

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

State Inventory No. 70-01097 **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 John Van Dam House
 other names/site number Field Site #: WH-097

2. Location

street & number 201 Ash 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) 41 Lot(s) 1 & 2

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>	_____ 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

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>09A04: Other / House / Side Gabled</u>	foundation <u>10A: Concrete / Block</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 201 Ash Street

Site Number 70-01097
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

1880

Other dates

check if circa or estimated date

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 12, 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

Page 3

John VanDam House
Name of Property

Muscatine
County

201 Ash Street
Address

Muscatine
City

7. Narrative Description

201 Ash Street is a frame house built into the side of a hill. The house sits on a bluff overlooking the Mississippi River to the south, and the house appears to be two-stories on the south and west elevations. The west elevation faces Ash Street, but the current entries are located on the one-story elevation facing the alley to the north. It sits on a concrete foundation, with some brick veneer. The walls are frame, clad with clapboards. The gable roof is clad in asphalt shingles. Two yellow brick chimneys are located at about one-third points on the ridge of the building.

The front, or west facing elevation, has four one-over-one-light, double-hung windows. There are two widely spaced windows on the first story and two identical windows located on the lower level. The property slopes from left to right, north to south, with a concrete retaining wall / stair at the extreme left of this elevation. The retaining wall allows the grade at the west side of the house to drop approximately four feet, creating the appearance of a two-story house on the west, south and east elevations. On the west elevation, the house is clad with brick veneer from grade up to the window sills on the lower level. Wood clapboard then covers the remainder of the façade.

The north elevation is viewed from the alley between Second Street and Third Street. Grade along the north elevation is approximately four feet higher than grade along Ash Street. A single entry, located near the center of this elevation, is accessed from Ash Street via six concrete steps at the right of this elevation. Three small, one-over-one-light, double-hung windows are seen on this elevation, two to the left of the entry and one to the right.

The south elevation shows a full width screened-in porch at the lower level with the floor of the porch at, or slightly above, grade. Five identical one-over-one-light, double-hung windows are located on the first story. Single windows are seen on the far left and on the far right. Three windows are mounted together and located in the center of the first story.

A single entry is seen on the right side of the first story of the rear, or east elevation. A small one-over-one-light, double-hung window is to the left of the entry. This is the gable end of short, parallel wing on the house.

The earlier concrete block garage has been removed to make way for a major house expansion in 2006.

8. Narrative Statement of Significance

The house at 201 Ash 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.

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>John VanDam House</u>	<u>Muscatine</u>
Name of Property	County
<u>201 Ash Street</u>	<u>Muscatine</u>
Address	City

This property was built around 1880, and it was converted to a duplex by 1900 with the owners living in one of the units through 1941. This property has not been designed by a famous architect, nor built by a recognized builder. Architecturally, the house was simply designed and has retained its architectural integrity, but the architecture is not particularly outstanding. It has not been inhabited by a widely known figure or local leader. The occupants have been common folk; residents that worked at a bank, an auto dealership and most significantly, a local lumber company. The John VanDam House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the house at 201 Ash Street appears to be a contributing building in a potential "West Hill" neighborhood historic district. The John VanDam House stands in contrast to other, more glamorous 19th century houses in the West Hill neighborhood. But, it is this contrast and its reflection of neighborhood trends in the 20th century that contributes to the historic neighborhood. In this period, the neighborhood saw a trend towards multi-family housing, some new and some older houses that were subdivided. At the same time, single family, owner-occupied housing remained throughout the area. This house reflects the construction of two new units to provided needed housing in this period.

