

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

State Inventory No. 70-01042  **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 Martin W. Stapleton House  
 other names/site number Field Site #: WH-109

**2. Location**

street & number 816 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) 10

**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>1</u> _____ buildings
<input type="checkbox"/> site	_____ sites	_____                      _____ sites
<input type="checkbox"/> structure	_____ structures	_____                      _____ structures
<input type="checkbox"/> object	_____ objects	_____                      _____ objects
	_____ 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**

<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>09A01: Other / House / Front-Gabled Roof</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 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 816 West Third Street

Site Number 70-01042  
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

02: Architecture

**Significant Dates**

Construction date

1903

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 January 8, 2006

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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M.W. Stapleton House  
Name of Property

Muscatine  
County

816 West Third Street  
Address

Muscatine  
City

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## 7. Narrative Description

This is a one and a half-story, gable-front transitional house. It has some features of the Queen Anne style as well as the Craftsman style. The house sits on a concrete block foundation with frame walls that are clad with clapboards and shingles. The gable roof is clad in asphalt shingles. The house that was constructed on this site in 1903 is essentially still intact. Sanborn maps drawn up in 1928 and 1946 are identical and basically agree with the present plan of the property, indicating that the only changes after 1928 was the addition of the three seasons porch at the rear.

The front elevation reveals a high pitch gable end with a full width porch, supported by three round columns that are slightly tapered to an unadorned, square capitol. Beneath the columns, a simple, square base is also seen resting on a porch floor that is two steps up from grade. A three-foot square, fixed leaded glass window is located on the first story on the left, with a single-door entry closer to the center of the building. On the right of the first story is a large, fixed window, with a decorative, stained glass transom window. Above the porch roof is seen an enclosed drip ledge over a frieze board that is continuous around the house at the eaves of the gable roof. On the second story are four one-over-one-light, double-hung windows that have decorative, diamond-shaped mullions in the upper half. Two of these windows are paired in the center of this façade. The other two are mounted to the far left and the far right. A full width band of molding is located above the windows and provides separation between the 4" smooth wood clapboards below and rough sawn wood shingles that continue to the gable peak.

The west elevation shows a single two-over-two-light, double-hung window on the left, with a paired set of two-over-two-light, double-hung windows on the right. Above the windows an enclosed eave and a continuous frieze board is seen. A large gable-roof dormer with three one-over-one-light, double-hung windows is located on the roof in the center of the building. The middle window is taller than the outside windows, and the dormer is clad in fishscale shingles.

The east elevation reveals two small, fixed windows and one one-over-one-light double-hung window. Above the windows is an enclosed eave with a continuous frieze board. A small shed-roof dormer with two small, fixed windows is in the center of the building on the roof. This dormer is significantly smaller than the one on the west elevation.

A full width, three-season porch with modern aluminum, one-over-one-light, double-hung windows is seen on the rear elevation. It is probable that the three season porch at the rear of the house was added after 1946, when the Sanborn map was issued, not indicating a porch at the rear. A single-door entry, which opens out to a wood deck is located on the right. Above the porch an enclosed drip ledge over a frieze board is seen. Above the drip ledge and centered on the gable end of the building, is a set of three narrow casement windows. To the right is a small, fixed window. Above the windows is a full width band of molding that separates 4" smooth clapboards below and rough sawn shingles above.

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M.W. Stapleton House  
Name of Property

Muscatine  
County

816 West Third Street  
Address

Muscatine  
City

This property is located on a lot that is steeply pitched toward the alley on the south and very steeply pitched toward Ash Street on the west. There is no garage or other outbuildings.

## 8. Narrative Statement of Significance

The M.W. Stapleton House 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 history of the M.W. Stapleton House is that of a locally successful lawyer who had graduated from college, established a business, married and raised a family in the home; then moved on to a more elegant home elsewhere in town. After World War II, 15 years later, the lawyer's daughter and her family return to raise their children where they had been raised. The occupants of this house were typical Midwestern people and were not civic leaders nor noteworthy in any public way. Additionally, the house is not associated with any significant events. The house was built in 1903, and its influence of both Queen Anne and Craftsman architecture is seen. The integrity of the house is high. However, it does not appear to be particularly significant. Thus, the M.W. Stapleton House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

Additionally, the M.W. Stapleton House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It was built during the early 20<sup>th</sup> century period that saw increased housing demand and construction on remaining lots in West Hill. The Craftsman influence of this house is in contrast to the Victorian style houses found around it. The simplicity of the Craftsman style illustrates a change of design taste from the ornate, yet it has several refined details in keeping with this section of the neighborhood. The variety of architectural styles in the "West Hill" area lends visual interest to the neighborhood

