

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

State Inventory No. 70-01037  **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 Alnutt-Hoefflin House  
 other names/site number Field Site #: WH-092

**2. Location**

street & number 710 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) 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>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**

<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 residence</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>07A: Early 20<sup>th</sup> Century American / Prairie School</u>	foundation <u>10A: Concrete / Block</u>
_____	walls <u>06: Stucco</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 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.

County Muscatine  
City Muscatine

Address 710 West Third Street

Site Number 70-01037  
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)

02: Architecture

31: Other – neighborhood development

**Significant Dates**

Construction date

1913  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 October 26, 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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Alnutt-Hoefflin House  
Name of Property

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County

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Muscatine  
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## 7. Narrative Description

This is a two-story, Prairie School style house with a Foursquare plan. The house sits on a concrete block foundation. The walls are wood, clad with stucco. The pyramidal roof is clad in asphalt shingles. The building mass is generally square, with one-story, hip roof, enclosed porches on the northwest corner and southeast corner. The eaves on the main building, as well as on the porches, have wide overhangs.

An earlier house appeared on the 1912 Sanborn map, and this house appeared on the 1919 Sanborn map. A photograph appeared in a 1914 publication, indicating a 1913 construction date. The 1919 Sanborn map shows a two-story, stucco clad building, with a one-story porch on the southeast and northwest corners of the building. Some changes are shown on the 1928 Sanborn map, including the enclosure or rebuilding of the porches. The current house is very similar in all respects to the house that first appears in the 1919 Sanborn map. An historic photograph taken from the northeast reveals that the only obvious change on the north (front) and east elevations is that the front entry porch was not enclosed originally (*Muscatine, Iowa. The Pearl City 1914: 65*).

The front elevation shows three six-over-six-light, double-hung windows centered on the first story. On the right is a single-door entry, within an enclosed porch. Narrow bands of molding encircle the house both at the top of the first story windows and at the sills of the second story windows. Two six-over-six light, double-hung windows are widely spaced on the second story front façade. A single hip-roof dormer with wide eaves and three small, fixed windows faces the front. The enclosure has been done with bands of windows similar to the first story fenestration, and it is sympathetic to the character of the house.

The first story of the west elevation reveals three distinct sections, all three project toward the west four to six feet from the main body of the house. The section at the left on this view is the enclosed porch previously described at the front northwest corner of the house. A small three-over-three-light, fixed window illuminates the entry within the porch. The center section shows a single-door entry with its sill approximately four feet above grade. A wooden, open stair provides access. There are three small, multi-light fixed windows, one to the left of the entry, two to the right. A flat roof covers this section. The section at the right on this elevation shows a single entry with its sill located approximately thirty inches above grade. It is also accessed by a wood, open stair. The 1919 Sanborn map just shows a wrap-around corner porch on the northwest corner of the west elevation, though the 1928 and 1946 Sanborn maps show a one-story section along the entire west side. The second story of the west elevation has two six-over-six-light, double-hung windows. They are widely spaced.

The east elevation shows the enclosed porch on the rear of the first story. A porch is depicted here on the 1919 Sanborn map, and a square addition appeared on the 1928 and 1946 Sanborn map. The existing porch appears to be this porch. A single-door entry is located onto this porch and seven windows enclose it. On the main body of the house on this elevation there are two windows on the first

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story and four on the second story. All windows on this elevation are six-over-six-light, double-hung windows with protective aluminum storm sash.

The rear elevation reveals a sloping grade from east to west, exposing the full basement wall on the west half of the elevation. A single-door entry to the basement is located here, as well as a 2' x 4' glass block window. The first story, from left to right, shows a small, fixed two-over-two window, followed by a large, modern "picture" window that is flanked by single casement windows. Then, a six-over-six-light, double-hung window, two smaller, six-light fixed windows and another six-over-six-light double-hung window. The south elevation of the southeast porch then completes the first story. The second story has four six-over-six-light, double-hung windows. A single hip-roof dormer with wide eaves and three small, fixed windows faces the south.

In 1919, a 1 ½-story "auto house" appears at the southwest corner of the lot. The 1928 map shows the garage as a one-story, concrete block building, suggesting a new garage built in the 1920s. The first story of the current garage is constructed of concrete masonry block with two one-over-one light, double-hung windows on the south elevation and a modern, 4 panel garage door on the east elevation. The gable ends of the garage are framed and clad with wood. The building has a gambrel roof shape. A four-foot high concrete retaining wall, constructed after 1960 with faux brick forms, crosses the property at the north edge of the garage, allowing space for garage access.

## 8. Narrative Statement of Significance

The Alnutt-Hoefflin House does not appear to be individually eligible for the National Register of Historic Places under Criteria A or B. It does, however, appear to be individually eligible for the National Register of Historic Places under Criterion C. Also, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

This is a fine example of a Foursquare, Prairie School style house. It retains the stucco cladding in good condition and the horizontal lines of windows and moldings retain the simple design characteristics of the Prairie Style. About ten Prairie School or Foursquare houses are located in the 200+ house area of the West Hill neighborhood, and this house demonstrates the strongest features characteristic of the Prairie School style. The architectural integrity of this house is intact. All of the owners of this property have demonstrated their willingness to maintain and care for the house during the ninety-three years of their residency. Thus, the Alnutt-Hoefflin House appears to be individually eligible for the National Register of Historic Places under Criterion C.

Also, this house appears to be a contributing building in a potential "West Hill" neighborhood historic district. The strong architecture of this house and the association with the development of this area in the early 20<sup>th</sup> century enables this property to contribute to the West Hill neighborhood historic district. It falls within one historic context identified for the district: "20<sup>th</sup> century neighborhood and residential development."

