

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

State Inventory No. 70-00226  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 Spring-Dean House  
 other names/site number Field Site #: WH-086

**2. Location**

street & number 605 W 3<sup>rd</sup> 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) 50 Lot(s) E 31' lot 4 & W 37' lot 5

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

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

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	<u>1</u> buildings	<u>2</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ Total	<u>2</u>	_____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).  
 Title A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 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>01B: Domestic / Multiple Dwelling</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
_____	foundation <u>10: Concrete</u>
_____	walls <u>05E: Aluminum</u>
_____	roof <u>08A: Asphalt shingles</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 605 W. 3<sup>rd</sup> Street Site Number 70-00226  
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 1865  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 Christine Conley, Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 4, 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: \_\_\_\_\_

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## 7. Narrative Description

This is a two-story, three-bay, double-pile house with a wide front cross gable. The house sits on a stuccoed foundation. The walls are frame, clad in aluminum siding. The roof with front and side gables is clad in asphalt shingles. It would appear that even though the house has been updated with aluminum siding much of the detail was retained. The circular attic window centered in the front gable is just one of the many details that gives the house charm. The house was built around 1865, and it is depicted in the 1874 bird's-eye view of Muscatine clearly, including the front gable. The house appears to have been remodeled somewhat in the early 20<sup>th</sup> century, perhaps around 1921 when Dean sold the house and it was converted to two units. The porch with the enclosed end is shown on the 1928 Sanborn map, and it is not shown on the 1912 map. The porch and some vertical-multi-light-over-single-light windows appear to date to this period.

The front elevation of this house is the southern exposure. The 1899 Sanborn map indicates an open porch across the entire front elevation of the house. However, the brick porch that is currently there, appears to date to the 1920s and is enclosed on the east end with a set of windows. The 1919 Sanborn map shows the earlier porch, but this porch appears depicted on the 1928 Sanborn map. The entry is a single wood door with sidelights on both sides. While the door may be a replacement, the wooden screen door with its metal knob looks as though it could have been original. To the left of the door is a double window; it is a vertical-four-light-over-one-light double-hung window. To the right is the brick enclosure. Centered on the front of this brick façade is a set of three vertical four-light-over-one-light double-hung windows with a shared sill and lintel. The second story has a bay window centered on this elevation. The three windows in the bay are each four-over-four-light double-hung windows. This bay window also has a small asphalt shingled roof. Also on this second story on either side of the bay window are double four-over-four-light double-hung windows. The circular four-light fixed window in the attic is centered in the gable. While the first story windows appear to date to a c.1921 remodel, the second story windows appear to be older. Though covered with aluminum siding, the brackets from the original building still remain. There are two pairs of brackets on each side and three in the peak. The brackets are square-ish, and may date to the early 20<sup>th</sup> century.

A 1901 photograph shows the original porch, which was ground level and appears to be wood. The round pillars are paired on a single pedestal at each point of support. The bay window on front of the house on the second story is shown and also shutters on the windows are depicted in this historical photograph. The windows appear to be the same style (Lewis: 1870, pg.36).

The east elevation has the side of the brick enclosed porch on the first story. The enclosure contains a double window with the same type of window as the front elevation, a four vertical-over-one-light double-hung window. On the main house, the first story, in keeping with the front elevation, has a double vertical-four-over-one-light double-hung window and a triple vertical-four-over-one-light double-hung window. The second story has two double four-over-four-light double-hung windows on each end of the main house. The side gable has a small triangular decorative window centered in the gable. There are

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three pairs of brackets on each side of the gable and three brackets in the peak. There is a rear two-story ell behind the house. According to the 1899 Sanborn map an open porch that runs the length of east elevation of the rear ell section; the porch that was depicted then is now gone. The first story of the rear ell has a double vertical-three-over-one-light double-hung window and toward the back of this section is a long narrow frosted glass single light fixed window. The second story has a double six-over-one-light double-hung window.

