

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

State Inventory No. 70-00224 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 Burnett House
 other names/site number Field Site #: WH-082

2. Location

street & number 518 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) 38 Lot(s) Lot 10

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</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>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>05D: Late 19th century / Queen Anne</u>	foundation <u>03: Brick</u>
_____	walls <u>05E Aluminum</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 Address 518 W. 3rd Street Site Number 70-00224
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

Significant Dates

Construction date 1895 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 Donald W. Bain, Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 3, 2005

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

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7. Narrative Description

This is a two-story, frame Queen Anne house. The wrap-around porch was removed in the 1920s, according to the Sanborn maps. It sits on a brick foundation and is clad in horizontal aluminum siding. The combination hip and gable roof has asphalt shingles. An earlier house sat on this lot through 1892, and this house was built by the 1899 Sanborn map.

The front (north) elevation has a concrete front stoop running most of the width of the house. The stoop has concrete steps from the lawn elevation to the stoop. The two-door entry has a overhanging metal awning instead of a porch roof. The double door entry has two wood doors with large single lights and brass kickplates. The door entry has a vented door transom with overhanging cornice. A light fixture is located to the side of each door. The door entry is located slight left of center in the east section of the house which sits slightly in front of the center section approximately even with the three-sided tower located at the northwest corner. A one-over-one-light double-hung window without shutters is located in the first story of the center section and each side of the tower in the first and second stories has a one-over-one-light double-hung window without shutters. A wider one-over-one-light double-hung window with shutters is located in the second story of the east section. The one-over-one-light double-hung window in the second story of the center section has only one shutter. The east section has an end gable roof with decorative rounded dentils with ledge separating from the gable end from the house. The end gable has a 24-light-over-single-light double-hung window with a curved overhang sheltering the window. The tower is topped by a rounded turret section containing five one-over-one-light double-hung windows. The turret base is decorated with a ledge supported by large decoratively carved brackets. The tower roof funnels to a point topped by pointed brass cap. The roof eave has a rounded ledge with dentils.

The west elevation has four sections with the north section being the tower in the northwest corner. The next elevation does not have any openings. The central section is a cross gable section with the first story curved and containing three one-over-one-light double-hung windows with a decorative shutter at each end of the three window set. The second story of this section is rectangular with the corners overhanging the curved lower section. The exposed corner bottoms are supported by large decoratively carved brackets that taper in size to match the curve of the lower story and the changing amount of overhang. The second story has a one-over-one-light double-hung window in its center with a small single light window on each side. The end gable has a pronounced ledge with dentils separating the gable from the house and a 24-light-over-single-light double-hung window with curved overhang. The rear section has a small side porch with wood door entry. The rail has turned spindles and turned porch post. The gap between the wood porch and the ground is covered by a wood lattice. Small gingerbread carvings are at the corners between the post and the horizontal porch beam. The first story of this section has two small one-over-one-light double-hung windows and the second story has two one-over-one-light double-hung window with irregular spacing

The east elevation has a beveled northeast corner with a one-over-one-light double-hung window in the first story. The front section of the elevation has a small single light window in the first story and a one-

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over-one-light double-hung window in the second story. The center section is a cross end gable similar to the west elevation with curved first story with side door entry. The second story of the end gable has two one-over-one-light double-hung windows. The end gable has a one-over-one-light double-hung window with a curved overhang. The end gable is separated from the house with the same ledge and dentils as the west elevation. The rear section of the house is a single story sun porch with a one-over-one-light double-hung window set in its north elevation and four one-over-one-light double-hung windows in the east elevation. The second story of the house behind the porch has a one-over-one-light double-hung window.

The rear elevation has two one-over-one-light double-hung windows in each of the first and second stories. The sun porch in the east section has three one-over-one-light double-hung windows and an outside entry.

The home has a two-story, gable roof stable fronting the alley. The stable appears to date from the mid 1890s as it is on the 1899 Sanborn but a different building is shown farther to the west in the 1892 Sanborn. The first story is concrete built into the bluff with the second story set flush with the back yard of the house. The entry is at alley level is a tin door. The door opens horizontally on a steel track that extends out east from the barn. A modern stacked block retaining wall runs from the barn foundation west to the street. The second story is vertical wood barn siding. The east second story elevation of the barn has a small single light window that has been paneled over with wood. The south elevation has a center door for loading and a smaller door to the west. The west elevation has a concrete block chimney running up the south portion of the elevation through the roof eave. The roof slopes farther to the north than the south shortening the north elevation. The north elevation has an opening without a door just west of center. The roof at the wall is in poor condition and is partially falling in.

The house has a set of concrete steps leading from the street level sidewalk along Locust to the lawn in front of the west elevation. The east elevation has a small elevated child's playhouse that sits on posts. The playhouse has horizontal siding and a opening frame between the partial walls and the gabled roof. A vertical wood picket fence runs along the east elevation.

8. Narrative Statement of Significance

The Burnett 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.

The aluminum siding, later (after 1946) rear porch addition, and window replacements has compromised the historic integrity of the Burnett House. Several other better examples of Queen Anne houses remain in Muscatine. Thus, the house does not appear to be eligible under Criterion C for outstanding architecture. The earlier house on the property was associated with the R.M. Burnett family from 1850s through the 1890s and the present house associated with L.G. Burnett from the 1890s to 1913. Unfortunately, the earlier home was the one associated with the more prominent family member, R.M.

