

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

State Inventory No. 70-01013 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 Stephen E. Whicher House
 other names/site number Field Site #: WH-032

2. Location

street & number 612 W 2nd
 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) 6 Lot(s) 9 & 10

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	<u>1</u> buildings	_____	_____
<input type="checkbox"/> site	_____ sites	_____	_____
<input type="checkbox"/> structure	_____ structures	_____	_____
<input type="checkbox"/> object	_____ objects	_____	_____
	<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

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

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>01: No Style (Current Appearance)</u>	foundation <u>03: Brick</u>
<u>09A01: Other House/Front-Gabled Roof</u>	walls <u>05E: Metal/Aluminum</u>
_____	roof <u>08A Shingle Asphalt</u>
_____	other _____

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

8. Statement of Significance

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input 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 612 W 2nd Site Number 70-01013
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)

031: Other/Neighborhood Development

Significant Dates

Construction date 1865 check if circa or estimated date
Other dates 1970s – significant remodel/additions

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 Jo Ann Carlson, Commission Member (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 12/14/2005

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

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7. Narrative Description

This is a two-story, three-bay, front-gabled house with irregularly massed side and rear additions. The original part of the house sets on a brick foundation. The newer sections have a poured concrete foundation. The walls are frame, clad in aluminum siding. The combination roof is clad in asphalt shingles. The 1874 bird's-eye view of Muscatine shows a two-story, front-gable house at this location. The 1928 Sanborn map is the first to cover this area and shows a front-gable house with an offset rear section. It appears a portion of the garage addition was added to the front of this section in the 1970s. The entire house was remodeled at this time. There is a banked front terrace with landscaping bushes. The property drops off quickly to the west and south. There is also a steep ravine that separates this property from the adjoining property on the east. Access from Second Street is also up a steep slope from a set of concrete steps. A driveway extends to the right off Second Street to a one-story, front-gable side addition with an exposed foundation. The lower level has a garage while the first story is used for living space. All the windows and doors appear to be non-historic, vinyl replacements.

The front (north) of the original house has a centered, slightly recessed entry on the first story. The entrance contains an outside multi-light storm door with an interior wood door with a single large top light. Simple metal trim surrounds the door. A single one-over-one-light, double-hung window is located on each side of the entry. A decorative trim board extends across the façade and separates the first and second stories. Two windows are centered, slightly apart from each other, on the front elevation. Each window contains one-over-one-light, double-hung sashes. Another decorative band separates the second and third stories, with two additional boards connecting the roof to the second/third-story separation band. A third-story attic window is centered between the connecting bands. The attic window contains three-over-one-light, double-hung sashes. The north wall of the attached side addition/garage contains four openings. Two fiberglass or metal overhead doors are present on the lower garage level. Two-light, slider windows are centered on the second story over each overhead door. The lot in front of the garage addition has been excavated to provide at-grade vehicle access to the garage. A poured cement retaining wall has been installed between the excavated area and the rest of the lot to the east.

The east side elevation features a variety of openings on the east walls of the original house, the front-gable rear addition and a second, flat-roof addition that is attached to the back of the first rear addition. The original house contains a pair of centered gable dormers. Each dormer contains a one-over-one-light, double-hung window. Two additional windows, one each on the first and second stories, are aligned directly below the dormer windows. An additional small, single-light, fixed-sash window is located to the right of the north second-story window. The front-gable rear addition likely was constructed at the same time as the original main house or shortly afterwards. It is a two-story, centered extension that does not extend across the full width of the original house. That leaves a portion of the main house on the east side uncovered. This uncovered area contains a first-story entrance and directly above it, a one-over-one-light, double-hung window. The entrance contains a flush-mounted aluminum combination storm door and an interior door with several lights at the top. The east wall of the front-gable addition has a single, second-story window that is centered on the wall. It contains one-over-one-light, double-hung

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sashes. A similar window is located under the second-story window. A smaller, single, one-over-one-light, double-hung window is located on each side of the first-story window. The east elevation also contains the east wall of the second, flat-roof rear addition. A row of three, one-over-one-light, double-hung windows extends along the first story. A metal overhang projects out from the building's side above the window and extends around the perimeter of the addition. The top of the addition is flat, with a simple iron railing with balusters along the edge of the roof.

