

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

State Inventory No. 70-00220 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 William Warsham House
 other names/site number Field Site #: WH-073

2. Location

street & number 411 W. 3rd St.
 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) 52 Lot(s) Lot 3

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	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>09A01: House / Front-Gabled Roof</u>	foundation <u>03 Brick</u>
_____	walls <u>05E Aluminum</u>
_____	roof <u>05F Steel</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 411 W. 3rd St

Site Number 70-00220
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

Significant Dates

Construction date 1856 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 Jay Brady, Chair (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date May 30, 2006

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

Iowa Site Inventory Form Continuation Sheet

Page 3

William Warsham House
Name of Property

Muscatine
County

411 W. 3rd St
Address

Muscatine
City

7. Narrative Description

This is a two-story, two-bay, front-gabled house. The house sits on a brick foundation. The walls are frame, clad in aluminum siding. The front-gable roof is clad in steel. Though the home has been altered, the placement of the off-center front openings appear to be historic.

The front (south) elevation has an open wood porch with flat pitched roof resting on three columns. The two corner columns are three individual columns clustered together and the center column is two individual columns clustered together. The entry is located at the east end of the elevation and consists of a non-original wood door set in a large door frame with sidelights and door transom and wide wood framing. The first story two-over-two-light double-hung window is located in the west portion of the elevation and has a large rectangular two-light window transom above. The window is unusual with a wide center mutton. The second story has a two-over-two-light double-hung window with small two-light window transom located in west portion of the elevation like the single story window below and a six-light-over-single-light double-hung window in the east portion of the elevation. The gable end is clad in siding. The gable end roof eave has rectangular wood beam brackets.

The east elevation has a six-over-single-light double-hung window in the first and second stories at the rear of the elevation. The east elevation of the rear single story portion of the house has a six-over-single-light double-hung window. The east roof eave has rectangular brackets under the roof eave.

The west elevation has a two six-over-six-light double-hung window in the first and second stories of the main portion of the house. The two lower windows have metal window awnings that extend half-way down the window. The west elevation of the rear single story portion of the house has a six-light window about center. The west roof eave has rectangular curved brackets.

The rear (north) elevation of the main two story portion of the house has two six-over-six-light double-hung windows in the second story and a six-over-six-light double-hung window to the east of the single story rear portion of the house. The north elevation of the single story rear portion of the house has a side-by-side two-light window. The end-gable roof of the main portion of the house has rectangular brackets under the roof eave. The end-gable roof of the single story rear portion has rectangular brackets and a roof peak off-set from center.

An old gable-roof, wood barn sits behind the house. Sanborn maps indicate that the barn was constructed between 1892 and 1899. The north elevation fronts the alley and has three vertically opening wood plank doors. Heavy beam framing supports the loft above. The loft has a side-opening, wood plank door approximately centered in the elevation. A basketball hoop backboard is located on the east portion of the elevation. The west elevation has a six-light window with some panes missing and a circular cut out in the end gable that has been boarded over from the inside. The west elevation is covered with vines. The east elevation has evidence of barn board replacement along its lower portion. An old wide door opening is towards the south portion of the elevation and has been boarded in with barn board. The exposed foundation appears to be concrete. The gable has a circle cut out that has

Iowa Site Inventory Form Continuation Sheet

Page 4

William Warsham House
Name of Property

Muscatine
County

411 W. 3rd St
Address

Muscatine
City

been boarded over from the inside like the west elevation. The south elevation has a door to the east with a six light window high in the elevation and a six light window towards the ground to the west. Much of this elevation is obscured by vines.

8. Narrative Statement of Significance

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

While the house is older, its historic integrity has been compromised by aluminum siding, window replacements, and design modifications. The front entry with sidelights and transom reflects the c.1856 construction date of this house. An 1874 sketch appears to show this house with three windows across the façade, a typical design from this period. However, the fenestration pattern of the façade appears to have been altered within the last 50 years, creating a different design and appearance of this house. Though J.L. Hoopes was a prominent citizen, the current appearance does not reflect the house when he lived here. Thus, the William Warsham House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

Additionally, the William Warsham House does not appear to be a contributing building in a potential "West Hill" neighborhood historic district. The only historic features of the house appear to be the gable-front form and the front entry design. The setback location on a slight rise is also probably original, reflecting the c.1856 construction date prior to other houses in this block. However, the altered fenestration pattern, aluminum siding, and other design modification have severely compromised the historic integrity of this house. Thus, it does not retain sufficient integrity to be a contributing building in a potential West Hill district.