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Burnett, long-time bookdealer, state representative, and State University of Iowa regent. L.G. Burnett while active in Muscatine business first following his father in the bookdealing business, and then as cashier at Hershey State Bank, was not especially prominent or noteworthy. No significant events are associated with this house. Thus, the Burnett House does not appear to be individually eligible under Criteria A or B either.

The Burnett House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The home has a classic Queen Anne form and prominent tower with interesting dentiling. The home's 24-light over single light double hung windows with curved window overhangs in its gable roof ends are unique. The Burnett House is an example of a large successor home for a well-to-do multi-generational family. It reflects the neighborhood development of this area in the late 19th century. The house contributes historically and architecturally to this potential historic district.

Anna Burnett bought the property from her father-in-law R.M. Burnett on December 27, 1893 (Lots Book 26: 42). The original house on this property was built by R. M. Burnett in 1852-53 on land in the Higginbotham purchase. The present house was likely built by his son, Lewis Burnett, in the 1890s, as the present house first shows up on the 1899 Sanborn Map replacing an earlier house shown on the 1892 Sanborn. Lewis G. Burnett was a dealer in books and stationery succeeding his father in business since December 1876. He was born in Muscatine on January 23, 1855, married Miss Anna M. McAlister on May 2, 1877 They lived at his parents home at 518 W. 3rd Street (*History of Muscatine County* 1879: 596). The 1889-92 directory lists R.M. Burnett as retired and L.G. Burnett, no occupation. R.M. Burnett is not listed in later Muscatine city directories, though he apparently didn't die until January 7, 1908. The 1891-92 directory lists L.G. as a bookkeeper at Gobbles, living at this address. The 1893-94 directory lists L.G. Burnett as a teller at Hershey, Brown & Co. It was likely in 1894, after the late 1893 transfer, that the new house on this property was constructed. The 1895-96, 1897-98, and the 1899-1900 directories list L.G. as a cashier at Hershey's State Bank. The 1900 census lists Lewis Burnett as a 46-year-old bank cashier, born in Iowa. His household only included his wife, Anna M. (43). L.G. Burnett and wife Anna would continue to be listed at 518 W. 3rd through 1911 with Lewis working as a cashier at Hershey State Bank. The 1910 Census lists Lewis Burnett (55) as bank cashier and wife Anna (53) and Miss Miller, 19-year old domestic – cook.

The property was transferred from Anna Burnett to her husband Lewis Burnett on December 16, 1913 (Lots Book 45: 578). John H. Kaiser, President of South Muscatine Lumber Co., was listed at 518 W. 3rd with wife Emma, and Edward W. and Florence in 1913. Louise Tyler bought the property from Lewis Burnett on April 28, 1914 (Lots Book 49: 37). Years later, Anna M. Burnett died on August 15, 1938, and Lewis G. Burnett died on June 13, 1939 (Greenwood Cemetery Records).

After Tyler bought the property in 1914, Dr. Edward K. Tyler, and wife Louise, moved from 310 W. 3rd where they lived in 1913 to 518 W. 3rd. The 1916 directory lists Dr. Tyler with wife Louise, and Dorothy, student, and Odette, student. The 1919 directory lists Dr. Tyler, Louise, and Dorothy, student. The 1920 census lists Edward (60) Tyler as a physician, living at 518 W. 3rd Street with his wife Louise H. (46), daughter Dorothy Tyler (19), daughter Odithe Grimm (22), and her husband Raymond Grimm (23). The 1923 directory lists Dr. Tyler, Louise, and Dorothy, who is now a steno. The 1927 directory lists Dr. Tyler

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and Louise. Leo Carlton and wife Dorothy are also listed at 518 W. 3rd in 1927. By 1929 the Carlton's had moved out, and Dr. Tyler and Louise were listed alone. They would continue to be listed through the 1940-41 directory with Dr. Tyler listed as a physician during this period.

Boyd and Lelah Jordan bought the property from Louise Tyler on April 6, 1943 (103:389). Boyd F. Jordan, assistant cashier at Muscatine Bank and Trust, was listed with wife Lelah in 1943. By 1946 Boyd was listed as a cashier at Muscatine Bank and Trust Co. with wife Lelah B. and Boyd F. Jr., student.

L.R. McKee bought from Boyd F. Jordan et. ux. July 30, 1946 (118:275). Ralph Knight bought from L.R. McKee and others on December 31, 1948 (127:171). Ralph S. Knight, no occupation listed, and wife Irene were listed in the 1949 directory. The 1952 directory has Ralph as oil promoter. Ralph and Irene would continue to live at 518 W. 3rd until 1962 when F.L. Bihlmeier bought from Irene Knight (Ralph Knight Deceased), on July 13, 1962 (204:684). Robert and Patricia Byrne bought from F.L. Bihlmeier on October 18, 1962 (205:641).

9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1910, 1920.

City Directories, Muscatine. Various publishers, 1894-1959. Available as the Musser Public Library.

Deed/Abstract Records, Recorder's Office, Muscatine County Courthouse, Muscatine, Iowa.

History of Muscatine County Iowa, Biographical Section, 1879.

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.

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Photograph of building (digital image)

