

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

State Inventory No. 70-01113 **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 Philip Stein House
 other names/site number Field Site #: WH-116

2. Location

street & number 316 Chestnut
 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) 54 Lot(s) S 80' Lot 6

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

| | |
|--|---|
| Historic Functions (Enter categories from instructions) | Current Functions (Enter categories from instructions) |
| <u>01A01: Domestic / Single residence</u> | <u>01B01: Domestic / Duplex</u> |
| _____ | _____ |
| _____ | _____ |

7. Description

| | |
|--|--|
| Architectural Classification (Enter categories from instructions) | Materials (Enter categories from instructions) |
| <u>09A03: House/Side Gable</u> | foundation <u>10A: Concrete/Block (some original brick may also be present but hidden)</u> |
| _____ | walls <u>09F: Metal/Steel</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 316 Chestnut

Site Number 70-01113
District Number _____

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 1862 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 Jim Rudisill, Planning & CD Coordinator

organization Muscatine Historic Preservation Commission date October 11, 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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| <u>Philip Stein House</u> | <u>Muscatine</u> |
| Name of Property | County |
| <u>316 Chestnut</u> | <u>Muscatine</u> |
| Address | City |

7. Narrative Description

This is a two-story, three-bay, side-gable house with additions. The foundation is concrete block, although some original brick foundation might still remain, but is not exposed because of parging. The walls are frame, clad in steel siding. The one-story rear addition/s has evolved over time, and the front porch has been added since 1946. There is also a narrow, one-story addition which projects from the north side elevation. All the roofs are clad in asphalt shingles. The foundation is exposed on the east elevation, but gradually disappears at the back of the raised lot. There is a wood retaining wall along a portion of the raised lot.

The house is significantly raised above the current elevation of Chestnut Street. A nearly full-width, one-story screened porch dominates the front or east elevation. The porch is apparently a relatively recent addition, since it does not appear on any of the Sanborn maps. The left side of the porch acts as the primary entry from this elevation, accessed by a flight of concrete steps. The entry into the house is located inside the porch at its far right. The entry contains an historic wood door with a pair of twin, rounded lights in the upper portion. A transom is located above the door and a pair of narrow sidelights is present. Two small transom windows are also located above each sidelight. Two one-over-one-light, double-hung window are located on the first story, one within the enclosed porch and one to the left. A row of one-over-one-light, double-hung, second-story windows is set above the first-story openings. There are no other distinguishing features or details on this elevation.

The south side elevation includes the gable end of the main house section and the south side of the rear additions. The gable end includes two one-over-one-light, double-hung wood windows on the first story and one-over-one-light, double-hung vinyl windows directly aligned with the first-story windows on the second story. A small double-hung attic window, with the lower sash replaced by a ventilation fan, is located in the upper part of the gable.

The north elevation is a complicated design of additions and openings. The basic shape mirrors the south elevation, with the north gable end of the main house and the north side of the rear additions extending towards the rear of the lot. Unlike the south side, the openings on the main side of the house are not evenly spaced. A one-story, hip-roof addition projects out from the west half of the first story. A porch or bay window is visible here on Sanborn maps from 1883 to 1919. A shed roof extends over the rear half of this projection and provides access to a rear entry. The door for this entry, which is located on the projection, is non-historic. Two second-story, one-over-one-light, double-hung windows are set just above this first story addition, in the west half of the second story. No openings are found in the east half of the north elevation. A small double-hung attic window, with the lower sash replaced by a ventilation fan, is located in the upper part of the gable, an arrangement similar to the south elevation's attic window.

The rear of the house is obscured by a series of rear additions. The earliest Sanborn map, in 1883, shows a series of two rear, one-story additions with side porches. The overall depth is about the depth

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of the main house, with the width about equal as well. A third rear addition appears in the 1890s, and the first addition is noted to be 1-½ stories. These additions remain through the 1910s. The 1928 Sanborn map shows a large one-story rear addition, which may be a simplified depiction of the earlier series of additions. This addition is also depicted the same way in 1946.