George Backster obtained the southwest ½ of lot 4, block 9, lot 3 of block 52, and lot 8 of block 8 from Suel Foster, for \$2.65 special warranty deed on May 4, 1840 (Book B:309). S.H. Little (Hancock, City, IL) obtained the undivided ½ lot 8, block 8 and undivided ½ lot 3, block 52 from George Backster for \$1.00 quit claim on November 29, 1840 (Book C:278). D.C. Cloud obtained lot 3 block 52 from Durant, Conklin, Stigall, & Little (heirs of Sidney Little, Hancock City, IL, deceased) on April 19, 1856 for \$500 (Book Q: 306). David P. Johnson obtained lot 3 block 52 from D.C. Cloud & Wife on August 13, 1856 for \$850 (Book Q:485). While S.H. Little, D.C. Cloud, and David P. Johnson are not listed in the 1856 directory at this location, it appears that Little or Cloud may have had a house constructed at this location around 1856 based on lot pricing.

William Warsham obtained lot 3, block 52 from D.P. Johnson on July 10, 1857 for \$1000 (Book T:19). This price definitively indicates a house on the lot by this time. William Worsham, Worsham & Bryant Livery Stable is listed with David, clerk at 2 Union Block, as residing on the north side of 3rd between Linn and Spruce in the 1859-60 directory. The 1866 directory lists William G. Worsham, Phelps & Worsham

Iowa Site Inventory Form Continuation Sheet

Page 5

William Warsham House	Muscatine
Name of Property	County
411 W. 3 rd St	Muscatine
Address	City

Livery Stable as residing on the northside of 3rd, 4 west of Linn. The 1869-70 directory lists Mrs. Rebecca Worsham, widow, and David, Worsham & Brower Livery as residing on the northside of 3rd near Spruce. The 1874-75 directory lists Rebecca with David as clerk on the northside of 3rd west of Spruce. The 1876-77 directory lists Rebecca and David, clerk, as residing at 56 W. 3rd. The 1877-78 directory lists Rebecca, David, bookkeeper, Mary, teacher, as residing at the northside of 3rd 3 east of Spruce. The 1879 directory lists Rebecca, David, bookkeeper, Mary, teacher, as residing at the northside of 3rd 3 east of Spruce.

The 1874 birds-eye view of Muscatine appears to show this house, set back at the middle of this block. It is depicted as three-bay gable-front house, with a front porch. If it is the same house, and the detail on the birds-eye is accurate, it appears that the fenestration has been altered.

Joseph J. Hoopes paid \$57.12 in overdue taxes for lot 3, block 52 on December 3, 1881, with Hoopes giving notice to Rebecca, Ella, and David Warsham, Mary Davison, and Emma Hoopes (Book 2:543). Mrs. R. Warsham, widow and David Warsham, bookkeeper for W.G Block are listed at 411 W. 3rd in 1883-1886 directory with Mrs. Param boarding. No Davison/Davidson is listed at this location from 1886-1892. Sanborn review shows this house at this location as of 1888 and really no alterations since.

Emma Hoopes received a quit claim deed for Lot 3 of Block 52 from Margaret Davison & husband and David Warsham etal located in Powesheik County on January 19, 1892 for \$1.00 (Lots Book 14:533). J. Linn Hoopes is first listed at 411 W. 3rd Street in 1891-92 as proprietor of livery and sale stable and secretary of the Muscatine Improvement and Manufacturing Company. He farmed in Lake Township for several years, as his family was in the fruit and vegetable business. In 1891 he moved to Muscatine, engaging in the real-estate, loan and insurance business. The Muscatine Improvement and Manufacturing Company was organized to attract businesses to Muscatine, focused on the large Park Place development in north-northeast Muscatine in the 1890s. Officers in 1893 included William Huttig, president; Peter M. Musser, vice president; J.L. Hoopes, secretary; G.A. Funck, treasurer; and S.A. Collins, manager. The executive committee included additional prominent businessmen: W.H. Johnson, W.H. Hoopes, William L. Roach, J.M. Gobble, and Gus Schmidt. They successfully lobbied for several businesses to relocate to Muscatine, and developed a large residential tract. J. Linn Hoopes was listed as the secretary for the Muscatine Improvement and Manufacturing Company from 1893 to 1900. The 1900 Census lists J.L. Hoopes, 58, Insurance Agent, as owning the home, with wife of 25 years, Emma, age 48. Frank Marmon, 75, Boarder and Kate Carrigan Servant, 41 are also listed in the 1900 census as living with them. The 1900 directory lists J.L. Hoopes as secretary of the Muscatine Improvement and Manufacturing Company with wife Emma. The 1902-03 directory lists J.L. Hoopes as secretary of the Muscatine Improvement and Manufacturing Company with wife Emma. The 1904 directory lists J.L. Hoopes as real estate and insurance agent, no Emma, Rebecca Hoopes is boarding. J. Linn and Emma Hoopes apparently had no children.