According to city directories, the earliest listing at this address was in 1904, which was M.W. Stapleton. It is likely that he had the house built around 1903 or built a newly constructed house, which agrees with information from the county assessor. A deed transfer record shows that Margaret and M.W. Stapleton purchased this property from Andrew Healey on June 9, 1904. The city directories indicate that M.W. Stapleton lived at 816 West Third Street until 1931. Martin William Stapleton was born in Washington County, Iowa on February 11, 1868. He was a son of Martin and Mary Carroll Stapleton. He received his law degree from the University of Iowa in 1897 and established a law practice in Muscatine with Climer Coldren that same year. He remained in business in Muscatine his entire career and was city attorney for a time. The 1900 Census reported that Martin Stapleton was a single, 32 year old lawyer living at 107 E. 2<sup>nd</sup> Street. He married Margaret Anna Anson on June 12, 1901 in Muscatine. They had two daughters, Alice Mary and Margaret Elizabeth. The 1920 Census listed him at 816 W. 3<sup>rd</sup> Street and was a 47 year old general practice lawyer. It also listed his wife, Margaret at age 45, daughters Alice at age 8 and Margaret E. at age 4. Daughter Margaret Elizabeth married Bernard R. Wheeler of Muscatine on December 15, 1938. Daughter Alice Mary moved to the east coast. Martin W. Stapleton died on

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M.W. Stapleton House	Muscatine
Name of Property	County
816 West Third Street	Muscatine
Address	City

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November 6, 1945. Margaret Stapleton died on March 9, 1951 at Bellevue Hospital in Muscatine ("M.W. Stapleton, Local Attorney, Called In Death", Muscatine Journal obituary, November 6, 1945, page 1; "Mrs Stapleton, Widow of Local Attorney, Dies", Muscatine Journal obituary, March 9, 1951, page 3; Census records).

A deed transfer record shows that M.W. Stapleton transferred ownership of this property to his wife Margaret on February 24, 1928, shortly before they moved elsewhere in town. They continued to be listed here in 1931, and then moved. According to city directories, a series of tenants were listed during the next fifteen years: Roger L. Potter, who was a manager at the Batterson Store, and his wife, Addie lived here in 1934; followed by Ray L. Doan, a sports promoter, and his wife, Natalie in 1937. George W. Farrier and his wife, Zelpha lived here in 1939. He was a lineman for the city electrical plant. Donald C. Allbee worked at McKee Button Co. He and his wife, Mercedes lived at 816 W. 3<sup>rd</sup> St. in 1941. Harold W. and Maxine Neff lived here in 1942. He was a sausage maker at C.E. Richards & Sons in 1943. Elmer E. Nimitz is listed in 1946. His occupation is unknown.

Bernard and Elizabeth Wheeler bought this property from Margaret A. Stapleton on July 15, 1946. In 1949, Bernard R. Wheeler is listed by city directories at this address. Bernard R. Wheeler was born on November 27, 1914 in Independence, Iowa, a son of Earl J. and Susan Downs Wheeler. He married Elizabeth Stapleton, daughter of M.W. Stapleton in 1938. Mr. Wheeler served in the European theater during World War II as a glider pilot in the Army Air Corps. He was a cost accountant at HON Industries for nearly 30 years. The Wheelers were the parents of three sons and two daughters: Patrick, Michael, Timothy, Anne and Mary. The Wheeler family lived at 816 West Third until the 1980's. Bernard R. Wheeler died while on vacation in Florida on April 13, 1985 ("Bernard Wheeler", Muscatine Journal obituary, April 15, 1985, 2A). Margaret E. Wheeler died at age 80 on May 28, 1995.

## 9. Major Bibliographical References

"Bernard Wheeler", Muscatine Journal obituary. April 15, 1985, page 2A.

Census Records, United States Census Bureau, 1900, 1920

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

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

"Mrs. Stapleton, Widow of Local Attorney, Dies", Muscatine Journal obituary. March 9, 1951, page 3

"M.W. Stapleton, Local Attorney, Called in Death", Muscatine Journal obituary. Nov. 6, 1945, page 1.

Sanborn Map Company. "Muscatine,Iowa," Sanborn fire insurance maps. Pelham, NY:

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Site Number 70-01042

Related District Number 70-01005

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M.W. Stapleton House  
Name of Property

Muscatine  
County

816 West Third Street  
Address

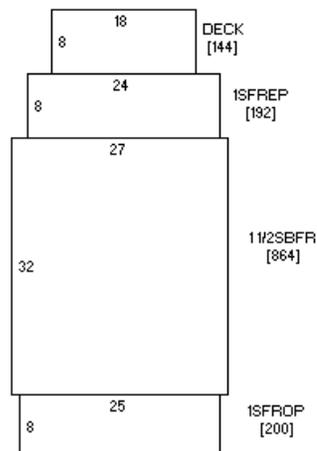
Muscatine  
City

Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at: [Sanborn.umi.com](http://Sanborn.umi.com).

## Location Map



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



(front – W. 3<sup>rd</sup> Street)

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Related District Number 70-01005

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M.W. Stapleton House  
Name of Property

Muscatine  
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## Photograph of building (digital image)

