

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

State Inventory No. 70-00227  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 Stone-Richman-Musser House  
 other names/site number Richard Musser Mansion, West Lawn Terrace, Field Site #: WH-083

**2. Location**

street & number 606 West Third 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) 39 Lot(s) 6, 7, 8,

**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 Enter number of:	If Eligible Property, 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>01A01: Domestic / Single Family Dwelling</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>04C: Mid 19<sup>th</sup> Century / Italian Villa</u>	foundation <u>03: Brick</u>
<u>05B: Late Victorian / Italianate</u>	walls <u>03: Brick</u>
_____	roof <u>15C: Synthetic/Rubber</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input checked="" type="checkbox"/> Yes <input 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.



# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00227

Related District Number 70-01005

Page 3

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Stone-Richman-Musser House  
Name of Property

Muscatine  
County

606 West Third Street  
Address

Muscatine  
City

---

## 7. Narrative Description

This is a three-story, five-bay, double-pile Italianate or Italian Villa style house. The house sets on a brick foundation. The walls are brick, which has been painted. The hip roof is clad in rubber. There have not been many significant changes to this house in the last 100 years. The main building is 42 X 44 feet with a kitchen apartment of 18 X 28 feet. A wide projecting cornice extends around the house with heavy scroll brackets beneath the eaves. The soffit is wood. An elaborate cupola with arched four-over-four-light double-hung windows and large brackets crowns the house. The house sets up on a hill on several lots on Third Street. The house is surrounded on three sides by spacious lawns with many plants and trees. A stone retaining wall extends around the east and north elevations, while a cement block retaining wall is present on the south elevation. The lion is still guarding his family.

The front (north) elevation has an Italianate wrap-around wood porch with carved columns across the front and east elevation. Gentle arches connect the columns. The entry is centered on the front elevation. The entry doors are paired wood, typical of the Italianate style. There is a wood entablature and wood sides to the enclosure. The first story has four long narrow arched windows with segmental brick adorning the top. Each window contains four-over-four-light, double-hung sashes. Four similar windows, each aligned above the first-story windows, are present on the second story. A window group that includes an arched four-over-four-light, double-hung window, with matching round, two-over-two-light, fixed sash sidelights, is centered on the second story. Two small, single-light, triangular sidelights are located above each of the larger sidelights. A flat overhang with a serrated roof edge extends over the window group. Two brackets support the overhang. Square, two-light, fixed sash attic windows are spaced between the paired brackets on the cornice. Each attic window is aligned with the first- and second-story windows below them. A round, two-light, fixed sash attic window is centered on the attic story. Decorative brackets that are aligned along the same plane as the north elevation wall flank the centered attic window. An eyebrow dormer with a circle window is centered on this elevation.

Two historic photographs, one ca. 1891 and another ca. 1914, show this house has changed little since the turn of the 20<sup>th</sup> century, and likely since it was first constructed. The ca. 1891 photograph shows the north and east elevations, as well as the stone wall along the north elevation. Vegetation obscures much of the two elevations, but there does appear to be a different window style in the rear one-story wing on the east elevation. Two windows appear to be present on the rear wing's east elevation, each similar in design as the first-story windows in the main two-story section. The earlier photograph shows a railing with balusters, possibly stone, that extends along the porch deck. The earlier photograph also shows the porch with a square northeast corner (Muscatine Journal, 1819, 67). The front elevation and a portion of the second-story on the east elevation are visible in the ca. 1914 photograph. In this photograph the square corner in the northeast had been replaced with a circular corner porch. The stone railing had been removed by the time the ca. 1914 photograph was taken. However, the later photograph did show a wood railing around the corner porch. An awning, possibly retractable, was also present on the first-story, centered porch entry in the 1914 photograph. The photograph also showed the stone wall topped

# Iowa Site Inventory Form Continuation Sheet

Page 4

Stone-Richman-Musser House  
Name of Property

Muscatine  
County

606 West Third Street  
Address

Muscatine  
City

with a filigreed iron fence and several elms that graced the yard on the Third Street side of the house (Home Record Company, 1914, 67)

The one-story porch continues around the east side elevation. Six arched openings, similar to those on the front elevation, are present within the porch. The porch extends back to the end of the two-story main house. Two first-story, arched windows are centered on the east wall of the main house. Two similar second-story windows are aligned above the first-story windows. Each of the windows contains four-over-four-light, double-hung sashes. Similar elaborate segmental arched window crowns and surrounds border each window. The wide projecting cornice present on the other elevations also extends around the east elevation. Heavy scroll brackets are located beneath the eaves, with a pair of two-light, fixed sash attic windows are located above the first- and second-story windows. An eyebrow dormer with round window is centered on the elevation's main roof. A one-story extension is located at the rear of the main house on the east elevation. A group of three one-over-one-light, possibly hinged sash windows are located at the front of the extension. Two larger, one-over-one-light, double-hung windows are located to the left of the window group. The roof of the extension appears flat or low sloped. The overhang is supported by decorative double brackets. An east wall is also located on a two-story rear extension that covers the west half of the main house. The second-story extension's east wall contains a four-over-four-light, double-hung window located at the far left side of the wall.

