

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

State Inventory No. 70-01045 **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 Chockley C. Smith House
 other names/site number Field Site #: WH-125 & WH-124

2. Location

street & number 201 W. Fourth Street & 402 Chestnut Addition
 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) 79 Lot(s) S 36' 9-1/2" (201 W. 4th) & N 23'5-3/4" of S60'3"
(402 Chestnut) of Lot 5

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: Contributing Noncontributing	
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	buildings
<input type="checkbox"/> district	_____ sites	_____	sites
<input type="checkbox"/> site	_____ structures	_____	structures
<input type="checkbox"/> structure	_____ objects	_____	objects
<input type="checkbox"/> object	_____ 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 A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01B01: Domestic / Multiple residence/duplex</u>	<u>01B02: Domestic / Multiple dwelling</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A01: House/Gabled Front</u>	foundation <u>03: Brick</u>
	walls <u>05E: Metal/Aluminum</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 201 W. Fourth Street

Site Number 70-01045
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 1899 check if circa or estimated date
 Other dates 1915 – 402 Chestnut Addition

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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date November 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: _____

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Chockley C. Smith House
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7. Narrative Description

This is a two-story, three-bay, gable-front house built around 1898 on this corner lot, with an addition facing Chestnut Street built around 1915 that converted this building to a two-unit dwelling. Later this building was divided into two parcels. The initial house sits on a brick foundation. The walls are frame, clad in aluminum siding. The main roof is clad in asphalt shingles. A flat roof on a one-story enclosed porch is rolled asphalt. The addition facing Chestnut Street is a two-story, two-bay house that appears to have been constructed with the intent to create a separate residence from 201 W. Fourth, and it incorporated the rear section of the original house into the new dwelling unit. The addition was constructed with a modified four-square appearance. A two-story gable-roof bay window is present on its front elevation. It sets on a rusticated concrete block foundation. The walls are frame, clad in narrow wood siding. The combination roof is clad in asphalt shingles. A basement driveway is located under the bay window. The windows of 402 Chestnut, except for the enclosed front porches, appear to be wood and likely historic. The windows of 201 W. Fourth have both wood and vinyl sashes.

The front (south) elevation of 201 W. Fourth includes two entries on the first story. Both entries are located to the sides of the building and contain non-historic steel doors that are flush with the wall. The entry to the left appears to be generally in the original location, while the other was added in the later 20th century conversion to a multi-family dwelling. Both are accessed by short set of steps that lead to the doors. Both doors contain half-circle lights near their tops. A gable-roof overhang is located over the west entry. The overhang is supported by brackets, which are attached to two pilasters that surround the entry. The east entry does not contain any overhang. It is next to the enclosed porch, which swings around the building's southeast corner and continues down the house's east elevation. This enclosed porch replaced a full width open porch between 1919 and 1928. The south wall of the enclosed porch contains a one-by-one-light, vinyl, sliding window. Other first-story openings include a pair of one-over-one-light, double-hung windows centered on the front gable wall and between the entries, which appears to be a modified opening as well. The second-story openings include a row of windows across the façade. These openings appear to be original. Each window contains one-over-one-light, double-hung vinyl sashes. They also have simple wood lintels and sills. A similar attic window is located in the gable. Box cornices with roof returns are located at each gable end. A pair of simple cornice lines extends between the roof returns.

The east side elevation includes the projecting façade of the 402 Chestnut addition, which covers approximately the back half of 204 W. Fourth's east wall. The main feature of the original building on this elevation is a projecting, two-story, angled bay window located near the addition's south wall. A pent roof is located below the gable. The second-story openings on the bay window include one-over-one-light, double-hung windows on each angled side and a single one-over-one-light, double-hung window in the center bay. The first-story openings include a row of three windows in the center bay of the extension. Each window contains one-over-one-light, double-hung sashes. All of these sashes appear to be wood. The one-story enclosed porch that swings around the southeast corner of the house is attached to the south wall of the projecting extension and covers it. The porch appears to have originally been used as an entry because a gable-roof overhang, similar to the overhang on the front elevation, is present, near

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the porch's junction with the extension. However, there is no longer any door under the overhang. A series of four one-over-one-light, double-hung windows extends from the left of the overhang along the enclosed porch. A boxed cornice runs along the entire length of the elevation.

