

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

State Inventory No. 70-01114 **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 Stein-Stevenson Rental House
 other names/site number Field Site #: WH-117

2. Location

street & number 318 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) N 60' 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 Enter number of:	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	_____	Contributing <u>1</u>	buildings
<input type="checkbox"/> district	_____	Noncontributing _____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	objects
<input type="checkbox"/> object	_____	_____	Total
	_____	Total <u>1</u>	

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>09A09: House/Cross-Gable</u>	foundation <u>03: Brick</u>
_____	walls <u>15A: Synthetics/Vinyl</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 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 Address 318 Chestnut Site Number 70-01114
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)

31: Other/ Neighborhood Development

Significant Dates

Construction date 1925 check if circa or estimated date
Other dates possibly c.1885

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 November 23, 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

Page 3

<u>Stein-Stevenson Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>318 Chestnut</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This is a two-story, three-bay, gable-front house with a side cross-gable. There is also a one-story rear extension that has a shed roof. An attached garage is located behind the rear extension. The garage and cross gable are the same length, but the extension is shorter. However, the extension's roof extends the same length as the cross gable and garage, creating a covered patio on the south elevation. The house sits on a brick foundation on a slightly elevated corner lot. The walls are frame, clad in vinyl. The combination roof is clad in asphalt shingles. A short wood retaining wall extends around the east and north elevations of the lot.

The front elevation contains the projecting gable front section, with a pair of one-over-one-light, double-hung windows centrally located on the first story. Directly above this pair on the second story is a single, one-over-one-light, double-hung window. A basement casement window is located in the foundation, directly below the first-story pair. The front elevation also shows the east wall of the screened-in porch that is located on the elevation's south end. An entry vestibule projects from the south side of the house, with the entry facing east. This vestibule is seen on the Sanborn maps from 1888 to 1946. The porch is located in front of it, along the south side of the gable-front section of the house. Most of the porch has been screened, with one opening on the east wall. It contains a combination storm door. Originally, it appears the porch had two arched openings on the east and south sides. The wood work that formed the arches is still present. A small circular figure connects the top of each arch to the arch's bottom span. Each bottom span then connects with other framing that forms the sides of each arched opening. The side framing continues up past the ends of each arch to connect with another span that extends across the top of the arch. The frames of each arch are being used to attach the current screening. The porch provides access to a first-story entry that includes a non-historic combination aluminum storm door and an historic wood inside door. The door is similar to the front door at 316 Chestnut Street, just to the south of this house. The door contains two long, narrow rounded lights in the upper portion. Unlike the door at 316 Chestnut, however, the entry does not contain any transoms or sidelights. There are no frieze, eave or gable details on this or any of the elevations.

The north elevation, along 4th Street, contains the two-story north gable end of the building's side cross gable and the eave side of the gable-front section. The only opening in the gable end of the cross gable section is a center-located, first-story, two-over-two-light, double-hung, historic wood window. The north side wall of the projecting gable front section also contains a single, two-over-two-light, double-hung window on the first story. The north wall of the one-story, rear extension also contains a single opening, a two-over-two-light, double-hung window near the extension's junction with the cross gable. The remaining opening on this elevation is the overhead garage door entry at the elevation's far west end.

The south elevation contains the small screened-in porch in the southeast corner that acts as a main entry to the house. A two-over-two-light, double-hung first-story window is located to the left of the screened-in porch. The second-story openings include two, two-over-two-light, double-hung windows, both located towards the outside of the wall. The south elevation also contains the patio created between the garage, main house and rear extension. The patio contains an entry to the first addition, with the entry containing a

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Stein-Stevenson Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>318 Chestnut</u>	<u>Muscatine</u>
Address	City

non-historic door. The projecting portion of the garage that helps create the patio also contains a non-historic entry door that faces the patio.

The west elevation of the main house contains no openings. Based on the Sanborn maps, it appears the rear (west) one-story extension is original or constructed soon after the main house was constructed. It shows up in some form on Sanborn maps beginning in 1888. The present exact footprint first appears on the 1928 Sanborn and includes the one-story extension, screen porch and a rear porch. The rear porch appears to form the basis for the patio that is eventually formed when a portion of the extension is apparently expanded to the south and converted into a garage.

The garage apparently was created when the back portion of the rear extension was lengthened to the south. The 1946 Sanborn continues to show the original footprint, indicating the garage conversion was completed after 1946.

8. Narrative Statement of Significance

The 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.

