

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

State Inventory No. 70-00212  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 Jacob Erb Rental House  
 other names/site number Field Site #: WH-056

**2. Location**

street & number 307 W. 3rd Street  
 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) W 1/2 Lot 4

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<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>	_____ 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>01B01: Multiple Dwelling/Duplex</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09A01: Gable Front</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 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  
City Muscatine

Address 307 W. 3<sup>rd</sup> Street

Site Number 70-00212  
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

02: Architecture

**Significant Dates**

Construction date

1885  check if circa or estimated date

Other dates

**Significant Person**

(Complete if National Register Criterion B is marked above)

Marx Block, Samuel Leaderman

**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 Diane Mayer Day, commission member (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date October 17, 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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Jacob Erb Rental House  
Name of Property

Muscatine  
County

307 W. 3<sup>rd</sup> Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay, gable-front brick house that was built around 1885. The house sits on a brick foundation. The walls are brick. The gable roof is clad in asphalt shingles. There is also a small cross gable on the east elevation that does not appear on the 1888 Sanborn map, but does show on the 1892 and later maps. Whether this was a later addition or simply overlooked on the earlier map is not clear. The windows have segmental arch brick lintels, with the header end exposed.

The house sits on a small hill with several steps leading to the front porch. The front (south) elevation of the house has a gable end with three bays. The original single-door entry is on the far left side of the house. The full front porch extends across the first story. The detailing suggests early 20<sup>th</sup> century construction, though a full porch is depicted on the house in 1888. The front porch is supported by two square brick columns, and the brick is different from the original house. The entry consists of a historic wood door with double rectangular windows and a wood screen door. A transom window spans the top of the entry. The entry also has a segmental brick arch lintel. There is a pair of two-over-two-light, double-hung vinyl windows on the first story of this elevation and three one-over-one-light, double-hung vinyl windows on the second story.

On the east side of the house, the cross gable that might have been added between 1888 and 1892 is located near the rear of the elevation. The space between the houses is narrow here and heavily shaded by trees. There is a one-over-one-light double-hung vinyl windows on the south face of this gable (facing the street) on each of the stories. The same detailing of the brick is present here as well, with segmental arch lintels. The east side of the gable contains one one-over-one-light double-hung vinyl window on the first story and one one-over-one-light double-hung vinyl window on the second story. There are two windows that are placed in front of the gable section of this residence. Both the first and second stories have one window each. Both windows are one-over-one-light double-hung vinyl windows.

The house that sits to the west of this residence is just a foot to two feet away from the west wall. There are two one-over-one-light double-hung vinyl windows on the first story and two one-over-one-light double-hung vinyl windows on the second story. One of the windows is slightly smaller than the other on the first story.

The rear elevation (north) has a historic one-and-one-half-story section. There is a dormer and covered porch on the east side of this section. Two centered openings are located on the gable end of the rear section. The second-story opening contains a one-over-one-light, double-hung vinyl window. The first-story opening is a window containing two-over-two-light, double-hung vinyl window. Each window has the same segmental brick arch lintels. Shutters have been added to these windows as well. The entry to the lower apartment is located here.

At the front of the property, there is a stone retaining wall that is capped by red stone blocks.

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Jacob Erb Rental House	Muscatine
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There are no auxiliary buildings.

## 8. Narrative Statement of Significance

The Jacob Erb Rental 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.

This house operated as a rental in nearly all years from construction around 1885 through the 1960s. Jacob Erb, a lumber clerk, built this house around 1885, apparently as a rental. He was born in Pennsylvania around 1824, but it is unknown when he arrived in Muscatine. He does not appear to have made any significant contribution to the community's history. The earliest identified resident is Samuel Leaderman, and little information can be found on him. No significant events are known to have occurred on this property. In addition, the house does not show any physical features that would make it architecturally significant. Thus, the Jacob Erb Rental House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Jacob Erb Rental House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It appears an earlier house might have been located on this property and Erb apparently constructed this house after purchasing the property in 1884. Erb arrived in Muscatine as a laborer, but within a few years had established himself as a solid citizen with a family and nearly \$10,000 in real estate and personal wealth. When Erb decided to build a new house at this location, his decision would have attracted the attention of others residents because of his success. That attention would have boosted the neighborhood's development and growth by encouraging others to consider the area for building. This house significantly contributes to the history and architecture of this potential historic district.

Lumber clerk Jacob Erb built this house around 1885, but does not appear to have lived there. Erb purchased the property from William Block on July 24, 1884 (Book 1 G.D., Page 65) for \$183.33. Also in the Transfer Book for 1878-1887, another transaction between Sallie Block et al to Jacob Erb was a warranty deed for \$363.67. The 1883 Sanborn map does not show any building on the lot, while an 1874 birds-eye map shows a side-gable house. It is unclear from that map if the side-gable house is actually on the west half of lot 4 and is the original house or not. The 1888 Sanborn clearly shows the present house on the property, indicating it was constructed between 1883 and 1888. Erb is listed in the 1860 census as a resident at the home of his mother Elizabeth Erb, 64. The census recorded his occupation at that time as a laborer. When the 1870 census was recorded, Erb had married Susan, 35, and they had five children. He was also recorded as a lumber clerk with \$4000 in real estate and \$5000 in his personal estate. A domestic servant, S.J. Bond, 14, was also listed as a resident in his household. Jacob Erb address in the 1879 Muscatine City Directory was the ss 4<sup>th</sup> w Pine. He was listed as being a clerk at S.G. Stein. The 1886 Muscatine City Directory found Mr. Erb to have the address of 308 W. 4<sup>th</sup> Street and was employed as a superintendent and clerk at Stein's Lumberyard. Jacob Erb is still listed at

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Jacob Erb Rental House  
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308 W. 4<sup>th</sup> Street in the 1889 Muscatine City Directory and is now listed as the manager at Stein's Lumberyard. Jacob Erb died on March 22, 1895 and his wife Susan assumed control of the property. Their daughter Mira also was added to the deed.

