

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

State Inventory No. 70-01036 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 Fred Beach House
 other names/site number Field Site #: WH-091

2. Location

street & number 706 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) 40 Lot(s) West 3/4 Lot 7

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: Other / House / Front Gabled Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>02: Wood</u>
_____	roof <u>08A: Asphalt / Shingle</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine
City Muscatine

Address 706 West Third Street

Site Number 70-01036
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 1893 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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 17, 2005

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

Iowa Site Inventory Form Continuation Sheet

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Fred Beach House
Name of Property

Muscatine
County

706 West Third Street
Address

Muscatine
City

7. Narrative Description

This is a two-story, two-bay, house that sits on a brick foundation. The walls are wood frame, clad in clapboards and covered with vinyl clad aluminum siding. The gable-front roof is clad in asphalt shingles.

The front (north) elevation reveals a two bay, gable-front façade. The left bay consists of a one-story square bay window with paired, one-over-one-light, double-hung windows on the first story. The right bay on the first story shows a recessed porch with a single-door entry with a transom. The second story shows two widely spaced one-over-one-light, double-hung windows. A single one-over-one-light, double-hung window is seen near the peak of the front gable. All windows on this elevation have shutters.

The east elevation shows a one-story bay window in the center of the elevation on the first story. Four windows are seen on this elevation. They are all one-over-one-light, double-hung windows, one on the first story and three on the second story. There is a large dormer with a single, large, fixed window in it, located in the center of this elevation. It is not original to the house and was constructed to maximize room space on the attic floor. There is a duplicate dormer on the west elevation. In addition to the dormer, the west elevation shows six one-over-one light double-hung windows. One is located at mid-story, likely along the stairs. One on each story is found behind the stair window. Near the rear of the elevation, there are paired windows on the first story, and a single window on the second story. A segment of the brick foundation wall on the right has been replaced with concrete block and a large glass block window.

The rear elevation shows that a large, all glass panel, double entry with a single, fixed panel mounted to the left, is located on the left of the first story. A large wooden deck is seen at the first floor level of the rear elevation, with wooden steps to grade. Also, at the second floor level, on the rear elevation, is a wooden deck that is cantilevered from the building. There are no handrails on either deck. To the right is a large, fixed bay window, mounted together with flanking casement windows. On the second story is seen another glass panel double entry, identical to the one on the first story. It is located in the center of the façade, with a fixed glass panel on each side. To the right is a single, one-over-one-light, double-hung window. It appears that the rear 10' or 12' of this two story house was added in 1996, along with the modifications above the second story. The addition is in the area where a rear porch appears on all Sanborn maps, starting in 1912. Also, any decorative trim or embellishment that may have been built onto this house has been removed at some time, revealing a featureless façade on all sides, covered with white, aluminum siding. The architectural integrity of this house has been severely compromised.

A two story, two car garage with a concrete block foundation is located at the rear of the property and is accessed from the west. A large one-over-one-light, double-hung window is located on the south elevation of the garage. The garage is covered with vinyl clad aluminum siding.

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Fred Beach House
Name of Property

Muscatine
County

706 West Third Street
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Muscatine
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8. Narrative Statement of Significance

The Fred Beach House at 706 West Third Street 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 house on this property has a commanding view of the Mississippi River from the many windows on its south façade. The view of riverboat traffic from his window also allowed him to keep in touch with his livelihood, which was the Hershey Lumber Company, located below on Hershey Avenue. Fred Beach prospered with Hershey Lumber Company and eventually owned the operation known as Beach Lumber Company. His lumber and home building supply business was important to the growth of Muscatine, as it provided material and savvy advice to contractors and homeowners alike. However, at the time that he owned the subsequent business, he lived up the hill at 800 W. 3rd Street, and this house is better associated with this phase of his life. While the remodeling of recent years has altered the appearance of the rear and west elevations, the building retains much of its original form. The architectural integrity of the house has been compromised, but not destroyed. However, it is not a particularly outstanding example of architecture with these changes. Thus, the Fred Beach House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The Fred Beach House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It falls within one historic context identified for the district: "19th century residential and neighborhood development." Fred Beach, in 1893, was an ambitious young man, who was about to be married. At the time, the status of a new home on "the hill" for his new bride was very appealing. He built this house for himself and new bride in this prime neighborhood location. As he continued to be successful, he moved to a larger, nearby house in 1910.

