

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

State Inventory No. 70-00207 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 Porter House
 other names/site number Field Site #: WH-043

2. Location

street & number 219 W. Third St. [217 W. Third Street prior to 1960]
 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) _____ Lot(s) _____

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:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u>	<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>05B: Late Victorian/Italianate</u>	foundation <u>03: Brick</u>
_____	walls <u>02A: Wood/Weatherboard</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 219 W. Third Site Number 70-00207
City Muscatine District Number 70-01005

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

31: Other – neighborhood development
02: Architecture

Significant Dates

Construction date 1879 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 Daniel G. Clark; Jim Rudisill (R.L. McCarley, consultant)
organization Muscatine Historic Preservation Commission date February 12, 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, three-bay, Italianate house with an east side cross-gable wing. The foundation is brick. The walls are frame, clad in clapboard siding. The cross-gable roof is clad in asphalt shingles, although the assumed flat roof of the front and side porches could be rolled asphalt or possibly metal. The corner lot on which the house sets has a short, steep slope in the front and west side, with a more gradual slope in the back. A set of steps leads up from Third Street to a full-width front porch. A side porch is also located on the east elevation at the junction of a cross gable rear section with the front of the house. A non-historic wood frame garage is located at the rear of the lot. Built-in gutters are located around the roof perimeter.

The front (south) elevation features a symmetrical gabled front with a one-story, full width porch. Cement steps lead up from Third Street to a porch access located at the far east end of the porch. Four simple, square columns support the flat porch roof. Each column rests on a pier of rusticated cement blocks. Narrow, ornamental brackets extend out from the columns along the porch roof's entablature. Small double brackets are located above each column and help support the wide overhanging eave of the porch roof. Two sets of the brackets are present on each corner column. Heavy supporting brackets that are attached to the side of the house are located at the inside corners of the porch roof. Three first-story openings are located on the house under the porch roof. A double-door entry is directly in line with the porch access. It contains a set of flush-mounted, historic wood doors with rounded window inserts that appear to be original. The windows extend about two-thirds down each door. A narrow pediment crown extends across the entry. The remaining first-story openings are both windows located to the left of the entry. The window closest to the entry is centered on the wall. Each contains historic four-over-four-light, double-hung wood sashes. Three second-story windows are also present. Each is aligned with a corresponding opening on the first story. Each second-story window contains historic two-over-two-light, double-hung wood sashes. The remaining opening on the front gable is a single-light, fixed sash diamond-shaped attic window located in the upper gable. The window has been replaced with an attic vent. A series of double brackets supports the roof overhang and roof returns. A south elevation is also present on the east cross gable section, which projects beyond the building's front section. A one-story entry porch is located at the junction of the two gabled sections, with an entry located under the porch roof on the cross gable's south wall. A single square column supports the outside corner of the porch roof, while two pilasters support the attachments with the house. The entry under the porch roof includes a non-historic aluminum storm door and a possibly historic wood door with a glass insert in the upper half. A transom is present above the door. A typical second-story window is also present above the door.

A ca. 1891 historic photograph of 219 W. Third shows few changes between the current and historic appearances of the house. The historic photograph shows the front and west elevations. A wrought iron fence extends around the lot boundary on each of those sides. It appears a short hedge is located inside the fence on the front, with possibly flowers or other short vegetation running inside the fence on the west side. Several small trees are scattered around the yard. Shutters appear around the windows. There does not appear to have been any change in the fenestration. Other ornamentation, including the

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double roof brackets and classic porch columns, also remain in the current appearance. A railing that extends around the porch roof is non-extant in the current appearance. The porch columns have also been shortened and placed on rusticated block piers. A wood railing with balusters is also present in the current appearance, but missing in the historic photograph. All remaining features and characteristics appear to be the same (Muscatine Journal, 1891).