The west side elevation includes another addition. When the original, front-gable rear addition/extension was constructed, it did not extend completely across the back of the main house, but was centered on that section's back wall. On the east side of the back wall, two openings were installed on the main house's unexposed wall. However, a two-story addition was built on the west side. It covered the remaining rear wall of the main house and also the west wall of the original, front-gable rear addition. A row of four, one-over-one-light, double-hung windows extend along the second story of this addition. A similar row is located on the first story. A shed roof that extends to the west from the gabled rear addition covers this addition. The flat-roof rear addition also has openings on its west wall, including a row of three, one-over-one-light, double-hung windows on its first story.

The rear (south) elevation includes the first-story back wall of the flat-roof addition and the unexposed second-story back walls of the front-gable and shed roof additions. The one-story back wall of the flat-roof addition has five, single-light, hinged windows located on the right side of the back wall. Two one-over-one-light, double-hung windows are located to the far left of the wall. An entrance has been installed between the two sets of windows. The entrance contains a flush-mounted aluminum combination door on the outside and an interior wood door with a single glass insert in the top. The second story of the shed-roof addition contains a row of four, one-over-one-light, double-hung windows. The front-gable addition contains a centered entrance with an aluminum combination storm door and an interior wood or metal door with a single top light. A decorative trim band extends across the gable just above the entrance.

8. Narrative Statement of Significance

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

Stephen Whicher, the son of a pioneer settler of Muscatine with the same name, built this house around 1870 as a family residence. He does not appear to have made any significant impact on the history of the community. No historic event of any significance is known to have occurred on the property. In addition, the original house constructed by Whicher has been substantially altered. The only remaining historic feature is the gable-front form. It has lost most of its integrity because of a series of additions and other alterations that have been made over the last several years. Thus, the Stephen Whicher House does not

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appear to retain the integrity needed to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The Stephen Whicher House also does not appear to be a contributing building in a potential "West Hill" neighborhood historic district. The loss of integrity caused by the additions and alterations substantially have compromised the building's historic appearance. While these changes have been made by the owners to meet changing needs and housing material, the impact on the house has been substantial. In its current condition, this house does not contribute to the history or architecture of this potential historic district.

Stephen E. Whicher built this house around 1865. Some county records indicate Whicher acquired the lot from Pliny Fay prior to 1865, but the actual record could not be located. There are a series of recorded transactions between the Whicher family members, with Stephen's mother Mary eventually acquiring the title to Lots 9 and 10, Block 6 around November 8, 1873. The 1859 city directory does list S.E. Whicher at the "nwc 2nd and Locust." This would have actually been the father's address, but since he died in 1856, it appears likely the son was living there, probably with his mother Mary and wife Anna. This listing also records Whicher's occupation as a partner in Whicher and Thompson, groceries. Since the father was a prominent attorney, the grocery association makes it more likely this is the son. The younger Stephen Whicher was born in Ohio on May 4, 1836. He arrived in Muscatine with his father in 1839. He lived in Fort Dodge, Iowa in 1855, but came back to Muscatine in 1856 because of the fatal illness of his father. He then became involved in real estate development. He served at one time as an assistant United States assessor. There is no record of Whicher in the 1860 census, but he does appear in the 1870 census. That record indicates his daughter Mary as 12 years old in the 1870 census. Stephen and Anna's other three children, George M; Frank P; and Alice B., would be born later. The 1870 census show Whicher as owning \$2500 in real estate and \$500 in personal estate value. S. Emerson Whicher does appear in the 1866 city directory. No occupation is provided, but his residence is identified at "Second ss 2 w of Locust." This would correspond to the present address of 612 W. Second. City directories between 1879 and 1899-1900 indicate Whicher did not live in the house, but likely rented it out. The 1900 city directory does record him at 612 W. 2nd, still working in real estate. The 1900 census confirmed the family at 612 W. Second. The census lists S.E. Whicher, 64; Anna, 62; and daughter Mary, 41, as the residents. Whicher's occupation is a real estate agent while Mary is working as a schoolteacher. The census however lists him as a renter and no longer an owner. Two other people are also listed as residents in the census. Emma Underwood, 44, is identified as a roomer. Lucy Neill, 25, is also listed as a roomer. Both women are identified as schoolteachers. In the 1904 city directory he is still in the house and listed as the resident. He and Anna are both listed in the 1907 directory, with his occupation still identified as real estate.