The west elevation has an entry with French doors toward the front of the house. The doors are sectioned into 12 glass panels each and the left side has an aluminum storm door. There is another single door entry with an asphalt-shingled roofed awning near the middle of the house. This door looks to be possibly original to the house with three vertical full-length windows in the wood frame. To the left of this entry is another double vertical-four-over-one-light double-hung windows. Another door toward the rear of the house can be found on this elevation also. The wood door that would appear not to be original to the house has an aluminum screen door attached. There is a triple vertical-four-over-one-light double-hung windows to the immediate left of this door as you face it. The second story on this elevation contains two sets of double six-over-six-light double-hung windows centered over the single door entry. The side gable on this elevation is the same as the east elevation; it has the small triangular window in the gable and the three pairs of brackets on each side with the three brackets in the peak. Where the roof will flatten out to the rear part of the house there is a smaller double six-over-one-light double-hung window. The last second story window on this elevation is a large six-over-six-light double-hung window.

The rear (north) elevation of the rear ell section has a single wood door entry with an aluminum screen door centered on this façade. On the far left side of this elevation is another single wood door entry with an aluminum screen door as well. Directly between these doors is a single story bay window. The center window is a vertical-three-over-one-light double-hung window and the two side windows are a two-over-one-light double-hung windows. To the immediate right of the center entry is a small vertical-three-over-one-light double-hung window and to the right of it is a set of three vertical-four-over-one-light double-hung windows. A set of cellar doors sits below this set of windows. On the second story of this elevation are five windows. There are two large six-over-six-light double-hung windows on each side of the house. Slightly off center are two regular size single six-over-one light double-hung windows. Centered directly above the bay window is a small double six-over-one-light double-hung set of windows.

There is an old garage at the rear of the property on the alley. It first shows up on the 1899 Sanborn map as a stable. In 1928 the Sanborn maps indicate it is now an automobile garage. This garage appears to have a wood clapboard exterior. The north elevation of this garage extends along the alley. There are three separate garage doors on this elevation. The south elevation of this garage has three single entry wood doors. The door to the left is a solid wood paneled door and the middle door has stained glass with multiple panels in the top half of the door however it has been painted over. The door on the right also has glass in the top half, also painted but not a sectioned stained glass. The east and west elevations have no windows.

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There is also a newer garage built next to the old one with a concrete driveway leading up from the historic brick alley. It would appear to have been built after 1960. It is a vinyl sided two-car garage with a concrete block foundation. There are no windows on any elevation of this garage but a metal pedestrian door can found on the east elevation. There are two separate aluminum garage bay doors on the north elevation here as well.

There is a flat stepped stone retaining wall that runs along the front of this property. Centered in this wall are seven concrete stairs leading to a cement landing, which then leads to five more concrete steps to the brick porch. The steps and walk appear to date to the 1920s. A cement sidewalk extends along the front of the house. On the south elevation of the house to the west is a concrete driveway that is no longer used, as the curb will not allow entry. It runs up the entire west side of the house and stops at the rear of the house. There is a concrete sidewalk along the east side of the older garage off the alley with a small section of decorative metal fencing that is only about a foot high. The alley is historic brick.

## 8. Narrative Statement of Significance

The Dean 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.

William Spring, a railroad contractor, came to Muscatine around 1865 and built this house soon after his arrival. He sold the house to R. H. Campbell and he, in turn sold it to Dr. Henry Dean in 1886. Dr. Dean an Eye, Ear, Nose and Throat specialist was one of the founders of the Muscatine Medical Society. Historically Dr. Henry Munson Dean was a most notable and honored surgeon for the military and in private practice. A previous owner says the home was originally built to be a single family home but sometime in the 1920's it was remodeled into apartments. This is supported by city directory listings of the period, as well as features dating to this period. Though Dean appears to be a prominent person, with these later alterations it is questionable if the home remains intact to the period that Dean lived here. No significant events appear to be associated with this house. Thus, the Dean House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Dean House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It reflects the neighborhood development of this area in the late 19<sup>th</sup> century. Though the house is clad in aluminum siding it does retain some of the key features that make it historically and architecturally contributing to the potential historic West Hill district.

William Spring, a railroad conductor, came to Muscatine around 1865 and built this home soon after his arrival. He was also in the grain business with the firm "Spring and Blair". Spring bought this property from William C. Brewster on May 31, 1865 (County Recorder; Deed Book 6, pg 231). The 1874 birds-eye view clearly shows the house on 3<sup>rd</sup> Street near the corner with Locust.