The west elevation contains several features, including a one-story bay window near the front of the elevation; and a projecting two-story rear extension, which also has a narrow one-story extension connected to its back. The front bay contains one-over-one-light, double-hung windows in each bay. In addition, there are narrow single-light sidelights on the inside of the bay window. The bay window has a hip roof with a flat top. Two other first-story openings on the main house section are located to the right of the bay window. Each of the openings contains the same four-over-four-light, double-hung windows that are typical on the other elevations. The window crowns and surrounds are also similar to the typical decorative features present on the other windows. Three typical four-over-four-light, double-hung windows with decorative surrounds are present on the second story of the main house. Each of the second-story windows is located above the first-story openings. Two small single-light windows, one on each story, are located at the far back of the main house and just in front of the projecting two-story rear extension present on this elevation. A basement entrance is also located at the back of the main house and in front of the projecting extension. The entrance is enclosed in a shed-style enclosure. The projecting two-story extension contains a one-over-one-light, double-hung window on the projecting north wall of the extension. A three-over-two-light, double-hung window is located on the projecting wall's second story. The west wall of the extension contains a centered group of three single-light, possibly hinged sash windows centered on the first-story of the two-story rear extension. Two second-story windows are centered on the west wall of the rear extension. Each window contains three-over-two-light, double-hung sashes. A flat lintel and sill extend across all the rear extension windows. A second, one-story, rear extension is connected to the back of the second-story rear extension. Its west wall does not have any openings. The roof on both extensions mimics the main section's roof with a large overhang, although the extensions' overhangs are not as wide as the main house section. However, like the main

# Iowa Site Inventory Form Continuation Sheet

Page 5

Stone-Richman-Musser House  
Name of Property

Muscatine  
County

606 West Third Street  
Address

Muscatine  
City

section, double brackets support the overhang. An eyebrow dormer with a round window, similar to the dormers present on the house's north and east elevations, is also centered on the west elevation roof.

The rear elevation features the south wall of the two-story rear extension and the south wall of the one-story extension that extends from the back of the two-story rear extension around to the east wall of the main house section. The south wall of the one-story extension contains a centered, projecting entrance that contains a combination door and window combination. The projecting walls contain a pair of eight-light, hinged sash windows, with two-light transoms. The south wall of the projecting entrance contains a centered 12-light glass and wood door. A three-light transom is above the door, which is flanked by a pair of windows containing eight-light, hinged sashes. Two-light transoms are present above each window. The remaining opening on the one-story extension is located to the left of the projecting entrance. It contains a one-over-one-light, double-hung window. There is a plain stone sill and no obvious lintel on this window. The second-story extension that connects directly to the west half of the main house section contains two windows. One is located at the extension's right edge, while the second is centered on the left half of the wall. Each window contains one-over-one-light, double-hung windows. Flat lintels and sills are present on these two windows. The remaining south wall on the rear elevation is the exposed second-story of the main house section. A single arched window with decorative crown and surround is centered on the exposed wall. A typical attic window is located above this window. Double brackets support the roof overhangs on both the extensions and the main section. An eyebrow dormer with round window is also centered on the rear elevation's roof. A chimney is located to the left of this dormer. A second chimney is located at the southeast corner of the one-story rear extension.

There are no additional buildings on the property.

## 8. Narrative Statement of Significance

The Stone-Richman-Musser House appears to be individually eligible for the National Register of Historic Places under Criteria B and C. In addition, the George Stone House appears to be a contributing building in a potential "West Hill" neighborhood historic district.

