

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

State Inventory No. 70-01017, 70-00209 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 Eitman House & Achter Carriage House (carriage house previously 70-00209)
 other names/site number Field Site #: WH-054

2. Location

street & number 303 W 3rd
 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) 53 Lot(s) 5

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

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>07A: Late 19th & Early 20th Century American Movement/Prairie School</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 303 W 3rd Site Number 70-01017, 209
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 1922 check if circa or estimated date
Other dates c.1895 – carriage house

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 12/12/2005
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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Eitman House & Achter Carriage House
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7. Narrative Description

This is a two and a half-story, three-bay, Foursquare brick house. The house sets on a brick foundation on an elevated corner lot. The hip roof is clad in asphalt shingles. The door and windows are historic wood, possibly originals. The front steps are under reconstruction. An older two-story brick carriage house is present at the rear of the lot and adjacent to the alley. The 1919 Sanborn map shows the carriage house was part of the property that is now 305 W. Second before 303 W. Second was constructed. The present homeowner of 303 W. Second also owns 305 W. Second and he confirmed what the 1919 Sanborn shows. The 1892 Sanborn also showed an earlier corner house at 303 W. Second. The auxiliary building shown on that map was about half the size of the current building, but was located on at least a portion of the current footprint. That might indicate the 1892 auxiliary building was enlarged into the current building or more likely was rebuilt between 1892 and 1899.

The front (south) elevation has a covered brick porch that goes the length of the house. It has been enclosed with aluminum combination windows and a non-historic aluminum storm door in the middle. The entry includes sidelights and a transom. On the second story, there are four windows across the front of the house. The two outside windows are one-over-one-light double-hung windows. The two smaller inside window are single light windows. A hip-roof dormer on the center of the roof has two small windows.

The west side of the house has a multi-light wood storm door located split-level between the basement and first story towards the rear of the elevation. A one-over-one-light, double-hung window is located mid-level between the first and second stories and aligned with the entry. Two one-over-one-light, double-hung windows are located on each side of the entry. The left window is centered between the door and the north end of the wall, while the right window is centered between the door and the south end of the wall. A similar second-story window is aligned over the right, first-story window. There is also a hip-roof dormer with a pair of single-light windows in it.

The back half of the house on the east elevation projects out about three feet from the plane of the front half. A one-over-one-light, double-hung window is located on both the first and second story of the short projecting south wall. The four remaining groups of windows are all the same. Each group contains three one-over-one-light, double-hung windows. One group of windows is centered on the back half and the front half of the house on both the first and second stories.

The rear (north) side of the house has a covered basement entry centered on the left half of the wall. There is an enclosed wood entry porch that covers the right half of the first story. The porch contains a pair of one-over-one-light, double-hung windows on the east side of the porch. The west side has no openings. The north wall of the entry porch contains a flush-mounted multi-light, wood storm door on the left side. Sidelights and a transom surround the door. Two one-over-one-light, double-hung windows are located to the right of the storm door. A pair of one-over-one-light, double-hung windows flank the basement entry. Centered over these flanking windows is a group of three one-over-one-light, double-

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hung windows on the second story. On the second story over the porch is a one-over-one-light, double-hung window. A centered hip-roof dormer, with a pair of single-light windows is located on the rear roof.

There is a two-story, brick carriage house, which has been converted into a garage, located at the back of the property. This building has previously been assigned the number of 70-00209. It is covered by a gable roof and shows Romanesque style features, such as arched windows and doors. As noted previously, this building dates to 1892 and was enlarged into the current building or more likely was rebuilt between 1892 and 1899.

On the alley (north) side of the converted garage are three vehicle entries. The center and west entrances might have been enlarged and reframed, while the east entry is likely non-historic. The middle entry is centered on the elevation wall. It and the west entry each contain a pair of solid wood, probably hinged doors covering the opening. These are slightly recessed into the framed opening. A short segmental arch extends over a portion of the door, indicating the original door was likely narrower than the current opening. A sliding wood loft door is located over the center entry. It is also slightly recessed. The door extends to the top of the wall, leaving no space for any decorative lintel. Half-circle windows with round brick lintels are located over each of the two outside doors,. The window is centered over the west door, but is located slightly to the right of the entry on the east end. These windows match openings on the south side and are also slightly recessed into the wall. Their sashes are either broken or missing. Two first-story, openings flank the center opening. Each opening has a segmental arch over it. Both openings have been boarded up.

The east side elevation contains a pair of two-over-two-light, double-hung historic wood windows on the first story. Each window is centered in an opposite half of the end wall. A second pair of two-over-two-light, double-hung round windows is centered on the second story between the first-story pair. The first-story windows have similar segmental brick lintels, while round brick lintels are located over the second-story openings. Portions of the sashes are broken, missing or covered in three of the windows.

A centered, second-story window is the only opening on the west side elevation of the carriage house. It contains two-over-two-light, double-hung sashes.