The east elevation contains the end of the long cross gable section. A typical two-over-two-light double-hung second-story window is centered on the gable end. A group of three historic, wood windows is centered on the first story. The group includes a single-light, fixed sash center window, flanked by two one-over-one-light, double-hung windows. A transom is located above the center window. A diamond-shaped attic opening, similar to the façade opening, is present. Gable returns are present on this gable end, as are the double brackets seen on the front. The east elevation of the front gable's back section contains two typical second-story windows, each centered on opposite halves of the wall. There are no pediment crowns on either of these windows. The elevation also contains a one-story shed-type addition that extends past the cross gable's east end on the east side of the rear section of the house. The addition covers the entire first-story of the rear section's east elevation. Two small one-over-one-light, double-hung wood windows are centered in the addition's east wall. This addition does not appear on the 1946 Sanborn map, but a porch was historically located here. The east elevation also includes a section of a non-historic, open wood deck with railings. The deck extends around to the back of the house.

The west elevation features the same basic pattern as the east side, except the cross gable section does not project out nearly as far as it does on the east side. A one-story bay window is also present on the first story of the cross gable. A flat roof covers the bay window, and each window contains one-over-one-light, double-hung historic wood sashes. A series of balustrades have been cut into the bay window's base under each window. A pair of one-over-one-light, double-hung windows is located directly above the bay window on the second story. Another diamond-shaped attic vent is again present in the upper cross gable. The west wall of the front gable section contains two windows, the same as the front gable's east wall. Each window contains the typical two-over-two-light, double-hung wood sashes present in most of the other building windows. However, unlike the east elevation, where the windows are located towards the back of the front gable section, the windows on the west elevation are centered in the front half of the west wall. The rear gable section contains four windows, two on the first story and two on the second story. All four windows are typical two-over-two-light, double-hung types. The first-story windows are aligned with the corresponding second-story window. The front windows of both stories are centered on the front half of the wall, while the back windows are centered on the back half.

The rear (north) elevation contains two second-story windows in the back gable. Each contains typical two-over-two-light, double-hung wood sashes. Because the back gable is narrower than the front gable, the north wall of the cross gable projects farther than the south wall. A typical second-story window has been installed in this additional space on the north wall of the cross gable.

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A non-contributing two stall, wood frame garage is located at the rear of the property. A gable roof covers the garage. Two overhead, metal garage doors cover the two stall entries. Two, single-light, fixed sash windows are also located on each side.

8. Narrative Statement of Significance

The Porter House appears to be individually eligible for the National Register of Historic Places under Criterion C. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

Boot and shoe merchant Charles Porter built this house as a family residence around 1879. Little information on Porter has been located. He was born in Ohio around 1833 and had arrived in Muscatine by 1856. He initially worked as a bookkeeper in the community, then a clerk and eventually became a partner in Davidson, Roach and Potter, a boot and shoe company. He and his wife Mary appear to have left the community around 1884. He does not appear to have made any significant contribution to the history of Muscatine. The Peck family, including Mary, who ran her own millinery store, lived in the house after the Potters. Later, several members of the Grade family were longtime residents in the house for most of the first half of the 20th century. Neither family appears to have been historically significant. Also, no significant historic event is known to have occurred on the property. The house however does retain a significant amount of its original appearance and material. It shows classic Italianate and other Late Victorian features, including scrolled brackets beneath the eaves, decorative semi-arched headings over the long windows, a veranda supported by narrow columns and a diamond-shaped window in the front gable. Originally there were shutters at the windows and a railing atop the porch. The front porch piers of rusticated cement blocks are not original, but were most likely installed in the early 1900s, as other porches on the block were built between 1919 and 1928. Other Italianate houses in the neighborhood show more elaborate decorative features, but were built by individuals and families with a higher social status. This house shows many of the features, but on a middle class residence. While other middle class Victorian houses are in the neighborhood there are few that show this level of integrity and continue to be used as a single-family residence. Thus, the Potter House appears to be individually eligible for the National Register of Historic Places under Criterion C.

The Potter House also appears to be a contributing building in a potential "West Hill" neighborhood historic district. Potter had lived in the community over 25 years when he and his wife Mary decided to build their new home in the West Hill neighborhood. He was a successful businessman who had the financial capability to include on his home many of the decorative features seen on the more socially elite properties located around the neighborhood. For others members of the growing middle class, this house represented the same opportunities they were seeking. Its construction likely contributed to an increased effort by other middle class residents to match the Potter's experience. As these efforts continued, the neighborhood grew and expanded. This house significantly contributes to the history and architecture of this potential historic district.