It appears that Mary Stevenson constructed this house around 1925, or possibly it is the house that was constructed by her father Philip Stein around 1885. In either circumstance, the property was used as a rental until 1943 when a renter bought the house. Most of the persons identified in the city directories as residents were blue-collar workers, and none appear to be significant. No significant events are known to have occurred there. In addition, although the house retains much of its integrity, it does not display any architecturally significant features that would set the property off from other similar houses found in the neighborhood and throughout the community. Thus, the Mary Stevenson House does not appear to be individually eligible for listing on the National Register of Historic Places under Criteria A, B & C.

However, the house does appear to be a contributing building in a potential "West Hill" neighborhood historic district, under either of the potential construction scenarios. Stein did build a house on this portion of the lot around 1885, and his decision to build the house would have been a firm commitment to the neighborhood's housing supply and potential growth. Assuming Mary Stevenson built a new property around 1925, the decision demonstrates an even stronger sense of community development. Although she would have grown up in the neighborhood, she was listed as a Chicago resident in 1908 when her father died. If she did rebuild on this site around 1925, including some earlier features, her decision to construct a new house would have been a strong demonstration of her continued ties to the neighborhood and interest in maintaining its stability and growth. It would also show that neighborhood development in the early 20th century was not strictly a male enterprise and that women were active in such activities. Because of the strong association with neighborhood development under either of these scenarios, this house contributes to this potential historic district.

Iowa Site Inventory Form Continuation Sheet

Page 5

Stein-Stevenson Rental House
Name of Property

Muscatine
County

318 Chestnut
Address

Muscatine
City

While the house's style and some of its building material appear to date the building to an earlier period, information from Sanborn maps seems to indicate this building was constructed between 1919 and 1928. A gable-front building appeared on this site between 1883 and 1888, near the north property line and extend back to the rear (west) property line. This house continues to be shown through 1919. The 1928 Sanborn map was completely redrawn, and simplified details are noted throughout Muscatine. This map shows that the house shifted to the south, further from the property line and 4th Street to the north. However, it also shows that the neighboring, c.1857 house also shifted in this period to the south, and the adjacent house on 4th Street shifted further to the south, back from the street. The front of this house continues to be aligned with the Chestnut Street property. While it is possible that all these houses moved, it is more likely that the property lines and placement on lots was revised. However, the north side gable-roof section, not depicted in 1919, is shown on the 1928 map. Typically, a detail like this would not have been overlooked on earlier maps. However, this section has two-over-two-light double-hung windows, more typical of a vernacular house in the 1880s than in the 1920s. These windows are also found on the east side of the house, including within the porch that boasts scrollwork more typical of the 1880s as well. It is possible that a new house was built in the early 1920s, using some features from the previous house.

If it is the earlier house, then it was constructed by Philip Stein sometime between 1883 and 1888. A house appears on Sanborn maps during this period at this address, which was then owned by Philip Stein. Stein also owned the house next door at 316 Chestnut. An historic wood door present in 318 Chestnut appears identical to a front door in 316 Chestnut. The 316 Chestnut door is part of a more decorative entry that includes sidelights and transoms, but the doors themselves appear to be the same. The 1919 Sanborn map continues to show the same footprint and design for the house at 318 as the earlier Sanborns show. The house on this portion of the lot at this time was used as rental, with few of the residents known. W.S. Jarboe, who worked for the *News-Tribune* was listed here in 1893-94. M.L. Miesell, a general delivery clerk in the post office, was listed at 318 Chestnut in the 1897-98 directory through the 1904 directory. His wife Mary was included in the 1899-1900 through the 1904 listings. Barber C.F. Purdum and his wife Ida were recorded as the residents in the 1907 directory. William Erwin, a farmer, was identified as the resident in the 1908-09 directory. Boarding with William were several other members of the Erwin family, including Walter, a button cutter; Nellie, a teacher; Leslie, a barber; Florence, no occupation listed; and Charles, another barber. George and Rebecca Corwin were the residents of 318 Chestnut listed in the 1911 directory. He worked for the Vail Produce and Commission Company. The 1913 directory recorded Earnest H. Othmer and his wife Helen as the residents. He worked at the Van Nostrand Company. G.W. and Minnie McCleary lived at 318 Chestnut in 1916, according to the city directory from that year. He worked for Northern Gravel Company. The 1919 and 1921 city directories identified Mrs. Eunice Wyman as the resident at 318 Chestnut. The 1920 census shows Eunice Wymer (68) with her son Luke (36, machinist) and granddaughter Iris Share (11). Interestingly, the McClearys show up at 316 Chestnut, the original Philip and Elizabeth Stein House in 1921, though the 1920 census lists them at 313 Chestnut.