In 1860, George Stone engaged Willet L. Carroll of Davenport, Iowa as the architect/superintendent to build this 2½-story Italianate mansion. Willet Carroll was one of Davenport's first architects, arriving in 1855. By 1856, he was practicing in the partnership of Edwards & Carroll, and remained in Davenport until 1874. Few of his remaining houses remain standing, though those identified also follow the Italianate style (Shank 1999: 39). This house in Muscatine is one of his most refined examples of the Italianate style. George C. Stone was a banker in business with Joseph A Green. Stone was born around 1823 in Massachusetts. He joined Joseph A. Green in forming the first private banking institution in Muscatine in 1851. The bank's success allowed Stone to build the house at 606 W. Third. However, after the Panic of 1857, Stone lost his fortune and J. Scott Richman, another pioneering resident of Muscatine, acquired the house in 1864. Richman was born in 1820 in Ohio. He arrived in Muscatine in 1839 and eventually formed a law partnership with his younger brother. He served as a judge for the Seventh

# Iowa Site Inventory Form Continuation Sheet

Page 6

Stone-Richman-Musser House  
Name of Property

Muscatine  
County

606 West Third Street  
Address

Muscatine  
City

Judicial District from 1856 through 1872. This would have been while he owned and lived at 606 W. Third. However, he then moved to Davenport and resumed his law practice, not returning to Muscatine until 1880. At that time he acquired a rural property, described basically as on a "graded road 2½ miles outside of the city," and according to city directories remained at that location through the turn of the century. He died in 1908. He sold 606 W. Third to Richard Musser in 1872. Musser was born in 1819 in Pennsylvania. Musser was one of the leading industrialists of Muscatine. Along with his brother Peter, he helped launch the timber and lumber industry in Muscatine after arriving in Muscatine in 1855. The creation of R. Musser and Company and subsequent incorporation into the Musser Lumber Company in 1881 was a major step in the continued economic expansion of Muscatine in the later half of the 19<sup>th</sup> century. The house remained in the Musser family until 1953. In addition to its association with the Musser family, the house has also retained most of its integrity and original architectural style since being constructed. The cupola with widow's walk, bay window, paired brackets under the roof, veranda, eyebrow windows in the roof and round arch forms over the windows are all features of the Italianate style. These characteristics were especially prominent in river towns and no other house in Muscatine exhibits such a collection of features. And finally, the integrity of this house is outstanding. There have been few alterations to the building since it was constructed in 1860. The windows and doors appear original and the footprint has changed little in the past 150 years, with only a rear addition and a bay window added on the west side of the house near the front. These alterations would not prevent the original owner from recognizing his house in the modern period. Thus, the Stone-Richman-Musser House appears to be individually eligible for the National Register of Historic Places under Criteria B and C.

The Stone-Richman-Musser House also appears to be a contributing building in a potential "West Hill" neighborhood historic district. It falls within one historic context identified for the district: "19<sup>th</sup> century neighborhood and residential development." It also would qualify because of its association with the Musser family, who were significant in the development of Muscatine's lumber industry. The association of the family with the house would have greatly influenced other local residents to consider building in the area and helped establish the West Hill area as an important economic and social area in Muscatine.

Banker George Stone built this house in 1860, after he and partner Joseph Greene established the first private banking institution in Muscatine. Stone purchased Lots 6 and 7, Block 39 from Harriet and Charles Brown on May 5, 1857 for \$2100 (Book S of Lots, Page 246). The high price would indicate a house was already on the lot. Stone was listed in the 1856 city directory at "ns Third e Cherry." The 1859 directory listed him at the "n e c Third and Cherry." The high price, coupled with the location of his residence in 1856 and 1859, confirmed an earlier house was on the property and likely demolished in 1860 to make room for the new house. The 1860 census listed Stone, 37; and his wife Kate, 35, along with two servants. An article on the new house's construction in the September 25, 1860 confirmed Stone's status in the community, as well as the construction date: "It is to be built in the Italian Villa style, with wide projecting cornices, supported by heavy scroll brackets. The main building is to be 43 by 44 feet, two stories high and an attic of nine feet, with an observatory 16 feet square, surrounded by a promenade three feet wide. The kitchen apartment will be 18 by 23 feet, divided into closets (and other spaces). The house is to be finished in the best style, with all the modern improvements. It will be warmed by a new hot-water furnace and be supplied with speaking tubes (etc.). The entire cost is

# Iowa Site Inventory Form Continuation Sheet

Page 7

Stone-Richman-Musser House  
Name of Property

Muscatine  
County

606 West Third Street  
Address

Muscatine  
City

estimated at \$9000.” The article also identified “Mr. Carroll of Davenport” as the architect and superintendent for the project. Several contractors were also identified, including William Channon, Davenport, carpentry work; Lewis Umschert (possibly Umscheid), Muscatine, stonework; and Dean and Freeman, Muscatine, bricklayers (Muscatine Journal, 1860, 3). Shank later provided additional information on Carroll. Willet Carroll was one of Davenport’s first architects, arriving in 1855. By 1856, he was practicing in the partnership of Edwards & Carroll, and remained in Davenport until 1874. Few of his remaining houses remain standing, though those identified also follow the Italianate style (Shank 1999: 39). Despite the apparent success Stone enjoyed in 1860, his fate had apparently already been sealed by the Panic of 1857. The bank eventually failed and Stone reportedly lost his fortune.

