

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

State Inventory No. 70-01041 **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 Hoover-Kent House
 other names/site number Field Site #: WH-108

2. Location

street & number 812 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) 41 Lot(s) 9

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	_____ 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 _____ 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>09A06: House / Four-Square</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 checked="" type="checkbox"/> Yes <input 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 812 West Third Street

Site Number 70-01041
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

1901

Other dates

check if circa or estimated date

Significant Person

(Complete if National Register Criterion B is marked above)

Gage A. Kent

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 30, 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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Hoover – Kent House
Name of Property

Muscatine
County

812 West Third Street
Address

Muscatine
City

7. Narrative Description

This is a two-story, Foursquare style house built around 1901. It includes some late elements of the Queen Anne style, including the rear ell, two bay windows, and turned porch columns. The house sits on a concrete block foundation. The walls are wood, clad with vinyl clad aluminum siding. The gable roof is clad in asphalt shingles. The 1928 Sanborn map, the first that covered this block, shows a footprint very similar to today – a nearly square house with an offset rear ell, full open front porch, a one-story enclosed porch in the rear corner, and a one-story small enclosed porch off the west side of the rear ell.

On the front (north) façade the first story is approximately five feet above a sidewalk that slopes from left to right. The front entry is accessed by wood stairs with a turned wood rail. The first story shows a 3' x 4' single, fixed window on the left of the entry. The historic home, as well as the current one, shows a full width porch. The porch is also seen on the 1928 Sanborn map. A small entry foyer projects onto the porch approximately four feet. Beginning to the right of the entry, the front porch has been screened-in, which has likely been done in later years. There is a large fixed window to the right of the entry. The second story of the front facade reveals a bay window centered in the elevation. It contains one fixed, single-light window, flanked by one-over-one-light, double-hung windows. The fixed window is half the size of the other two windows in the group. Also on this story, there is a single, one-over-one-light, double-hung window. Three small, fixed windows are located at the attic level, centered below the gable end.

The west elevation reveals a bay window to right of center of the first story. All three windows in this group are one-over-one-light, double-hung windows, as are four other windows on this elevation. It is noted that the earliest Sanborn map in 1928 that locates this house does not depict bay windows, either on this elevation or on the front elevation. This is likely a simplification on this map, as numerous other houses in town with bay windows are not noted on this map as such.

The east elevation reveals two large casement windows on the left end. These are located to accommodate a recent kitchen remodel. A single, fixed window is located at an interior stair landing, and on the second story, two one-over-one-light, double-hung windows are shown.

Many windows are evident on the rear elevation since the view from them is that of the Mississippi River. On the first story, a single entry is found at the left, followed by three pair of two-over-three light casement windows. On the right of the first story of this elevation is seen a single entry, adjacent to a large bay window, which is a part of the recent kitchen remodel previously mentioned. The second story shows a series of four one-over-one-light, double-hung windows in a projected portion of the rear elevation. There are two one-over-one-light, double-hung windows on the right.

The 1928 and 1946 Sanborn maps show an automobile garage at the rear of this property. It is no longer there. A two car, concrete block, flat roof garage was constructed in 1954 adjacent to the house on the west and is accessed from Third Street. The rear of this property slopes severely to the alley below and features a large deck, terraced yard and gardens.

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8. Narrative Statement of Significance

The Hoover-Kent House at 812 West Third Street appears to be individually eligible under Criterion B for its association with Gage Kent. It does not appear to be individually eligible for the National Register of Historic Places under Criteria A or C. However, the house does also appear to be a contributing building in a potential “West Hill” neighborhood historic district.

It was during the period that Gage A. Kent lived at 812 West Third Street (1938 thru 1950) that he and S.G. Stein founded and built two major industries in Muscatine: Kent Feeds and Grain Processing Corporation. This was in a period of industrial re-tooling for war time and then the post war recovery and growth that followed. At the same time, other industry leaders in Muscatine, such as C.M. Stanley at HON Industries and Roy Carver at Carver Pump Co. were developing their businesses. The initiation and development of the two agriculturally based industries of Kent Feeds and Grain Processing Corporation had an immediate effect on the area farmers in particular and the Iowa economy in general. These industries not only employed hundreds of local workers, but enabled farmers to buy quality livestock feed locally from Kent Feeds and ship their grain to the world market through GPC. Gage Kent was at the center of this activity, and lived in this house during this period. The integrity of the house remain high, with the 1928 and 1946 Sanborn maps showing a similar footprint to today - - a nearly square house with an offset rear ell, full open front porch, a one-story enclosed porch in the rear corner, and a one-story small enclosed porch off the west side of the rear ell. Though vinyl siding has been applied, the narrow siding does not detract too much from the historic appearance of the house. Thus, the Hoover-Kent House appears to be individually eligible under Criteria B.

Also, this property appears to contribute to a potential “West Hill” neighborhood historic district. This foursquare, late Victorian house is a comfortable place to live. It fits well into its surroundings, which include an Italianate style, a Craftsman style and other varieties of Queen Anne houses. It compliments the architecture of the neighborhood.