There are no listings for 201 Ash Street prior to 1921. However, it appears that the address of this house was changed, along with the house across the street at 200 Ash Street around 1920. This house was formerly 813 West 2nd Street (now 201 Ash Street) and the house across Ash Street was formerly 901 West 2nd Street (now 200 Ash Street). John VanDam bought lot 1 of block 41 from Benjamin Hershey on February 10, 1880 (Lots Book 12, page 793) and lot 2 of block 41 from Amanda A. Walker on May 18, 1880 (Lots Book 12, page 792). John VanDam was the first owner who possessed both lots 1 and 2 of block 41, though the house sits only on Lot 1. In the 1870 census, John VanDam, Jr. was listed as a 21-year-old carpenter in his parents' household. According to city directories, John VanDam was a carpenter, and he likely built the house soon after buying the land. He is listed in the 1883-86 city directory as living at 819 W. 2nd Street. He is also shown to be here in the 1886-87 city directory. The property was transferred to Stella S. VanDam from her husband, John on June 30, 1886 (Lots Book 21, page 215). Another deed transfer record indicates that Titus and Jackson bought the property from Stella S. VanDam & husband on March 16, 1887 (Lots Book 21, page 325).

A deed transfer record shows that Kate McDermott bought the property from the real estate firm of Titus and Jackson on March 13, 1891 (Lots Book 24, page 110). According to the 1880 Census, Patrick and Kate McDermott lived in Davenport, Iowa with their two sons, Robert (3) and James (1). Patrick is listed as a native of Ireland, born in 1848 and his wife Kate is listed as a native of Wisconsin, born in 1858. In the early 1880's the McDermotts moved to Muscatine, where Patrick was head sawyer for the Muscatine Lumber Company, until the mill burned to the ground. In June 1887, Patrick found employment at the Knapp, Stout & Co. mill in St. Louis, Missouri and left his family in Muscatine to work there. In an incident on October 30, 1888 in St. Louis, Mr. McDermott found himself involved in another man's family dispute. In attempting to defend a woman from her brother-in-law, McDermott was shot twice and died the next day of his injuries ("Killed at St. Louis", Muscatine Journal obituary, October 1888). The article further stated that the "McDermotts lived at the VanDam property near the W.A. Clark house on West Hill." Kate McDermott is listed in the 1889-92 city directory as a widow, living at 813 W. 2nd Street. Thus, they may

Iowa Site Inventory Form Continuation Sheet

Page 5

John VanDam House

Muscatine

Name of Property

County

201 Ash Street

Muscatine

Address

City

have moved here soon after Stella VanDam transferred the property in 1887 (with the 1888 obituary noting that they lived here), with the complete purchase in 1891. She is listed in the city directories at this location as either Kate or Mrs. P.J. McDermott from 1889 until 1897. From 1895 to 1900, Charles McDermott, a clerk at Streeters, is also listed here. He is believed to be Kate's son. Mrs. McDermott is shown to be a salesclerk at McColms Department Store in the 1900 city directory.

By 1900, Kate rented out part of the house. Kate McDermott, a widow, is listed at 813 W. 2nd Street in the 1900 census at age 38. She is listed as a saleswoman owning the house, and her 13-year-old daughter May also lived with her. Though she had birthed five children according to the census, only two were living. William R. Bailey (54) and his wife Mattie (47) are listed as renters at 813 W. 2nd Street. Renters were also listed at 813 West 2nd Street in the city directories of this period. W.R. Bailey (retired) and his wife Martha, are shown from 1900 to 1904; D.W. and Lou Sweeney in 1907; and George R. Hawkins and wife, Emma in 1908. He was an elder in the Seventh Day Adventist Church. Mary Riddle, widow of Joseph, is listed in 1911. Also, the 1911 city directory identifies Mrs. McDermott as the widow of Peter McDermott. Mollie B. Olin is listed as living here in 1913. Frank and Marguerite Ranberger were renters in 1919. He was a button cutter. The 1920 Census lists Kate McDermott as owning her home at 813 W. 2nd Street without a mortgage and notes that she is a 60-year-old widow, who was born in Wisconsin. Frank (28, button cutter) and Marguerite (25) Ranberger were also listed here as renters with their family: Robert (4), John (2), and Harvey (1).