Three individual (non-vehicle) entries are located on the rear (south) elevation. Each entrance contains a slight-recessed, historic, solid wood door with decorative, segmental brick arches over each. A short set of wood steps provides access to each entrance. One entrance is located at the far west end of the carriage house, one is nearly centered and the third is centered in the east quarter of the building. A transom is located above the east door. Three wood windows are present on the elevation. Each has a segmental brick lintel over it. A single window is located to the right of the east entrance. The window contains two-over-two-light, double-hung sashes. A similar window is located to the right of the east entrance. A smaller six-over-six-light, double-hung window is located to the right of the east entrance window. An air conditioner is currently installed in the lower sash of the six-over-six-light window.

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8. Narrative Statement of Significance

The Eitman House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, the Achter Carriage House does appear to be individually eligible for the National Register of Historic Places under Criteria C. Both appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Two different owners, approximately 25 years apart, constructed the two buildings now located on Lot 5, Block 53. Based on ownership and Sanborn maps, Mary Achter constructed the carriage house around 1895, following her purchase of the property. Neither Achter nor her husband Henry appear in any bibliography reports, and the 1900 census is the only one that lists them. No occupation is identified for her in that census and he is listed as being retired. Neither appears to have made any significant impact on the community's history. George Eitman constructed the main house around 1922. At this time, the carriage house was also converted to a garage. Eitman was a long-time grocer in the community. He was also a former city alderman, who was the last surviving member of the city council that enclosed Papoose Creek and initiated other sewer and paving projects in the community. While these were significant events in the community's history, he was not living at 303 W. Third at the time they occurred. While he remained a well-known and likely influential businessman after building this house, he did not significantly affect the city's history during the time he lived at this address. In addition, no significant event is known to have occurred at this location. The Eitman house is also does not show any unusual or significant architectural features. It is a rather typical Prairie School brick house. There are a relatively large number of such houses in the West Hill neighborhood and throughout the community. Although it is in excellent condition with most of its integrity intact, the house does not stand out from these other buildings. Thus, the Eitman House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Achter Carriage House (70-00209) does appear to be individually eligible for listing on the National Register as a distinctive 1890s carriage house converted to a garage in the 1920s. While nearly all households in the community included backyard stables or small barns to house horses and other livestock, only a relative few of these buildings were constructed of brick with specific architectural features. The Achter Carriage House was one of these uncommon buildings. The arched doorways and half-circle windows, masonry construction, recessed windows and asymmetrical façade lend a distinctive feel to this building. There are other brick carriage houses located in the West Hill neighborhood and throughout the community and nearly all have been converted into other uses, especially garages. This carriage house has also been converted, with minimal lost to the historic integrity of the older building. While three elevations remained basically untouched, three wider automobile openings were added to the elevation along the rear alley. The rest of the building remains essentially unchanged from its original construction and still has most of its original door and windows sashes. Thus, the Achter Carriage House appears to be individually eligible for the National Register of Historic Places under Criterion C.

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While the Eitman House does not appear individually eligible for listing on the National Register, it does appear to be a contributing building to a potential West Hill historic district. The Achter Carriage House also contributes to this potential district. The house was constructed around 25 years after the carriage house was built, as this building was converted to a garage. It represented a successful businessman's interest in locating in one of the community's choicest social and economic neighborhoods. Eitman's decision not only raised his stature, but also contributed to the neighborhood's continued growth and development in the early 20th century. Those same reasons were likely the reason Mary Achter and her husband Henry chose to construct the carriage house. Both buildings are significant to this potential historic district because of their history and architecture.

After purchasing Lot 5 and the E ½ of Lot 4 of Block 53 in the early 1890s, Henry and Mary Achter demolished the corner house on lot 5 and then built the carriage house as part of the Lot 4 property around 1895. Mary purchased Lot 5, Block 53 from William G. Block, et al, on October 9, 1891 (Book 24, Page 22). According to the 1892 Sanborn map, a 1½ -story house was located at the front of the lot. A short, 1½-story auxiliary building was located in the center rear of the lot. The couple then acquired the adjoining E½ of Lot 4 from J. Linn Hoopes on May 17, 1892 (Book 24, Page 381). The 1899 Sanborn map shows the house on Lot 5 gone and the original rear auxiliary building replaced with the current carriage house. After the Achters purchased the E½ of Lot 4, city directories show they lived there through 1897-98. Henry is identified as the secretary-treasurer of the MPB Company in the 1893-94 directory. They sold the E ½ of Lot 4 (house) to Ebenezer P. Day on April 20, 1900 (Book 33, Page 365). The 1900 census records Henry, 49; his wife Mary, 45; and Helen Achter, 15, at 102 Iowa. This was the location of the Commercial Hotel, and all three individuals are listed as lodgers in the census. Henry was an immigrant from Germany who arrived in this country in 1855, apparently with his parents. It is unknown when he arrived in Muscatine. His wife was born in Iowa and the census shows they had been married for 12 years and had one child, who was still living. However, Helen apparently was not that child, since the census listed her mother as a native of Connecticut. Henry was listed as retired and no occupation was identified for Mary. Helen was listed in school.

