

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

State Inventory No. 70-00233  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 Couch Duplex  
 other names/site number Field Site #: WH-102

**2. Location**

street & number 707-09 W. 3<sup>rd</sup> 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) 49 Lot(s) 4

**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)	<u>1</u> buildings	_____	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	<u>1</u> Total	_____	_____ 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>01B02: Domestic / Apartment Building</u>	<u>01B02: Domestic / Apartment Building</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09A01: House / Gabled Front</u>	foundation <u>10B: Concrete</u>
_____	walls <u>02A: Weatherboard</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 type="checkbox"/> Yes <input checked="" 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 707 W. 3<sup>rd</sup> Street Site Number 70-00233  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date 1875  check if circa or estimated date  
Other dates \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

Moses Couch

**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 Diane Mayer Day, Commission Member (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date 12/27/05  
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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Couch Duplex  
Name of Property

Muscatine  
County

707-709 W. 3<sup>rd</sup> Street  
Address

Muscatine  
City

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## 7. Narrative Description

This is a two-story, two-bay, gable-front frame duplex. The house sits on a concrete foundation. The walls are frame, clad in weatherboard. The gable roof is clad in asphalt shingles. The house appears to have had several additions and alterations since its conversion to a multi-family dwelling. It appears to have been a duplex in the early 20<sup>th</sup> century, but then was converted back to single family, and most of the alterations date to the conversion to a multi-family dwelling in the late 20<sup>th</sup> century.

The front (south) elevation has two one-over-one-light double-hung vinyl windows on the first story and two eight-over-one-light double-hung vinyl windows on the second story. Shutters are present on the second story. All the openings appear to have been modified. The 1919 Sanborn map shows a duplex with two front porches, and one assumes two front entries. Patching in the siding shows a larger opening in the right bay on the first story. Patching also shows taller openings for the second story windows. Any trim around the windows has been removed. In addition to these windows, a round opening is centered close to the peak of the roof in the gable. The eaves contain small brackets in the front gable.

Although no historic photograph of this house has been located, a c.1977 photograph shows the front gable of this house previously contained two matching entries with similar, hip-roof porches. The photograph is not clear enough to view the actual entrances. The original building was likely designed in the Greek Revival style and its adaptation to a duplex arrangement was considered very unusual. Alterations however have removed the front entrances and replaced them with windows. The building is now accessed from the east side.

The east elevation of this building contains the side of the main section of the house, and the side of the rear section/addition. The first story of the main section has double windows on the southeast corner of the residence. Just past this set of windows is a one story bay window with three six-over-six-light double-hung windows. These windows also have wood storm windows that are four-over-four-lights. An entry door is centered in this side of the residence. A small stoop and roof extends over the roof in this area. The second story windows consist of one set of paired six-over-one-light double-hung windows on the southeast (front) portion of the side and a shed-roof covering the door and one-story bay window. The 1919 Sanborn map has an open porch at this location. The second story of the main section of the house has front paired six-over-one-light double-hung windows above the first story windows. These two sets of windows retain some trim. Above the enclosed porch are two smaller windows, with the rear smaller than the middle window. The middle window has four-over-one-light double-hung sashes, and the rear window has one-over-one-light double-hung sashes.

The west side of the residence also has the side of the main section of the house, and the side of the rear section/addition. The front/main section has a one-over-one-light double-hung on the first story with a one-over-one-light double-hung window above it on the front portion. The rear portion, where the porch occurs on the east side, is a two-story bay window. The 1919 Sanborn map shows an open porch

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Couch Duplex  
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here, while the 1928 Sanborn map shows a bay window, perhaps when the house was converted back to single family residence. The first story of the bay window has three one-over-one-light double-hung windows on the first story and three one-over-one-light double-hung on the second story. The side of the rear section, built out further between 1919 and 1928, has two single-door entries on the first story and a small one-over-one-light double-hung window near the rear entry. Above this rear set of openings on the built out section are two one-over-one-light double-hung windows. The far rear section, also added between 1919 and 1928, is setback some from the west elevation of the built out section. It has a one-over-one-light double-hung window on the first story and a one-over-one-light double-hung window on the second story.

The rear (north) elevation of the main section of the house does not have any openings. The rear elevation of the first addition does not have any windows but does have a single-door entry on the first story. There are no openings on the rear elevation of the second addition. The eaves on the first addition have brackets similar to the front gable, but the second addition does not have any brackets.

There is no garage on this property.

## 8. Narrative Statement of Significance

The Couch Duplex does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. Additionally, it does not appear to be a contributing building in a potential "West Hill" neighborhood historic district, though within the proposed boundary.

