

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

State Inventory No. 70-00236  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 Hatch - McQuesten House  
 other names/site number Field Site #: WH-111

**2. Location**

street & number 801 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) 48 Lot(s) S90'Lot 5& S 90'E1/2 Lot 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 Enter number of:	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	_____ buildings	_____ 1 _____	buildings
<input type="checkbox"/> district	_____ sites	_____ _____	sites
<input type="checkbox"/> site	_____ structures	_____ _____	structures
<input type="checkbox"/> structure	_____ objects	_____ _____	objects
<input type="checkbox"/> object	_____ Total	_____ 1 _____	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>05B: Late Victorian / Italianate</u>	foundation <u>03: Brick</u>
_____	walls <u>03: Brick</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 801 West Third Street

Site Number 70-00236  
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 05: Commerce

**Significant Dates**

Construction date

1852  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 December 10, 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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Hatch - McQuesten House  
Name of Property

Muscatine  
County

801 West Third Street  
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## 7. Narrative Description

This is a two-story, brick, Italianate cross gable house. The roof is clad in asphalt shingles. The house is constructed in a cross gable shape with gable ends facing West Third Street (south) and Cherry Street (east). A separate rear one-story gable-roof section projects to the north. Decorative brackets are seen at the roof eaves, as well as decorative stone hoods above the windows.

The front, or south, elevation shows the projecting cross gable section on the left. The east-west section of the house is set back approximately six feet, with a porch covering the remainder of the first story. A single-door entry with a three-light transom window is located to the right of the front gable end on this elevation. To the right of the entry is a pair of narrow ten-light fixed windows. The gable-front section has paired narrow four-over-four-light, double-hung windows, each with a two pane, fixed transom, on the first story. On the second story gable end of this elevation, a paired ten-light fixed window is seen. Also, a small balcony is located at the sill of this window, complete with spindled balustrade and bracket supports. The balcony is a recent restoration and is based on historic photographs. (Muscatine Journal, c.1891) To the right on the second story above the porch is a ten-light fixed window and a non-historic eight-over-eight-light, double-hung window (replacement).

An early photograph showing the south elevation of this house, reveals that a porch was located at the first story gable end, below a small, second floor balcony ("Residence of W.W. McQuesten", Muscatine Journal, c.1891, 53). The porch and balcony was removed, with the face brick on the house revealing its roof outline. The removal of the porch is estimated to have occurred in the 1920's since the Sanborn map of 1919 shows the porch, but the map of 1928 does not. The c.1891 photograph also shows a picket fence around the property. It also shows the porches that were removed in the 1920's and a chimney at the east elevation of the building that is gone.

The east elevation reveals a gable end with prominent bay windows on the first and second stories on the left side, one above the other, though the second story is slightly smaller. The first story bay window has five one-over-one-light, double-hung windows. The second story bay window also has five one-over-one-light, double-hung windows. Also, there is a ten-light fixed window on the first story, with an identical window directly above on the second story. This elevation also reveals a one-story gable-roof wing that projects approximately 15' to the north (rear) and is set back from the east elevation of the main building about six feet. It has a single, small casement window in it on this side. Also, a small entry porch, shown on the 1919 Sanborn map, was located at the northeast corner of the main building, but is not on the 1928 Sanborn map and likely was removed at the same time as the front porch mentioned above.

The west elevation reveals a short, one story wing projecting to the north of the main house. There is a single, one-over-one-light, double-hung window on the wing. A large, screened-in porch with a flat roof dominates the west elevation of the main house. A double entry with French doors opens into the house from the porch. A ten-light fixed window also is seen in the porch. Above the porch is seen two widely spaced eight-over-eight-light double-hung windows.

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The rear elevation reveals the two-story gable end of the main house, as well as the gable end of the one story wing. The gable end on the main building shows two one-over-one-light, double-hung windows, a small one at the peak of the gable and one on the first story. A single-door entry is seen on the first story, on the left of the gable end of the wing. Also, on the first story of this gable end is a small casement window. Above the entry and window is a pair of one-over-one-light, double-hung windows. The historic photograph of 1891 shows that the adjacent Third Street and Cherry Street had not, at the time of the photograph, been graded down to their current levels, which is a minimum of three feet below the level of the grade at the house. The photograph also reveals a building at the rear of the property, but it does not appear to be the house at 308 Cherry Street, which was built around 1900.

Most of the recent work on this house has been interior. Exterior changes include the restoration of the small second story balcony and replacement of second story window sash on the front of second story.

## 8. Narrative Statement of Significance

The Hatch - McQuesten House appears to be individually eligible for the National Register of Historic Places under Criterion C. Also, it appears to be a contributing building in the potential "West Hill" neighborhood historic district.