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Although some research says Spring sold this house to R.H. Campbell, who in turn sold it to Dr. Dean (A Stroll Through Old Muscatine, 1976), the County Recorder's information indicates that William Spring sold this house to H. M. Dean on August 7, 1885 (Deed Book 18, pg 681). H.M. Dean continues to be listed as a resident of this address up through the 1919 city directory. Dr. Henry Munson Dean was an Eye, Ear, Nose and Throat specialist and he had been chief surgeon in the First Massachusetts Infantry under General McClellan during the Civil War. As a military surgeon, his record was second to no other man in the service, according to his 1889 biography (*Portrait and Biographical Record of Muscatine County* 1889; pg. 183). He married Emma Johnson of Philadelphia, PA on June 20, 1866. When he did retire from the military in 1867, he moved from Sandwich IL, to Muscatine, IA. They were members of the Congregational Church. They had three children: Harry Johnson, Lee Wallace and Ray Herbert. The 1880 census lists the family in Muscatine, with Henry (43), Emma (39), Harry (11), Wallace (7), and Albert (3). The 1886-87 city directory lists H. M. Dean along with George Bawden, attorney and V.P. Iowa Mortgage Co. and Harry Ryan, a clerk at the Iowa Mortgage Co.

His 1889 biography notes that he "has held several honorable positions since coming to the city," including surgeon of the G.A. R. Post (position he held as long as the organization lasted), first surgeon of the Veteran Association of Muscatine County, member of the American Medical Association, and one of the examiners of the medical department of the University of Iowa. He was instrumental in organizing the Muscatine Medical Society and Eastern Iowa Central District Medical Society. In 1889, he was Chairman of the Board of Trustees of the Iowa State Medical Society and surgeon of the Chicago, Rock Island & Pacific Railroads. He was also surgeon of four accident insurance companies and the examiner for several life insurance companies. For twenty years Dr. Dean has been United State Pension Examiner in Muscatine, and President of the board wherever there has been one (*Portrait and Biographical Record of Muscatine County* 1889; pg. 183).

In addition to Dr. Dean, other residents are also listed in city directories at this address, as his children grew older. In the 1889-92 directory, Phoebe Terry, a domestic, is also listed. All three of his sons went on to become doctors. Harry Johnson Dean studied out east at Jefferson Medical College but came back to Muscatine with a wife and set up a practice in town. The 1891-92 directory indicates Harry J. Dean, a physician/surgeon and Wallace Dean, student, are residents as well. In the 1895-96 directory, Bert Dean, Wallace Dean and Ray H. Dean all lived at this address with Dr. Henry Dean, although no employment is listed for any of them. In the 1897-98 city directory, it is indicated that Wallace Dean, now a physician/surgeon as well, resides here along with Henry Dean. Henry was instrumental in organizing the Muscatine Medical Society of which he had been the Secretary, Treasurer, and President at various points over the years.

The 1900 census lists H.M. Dean (63) as a physician owning the house at 605 W. 3<sup>rd</sup> Street. His household included his wife Emma (58), son H. Johnson (31, physician), daughter-in-law Fannie (24), granddaughter Dorothy G. (under 1), son Ray H. (23, school), and a servant Sophia Nuyper (28, from Holland). City directories list Dr. H. M. Dean, his wife Emma, son, Dr H. Johnson Dean, an Eye, Ear, Nose and Throat physician, his wife Fannie and Dr. Ray H. Dean also a physician to reside at this address from 1900 to 1907. In the 1908-09 and 1911 city directories list Dr. Henry Dean along with his

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son, Dr. H. Johnson Dean, as residents. The 1910 census indicates that Dr. Henry Dean and his wife Emma still reside at this address along with his son Dr. Harry J. Dean, his wife Frances and their two children Dorothy and Harry Jr. Harry died in 1911, at the age of 42, from nephritis. His obituary indicated he died in his home, located at 605 W. 3<sup>rd</sup> Street. His parents, wife and children as well as his two brothers survived him ("Dr. H. Johnson Dean," *Journal*, April 26, 1911, page 8). Dr. Henry M. Dean's obituary later noted that he was well respected in the medical community for his surgical skills and built a large and lucrative practice in Muscatine. He also served his community by holding several honorable positions in various organizations. Emma died in April 1918. In 1919, a Newton Meyers is indicated as living on the 2<sup>nd</sup> floor, indicating an apartment may have been created by this period. The 1920 census lists only Dr. Henry M. Dean, 83 years old, as the only resident. He died in January 1930.