The 1908-09 city directory identifies William R. Jayne and his wife Stella as the residents. According to the directory, Jayne is an attorney with the firm of Jayne and Hoffmann. Underwood continues to be listed as a resident, but no occupation is identified. The 1910 census confirms William and Stella Jayne as the residents. The record also shows Jayne is renting the house. The census shows the Jaynes had been married for two years and had a daughter, Edith, who was about 18 months old. The census also

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listed Emma Underwood, 51(?) as a roomer or boarder in the house. County records indicate Emma Underwood might have been associated with the ownership of the property in 1902 and in 1909, but an actual transfer record could not be located. Neither the 1900 nor the 1910 census record identifies her as an owner. The 1921 and 1923-24 city directories continued to list the Jayne family at 612 W. Second. Underwood also continued to be listed in the 1921 directory. The 1920 census confirmed the Jaynes as renters. In addition to the Jayne, his wife and daughter, his mother, Ella Jayne, 68, was also listed. Underwood, 63, also continued to be listed, although she had apparently retired from teaching by then.

The property appears to have been transferred to M.L. Thompson around 1929. City directories record Maynard L. Thompson and his wife Elsie as the residents. He worked as the secretary/treasurer of the Mompson Brothers Company, a retail hardware business. The directories indicate they continued to be residents there through the 1958 directory. Around 1949, he apparently changed careers and began working as a construction superintendent for Consolidated Finance Company.

The property transferred to Elsie E. Peterson (adm.) around 1966. The building was significantly remodeled after this date, with the garage addition, new siding, windows, and other modifications.

9. Major Bibliographical References

Census Records, United States Census Bureau, 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. Chicago: Western Historical Company, 1879, p. 623.

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889, page 371 and 506.

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.

"Well Known Citizen Passes Away Today," Stephen E. Whicher Obituary, *Muscatine Journal*, February 13, 1856, no page.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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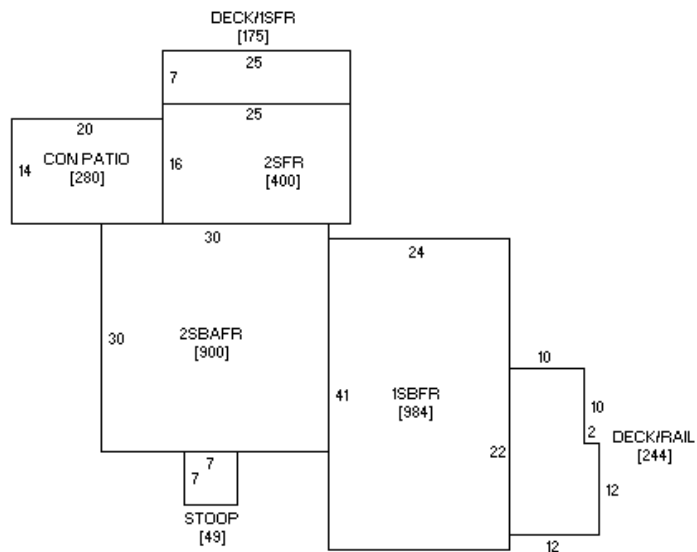
Stephen E. Whicher House Muscatine
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Location Map



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



(front – W. 2nd Street)

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Photograph of building (digital image)