Information no longer exists or, as yet has not been found, that would give insight as to who had a hand in the design and construction of this elegant Italianate style house. It is not a large building, but is of a scale and proportion that is comfortable to anyone living in it. The Hatch - McQuesten House is one of a small group of houses in the Cherry Street area of west hill that pre-dates the Civil War. The appearance of this house in the photograph taken around 1891 and published in the Muscatine Journal's Semi-Centennial Souvenir Edition illustrates that the Hatch - McQuesten House has lost little, if any, architectural integrity in the 150 plus years of its existence. It is an excellent example of an 1850s house, with some Italianate and Gothic Revival influences. The Hatch - McQuesten House does not appear to be individually eligible for the National Register of Historic Places under Criteria A or B. However, the Hatch - McQuesten House does appear to be individually eligible for the National Register of Historic Places under Criterion C.

The Hatch - McQuesten House appears to be a contributing building in a potential "West Hill" neighborhood historic district. The quality and character of this house in addition to its association with downtown merchants contributes architecturally and historically to this "West Hill" neighborhood. Additionally, it is one of a small group of pre-Civil War houses in this section of the neighborhood near the peak of the hill.

According to city directories, an unbroken list of owners and/or tenants living at 801 West Third Street can be traced to 1856. The abstract for this property shows that James S. Hatch purchased the property from Abraham Smalley in January of 1852. Smalley lived further down the block and owned a large

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<u>Hatch - McQuesten House</u>	<u>Muscatine</u>
Name of Property	County
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section of the real estate in this area. It is likely that Mr. Hatch built the house shortly thereafter. City directories list Hatch at this location (n.w. corner 3<sup>rd</sup> and Cherry St.) from 1856, the first city directory, to 1870. The 1856 city directory lists J.S. Hatch as a grocer at J.S. Hatch and Company. The 1860 city directory shows J.S. Hatch as a partner with William S. Humphreys in a wholesale grocery business. This directory also indicates that John Hatch, son of James, worked at his father's store as a clerk. The property was deeded from James, Sr. to his wife, Rachel between 1856 and 1858. Rachel was from Connecticut and died at age 44, of "consumption" on October 5, 1859 (U.S. Census Mortality Schedules, 1850 – 1880). The 1860 Census lists James S. Hatch as age 50, born in Massachusetts. He is shown to be a merchant and to be an owner of real estate valued at \$5,000 and other property valued at \$2,000. Living with him was Alice, age 18 and James S. Hatch, age 7. The 1870 city directory lists John B. Hatch as an insurance agent living at the n.w. corner of Cherry and 3<sup>rd</sup> Street. Also at this address was James Hatch, who is listed as a tinner. The 1870 Census lists James S. Hatch as age 60, born in Massachusetts. He is shown to be a life insurance agent. Also, in his home are Agnes, his second wife, age 49, born in Pennsylvania; James, age 18, shown to be a farmer; Agnes, age 8. Others in the household were Lena and Susan, domestics. James S. Hatch Sr. died on February 16, 1873. The property then was passed on to their son, John B. Hatch. The city directory of 1874-75 lists George W. Stewart, physician, as living at the n.w. corner of 3<sup>rd</sup> and Cherry Street.

John B. Hatch sold the property to Elizabeth F. (Webb) McQuesten, wife of William Wirt McQuesten, in March 1875. William Wirt McQuesten was born on December 28, 1832 in Washington, New Hampshire and Elizabeth in Brooklyn, New York. William was descended from William McQuesten, who immigrated to America about 1735 and settled at Litchfield, New Hampshire (Richman 1911, vol. 2: 612). As a young man, William worked for a time at a foundry in Canada, then moved on to the west and became an early settler in Muscatine. He established a hardware business with Samuel P. Sawyer, which prospered for many years in Muscatine. Samuel and William were cousins, both being descended from David McQuesten, born in 1758. He was the great grandson of Timothy Hatch, who was a member of Captain Hooker's Company, Boston, 1776. In 1777 Mr. Hatch enlisted in the Third Troop of Colonel Sheldon's Regiment of Light Dragoons. Of note is that W.W. McQuesten was nominated and elected to the Register of the Society of Sons of the Revolution in the State of Iowa (Muscatine County, Iowa Genealogy Website).