Henry and Mary Achter then continued to own Lot 5 until Mary sold it on February 15, 1910 to Gustav Schmidt, former mayor of Muscatine. His wife Agnes was the daughter of William Achter (Muscatine Journal, March 16, 1910, Page 1). Gustav Schmidt died shortly after he and his wife purchased the property. William Achter's 1890 obituary confirmed that relationship and also identified Henry Achter as a son (Muscatine Journal, January 29, 1890, Page 3). The 1910 census and city directories from the early 1900s up to 1921 do not record any 303 W. Third address.

It is unclear from the record how the split in the two properties the Achters owned affected the carriage house, but the present owner provided some information. In a personal interview, he reported the building had apparently been split with an interior partition installed on the lot line between Lot 4 and Lot 5. According to the owner, who acquired Lot 5 in 1988, he was required by his lending institution to also purchase the adjoining property because of the split building. He apparently bought that parcel on a contract, which was fulfilled in 1997. Currently, the carriage house is still listed as on both properties.

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On June 30, 1921, Agnes Schmidt sold Lot 5, Block 53 to George and Fannie Eitman (Book 59, Page 155). Eitman and his wife constructed the house sometime between 1921 and 1923. They are listed as residents of 303 W. Third in the 1923-24 city directory. The Eitmans are recorded at 212 W. Third in the 1920 census. George, 54, is listed as the owner of that property and engaged in the grocery business. The 1923-24 city directory specifically identifies him as the owner of the Eitman Grocery on Hershey Avenue. No occupation is listed for Fannie, 42 in either the census or the city directory. Their 19-year-old son Clarence is identified in the census as a shipping clerk in a retail grocery, which is assumed to be the Eitman Grocery. Eitman is recorded as being born in Germany in the 1920 census, but his 1949 obituary indicated he was a lifelong resident of Muscatine. The obituary also identified a daughter, Mrs. F.L. Webster. In the 1940 Muscatine Journal centennial edition it notes that the Eitman family had been in the grocery business since Frank Eitman Sr. established the business in 1857 at the site of the present South Muscatine fire station on Hershey avenue. His four sons, Joe, Frank, Fred and George, were associated in business with him. In 1898 George brought the store uptown to the present location at 106 West Second street, while the other three brothers established a store across from the Romann-Liebhe company on Hershey Ave. In the 1923 city directory, George and Fannie lived at 303 West 3rd and ran the Eitman Grocery Store. The brothers continued to run the Eitman Grocery located at 1065-1067 Hershey. There were approximately 60 grocery stores in 1923.

In 1923 city directory, George and Fannie Eitman lived at 303 West 3rd. They had Eitman grocery at 106 West 2nd. Clarence Eitman, the present owner of the George Eitman grocery, was associated with his father 10 years before buying out the business in 1929. In 1929 city directory it also listed the Eitman brothers (Fred W., Joseph and Frank E.) grocery at 1065-1067 Hershey. Clarence, Fred, and Joseph Eitman continued their store until 1937 when they retired. According to the 1934 city directory there were approximately 80 grocery stores, as well as in the 1946 city directory. George and Fannie Eitman continued to be recorded as the residents of 303 W. Third through 1949.

George Eitman died in November 1949. He was a lifelong resident of Muscatine, former city official and a grocer for more than 50 years. He was born in Muscatine on December 25, 1864, the son of Frank and Eva Lorber Eitman. George was an alderman from 1892-1896. He married Fannie Vanatta on April 8, 1896. He had one son, Clarence V. Eitman and a daughter Mrs. F. L. Webster. He was in the grocery business with his father, Frank Eitman, in South Muscatine. They then established a store on West Second Street for more than 50 years. The brothers had a store in south Muscatine. George had two brothers, Joseph and Fred Eitman ("George Eitman, Lifelong Resident Here, Dies At 84," *Muscatine Journal*, November 4, 1949, Page 1).

After George died, the property was transferred to Clarence Eitman. Clarence's sister and her husband, Leon and Fernie L. Webster, acquired it on May 31, 1950 (Book 135, Page 81). They operated a gas station and were listed as the residents from the 1952 through the 1961 city directory. The gas station was named Fernie Webster and was located at 129 West Front Street.

Fernie Webster sold the property on May 11, 1976 to William G. and Christine Kackley (Book 270, Page 1667).

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9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 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.

"Died," William Achter obituary, *Muscatine Journal*, January 29, 1890, Page 3

"George Eitman, Lifelong Resident Here, Dies At 84," *Muscatine Journal*, November 4, 1949, Page 1

"Gustav Schmidt, After Great Battle, Yields Useful Life," *Muscatine Journal*, March 16, 1910, Page 1.

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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Site Number 70-01017, 209

Related District Number 70-01005

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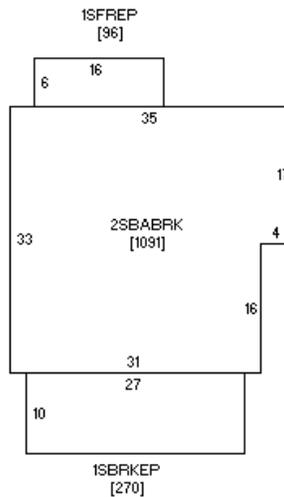
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