He was forced to sell the house on October 31, 1864 to J. Scott Richman. Richman was an important and significant figure in the history of both Muscatine and Iowa. He was born in Ohio on March 11, 1820. After his father died in 1828, his mother returned to her family in Pennsylvania, where Richman was raised. She moved to Muscatine in 1839, where her oldest son, John W., was a successful businessman. J. Scott traveled with his mother as far as Knoxville, Illinois, where he stopped to study law. However, he soon continued to Muscatine, also arriving here in 1839. He continued his law studies and was admitted to the bar later that year. He later returned to Knoxville and married Calista Ann Hannaman in 1842. Richman initially began his law career at Rochester, Cedar County, Iowa, but when the county seat was moved to Tipton, he also moved his practice there. He then returned to Muscatine in 1840 and formed a partnership with S.C. Hastings, who later became a member of Congress. The partnership was dissolved in 1855 after Hastings was appointed to the Iowa Supreme Court. Richman then established a partnership with his younger brother DeWitt. J. Scott Richman was chosen in 1846 as a member of the convention to draft the state’s first constitution. He later served as Chief Clerk for the House of Representatives. In 1856 he served as legislator in a special session. In 1863 he was elected to the bench of the Seventh Judicial District. He won later re-elections and eventually served nine years on the bench. After resigning from his position in 1872, he established a partnership with E.E. Cook in Davenport. He remained at that firm until 1880, when he returned to Muscatine and formed a new partnership with J.J. Russell and W.D. Burke. Richman and his wife had four children. His wife died in 1878 and only one son, Evert F., survived him. Richman died in 1908. The 1866 through 1869-70 city directories indicate Richman lived at “Third sw cor Locust.” He is not listed in the 1874-75 directory, while the 1876-77 directory records him as a boarder at Mrs. McCormick’s. Prior to acquiring the house at 606 W. Third, Richman had lived on the “e s Iowa n of Fourth,” according to the 1856 and 1859 directories. He acquired his rural residence after leaving his Davenport partnership in 1880 and returning to Muscatine.

Richard Musser acquired Lots 6, 7 and 8, Block 39 from J. Scott Richman on November 5, 1872 for \$12,500 (Book 7, Page 455). Richard, along with his brother Peter, was a patriarch of one of the most influential families to have ever lived in the community. The flagship of the family’s influence, the Musser Lumber Company, was formed by the two brothers in the mid-1800s, and continued to operate after the turn of the century. Richard Musser was born at Adamstown, Pennsylvania on November 15, 1819. He initially worked as a merchant’s clerk and later joined Peter in a tanning and leather business. He married Sarah Filbert in Pine Grove, Pennsylvania in 1849. She died less than a year later. Musser moved to

# Iowa Site Inventory Form Continuation Sheet

Page 8

---

Stone-Richman-Musser House

Muscatine

Name of Property

County

606 West Third Street

Muscatine

Address

City

---

Iowa City in 1854 and arrived the following year in Muscatine. He returned to Pine Grove in 1855 and married Sarah Berger that year. Nine children were eventually born to the couple. Five of the children and their mother were still living when Musser died October 2, 1896 at his residence. However, Musser's impact on the community continued long after his death, through the various business institutions and activities he helped establish.