The east elevation of the 402 Chestnut addition, which is the front, includes several interesting features, including several that reflect the original building. A two-story, gable-roof bay window is located on the elevation's left side. A pent roof, which matches the pent roof of the gable-roofed extension on the original building's east elevation, is present. A single one-over-one-light, double-hung, wood window is located in each second-story, bay window opening. A two-light, fixed sash window is located to the right of the bay window on the second story. The first story is covered by an elevated and enclosed front porch which projects out from the house. A basement driveway is located under the left side of the projecting porch and a set of cement steps lead up to a porch entry on the right. That entry contains an aluminum combination storm door with a small transom window. A narrow, one-over-one-light, fixed sash sidelight flanks the door. A row of four one-over-one-light, double-hung aluminum combination storm windows extend along the porch front to the left of the door. Another row of three similar windows extend along each side of the porch. The east wall of the addition is visible inside the porch. The first-story of the bay window is visible. An eight-over-one-light, double-hung, historic wood window is located in the center bay. The right side (north) bay is covered and the left bay contains a one-over-one-light, double-hung wood window. The projecting south wall of 402 Chestnut also contains two openings. A second-story window is off-centered towards the front on the wall and contains a one-over-one-light, double-hung wood window. An eight-light, leaded glass, fixed-sash window is located below this window on the first-story.

The west elevation features only the original building of 201 W. Fourth, though the rear portion is the portion incorporated into the 402 Chestnut unit during the c.1915 remodel. It contains only a few openings. The second-story includes two windows with one-over-one-light, double-hung sashes. One is centered in the full wall, while the second is centered only in the back half of the wall. A smaller opening is centered on the first story. The boxed cornice is also present along the elevation's length.

The rear (north) of the building includes the original back gable of 201 W. Fourth and the north side of the 402 Chestnut addition. The original back gable is now slightly recessed from the addition, and this interior section of the house was incorporated into the 402 Chestnut unit. Like the rest of the house, it contains a boxed cornice and gable returns. Openings include two second-story and two first-story windows. The first- and second-story windows are aligned with each other and each set is centered on half of the wall. The windows contain one-over-one-light, double-hung wood sashes. With the exception of the boxed cornice and return on this back section, there are no other decorative details. The remaining portion of the rear elevation is composed of the north wall of the 402 Chestnut addition. The openings located here include a flush entry containing an aluminum storm door and non-historic wood door on the first story, near the connection of the addition to the original house. Directly above this entry on the second story is a single, one-over-one-light, double-hung, wood window. A multi-light, leaded glass, fixed sash window is located high on the first story and towards the front of the elevation.

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8. Narrative Statement of Significance

The Chockley C. Smith 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.

Census records show Chockley C. Smith was born in Iowa in 1865, but apparently not in Muscatine County. He was operating a grocery and living at the corner of Pine and Sixth when he purchased all of Lot 5, Block 79 from Porter Yates and Ella Forbes, executors, on September 20, 1898 (Book 32, Page 339). He is included in the 1899 leading businesses of Muscatine directory (accessed on-line at <http://www.rootsweb.com/~iamuscat/businesses1899.htm>). Smith works as a grocer until sometime before 1908, when he is identified in that directory as the president of the Richards-Smith Button Company. He continues in the button industry until around 1925 when he retires. In addition to his grocery and button industry careers, Smith appears to have been an active property landlord or speculator. Other than his listing in the 1899 leading businesses, however, there is no indication Smith contributed significantly to the community's history. The house also does not exhibit any significant architectural features, nor is any significant historical event known to have occurred on the property. Thus the Chockley C. Smith House does not appear to be individually eligible for the National Register of Historic Places under Criterion A, B or C.

However, the Chockley C. Smith House, as well as the other Lot 5, Block 79 properties associated with Smith, does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Smith purchased the entire lot in 1898 and based on the 1899 Sanborn map quickly constructed three houses on the property. He began operating these as rentals, which helped to maintain a stable and growing neighborhood. In later years, he began selling the properties, boosting local home ownership and a greater sense of community in the area. He also periodically maintained his own family residence in one of the houses, demonstrating his own commitment to the neighborhood. This house significantly contributes to the history and architecture of this potential historic district.