Based on abstract and city directory information, this house was built around 1893 by Fred Beach. It is recorded that Mr. Louis Lyall Lane acquired the eastern half of lot 7 from Harry W. Huttig on July 25, 1892. He then sold the western half of the easterly half of lot 7 to Fred Beach on July 26, 1893. Fred Beach bought the western half of lot 7 from Eliza B. Broomhall, also on July 26, 1893. Ms. Broomhall had purchased the western half of lot 7 from Harry W. Huttig on July 22, 1892. The location of this house would suggest that Mr. Beach needed the additional ¼ lot from Mr. Lane in order to site his house properly, leaving space between the new house at 706 West 3rd Street and the existing house at 700 West 3rd Street.

Fred Beach was born to Benjamin A. and Mary Meason Beach in Muscatine on August 2, 1868 (Richman 1911, Vol 2: 133). He married Emma Rankin on October 11, 1893, three months after acquiring this property. Fred Beach began work as a bookkeeper at Hershey Lumber Company in October 1888 and later was promoted to office manager. In the 1900 Census, Fred was noted as an assistant secretary of a lumberyard and was 31 years of age. Also, his father was listed as being from Ohio and his mother from Pennsylvania. Emma Rankin Beach is listed as 31 years of age and both of her parents were from Ohio. The census shows that a daughter, Glyde M., was born in August of 1896.

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<u>Fred Beach House</u>	<u>Muscatine</u>
Name of Property	County
<u>706 West Third Street</u>	<u>Muscatine</u>
Address	City

The 1900 Census also shows that the Beaches owned their home, free of mortgages. Fred remained with the Hershey Lumber Company until the mill closed in 1901. In 1902, he became one of the owners of the Mira Hershey Lumber Company, which was later reorganized as the Beach and Stortz Lumber Company. Fred Beach and family resided at 706 West Third Street until June 1910, when they moved up the street to 800 West Third Street. The 1910 Census reveals that a son, George Burton, was born in 1902. Mr. Beach was also listed as the manager of a lumber company. In 1928, he became sole owner and president of the Beach Lumber and Supply Company. Mr. Beach was active in local fraternal organizations and was a member of the Chamber of Commerce. He was an elder of the Presbyterian Church and served as president of the Central State Bank. He also served on the Muscatine Board of Education ("Fred Beach," Obituary, *Muscatine Journal*, December 26, 1950, page 1).

Beach sold the house at 706 W. 3rd St. to Mary E. Whicher on June 14, 1910. She lived here with her brother, Frank until the mid 1940's. They were the children of Stephen E. Whicher and Anna Meason Whicher, and grandchildren of Steven and Mary Eliza Whicher, who came to Muscatine (then Bloomington) in 1839. Miss Whicher worked in the Muscatine school system for 54 years as a schoolteacher and principal. The 1920 Census confirms that she was a school teacher and that she was 61 years of age in January of 1920. The census also states that her brother, Frank, was 10 years her junior and was a life insurance agent. She died at 84 years of age on January 29, 1943 ("Mary Whicher," Obituary, *Muscatine Journal*, January 29, 1943, page 2).

The property was then sold to Ernest C. Lottman, who worked as a salesman at S.G. & P. Stein Furniture Company. His wife, Beulah was a school teacher. According to city directories, the Lottmans remained here from 1946 until 1956, at which time the property was sold to Felix J. Ruppert, who lived at 706 West Third Street until after 1960. Mr. Ruppert and his wife, Kathryn, operated the Red Paint Store on Iowa Avenue in downtown Muscatine.

9. Major Bibliographical References

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

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

"Fred Beach," Obituary, *Muscatine Journal*, December 26, 1950, page 1.

"Mary Whicher," Obituary, *Muscatine Journal*, January 29, 1943, page 2.

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Site Number 70-01036

Related District Number 70-01005

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Fred Beach House
Name of Property

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Photograph of building (digital image)

