bank and Trust company. However those dates are unknown, and likely later. While a resident of 511 W. Fourth, he apparently completed the modifications that appear between the 1912 and 1919 Sanborn maps. Arthur's younger brother Fred and his wife Hazel were listed as residents in the 1919 city directory.

Interestingly, Cora B. Hoffman is listed as divorced and living with her father in the 1920 census. The 1920 census lists Fred H. Hoffman, age 32, as owning 511 W. Second Street. He was an abstractor in the Muscatine County office. He was listed with his wife Hazel, age 25; daughter Miriam, age 7; and a roomer, Earl R. Tipton, age 23. Although the census records Fred as owning the property, there is no record of him ever acquiring it from his brother.

Dr. M.A. Barr purchased the property on January 31, 1920 from Arthur Hoffman, who moved to 215 Iowa (Book 53, Page 530). Barr, an osteopathic physician and his wife Anna lived there until around 1941, according to city directories. Barr was previously married to Laura Wright, but she died in 1908 (Muscatine Journal, April 23, 1955, 1). They had one son Robert. He and Anna McDougall were married in 1911. Milton A. Barr (age 51, osteopathic physician), wife Anna Barr (age 44), and son Robert (age 17) are recorded in the 1920 census as renting a house at 412 W. Fourth and Fred Hoffman still lived at 511 W. 2<sup>nd</sup> Street. City directories from 1921 through 1941 listed M.A. and Anna Barr as the residents. Barr sold the property on February 28, 1938 to Mary McDougall (Book 103, Page 75). It is unknown what relationship Mary McDougall was to Anna. M.A. and Anna Barr appear to have constructed the rusticated concrete block garage that appears on the Sanborn maps between 1919 and 1928. Anna, who was active in civic organizations and taught school, died on May 25, 1941 (Muscatine Journal, May 26, 1941, 1).

On February 28, 1938, Mary McDougall bought the property from Barr (Book 103, Page 75). According to the 1938-39 directory her residence was 875 Newell. She continued to be listed there in the 1941 city directory. McDougall is listed as the resident at 511 W. Second in the 1943 through the 1949 directory. Jennie McDougall, whose relationship to Mary is unknown, was listed as the resident in the 1952 and 1954 directories. The property was listed as vacant in the 1956 directory. No occupation was listed for either Mary or Jennie McDougall. Mrs. Edna F. Good was listed as the resident in the 1958 directory. She appears to have later married Mark Bowles, an employee of McKee Feed and Grain. They continued to be listed as the residents in the 1959 directory.

Jane M. McDougall, widow, relationship to either Mary or Jennie McDougall unknown, sold the property to Edna Good, single, on May 28, 1964 (Book 210, Page 148). Good sold it the same day to Leroy D. and Dorothy L. Schenkel (Book 210, Page 149).

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

Site Number 70-01012  
Related District Number 70-01005

Page 7

Name of Property	Muscatine County
Address	Muscatine City

**9. Major Bibliographical References**

"A. Hoffman, Prominent Lawyer, Dies," *Muscatine Journal*, June 22, 1940, page 1.

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920.

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

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

*History of Muscatine County, Iowa, Biographical Section*. Chicago: Western Historical Company, 1879 615.

"Mrs. M.A. Barr, Civic Leader and Teacher, Dies," *Muscatine Journal*, May 26, 1941, page 1.

*Portrait and Biographical Album of Muscatine County, Iowa*. Chicago: Acme Publishing, 1889, 476.

"Private Rites Are Noted for Dr. M.A. Barr," *Muscatine Journal*, April 23, 1955, page 9.

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.

**Location Map**



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

Site Number 70-01012  
Related District Number 70-01005

Page 8

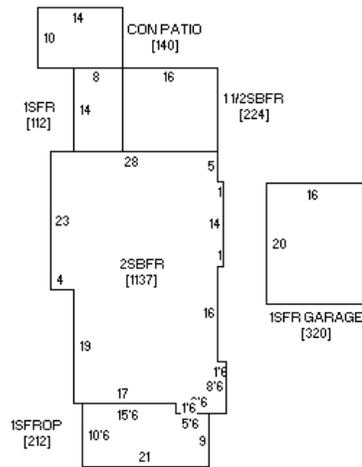
Mary Richman House  
Name of Property

Muscatine  
County

511 W. Second  
Address

Muscatine  
City

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



(front – W. 2<sup>nd</sup> Street)

**Photograph of building (digital image)**