Chockley C. Smith acquired all of Lot 5, Block 79 on September 20, 1898 (Book 32, Page 339). Three houses were initially constructed, with 201 W. Fourth, 406 Chestnut, and 408 Chestnut all appearing on the 1899 Sanborn map. These houses all appear to have been constructed by Smith as either rentals or possible speculative homes because his family continued to live at 213 W. Sixth after the Lot 5 property was developed. He is also listed at 213 W. Sixth Street in the 1900 Census, which notes that he is 35-year-old grocer. His household included his wife Adeline (34), son Milo (14), and daughter Edna (11). The first residents listed in the directories for 201 W. Fourth were Dr. A.J. Weaver and his wife Mamie. Although Dr. Weaver, a physician and surgeon, went on to become a significant figure in the history of Muscatine, they were only identified with this property through the 1900 directory. C.H. Will, a partner in the Will and Legler cattle business, lived in the house from 1904 to 1909, according to city directories in those years.

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Chockley C. and Adeline Smith were listed as the residents in the 1911 to 1919 directories. By 1908, Smith is identified in the directory as the president of the Richards-Smith Button Company. He continues in the button industry until around 1925 when he retires. The 1910 census lists them living at and owning 116 W. Fourth, with Chockley as a 47-year-old manufacturer of pearl buttons. His household included his wife Adeline (45), son Milo (24), and daughter Edna (21). The 1920 census lists them at 201 W. Fourth, owning this property. Chockley C. (55, pearl button manufacturer) and his wife Adeline (54) are the only two residents.

It was during this time that Smith lived at 201 W. Fourth that he constructed the 402 Chestnut addition to the building, creating another rental unit. According to Sanborn maps, Smith constructed a new house at 402 Chestnut between 1912 and 1919 by attaching an addition to the northeast corner of 201 W. Fourth. Part of 201 W. Fourth was then remodeled to become part of the new addition and the entire new unit was then numbered 402 Chestnut. City directories show no listing at 402 Chestnut until 1916, indicating Smith constructed the addition sometime around 1915. City directories show dentist J.J. Bomke and his wife Edna lived at the residence between 1916 and 1919, before they purchased another house built by Smith on Lot 5 at 408 Chestnut. After the Bomkes moved, Smith apparently surveyed the parcel and legally split off 402 Chestnut as the "N23'53/4" S60'3" of Lot 5, Blk. 79." He sold this parcel to Moses and Dora DeMarce on November 26, 1920 (Book 56, Page 517). Prior to acquiring 402 Chestnut, the DeMarces rented 406 Chestnut from Smith. Moses DeMarce appears to have died around 1931, but his widow continued to be listed as a resident of 402 Chestnut through the 1940-41 directory. The Smiths then moved to 406 Chestnut by 1921, another of his Lot 5 properties.

Between 1920 and 1924, Smith split Lot 5 into individual parcels and began selling them to others. The legal description for 201 W. Fourth was the S 36'9-1/2" of Lot 5, Block 79. 406 Chestnut's legal description was the S 40'4" N 79'8-3/4" of Lot 5, Block 79. The third house that Smith constructed is locally identified as 408 Chestnut, and legally described as the N 39'4-3/4" of Lot 5, Block 79. These legal descriptions are actually simplified versions of more detailed survey descriptions that are included on the deeds. The fourth house he built, as an addition, was located at 402 Chestnut. The legal description of this house is N 23'5-3/4" of the S 60'3" of Lot 5, Block 79. 402 Chestnut was the first sold in 1920, followed by 408 Chestnut in December and 406 Chestnut in 1924.

Although Smith split the lot and began selling the individual houses during the early 1920s, he did not sell 201 W. Fourth. Mrs. Emma Ellis is listed as the resident of 201 W. Fourth in the 1921 directory. No occupation was listed for her, although she was identified as the widow of William. Real estate broker Matthew Bryne and his wife Margaret were listed in the 1923-24 directory as the residents. Smith and his family returned by 1927 to live in the house, likely after selling 406 in 1924, and stayed there through 1929, according to the city directories. The 1931 directory does not list any C.C. or Adeline Smith, but they continued to own this property. The house at 201 W. Fourth was listed as vacant in the 1931 and 1934 directories. Harry and Sadie Pryor were listed as the residents in the 1936-37 directory. Pryor was a clerk for the CRI&P Railroad Company. The house was listed as vacant again in the 1938-39 directory. Chiropractor Harry Stitt and his wife Mayme were the residents listed in the 1940-41 and 1941-42 directories.