City directory listings in 1876-77 and 1879 show W.W. McQuesten at 112 West 3<sup>rd</sup> Street and in 1877-78 at 3<sup>rd</sup> St., n.w. corner of Cherry Street. Beginning in the 1883 city directory, this property is listed at 801 West 3<sup>rd</sup> Street. The census of 1880 lists W.W. McQuesten as age 47, born in New Hampshire; wife Elizabeth, age 34, born in New York; children listed are Ella (12), William (11), Sarah W. (10), Frederick (8), and Harriet (1). A domestic helper, Kate Hogan, is also listed. Children of the McQuestens are listed in some of the city directories. William M. first appears in 1883 as a clerk in his father's hardware store. William M., as well as Ella and Sarah are listed in 1889-92. In 1891-92 Harriet, Sadie and William are listed. In the 1897-98 city directory, William M. is shown to be the president of McQuesten and Sawyer Company, while his father, W.W. McQuesten is listed as the treasurer of the company. Sadie is listed in this directory as a stenographer at the Muscatine Oat Meal Company and Maria Hatch is listed as a boarder. The city directory of 1900 indicates that the house was full. In addition to William W. and his

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wife, Elizabeth, children Harriet S. and Sadie are listed. Harriet worked as a clerk and Sadie as a stenographer at Muscatine Oat Meal Company. Also, William M. and his wife, Bertha are listed. William W. died on January 10, 1905.

The 1907 city directory lists the widow, Elizabeth, with daughters Harriet and Sarah as boarders. William M. and his wife, Bertha lived on Pine Street. The 1910 Census lists William, wife Bertha and son, Joseph at 308 Cherry Street. Elizabeth, (64) and daughters Sarah W. (40) and Harriet S. (30) are listed at 801 West 3<sup>rd</sup> Street. City directories of 1908 through 1916 show that Elizabeth lived at 801 West 3<sup>rd</sup> Street with her two daughters, Sarah and Harriet. William and Bertha are shown in the 1908 directory at 308 Cherry Street.

Upon Elizabeth's death in 1919, the house was bequeathed to her son, William M. McQuesten and his wife, Bertha, who continued to live at 308 Cherry at the rear of the property. William died in 1925. Bertha McQuesten inherited both houses on the lot and continued to live at 308 Cherry St. Elizabeth's daughter, Harriet and husband William Jeschka moved into 801 West Third Street around 1919. The city directory of 1919 shows that W.J. Jeschka lived upstairs at 801 W. 3<sup>rd</sup> Street. All subsequent city directories list William Jeschka at 801 West 3<sup>rd</sup> Street. William and Harriet Jeschka appear in the 1920 Census at 801 West 3<sup>rd</sup> Street. He is listed as a native of Illinois, and she of Iowa. He is reported to be a salesman at a retail hardware store. In 1921 and 1923, Mr. Jeschka's occupation is listed as a bookkeeper at McQuesten & Sawyer Hardware. He is then listed, from 1927 to 1954 as an employee of H.J. Heinz Co. in Muscatine.

When Bertha died in 1950, the property at 308 Cherry Street was sold to Fred Hahn and the property at 801 West 3<sup>rd</sup> Street was passed on to her son, Joseph McQuesten. When Joseph died in 1953, the property was next passed on to Joseph's aunt Harriet and her husband William Jeschka, where it remained until the 1970's. Harriet Jeschka died on December 12, 1952. William retired from H.J. Heinz and lived at 801 West 3<sup>rd</sup> Street until he died in August of 1974.

## 9. Major Bibliographical References

Census Reports, United States Census Bureau, 1860, 1870, 1880, 1910

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

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

Muscatine County, Iowa Genealogy Website. Available online at [www.rootsweb.com/~iamuscat](http://www.rootsweb.com/~iamuscat)

"Residence of W.W. McQuesten", Muscatine Journal. Semi-Centennial Souvenir Edition – 1891, page 53

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

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Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:  
Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at:  
Sanborn.umi.com.

U.S. Census Mortality Schedules 1850 – 1880, Available online at Ancestry.com

## Location Map



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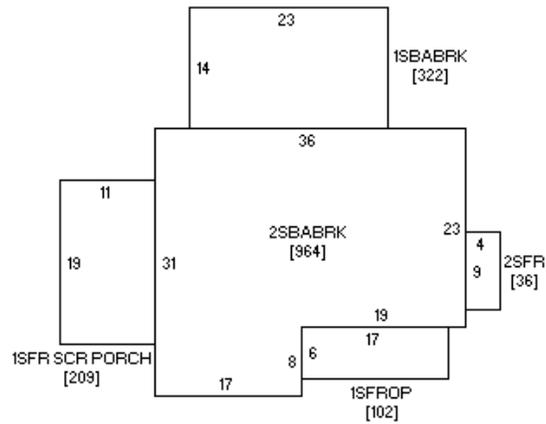
Hatch - McQuesten House  
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## Plans of buildings on site (from assessor's office)



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

## Photograph of building (digital image)