The current appearance of the rear additions focuses on the one-story addition that is behind the main house. The east wall of this addition is connected to the west wall of the main house. Based on Sanborn maps, this addition is likely the combination of two separate additions. Both appear on the 1883 map, so it is impossible to tell if they were actually additions or wings of the original building. The current siding also masks any break between them. A hip roof with a short overhang covers the south and west elevations of the one-story addition. This roof does not extend around to the north elevation, but abruptly ends as a sloped roof at the addition's north wall. The north section of the one-story addition is covered by the newer second story addition, which has a gable roof. The north wall of the two-story addition and the north wall of the one-story addition below it are flush and appear slightly recessed from the north wall of the main house. The one-story addition extends across the entire width of the main house's west wall. However, the two-story addition only goes about 80% of the way across, which leaves the remainder of the one-story addition's roof exposed on the south elevation. The second-story also does not extend over the entire one-story addition on the west elevation. There is an overhang above a centered entrance on the one-story addition's north wall. This overhang, which extends along the north wall for the same distance as the two-story addition, might mark the width of the original one-story addition or wing. That would put any subsequent addition or extension under the exposed portion of the current one-story addition's hip roof. The last addition is a small shed-roof portion that has been attached to the northwest corner of the house. It appears this addition is post-1946. The windows and doors all appear to be non-historic. The first-story openings are basically the same. The south wall contains a non-historic door with a one-over-one-light, double-hung window to the left. The north elevation also contains an entry with a non-historic door and combination aluminum storm door. The north elevation entrance is located under the overhang. The west wall of the one-story addition is a centered one-over-one light, double-hung window. The shed addition contains a single-light, fixed sash on the shed's north elevation. The two-story addition contains two short, one-over-one, double hung windows on the south wall. The north wall of the two-story addition features the same style windows as the south wall. The windows on each wall are centered. The end gable of the second-story addition faces west and contains two tall, one-over-one-light, double-hung windows that are centered on the wall.

No interior details are known, and no garage is located on the property. The lot itself slopes down from west to east and a short concrete retaining wall has been extended out from the house's foundation. A wood retaining wall is also located along a portion of the lot, although that might be an extension from an adjoining lot.

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Philip Stein House
Name of Property

Muscatine
County

316 Chestnut
Address

Muscatine
City

8. Narrative Statement of Significance

The Philip Stein 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.

This c.1862 house is perhaps one of the oldest surviving buildings along this section of Chestnut Street. Philip Stein was one of the co-founders of S.G. & P. Stein Furniture Company. He appears to have acquired the house about three years after he and his cousin Simon started one of the first furniture stores in Muscatine. While his cousin became heavily involved in other economic, social and political activities, Philip focused primarily on the joint business and church activities. He was never listed in any biographical works as a leading citizen, although in his obituary, he was identified as "perhaps the oldest merchant in Muscatine, in years of continuous business." Although he might not have constructed the house, it appears likely he was the first resident and one of the longest to have lived in the house. While the basic design of the Stein House remains, the siding, window, and porch alterations have impacted the historic appearance. Thus, the Philip Stein House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Philip Stein House does appear to be a contributing building in a potential "West Hill" neighborhood historic district, primarily under 19th Century Residential and Neighborhood Development. The house provides a direct association with one of Muscatine's pioneer businessmen and also highlights the development of a neighborhood based on an emerging middle class that was composed of successful small business owners and professionals. Though it has some alterations, the house retains its basic historic footprint and would continue to be recognizable to the builder. Despite its modern siding and foundation, some of the house's historic windows and doors, especially its front door, are still present. There also have not been any additions that alter the basic style of the house.

The 1859-60 Muscatine City Directory describes P. Stein as occupying a property on the "w.s. Chestnut bet. 3rd and 4th." However, it is unclear if that is this house or not. Benjamin and Chester Weed acquired the property on June 15, 1842 through a commissioner transfer by Ogilvie that included several parcels (Book C, Page 324). The Weed family maintained ownership until July 10, 1862, when Philip Stein acquired all of Lot 6, Block 54 for \$200 (Book V, Page 139). However, the 1859 city directory lists P. Stein as living on "ws Chestnut b 3rd and 4th", which would apply to 316 Chestnut. Chester Weed is listed in the same directory at "sec 2nd and Pine." Another Weed family member, James, is identified as being associated with the Iowa Pomological & Horticultural Garden and apparently living at the farm, located one-mile north of city limits. The 1856 directory records Chester Weed as a boarder at 105 Second and James Weed as a nurseryman at a northern suburb. Thus, it appears that they never lived at this location, and it is possible that they never constructed a house on this lot. It is also possible that the Weed family constructed the house at 316 Chestnut, but then rented it for a few years to Philip Stein until he bought it. Prior to 1859, Stein had been listed as a boarder, living at 144 Second Street. Philip and his cousin Simon had formed a joint furniture business in 1854. By 1862 the firm had apparently grown enough to permit the junior partner to build his own home a few blocks from their store. He bought the lot

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on July 10, 1862 for \$200. The 1860 census reports the lowest values of real estate around \$1,000, with most people owning real estate valued at \$2,000-\$3,000, and Philip Stein had real estate valued at \$3,000 in 1870. This suggests that Philip Stein built a house on the lot after purchasing it, perhaps living elsewhere along Chestnut in 1859.