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Adeline Smith sold 201 W. Fourth on March 12, 1943 to J.M. and Eliza M. Greathouse (Book 103, Page 354). Greathouse sold it a few months later, on October 18, 1943, to I.J. Williams (Book 103, Page 89). During these transactions, no one was apparently living in the house because the 1943 directory lists the house as vacant. I.J. and Margaret Williams sold the property on January 1, 1946 to Edmund and Luetta Winfield (Book 112, page 558). The Winfields also continued to rent the property and were not listed in any directories as residents. Ben and Mary Bentzinger were listed in the 1946 directory. Bentzinger was a salesman for Leslies. Ed Winfield transferred the property to Ira and Anna Pike on March 24, 1947 (Book 120, Page 455).

The Pikes sold it to Herbert and Jessie Conley on March 31, 1949 (Book 129, Page 456). They sold it on November 2, 1949 to John and Charles Carlisle (Book 127, Page 382). Each of the new buyers continued to rent the property. Arthur and Dorothy Dahl lived there in 1949, according to the city directory for that year. Dahl was a produce manager, although the directory did not identify where he worked. There was no listing or return for the property in the 1952 through 1956 directories. Henry and Margaret Lichtenwald were listed in the 1958 directory as the residents. He worked at the Taste-Rite Sandwich Shop. The Lichtenwalds purchased the property on November 4, 1965 from the Carlises (Book 220, Page 686).

Meanwhile, 402 Chestnut had its own resident history. After Smith constructed it as an addition to 201 W. Fourth, he began renting it. City directories show the first recorded residents were dentist J.J. Bomke and his wife Edna. They lived at the residence between 1916 and 1919, before they purchased another house built by Smith on Lot 5 at 408 Chestnut. Bomke's move apparently triggered Smith's decision to subdivide the entire lot into separate parcels and begin to sell them. He surveyed and legally split off 402 Chestnut as the "N23'53/4" S60'3" of Lot 5, Blk. 79". He sold this parcel to Moses and Dora DeMarce on November 26, 1920 (Book 56, Page 517). Prior to acquiring 402 Chestnut, the DeMarces had rented 406 Chestnut from Smith. Moses DeMarce, a railroad worker, appears to have died around 1931, but his widow continued to be listed as a resident of 402 Chestnut through the 1940-41 directory.

Dora DeMarce sold 402 Chestnut on September 19, 1942 to Fred and Emma Karg (Book 103, Page 198). They are not listed in any directory, indicating they rented the property. According to the 1943 city directory, Martha H. Kemp, a maid at the Benjamin Hershey Memorial Hospital, was the resident at that time. The Kargs sold the property on July 7, 1944 to James L. and Willia T. Jordan (Book 108, Page 391). The 1946 city directory records the couple at 402 Chestnut. He was an operator at the Barry Company. The property changed hands again on March 1, 1946 when the Jordans transferred the house to Elizabeth Timm (Book 115, Page 138). It is unknown if she lived in the house or rented it, since it was sold about 18 months later and no directory information is available.

William C. and Della M. Faulkner purchased 402 Chestnut from Timm's estate on October 27, 1947 (Book 124, Page 333). The Faulkners, who operated the Manhattan Grill, are recorded as residents in the 1949 through 1954 directories. The 1952 directory also lists Lester and Lucille Stumpf as residents of the house in that year. Stumpf was a salesman for the Sidwell Ice Cream Company. It is unknown if

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there was any relationship between the Stumpfs and the Faulkners. At some point between 1949 and 1954, the Faulkners either divorced or Della Faulkner died, because in the 1954 directory, Robert Faulkner's wife is identified as Edna. In addition, the Faulkners might have rented the house in 1954, because county records show they actually sold it in 1953.

According to the records, Vesta G. Platt acquired 402 Chestnut on March 5, 1953 (Book 143, Page 293). Platt apparently purchased the property as a rental or investment, since there is no record of her ever living there. The city directory from 1956 list Raymond and Helen Anson as the residents. Anson was a salesman for Kent Feeds. The property appears to have transferred to Platt's heirs sometime between 1953 and 1958, when the heirs sold it to Raymond W. and Anna B. Toyne. County records show the Toyne's acquired the property on April 21, 1958 (Book 185, Page 23). They also appear to have rented the property. According to the 1958 directory, Max W. and Margorie Givans were living there at that time. Givans was a distributor for Hometown Milk Company. The property was sold again on July 5, 1960 to Walter L. and Vida P. Waltman (Book 191, Page 584). They do not appear to have lived there. The 1961 directory listed Jesse and Ruth Christenson at 402 Chestnut. He was a missionary.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1910, 1920.

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

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

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.

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Photographs of building (digital image)