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Property records and directory and census records show that Mary and Charles Potter bought this house in 1879. Mary Porter purchased Lot 1, Block 54 from the estate of W.W. Church on May 19, 1879 for \$800 (Administrator's Deed Book 1; Page 14). An 1874 birds-eye view of the area did not show any house at that location. Though the price seems high for the lot, they would sell it in 1884 for \$5,000, indicating that they built this house, likely in 1879. Little is known about either Potter or his wife. The 1880 census records they were both Ohio natives. Charles was born around 1833, while his wife was born around 1835. Porter is identified in the 1856 Muscatine City Directory as a bookkeeper, but no business location is provided. He is listed as boarding at 119 Water Street. His occupation is recorded as a clerk in the 1859 directory. His residence is on the "ns First b. Cedar and Walnut." He remains at this location for several years and is still recorded at "Front e of Cedar" in the 1879 directory. He is working in boots and shoes, according to that year's directory. The 1880 census showed Chas S. Porter, 47; and his wife Mary S. Porter, 45, on Third Street. He is identified as a boot and shoe merchant. The 1883-86 city directory identifies the family at 217 W. Third, which is believed to correspond to the current 219 W. Third address. The 1883 Sanborn map also shows a house with a similar footprint as the current building on the lot.

On March 31, 1884, Mary S. Porter and her husband J.M. sold Lot 1, Block 54 to Mary E. Peck for \$5000 (Book 18; Page 312). The Porters do not appear in any future Muscatine city directory. The large increase in price over Porter's cost, coupled with the building's appearance on the 1883 Sanborn map, assign the Porter family as the builder. Peck worked as a traveling salesman, while his wife operated a millinery and fancy goods store. According to the 1886-89 city directory, there were at least 22 women operating a business in the community during that time. The majority of the businesses were involved in millinery, music and dressmaking. However, there were also three grocers, two artists, two carpet weavers one boarding house operator and two hair workers who were women. Neither Peck nor his wife appears to have made a significant impact on the history of the community. Both J.M. and Mary are listed at 217 W. Third in the 1886-89 and 1889-92 city directories. J.M is recorded as a traveler or commercial traveler, while Mary continued to be recorded as the owner of a millinery shop. Miss Millie Peck, no occupation listed, is also listed at 217 W. Third in the 1889-92 directory. Millie is assumed to be the daughter of J.M. and Mary. J.M Peck, travel salesman for N. Kuhmen, Davenport, is the only family member recorded at 217 W. Third in the 1891-92 city directory. Mrs. Mary Peck, no occupation listed, is again recorded in at the house in the 1893-94 city directory, but J.M. is not listed this time. Millie Peck is also listed there. She works at the Muscatine Oat Meal Mill.

Conflicting reports create some confusion over the family's status after 1894. In the 1895 directory, Mary is shown as a widow, located at 217 W. Third. Her occupation is not listed. Mildred Peck is also listed in the directory as a resident and working at the oatmeal mill office. No date of death for J.M. Peck however could be located. Mrs. Mary Peck, no occupation listed, is still shown at 217 W. Third in the 1897-98 directory. Mildred Peck is no longer shown in the directory. The "P" sheets in the 1899-1900 city directory are missing, but the street listing continues to identify Mrs. J.M. Peck as the resident at 217 W. Third. The confusion over the family's status begins in 1900, when John M. Peck, travel agent, is listed with his wife Mary in the city directory. Since she was previously identified as a widow of J.M., it would at first be assumed this listing is in error. Initially, the 1900 census would seem to confirm this since it lists Mary E.

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Peck (48) as head of the household at 217 W. 3rd Street, and records that she owned the property. However, J.M. Peck (58, commercial trader) is listed in the census as her husband, and their daughter Gertrude (10) also is recorded with them. The household also included Kate Clark (18), a servant, and Anna Jayne (27), a boarder who worked as a bookkeeper. No explanation for the discrepancy in the directory listings could be established because no obituaries could be located. No listing for J.M. or Mary Peck could be found in the 1902-03 or 1904 city directories.