The development of the original lumber company by the Musser brothers and a partner, Edward Hoch, was the start of this significant impact. Originally known as Hoch and Musser, the business continued as R. Musser and Co after Hoch retired around 1858. In 1881 it was incorporated as the Musser Lumber Company, with Richard, known as "Uncle Dick" to his friends, serving as vice president. He also served in several civic and elected capacities, including nine years as a member of the Muscatine School Board, one year on the city council and two years as mayor, first in 1874 and again in 1878. It was the development of the Musser Lumber Company however that helped spark much of the community's economic development. According to the 1889 Portrait and Biographical Album of Muscatine County, the company started with \$200,000 worth of capital stock. Peter Musser was elected president, with his brother Richard as the vice president. P.M. Musser acquired the company in 1864, but there was no change in the company's name. Peter, P.M. and Richard Musser, along with C.R. Fox, completed a sawmill in 1871 that eventually cut about 11,000,000 feet of lumber a year. Richard Musser retired from the company in 1873 and sold his interest to P.M. Musser. P.M. Musser then renamed the company P.M. Musser and Co. Three years later Richard renewed his association with the firm and the name was changed back to Musser and Company. After the company was incorporated in 1881, its sawmill was rebuilt into one of the modern facilities of its kind, with the capacity of 50,000,000 feet of lumber; 12,000,000 sq. feet of lath and 12,000,000 shingles. The company expanded in 1882 with the construction of a planing-mill. It operated as a lumber products wholesaler, with trade ties in Iowa, Nebraska, Kansas, Missouri, Colorado and Dakota. It employed around 300 workers directly on its own, but was also responsible for additional employment associated with the cutting and rafting of logs to their sawmills. The Mississippi River Logging Company began to recognize the end of the timber supply in its Wisconsin lands by the late 1890s and began restricting cutting activities. As the supply of logs was depleted, the Musser Lumber Company sold much of its interests to the Fox, Hutchinson & Lake Company in 1903, and then closed and dismantled its mill in 1905. Part of company's land holdings was donated as Musser Park to Muscatine. In 1909, the Mississippi River Logging Company was dissolved in Iowa. By 1911, the Musser Lumber Company had been "practically closed up" with its only asset the actual grounds and office. (Richman 1911, Vol. 2: 159; "Musser" clippings file, Musser Public Library; Norton 1912: 84-91).

Musser interests in Muscatine also focused on the Muscatine Manufacturing Company, which was founded in 1884. The original board of directors included general manager Richard Musser, along with various other well-known business leaders in the community. The company began business as a manufacturer and jobber of sash, doors, blinds, moldings, screen-doors and windows, supplying markets in Iowa, Nebraska, Kansas and Missouri. The company also had a branch house in Atchison, Kansas. The company employed around 100 people at its Muscatine plant and did an annual business of \$250,000 (Portrait and Biographical Album, 1889, pages 634-653). The Muscatine Manufacturing

## Iowa Site Inventory Form Continuation Sheet

Site Number 70-00227

Related District Number 70-01005

Page 9

---

Stone-Richman-Musser House  
Name of Property

Muscatine  
County

606 West Third Street  
Address

Muscatine  
City

---

Company eventually evolved in the Roach and Musser Company (*Muscatine Journal*, December 16, 1909, 36, 44; Richman 1911, Vol. 1: 485; *Muscatine Journal*, June 11, 1906, 5, December 20, 1906: 7).

Much of the business and economic impact of Richard Musser's career continued to develop after his death in 1896. The family's connection with 606 W. Third also continued after his death and Sarah's. Their daughters, Grace, Linda and Gertrude continued to live in the house through the first half of the 20<sup>th</sup> century. Linda's estate eventually transferred the property to the Iowa 7<sup>th</sup> Day Adventist Association on September 1, 1953 (Book 115, Page 350). It was then transferred on March 4, 1957 to the Church of Christ (Book 169, Page 506. City directories indicate it was used as a church and school during this time.

Duane and Mary Goedken acquired the property on August 4, 1969 (Book 244, Page 655)

### 9. Major Bibliographical References

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"Hon. J. Scott Richman Is Dead," *Muscatine Journal*, May 17, 1908, page 1

"Improvements," *Muscatine Journal*, September 25, 1860, page 3.

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.

Papers And Records Of Roach And Musser Company, accessed online at [http://www.lib.uiowa.edu/spec-coll/MSC/ToMsc200/MsC191/MsC191\\_Roach&Musser.html](http://www.lib.uiowa.edu/spec-coll/MSC/ToMsc200/MsC191/MsC191_Roach&Musser.html)

*Portrait and Biographical Album of Muscatine County, Iowa*. Chicago: Acme Publishing, 1889, pages 165, 304 and 634-653.

"Residence of Richard Musser," historic photograph, *Semi-Centennial Edition of the Muscatine Journal*. January 1891, 67.

"Richard Musser," *Muscatine Journal*, October 2, 1896, page 4

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 70-00227  
Related District Number 70-01005

Page 10

Stone-Richman-Musser House	Muscatine
Name of Property	County
606 West Third Street	Muscatine
Address	City

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Shank, Wesley. *Iowa's Historic Architects*. Iowa City: University of Iowa Press, 1999.

"West Lawn Terrace" Home of Miss Grace Musser, historic photograph, *Muscatine Iowa: The Pearl City*, Home Record Printing Company, Muscatine, Iowa, ca. 1914, page 60.

**Location Map**