Later directories continue to list Philip Stein along the west side of Chestnut between 3rd and 4th Street, until the 1883-86 directory, when he was listed under the current address (316 Chestnut). Philip Stein, who was born in Pennsylvania in 1829 and moved to Muscatine in 1850, was recognized as one of the community's pioneer residents (Muscatine Journal, May 3, 1908, p. 7). With his cousin, Philip Stein created a centerpiece business enterprise in 1854 that continued to provide home furnishings to the Muscatine community well into the 20th century. The 1899 Muscatine Business Directory identified S.G. & P. Stein Furniture as a leading business. Stein was initially married to Christiana (Secrist), but she died in 1863. Two years later he married Elizabeth Neidig. The 1870 census includes Philip (41), Elizabeth (33), Lottie (10), Mary (7), Matthew (3 months), his mother Charlotte (73), and Mary Parvin, a servant (18). The 1900 census shows the Philip Stein household included Stein (70) and his wife Elizabeth (61), grandsons George Nye, 16, and Philip B. Nye, 9; and domestic servant Anna Cody, 24. The census also confirms Stein was living at 316 Chestnut. Stein lived at the house on Chestnut Street until his death in 1908 and his second wife Elizabeth continued to live there until sometime after 1919. The 1910 census shows only Elizabeth Stein and a 26-year-old roomer, whose last name is illegible on the census record but appears to be Edward Emerson, are listed.

Mary Stevenson, the daughter of Philip and Elizabeth, acquired the property from the estate on January 8, 1921 (Book 56, Page 602). She eventually sold it on August 2, 1943 to Lulu Edwards. Stevenson was listed in her father's obituary as living in Chicago and she apparently returned there, since there is no record of her living at 316 Chestnut. Several residents did occupy the building however after 1919. It also appears the building was split into apartments between 1919 and 1931, with as many as three different families living there at one time. All the residents appeared to be blue-collar factory or similar workers who stayed only a few years. George and Minnie McCleary are listed as residents, along with E.J. and Elsie Messier in city directories from 1921 to 1927. McCleary was the night watchman at the Hawkeye Button Factory while Messier was the owner of the Fuel Service Company. J.L.A. Olsen, who worked at Tangley's, also was listed as a boarder in the 1927 directory. The house was listed as vacant in the 1929 directory, while Mrs. Nellie Better was recorded as the only resident in the 1931 directory.

City directories identify Sami and Daisy Duncan as the lone residents between 1934 and 1940. Duncan was a barber. Mary Stevenson sold it on August 2, 1943 to Lulu Edwards, who maintained it as a rental. Harry and Katherine Raymar lived there from 1943 to 1946. Raymar was a laborer with Swift and Company and also a defense worker at the Rock Island Arsenal. Directories then list Arthur Hill, and following his death, his wife Grace, as living in the house between 1949 and 1954.

The 1958 and 1961 directories identified two families at the address, indicating it had again been converted into apartments sometime after 1956.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Related District Number _____

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| Address | 316 Chestnut | Muscatine City |

The present owner acquired the property in 1987.

9. Major Bibliographical References

"1899 Leading Businesses in Muscatine, Iowa," *1899 Muscatine County Atlas Landowners*, accessed on-line at <http://www.rootsweb.com/~iamuscat/businesses1899.htm>

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910.

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

"Muscatine Mourns Pioneer's Death," Obituary, *Muscatine Journal*, May 23, 1908, Page 7.

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



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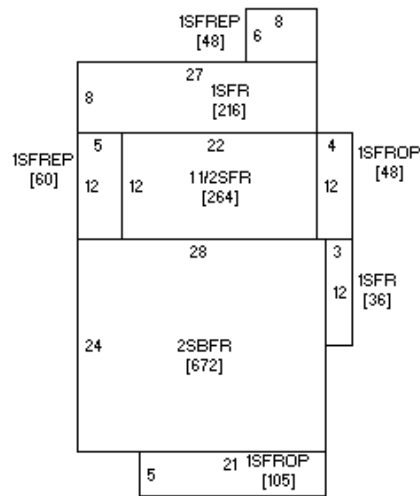
Philip Stein House
Name of Property

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



(front – Chestnut Street)

Photograph of building (digital image)