The early history of this duplex is unclear, and it appears that an earlier house was on the site prior to the Moses Couch, a pioneer settler of Muscatine, built this home around 1860. Although he was a painter, he apparently also worked as a public servant for many years as county recorder, city treasurer and probate judge. According to an 1889 biographical sketch, Couch was the first person to construct a house on the "Hill". He had to clear brush and other vegetation from the land before he could build his house, but now some of the most beautiful residences in Muscatine are located in the neighborhood, the biography added. This was the house at 411 W. 2<sup>nd</sup> Street. Couch is personally better associated with this early house. It is unclear if this current building dates to the 1870s; it appears to date to around the turn of the century, constructed in the Classical Revival style as a duplex. His widow, Mary Couch, continue to live here until her death in 1902. This was a trend of the period, and the detailing appears more consistent with this period. No significant event is known to have occurred on the property. With the late 20<sup>th</sup> century changes, this house no longer retains the integrity to convey its significance. Thus, the Moses Couch House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

With the fenestration changes, non-historic elements, and non-historic materials, the Moses Couch House does not appear to be a contributing building in a potential "West Hill" neighborhood historic

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<u>Couch Duplex</u> Name of Property	<u>Muscatine</u> County
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district. Though the overall gable-front forms remains, none of the features indicate a historic house or duplex. Little if any of the historic material remains.

Moses Couch purchased this property from Sara Humphreys on June 13, 1870 for \$1,530 (4:783). The 1889 *Portrait and Biographical Album of Muscatine County* states that Couch was the first person to ornament that part of the city now known as the "Hill" with a fine residence. At that time he had to clear off the brush before he could erect his house (1889 *Portrait and Biographical Album*: page 368). This was his personal residence at 411 W. 2<sup>nd</sup> Street. Couch was married to Mary Plum on January 17, 1830. They had an adopted son, Edward, who served in the Civil War. Couch died on September 23, 1879 in Muscatine. The 1856 city directory lists his address as 58 Second, while in the 1859 directory he is recorded as living on the "n.s. of 2<sup>nd</sup> b. Linn & Spruce". He later built another home at 707 W. 3<sup>rd</sup> Street, where he died in 1879 (Carlson 1997: 80-81). A gable-front house is shown at this location on the 1874 birds-eye view of Muscatine. However, it is not clear if it is the current house/duplex.

The 1879 Muscatine City Directory identifies Moses Couch, retired, and Edward L. Couch, with no occupation listed, as living at north side of Third Street, east of Cherry. Mary Couch was not listed in the directory. The 1883 city directory identifies Mary Couch as living at 707 W. Third Street, there is not an occupation listed for her. E. L. Couch is listed as boarding with A. K. Kapps at 107 W. Third Street. Mary Hart was also listed as the resident of 707 W. 3<sup>rd</sup> Street in the 1883-86 Muscatine City Directory. No occupation was listed for her. The 1886 Muscatine City Directory lists Mary A. Couch (widow) and Ed L. Couch as living at 707 W. Third Street. Ed Couch was listed as being a clerk. In the 1886 city directory it lists Thomas Brown at 707 ½ West 3<sup>rd</sup>. He was working at Brown and Hanley (law, loan, real estate and abstract). Thus, it does appear to be a duplex at this point. It is possible that it was converted to a duplex after Moses died in 1879. In 1889 city directory Thomas Brown is listed at 709 West 3<sup>rd</sup> (likely same half of the neighboring duplex). The 1891 city directory lists Mary A. and Ed L. Couch as residents of 707 W. Third Street. Mary is listed as a widow and Ed as a clerk. They had the same listing in 1893.

The 1895 Muscatine City Directory does not list a 707 W. Third Street; it only lists a 709 W. Third Street. At this address are Edward Couch, Mary Couch boards, and E.A. Van Nostrand. This directory does not identify occupations for any of the residents. Edward, Mary's son, passed away on February 10, 1895. The 1897 city directory lists Mary Couch (widow) and Elizabeth A. Van Nostrand (widow) at 709 ½ W. Third Street. The 1900 census records Mary Couch (90) and Mary Hart (73, boarder) at 707 W. 3<sup>rd</sup> Street. They do not appear to be related. S.A. Junkin (55) is listed at 709 W. 3<sup>rd</sup> Street. The 1902-03 Muscatine City Directory identifies Mrs. M.A. Couch residing at 707 W. Third Street and E.A. Van Nostrand residing at 709 W. Third Street.

Mary Couch died on December 9, 1902 and was buried on December 14, 1902. The funeral of Mrs. Mary A. Couch was held on the afternoon of December 12, 1902 from the late Mrs. Couch's residence on West Third Street (Muscatine Journal: December 12, 1902, pg. 1). The only relatives of Mrs. Couch living in Muscatine at this time were a cousin, Mrs. Sophia Coe and Mrs. Coe's daughter and son. William R. Plum, a nephew, from Chicago, Illinois and Mrs. Hosea Paul, a niece, of Akron, Ohio also attended Mrs. Couches' funeral (Muscatine Journal: December 12, 1902, pg. 1).