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An earlier house appeared on the 1912 Sanborn map, and a photograph of this current house appeared in a c.1914 publication. Thus, it appears that Bernard S. Alnutt had the house at 710 West Third Street built around 1913. A photograph of the house shortly after it was constructed appears in a book published in 1914 (*Muscatine, Iowa: The Pearl City*. c.1914: Page 65). The book promoted Muscatine, and illustrated many homes, businesses, churches and factories that would show that Muscatine was a progressive city and a good place to live. Mr. Alnutt appears only briefly in the Muscatine city directories in 1911 and 1913. He was a cashier at the Muscatine State Bank. It appears that Bernard S. Alnutt lived here for about two years before he sold the property to the Hoefflins in 1915.

Fred William and Jennie Hoefflin and his family lived at 710 West Third Street from August 14, 1915 until after 1960. Mr. Hoefflin was born in Muscatine on December 31, 1871, the son of Matthew and Mary (Broom) Hoefflin. His parents emigrated from Germany in the late 1840's. Fred attended elementary schools in Muscatine and began work at the Hershey Lumber Company sawmill in 1884. He then worked at Roach and Musser Sash and Door Company for a few years. In 1891 he was employed as a clerk at the Van Nostrand Saddlery Company in Muscatine. The Van Nostrand Saddlery Company dates its history back to 1866 when J. Rubelmann began a harness business, soon also employing William Van Nostrand who continued to the business after his death. It was a significant local business by the time Van Nostrand died in 1889. Local businessmen did not want to see the profitable business leave town, and worked to find a way to keep it in Muscatine. The Van Nostrand Saddlery Co. was incorporated on February 14, 1890. The officers were respected Muscatine businessmen, with J. Carskaddan, president; A. Sander, vice president; and C.H. Spaethe, manager and secretary. (Richman 1911: Vol. 1, 474). Fred worked his way up from clerk in 1891 to buyer to secretary. In 1897, Mr. Hoefflin married Jennie Nyenhuis of Muscatine (Carlson 1989: 59).

The St. Louis Trade Review in August 1899 reported that Van Nostrand's was "The only manufacturer and wholesale dealers in saddlery and saddlery hardware, harness and strap work in Muscatine. Also, large dealers in leather, occupy a modern structure on Front Street. This contains their store and their perfectly equipped harness, collar and saddlery factory. The Van Nostrand Saddlery Co. manufactures and handles everything necessary to appoint a horse or adorn a mule. They make a specialty of the Brownson Metal Sewed Collar, considered by teamsters the best on the market. They carry an immense stock of other harness goods of the very best quality. They employ regularly sixty men and keep a force of traveling salesmen on the road. The territory covered includes Iowa and part of Illinois, and the demand for their goods shows a continued increase, as their uniformly excellent quality and fair price becomes apparent to horse owners." (Carlson 1997: 191). The Van Nostrand Saddlery Company continued to expand in the early 20th century, opening a branch location in Sioux City by 1921.

In 1915, the Hoefflins bought this property from Alnutt. Fred Hoefflin continued to serve as the secretary for the Van Nostrand Saddlery Company in Muscatine for many years. The 1920 census shows the family living at this address, and that they owned the house free of a mortgage. Fred was a 48-year-old male, born in Iowa with parents born in Germany. He was employed as a secretary at a harness factory. His 47-year-old wife Jennie was born in Iowa, though her father was born in Holland. The only other

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member of the household was their 10-year-old daughter Lucile. Fred was named president of the Van Nostrand Saddlery Company in 1934, as the firm continued to prosper and grow. Fred W. Hoefflin died in November 1947. The house was then passed on to his wife, Jennie, who lived at 710 West 3<sup>rd</sup> Street until her death in 1960. The Hoefflin's daughter, Lucile J. Pringle, then inherited the property.

## 9. Major Bibliographical References

Carlson, JoAnn, ed. *Citizens of Muscatine*. Muscatine: Musser Public Library, 1989.

Carlson, JoAnn, ed. *Muscatine History Notes*. Volume 3. Muscatine: Musser Public Library, 1997, 191.

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*Muscatine, Iowa: The Pearl City*. Record Printing Co., c.1914.

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

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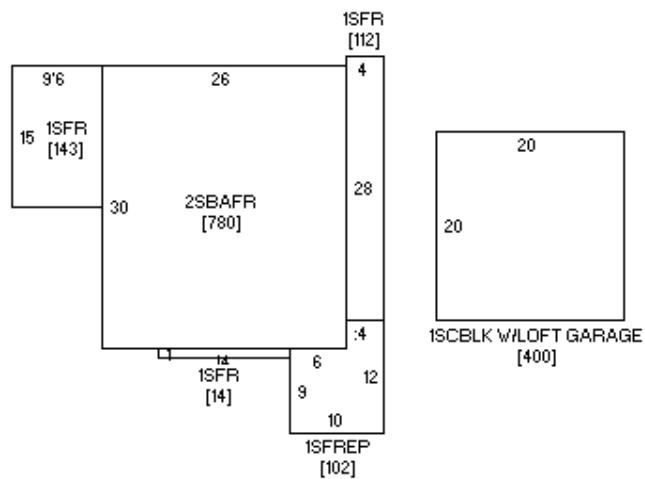
710 West Third Street  
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## Location Map



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



(front - 3<sup>rd</sup> Street)

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**Photograph of building (digital image)**