Henry Dean then sold this property on July 25, 1921 to Crete Shellabarger (Deed Book 59, pg 187). The 1921 city directory lists the property as vacant. The 1920 census lists a Crete Shellabarger (31, farmer) in West Liberty. He lives there with his wife, Julie (29) and five year old daughter, Jennie. It was likely after Crete bought the house that the new porch was added, and perhaps the interior divided to create an apartment. In the 1923-24 directory, Shellabarger, an auto salesman, and his wife Julia, were listed as the residents of 605 W. 3<sup>rd</sup> St. as well as Clarence A. and Katherine Hahn, employed as an assistant cashier at American Savings Bank who are also listed as residents of the 605 W. 3<sup>rd</sup> Street address but indicated the E side of the 2<sup>nd</sup> floor. Shellabarger continues to be the owner of the property and listed in the directories as a resident here until 1946. His occupation in 1927 was that of an owner in Lange & Shellabarger Garage located at 211 W. Front St. From 1929 – 1931 he is listed as the owner of S & L Motor Sales located at 223-25 W. 2<sup>nd</sup> St. In 1934-1946 city directories his occupation became that of a salesman for Henderson's Garage, located at 115 Front Street. However, there are several others who also resided at this address who are listed in the directories as the years go on. It is assumed that there was an apartment created by this period. In 1927, C.L. Warfield and Ida (widow of Frank) along with Kathleen Blair are listed with no employment indicated for any of them. The 1929 directory shows Kathleen Blair (widow of Lincoln) being the only other resident here along with Crete. From 1934-1941 the directories list Ellen Stocker as a resident along with Crete Shellabarger. In 1943 the city directory shows Clifton and Alice Reeves, nurse at Bellvue, as living here with Shellabarger. The 1946 directory dictates the Curtis Maxon and Maurice Young are living at this address.

Crete Shellabarger sold the property to Jennie Mullenhoft on September 30, 1946 (No deed record found; assumed to be daughter). Even though Crete no longer owns this property he is still listed as a resident until at least 1959. In the 1949 city directory in addition to Crete Shellabarger, Clara Maxson and Orva/Curtis McCullough are listed. The 1952 directory indicates Fridley, McCullough and F. Glenn as residents here. In 1954 the directory lists Bernard Fridley and Marie, a meat cutter, as living at this address. In 1956 a Tobia Baker is listed with Crete as a resident of 605 W. 3<sup>rd</sup> Street. In the 1958 directory Agnes L. Baker, a bookkeeper for Ramseyer Plumbing is in residence and finally in the 1959 city directory Elmer W. Tobias, Hershey Ave market and Glenn Franklin along with Crete Shellabarger are listed as the current residents here.

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## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1880, 1900, 1910, 1920.

City Directories, Muscatine. Various publishers, 1856-1959. Available as the Musser Public Library.

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Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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**Location Map**



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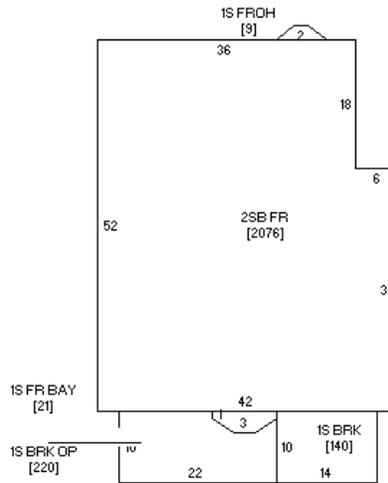
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## Plans of buildings on site (from assessor's office)



(front – W. 3<sup>rd</sup> Street)

## Photograph of building (digital image)