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<u>Couch Duplex</u> Name of Property	<u>Muscatine</u> County
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William Plum gained ownership of this property through the estate of Mary Plum Couch, and he rented out this property. Horatio Beane is listed as the occupant in the 1904 Muscatine City Directory at 707 W. Third Street. He was a teamster and lived here with his wife, Martha. Mrs. E.A. Van Nostrand is still identified at 709 W. Third Street. Fred M. Eis was listed as the occupant of this residence in the 1907 city directory at 707 W. Third Street. He was listed as a roundhouse foreman. He was married to Alice. Mrs. E.A. Van Nostrand is listed as residing at 709 W. Third Street. The 1913 city directory listed Fred Phillips listed as the occupant at 707 W. Third Street. He was a button cutter at McKee and Bliven. Roy Gates, a salesman at Neidig's, lives at 709 W. Third Street.

Maynard and Elsie Thompson purchased this residence from William R. Plum on June 17, 1913 (Lots Book 45:378). The 1913 Muscatine City Directory states that Maynard and his wife Elsie lived at 707 W. Third Street. Maynard is identified as being employed at Thompson Brothers Company. Mr. and Mrs. Thompson resided at this address through the 1923 city directory. The 1913 city directory stated that James Wise and his wife Edith lived at 709 W. Third Street. Mr. Wise was listed as being a city fireman. The 1916-1921 Muscatine City Directory identifies that 709 W. Third was the residence of a Bellevue Hospital Nurse's home, no names were listed. The 1920 census confirmed Thompson as the resident and owner of 707 W. Third, renting out the 709 half. The 1919 Sanborn map is the first to show this block, and it clearly shows the current footprint of the duplex. The Thompsons were still listed here in the 1923 city directory.

F.L. and Leona Webster purchased this home on October 11, 1924 from A.J. Weaver and J.L. Klein (Lots Book 63:318). These doctors were associated with the nearby Bellevue Hospital. The 1927 Muscatine City Directory identified Fern and Leona Webster as the residents of 707 W. Third Street. 709 W. Third Street is identified as being the Bellevue Hospital Nurse's home, no names were listed. Webster was identified as working in the service department of Horst. By the 1934 city directory, Webster was working as a service foreman at Bruemmer Motor Company. This couple continued to live at this address through the 1949 Muscatine City Directory. The 1949 Muscatine City Directory lists that Fernie and Leona Webster lived at 707 W. Third Street. Mr. Webster was employed at a gas station at 129 Front Street. 709 W. Third Street was occupied by Dr. Lyle Whitmer.

Marie Tumey purchased this property from L.R. McKee on June 5, 1952 (Lots Book 136:510). The 1952 Muscatine City Directory states that 707 W. Third had no return listed and 709 W. Third Street had Joe Woodhouse living here with his wife Florence. No occupation was listed for Mr. Woodhouse. The 1954 and 1956 Muscatine City Directories identifies Marie Tumey residing at 707 W. Third Street. She is identified as being the widow of Howard and as being a nurse at Bellevue Hospital. The directory also indicates that Mr. and Mrs. Joe Woodhouse are living at 709 W. Third Street. No occupation is identified for Mr. Woodhouse. The 1958 city directory lists Marie Tumey as living at 707 W. Third Street and as being a nurse at Bellevue Hospital. 709 W. Third Street is home to Mr. and Mrs. Joe Woodhouse and Heino and Gertrude Schmidt. No occupation is identified for Mr. Woodhouse. Mr. Schmidt is identified as being and office worker for Carver Pump. Marie Tumey was listed as the resident in the 1958 city directory. She continued to be a nurse at Bellevue Hospital.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Related District Number 70-01005

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<u>707-709 W. 3<sup>rd</sup> Street</u> Address	<u>Muscatine</u> City

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**9. Major Bibliographical References**

Carlson, JoAnn, ed. *Muscatine History Notes*, Volume 3. Musser Public Library, 1997, P. 80-81.

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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.

"In Memoriam" *Muscatine Journal*, September 24, 1879, 1.

*Portrait and Biographical Album of Muscatine County, Iowa*. Chicago: Acme Publishing, 1889, Page 368.

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911.

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Sanborn.umi.com.

**Location Map**



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Related District Number 70-01005

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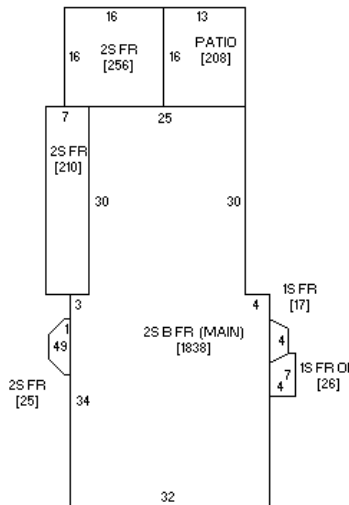
Couch Duplex  
Name of Property

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707-709 W. 3<sup>rd</sup> Street  
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City

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



(front – W. 3<sup>rd</sup> Street)

## Photograph of building (digital image)