A deed transfer record shows that Kate McDermott, a widow, sold this property to William H. Browning on May 4, 1920 (Lots Book 56, p.175). The 1920 census lists William H. Browning at age 59 and Mary Browning at age 62 as renters on 3rd Street, and they apparently soon moved to 813 W. 2nd Street. William Henry Browning was born in Muscatine on October 23, 1860, the son of William L. and Leah M. Browning. Mary Elizabeth Hogue was born on May 1, 1857 near Burlington, Iowa and was married to William H. Browning in Muscatine, on April 11, 1894 ("William Henry Browning" Muscatine Journal obituary. April 30, 1928, 6). The first name to appear with 201 Ash Street as the address is William H. Browning in 1921. This property appears to have been maintained as a duplex at this time, with the owner-occupied apartment on the first story and the tenant on the lower level, according to city directories. Additional names appear in 1923, when the lower level of this house was rented to Mahlon F. and Lois Parsons. Mr. Parsons was a teller at the American Savings Bank. The Parsons lived at 201 Ash St. until about 1929. The first year that the Sanborn maps cover Block 41 was 1928. At that time, the building shown on this lot was identified as a two story building with a small, one story, parallel wing to the east, similar to the present house. Also, the Sanborn map of 1928 shows a detached garage with a basement, constructed of concrete block, which has been demolished.

After her husband's death in 1928, Mary Browning continued to live at 201 Ash Street until her death on February 11, 1937 ("Mrs. Browning, Goes in Death; Rites Saturday" *Muscatine Journal*, February 11, 1937, page 1). After 1929, Harry and Frances Eis were tenants. The 1930 Census indicates that Mary Browning was 72 years of age and living at 201 Ash Street. Harry and Frances Eis, ages 31 and 32, were tenants. Donald Ping and his wife, Vera, rented the lower level from 1934 to 1937. Mr. Ping sold cars at the Bruemmer Motor Company. Irene Dale, a widow, rented the lower level from 1938 to 1939.

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01097

Related District Number 70-01005

Page 6

John VanDam House

Muscatine

Name of Property

County

201 Ash Street

Muscatine

Address

City

City directories indicate that David Browning, bachelor brother of William H. Browning, was a gardener, who lived elsewhere in Muscatine until his sister-in-law's death in 1937. He then inherited the property at 201 Ash Street and lived there until 1941.

Deed transfer records show that David Browning sold the property to David B. and Mary U. Mackenzie on October 1, 1941. The Mackenzies son and daughter-in-law, Kenneth and Twila Anderson Mackenzie, were listed at this address in the 1943 and 1946 city directories. Kenneth Mackenzie was born in Muscatine on March 5, 1903. He married Twila Anderson on June 22, 1932. Mr. Mackenzie was employed as a clerk for many years at the Roach and Musser Lumber Company. Kenneth Mackenzie died on May 13, 1947 at the nearby Bellevue Hospital. ("K. Mackenzie Funeral Rites Set for Friday" Muscatine Journal obituary. May 14, 1947, 10). The property was transferred to Twila Mackenzie on June 25, 1947. She continued to live at 201 Ash Street until after 1960. There were no renters noted during the time the Mackenzies owned the house.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1870, 1900, 1920, 1930

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

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

"Mrs. Browning, Goes in Death; Rites Saturday" Muscatine Journal obituary. February 11, 1937, page 1

"Killed at St. Louis", Muscatine Journal obituary, October 31, 1888, page 2

"K. Mackenzie Funeral Rites Set for Friday" Muscatine Journal obituary. May 14, 1947, page 10

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.

"William Henry Browning," Muscatine Journal obituary. April 30, 1928, page 6

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01097

Related District Number 70-01005

Page 8

John VanDam House
Name of Property

Muscatine
County

201 Ash Street
Address

Muscatine
City

Photograph of building (digital image)