During the time Erb owned the house, Samuel Leaderman was listed as the resident. City directories and census records did not provide any additional information on Leaderman. He could not be identified in the 1870, 1880, or 1900 census records. He is listed as the resident of 307 W. 3<sup>rd</sup> Street in the 1893 and 1895 Muscatine City Directory. The 1893 city directory lists Samuel as having a general store at 113 W. 2<sup>nd</sup> Street. His son Solomon also lived there, no occupation was listed for him. The 1895 Muscatine City Directory has Samuel as being retired and Solomon as being a traveling salesman.

The Erbs continued to rent the house to tenants in the early 20<sup>th</sup> century. The 1899 Muscatine City Directory lists Thomas Barnard as residing in this house. Mr. Barnard was the proprietor of the Parker Steam Laundry. The 1900 city directory identifies Thomas Barnard, owner of Barnard's Model Laundry, and his wife Addie as the residents. In the 1904 city directory, Barnard is still listed as a resident, with Dr. F.E. Schmidt apparently operating an office from the house. A separate living address is listed for Schmidt and his wife Edith at 512 W. Fourth Street. The 1907 city directory recorded I.M. and Elizabeth Woolverton, owners of The Ideal Printerly, as the residents. Others boarding at the house included Ada Woolverton and Howard Woolverton. Howard was identified as a printer while Ada was a deputy recorder. The same residents were listed in the 1908-09 city directory. During this time, Susan Erb and several members of her family were listed in the 1900 census as living at 308 W. Fourth Street. The 1913 city directory identified Susan's son Edward as a resident of 307 W. Third, along with Margaret Toben. Edward Erb worked as a stock clerk at Huttigs.

Margaret Wigim bought the property from Susan and Mira Erb on March 27, 1918 (Book 52, Page 125). Wigim, widow of Samuel, was listed as the resident in the 1919 through the 1934 city directories. The 1919 and 1921 city directories also listed Dr. Truman Wigim and his wife Gertrude as operating an office in the house. Truman is identified in the 1920 census as Margaret's son. The office is not listed there after the 1921 city directory. Margaret continued to be listed here. Margaret Wigim sold the property to Hugh (relationship unknown) and Truman Wigim on May 19, 1933 (Book 82, Page 24). Hugh and Truman apparently did not live there, but rented it. The 1936-37 city directory lists Oren and Mecia Rabedeaux as the residents. He was a kitchen assistant in the Spanish Villa. Adam and Blanche Paul were recorded as the residents in the 1938-39 city directory. He was a mill operator for McKee Feed and Grain Company. The 1940-41 city directory listed Mrs. Sada Daniels, a cook at the Copper Kettle, as the resident.

The Wigims sold the property to the Titus Loan and Investment Company on June 24, 1940 (Book 97, page 107). The company then sold it on contract on July 8, 1940 to Paul and Lila Fischer and James and Luch Selman (Book 94, Page 482). It is unknown what relationship existed between the Fischer and Selman families. A warranty deed was issued to the buyers on October 21, 1941 (Book 100, Page 324). Both families are listed as residents in the 1943 city directory, but no occupations are listed for either.

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The two families sold the house on December 19, 1944 to Raymond Randleman (Book 110, Page 443). Randleman continued to rent the property and after he transferred ownership to his wife Sarah on October 21, 1958, she also continued to rent it (Book 186, Page 621). The 1946 city directory listed Ralph and Clara Lowrey as residents of 307 W. Third, with Floyd and Juanita Phillips at 307-1/2. Lowrey was identified as a partner with Gingery and Lowrey, while Phillips was listed as a driver for Poole Transfer. Russell and Helen Meade were listed as the residents of 307 in the 1949 city directory. He was an employee of J.I. Case and Company of Bettendorf. The residents of 307-1/2 were William and Marian Butler. He was a partner in Butler and Wilson. They continued to rent the house through the 1956 city directory. The 1958 city directory listed the renter of 307 W. Third as Doris Powers and the 307-1/2 renter was Donna Orley. No occupations were listed for either.

Sarah Randleman sold the property to Leo and Cindi Grosjean on December 22, 1975.

## 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.

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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
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 Related District Number 70-01005

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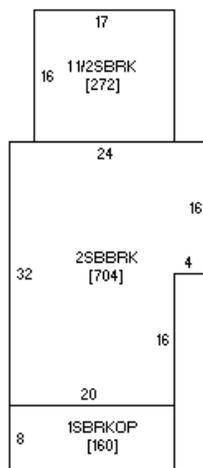
307 W. 3<sup>rd</sup> Street  
 Address

Muscatine  
 City

**Location Map**



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



(front – W. 3<sup>rd</sup> Street)

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Jacob Erb Rental House  
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## Photograph of building (digital image)