This property was bequeathed by Ellen Healy to her son, Andrew T. Healy in November 1899, who sold it to his son, Andrew in June 1900. The Healys were Muscatine County farmers with 10 children. On November 8, 1900 Andrew Healy sold it to Raymond S. and Christie B. Hoover. It is likely that Mr. Hoover built the house c.1901. The first listing in Muscatine city directories at this address is 1904, when R.S. Hoover is listed. His occupation is described as an assistant cashier at the Cook, Musser and Co. State Bank.

Hoover sold the property to Robert S. Jackson on July 7, 1913. Mr. Jackson had just graduated from the University of Iowa Law School and was entering the practice of law with his father, Douglas Jackson, who served as judge of the district court from 1902 until 1942. (“Citizens,” Clippings File, Musser Public Library). Robert’s grandfather was Peter Jackson, also a prominent attorney and president of the Merchant’s Exchange National Bank of Muscatine. In the fall of 1913, Robert Jackson married his college

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sweetheart, Elizabeth Beebe. The Jacksons lived at 812 West Third Street for 28 years, moving in 1937 to a new, spacious home at 715 West Third Street, one block up the street.

On June 7, 1941 Robert and Elizabeth Jackson sold the property at 812 West Third Street to Gage and Nancy Kent. The Kents are listed at this address in the 1938 and 1940 city directories, probably as renters. Gage Kent's occupation in 1938 and 1940 was described as president of Mississippi Valley Grain and Feed. Born in Graettinger, Iowa on May 9, 1897, Gage A. Kent received his elementary and secondary education there and then graduated from Simpson College in Indianola, Iowa. He married Mildred Johnson in 1921. They had two children, James and Herold. He founded Kent Feeds in 1927 in Indianola, Iowa. After a disastrous fire destroyed his plant in 1936, he re-established it in Muscatine. His was the first of the feed industries to utilize river transportation. In addition to his feed business, Gage Kent partnered with S. G. Stein of Muscatine in 1943 to form Grain Processing Corporation. It was formed to operate a government owned alcohol plant that made alcohol for the production of synthetic rubber during World War II. During the war, Gage Kent spent considerable time in Washington, D.C., as a member of the War Production Board for the industrial alcohol business. He also represented the industry at the Office of Price Administration. The Muscatine plant employed approximately 200 people. Gage A. Kent and his family lived at 812 West 3rd Street until 1950 when he moved from Third Street to a rural estate near Kent Ridge Farm, a livestock farm east of Muscatine that was used to experiment with feed supplements. He retired from active leadership at Kent Feeds and GPC in 1966 and died in August 1972 at 75 years of age. ("Kent Feeds Founder Dies", Muscatine Journal, August 6, 1972, page 1)

Today, the companies that were founded by Gage Kent are owned by Varied Investments, Inc., a holding company that is owned by the families of Gage Kent and S.G. Stein. Also acquired by Varied Investments, Inc. is Blue Seal Feeds, Inc. The combined sales for these companies during fiscal 2004-05 was \$439,800,000, with total employment of 1,800 people, most of which are employees of GPC in Muscatine. Kent Feeds is still a major livestock feed company, with eleven plants in the Midwest. The alcohol operation was purchased by GPC from the government and an extensive research program was formulated to develop new products that could be manufactured from corn through the wet-milling process. Today GPC is a major producer of grain neutral spirits, as well as other corn-based products such as starch, corn oil, maltodextrins, syrups and pet foods. The company markets its products worldwide (Company websites: kentfeeds.com; grainprocessing.com)

Mr. Kent sold the house to Gordon L. and Helen Chapman on April 8, 1950. The city directory of 1952 shows that Gordon L. Chapman and his wife, Helen lived at this address. He was the president of Carver Pump Co. They sold it to Dr. Robert F. and Theresa Klein on May 2, 1953. Dr. Robert F. and Theresa Klein lived here in 1954, followed by William A. McMahan, a salesman for Carver Pump Co. in 1958. In 1959, William N. Bennington and his wife, Susan were occupants of this house. He was president of Bandag, Inc., maker of retread tires for the trucking industry. The Kleins sold it to John D. and Doris P. Wright on June 13, 1962.

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Hoover – Kent House	Muscatine
Name of Property	County
812 West Third Street	Muscatine
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9. Major Bibliographical References

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

Clippings Files, Musser Public Library, Muscatine, Iowa.

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

Grain Processing Corporation website: grainprocessing.com, Accessed January 2006.

"Kent Feeds Founder Dies", Muscatine Journal, August 6, 1972, page 1

Kent Feeds website: kentfeeds.com. Accessed January 2006.

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.

Location Map



Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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Site Number 70-01041
 Related District Number 70-01005

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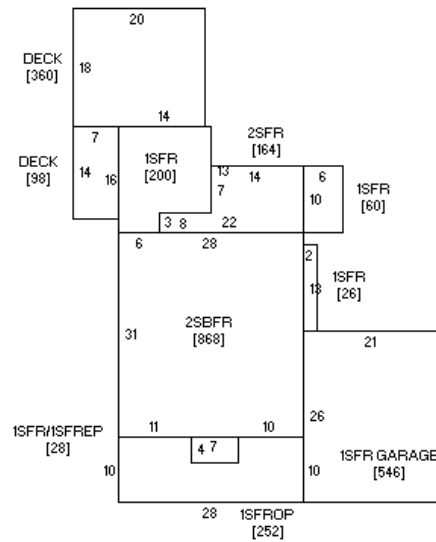
Hoover – Kent House
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