The property was transferred from J. Linn Hoopes, widower, to Rebecca Hoopes on August 22, 1904 (Transfer Book of Lots 5:14). Rebecca was his sister, and she lived with various family members in previous years. The 1907 directory lists J.L. Hoopes, real estate, with Rebecca Hoopes, boarding. The

Iowa Site Inventory Form Continuation Sheet

Page 6

William Warsham House
Name of Property

Muscatine
County

411 W. 3rd St
Address

Muscatine
City

1908-09 directory lists J.L. Hoopes, real estate, with Rebecca Hoopes, clerk, boarding. The 1910 Census lists Rebecca Hoopes, 58, single and owning the home with J. Linn Hoopes, widow, 68, real estate agent, listed as boarding, and Mary A. Gordon, widow, listed as boarder. The 1911 directory lists J.L. Hoopes, real estate with Rebecca Hoopes boarding. His 1911 biography notes that "although he has not attempted to figure prominently in public affairs, has always stood as an advocate of those interests and measures which are of the most value in upholding the legal, political and moral status of a community. For a considerable period he was identified with agricultural pursuits in this county and is now devoting his energies largely to the real-estate, loan and insurance business, in three departments of which he has secured a good clientage." (Richman 1911, Vol. 2: 97). Joseph Hoopes died on March 9, 1912 at age of 70.

No historic photographs could be located of the property when Hoopes lived here.

Rebecca Hoopes sold the property to Robert L. Thompson on June 22, 1912 (Transfer Book of Lots 5: 82). The Thompson family had lived in the adjacent property (407 W. 3rd Street) since the 1890. Robert L. was one of several sons of Robert T. Thompson, which also included Theron Thompson, who built the house at 405 W. 3rd Street in the 1890s. The east 5 feet of Lot 3, adjacent to Lot 4 and the 407 property were involved in some property transfers soon after Robert bought Lot 3 (411). On July 2, 1912, Theron Thompson bought the east 51' of Lot 3 from brother Robert L. Thompson for \$500, which included the house at 411 (Transfer Book of Lots 5:83). Robert L. Thompson bought the west half of Lot 4 (409 W. 3rd Street, the family home) around the same time, living here until his death in the early 1930s. Theron continued to live at 407 W. 3rd Street until his death in 1934. Property appears to have continued to transfer between the brothers, with the estate eventually selling it out of the family in 1935.

While the Thompsons owned this house, they used it as a rental property. The 1913 directory lists H.B. Holbert, vice president and general manager of the Muscatine North and South Railway with wife Maude. The 1916 directory has no listing for 411 W. 3rd. The Burnett family moved in around 1918, living here until becoming owners in 1935, after Robert and Theron had died. The 1919 directory lists Wilmon J. Burnett, salesman at Schmidt Music with wife Alice. Frances A., secretary at American Red Cross, and Leta receiving clerk at Hershey State Bank are listed as boarding. The 1920 Census lists Wilmon J. Burnett, 56, salesman for Marie Stores, renting the home with wife Alice G., 52; daughter Frances A., 24, secretary Red Cross; daughter, Leta P., 20, bookkeeper bank and Pauline Minkwitz, 57, roomer, private dressmaker. The 1921 through 1931 directories list Wilmon J. Burnett, salesman at Schmidt Music, with wife Alice and Leta receiving Clerk at Hershey State Bank are listed as boarding. The 1927 and later directories lists Wilmon Burnett as manager of the Muscatine Music House and the 1929 and later directories list Leta as assistant cashier at Hershey State Bank. By 1934, Leta had left home and Wilmon Burnett was manager of the Muscatine Music House living with wife Alice. Wilmon J. & Alice B. Burnett bought the property on April 16, 1935 from the heirs of Robert L. Thompson after his brother Theron had also died. In 1938-39, Wilmon was listed as a salesman. In 1940-43, Wilmon was retired with wife Alice. By 1946, Wilmon had died and his widow Mrs. Alice Burnett was listed here. She would continue to be listed here through 1954.

Iowa Site Inventory Form Continuation Sheet

Site Number 70-00220

Related District Number 70-01005

Page 7

William Warsham House
Name of Property

Muscatine
County

411 W. 3rd St
Address

Muscatine
City

Leta B. Day obtained the property on November 10, 1954, after her mother died. Mrs. Leta Day, widow of Lyle C., was listed here in 1956 and 1958.

Mrs. Elizabeth C. Dyche, widow of Charles, was listed here in 1959. Elizabeth C. Dyche purchased the property on October 19, 1978 (Original Town & Additions Transfer Book:145)

9. Major Bibliographical References

Census Records, United States Census Bureau, 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.

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

Location Map



Iowa Site Inventory Form Continuation Sheet

Site Number 70-00220

Related District Number 70-01005

Page 8

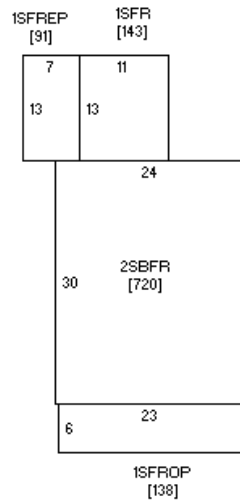
William Warsham House
Name of Property

Muscatine
County

411 W. 3rd St
Address

Muscatine
City

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



(front – W. 3rd Street)

Photograph of building (digital image)