The 1920 census lists Elizabeth Stein as 87 and still living at 316 Chestnut, but she apparently died shortly thereafter as she is not listed in the 1921 city directory. Mary Stevenson, the daughter of Philip and Elizabeth Stein, acquired the property from the estate on January 8, 1921 (Book 56, Page 602). Philip Stein's obituary reported Mary Stevenson was living in Chicago (Muscatine Journal, 1908, 7). It is possible that the current house was built by Stevenson between 1921 and 1928. If Mary did build a new house, she

Iowa Site Inventory Form Continuation Sheet

Page 6

<u>Stein-Stevenson Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>318 Chestnut</u>	<u>Muscatine</u>
Address	City

apparently salvaged material from the old building, such as the front door and some windows, to construct the new building. The 1921 city directory lists Eunice Wyman (Wymer), and the 1923-24 directory lists L.L. Wymer, who was likely Eunice's son Luke. The 1927 directory showed the house vacant. The 1928 Sanborn map clearly shows the current house, with the present footprint.

Stevenson sold the property to R.S. Jackson on October 25, 1928 (Book 70; Page 556), but Jackson transferred it back to Stevenson and other relatives five days later on October 30 (Book 70; Page 587). The other relatives quit claimed their interest in the property to Mary Stevenson on August 27, 1931 (Book 77; Page 59). That same day, Mary Stevenson quit claimed her interest to Elizabeth Stevenson Lindquist and Frances Stevenson Husbands (Book 77 Lots; Page 59). Thus, the property appears to have stayed in the Stein-Stevenson family, and it continued to be used as rental. Hans and Ethel Bernuth were identified as the residents in the 1929 directory. Bernuth was a janitor. The 1931 city directory lists widow Linna Sheedy as the resident. No occupation was listed for her. The apartment continued to experience turnover through the 1930s. Ray and Jane Curry were listed as the residents in the 1934 directory. He was a laborer. Mrs. Daisy Valett slowed the turnover rate later in the decade. She is shown living at 318 Chestnut in both the 1936-37 and 1938-39 directory. No occupation was listed for her.

Lingquist and Husbands sold the property to Lulu Edwards on August 2, 1943 (Book 105; Page 367), who also acquired the neighboring Stein House at 316 Chestnut from Mary Stevenson on the same day. Edwards then sold it to Arthur and Grace Hill on September 9, 1943 (Book 108; Page 17). Berl and Arlo Chelf were residents there from 1940-1943, according to the city directories. He was a defense worker at the Rock Island Arsenal. Thus, it appears that not until 1943 did this property become owner-occupied. The Hills sold the house to Coral A. Oppelt on February 26, 1946 (Book 115; Page 124). From 1946 through 1961, Clarence and Coral Oppelt lived at 318 Chestnut. Oppelt was an accountant and tax consultant. He was also active in the Eagles, Elks, Modern Woodmen of America, Knights of Columbus and St. Mary's Church ("Clarence J. Oppelt" obituary, November 30, 1967, page 13). Coral Oppelt continued to live at 318 Chestnut until her death in 1973.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1870-1920.

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

"Clarence J. Oppelt," Obituary, *Muscatine Journal*, November 10, 1967, Page 13

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

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

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

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01114

Related District Number _____

Page 7

Stein-Stevenson Rental House
Name of Property

Muscatine
County

318 Chestnut
Address

Muscatine
City

Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

Location Map



Iowa Site Inventory Form Continuation Sheet

Page 8

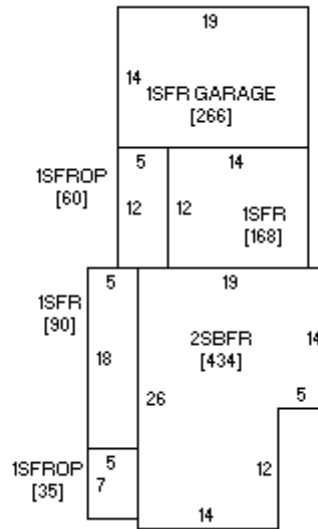
Stein-Stevenson Rental House
Name of Property

Muscatine
County

318 Chestnut
Address

Muscatine
City

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



(front – Chestnut Street)

Photograph of building (digital image)