Julia Einhausen purchased Lot 1, Block 54 from Mary E. Peck and husband on April 1, 1901 (Book 35; Page 49). In the 1904 directory, Ferdinand Grade, his wife and three children were listed as the residents. Grade was a music teacher, along with his son Charles and daughter Julia Einhausen, the widow of John. The Grade's other daughter, Ida, worked at the Muscatine Oat Meal Mill. The 1910 census lists that they are renting this property, but the landlord is actually their daughter, who is living at the house. Ferdinand (69, music instructor) and his wife Elizabeth (69) were both born in Germany. Their household included their son Charles (40, piano instructor), daughter Julia (widow, 38), and daughter Ida B. Grade (35). Julia was also a music teacher, although her occupation was not always listed in the city directories. The 1920 census continued to list Ferdinand, Elizabeth, Charles, and Julia at 217 W. Third, but Ida was missing, after marrying John Schaefer in 1912. Julia was identified in the census as the owner. Elizabeth Grade died at age 81 and was buried on November 12, 1921. Julia, her father and brother continued to be listed at the house from the 1913 through the 1934 city directories. All three were listed in the directories as music teachers. In the 1934 city directory, Ida Schaefer was recorded as a resident. No occupation was listed for her. The three children continued to be identified as residents in the 1936-37 directory, but Ferdinand Grade was missing, apparently passing away around 1935. Charles, Julia and Ida all continued to be listed in the city directories at 217 W. Third through the 1940-41 city directory. Charles Grade died at age 72 and was buried on July 22, 1942.

Julia Einhausen sold 217 W. Third to her sister Ida Schaefer on August 1, 1942 (Book 160; Page 604). The two sisters continued to be listed as the residents there in the 1943 through the 1954 city directory. During this time, no occupations are listed for the sisters, although Julia apparently continued to teach music students. Einhausen died on April 3, 1956. Ida is still listed in the 1956 directory as a resident of 217 W. Third, but is missing in later directories. She did not die however until March 18, 1971. She apparently moved to a nursing home after her sister died and rented the house to tenants. John A. and Elizabeth Cannon are listed in the 1958 and the 1959 directories as the residents Cannon was a supervisor at Grain Processing.

The Cannons bought the house on September 29, 1967 from Schaefer (Book 231; Page 702).

9. Major Bibliographical References

Census Records, United States Census Bureau, 1870, 1880, 1900, 1910 and 1920.

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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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"Mrs. Einhausen, Vocal and Piano Teacher, Dies," *Muscatine Journal*, April 3, 1956, page 2.

"Obituaries and funerals," "Ida Schaefer," *Muscatine Journal*, March 19, 1971, page 15.

"Residence of J.M. Peck," Historic Photograph, *Muscatine Journal Semicentennial Issue*, 1891, accessed on-line at <http://www.rootsweb.com/~iamuscat/semicent/respeck.gif>.

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



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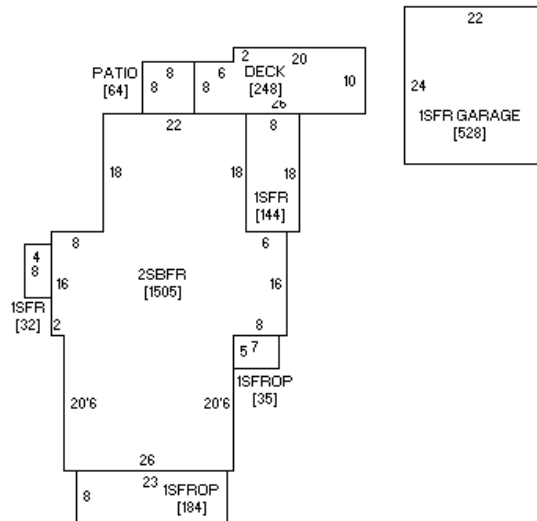
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

