

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

State Inventory No. 70-01047  **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 Nyenhuis Rental House  
 other names/site number Field Site #: WH-126

**2. Location**

street & number 205 W. Fourth 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) 79 Lot(s) E 25' 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	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	_____	Contributing _____ Noncontributing _____
<input type="checkbox"/> district	_____	_____
<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> structure	_____	_____
<input type="checkbox"/> object	_____	_____
	<u>1</u> Total	_____ buildings _____ sites _____ structures _____ objects _____ 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>09A09: House/Cross Gable</u>	foundation <u>03: Brick</u>
_____	walls <u>15B: Synthetics/Vinyl</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 type="checkbox"/> Yes <input checked="" 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 205 W. Fourth Street

Site Number 70-01047  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1904  check if circa or estimated date  
Other dates  
2002 – remodel; 2004 – remodel

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect

Builder

Nyenhuis Brothers

**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 16, 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

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Nyenhuis Rental House  
Name of Property

Muscatine  
County

205 W. Fourth Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, two-bay, cross-gable T-plan house. The house sits on a brick foundation. The walls are frame, clad in vinyl. The combination roof is clad in asphalt shingles. The house is currently undergoing alterations, including enclosing of an extended front gable, window replacements and siding installation.

The front (south) elevation is dominated by a two-story rectangular addition extending from the original front gable. A pair of single sash non-historic windows is centered on both the first and second stories. The gable of the original front is visible at the top of the front addition. A set of wood steps provides access to an open front porch that extends back along the building's east elevation to the cross gable. A porch historically stretched across the front of the house, as seen on the Sanborn maps through 1928. Between 1928 and 1946, a two-story enclosed section was built in front of the gable, with double-hung windows on all three sides. This appearance was shown in a 2003 photograph taken by the Muscatine County Assessor's office photograph. There were three windows on both stories on both the east and west elevations of the extended front, and five windows on each story on the south elevation. All the original windows contained one-over-one-light, double-hung sashes. The original front addition also contained a flat or very low hip roof with extended eaves. The porch continued to extend along the east side of this addition and the main house. The current appearance of this front addition is significantly altered from its earlier, sun porch type appearance.

The east elevation contains an older side porch that leads to the main entry to the house. The entry has a non-historic wood door with a nine-light window in the upper half. The door opening is located in the side cross gable, which is basically a two-story angled bay window with a gable roof. The remaining first-story opening on the east elevation is a small window located to the left of the door. There is a one-over-one-light, double-hung second-story window on the side of the front gable section above this window. The two-story bay window has two one-over-one-light, double-hung windows on the first story and one blocked-off window on the second story. A single, one-over-one-light, double-hung, second-story window is located on the north side of the extended bay window. The east side of the back gable also contains a second-story, one-over-one-light, double-hung window. There is also a single first-story entry on the east side of the back gable. The entry contains a solid, flush-mounted steel door.

The west elevation has an entry centered along the west wall. The entry has a small gable roof over it. A first-story window is located to the left of the entry, with two second-story windows located towards each end of the wall. The windows contain one-over-one-light, double-hung sashes.

The rear (north) elevation has two openings on the back wall, each containing one-over-one-light, double-hung windows. One of the openings is located on the left side of the second story and the other is on the first story, directly below the other opening.

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Nyenhuis Rental House  
Name of Property

Muscatine  
County

205 W. Fourth Street  
Address

Muscatine  
City

## 8. Narrative Statement of Significance

This house does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. Because of the recent alterations, the house also does not appear to be a contributing building in a potential "West Hill" neighborhood historic district.

William Nyenhuis and his four brothers appear to have constructed this house as a rental unit around 1904, shortly after acquiring the property from their mother Catherine. Overall, the building has lost the integrity to convey its significance with the recent alterations completed by the latest owner. Vinyl siding, front addition, covering of original openings and replacement of windows has substantially changed the building's appearance. Thus, the house does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C.

The recent alterations also prevent the Nyenhuis Rental House from being listed as a contributing building in a potential West Hill neighborhood historic district. Although the changes reflect an effort by the present owners to maintain their property and continue the neighborhood development of their area, the alterations are so recent and create such a change in appearance; it cannot contribute historically or architecturally to this potential district.

According to the 1899 Sanborn map, the house at 205 W. Fourth was a one-story dwelling that was set well off the front property line. The 1905 Sanborn however shows a two-story house set closer to the property line. According to land transfer records at the Muscatine County Courthouse, Johanna Murphy sold the property at 205 W. Fourth to Catherine Nyenhuis on June, 14, 1893 (Book 26 Lots; Page 243). City directories continue to list Johanna (sometimes Hannah) Murphy as the resident at 205 W. Fourth from 1891 until 1903. It appears that Catherine was renting it out to Johanna, or that they had an arrangement for her to continue living in the property. This history is associated with the earlier house on this lot.

William Nyenhuis and his four brothers appear to have constructed the current house around 1904, shortly after acquiring the property from their mother Catherine (Book 72 Lots; P. 469). It is possible it was built a few years earlier, but the earlier house is shown on the 1899 Sanborn map and consistent resident history suggests it was around 1904. City directories do not list any of the brothers as ever having lived there. The Nyenhuis brothers operated a contracting company in the community. They appear to have constructed the house as an investment building, either with the intent of selling it or renting out apartments. J.A. Stortz, a worker for the Hershey Lumber Company, and his wife Mary are listed as the residents in the 1904 city directory. If they were not the first residents of the new house, they certainly were the last recorded residents of the original building. Zeph and Cora Black were listed there in 1907. Black was a conductor for the Rock Island Railroad Company. F. M Masher and his wife Ella were listed in the 1908-09 directory.

The frequent turnover of renters continued into the 1930s. Dentist W. G. Hine and wife Mildred were listed as the residents in the 1911 directory. The 1913 directory identified the residents as Harry and

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<u>Nyenhuis Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>205 W. Fourth Street</u>	<u>Muscatine</u>
Address	City

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Susan Smith. He was an engineer with the CRI&P Railroad. The turnover rate slowed slightly after the Smiths, with John and Emma Masher listed as residents in both the 1919 and 1923 directories. Masher was a button cutter with Pennant. The 1923-24 directory listed Gail and Blanche Chamberlain as the residents. Chamberlain worked for Huttigs. Three years later, the 1927 directory listed Eliza and Laura Gerald as the residents. He was a worker for Roach and Musser. The 1929 directory identified J.S. and Bernadine Brugman as the residents. Brugman was an elevator operator. None of the individuals listed in the directory appear to have been particularly significant to the community's history.

The 1931 directory indicates the house was converted into a duplex, with Harold and Reva Andrews living in one of the apartments, while Oscar and Evelyn Fifield were the residents in the other. Andrews worked as a painter in Ed Leu's garage, while Fifield worked at Huttigs. The 1946 Sanborn map would show the sun-porch type front addition, and a notation of "F" for flats rather than a dwelling. These changes appear to have been done around 1930, before the Nyenhuis Brothers sold the property on November 16, 1933 to Edward Sander (Book 76 Lots; P. 557). Sander continued to use the property as a rental, although the turnover began to slow again. Ruth Ragan was listed in the 1934 directory, along with Earl and Mary Smith. No occupation was listed for Ragan, while Smith was identified as a button cutter.

Elizabeth Smith, whose relationship to Earl and Mary Smith is unknown, purchased the property from Edward and Josephine Sander on March 20, 1936 (Book 85 Lots; P. 249). Smith also appears to have continued the tradition of absentee landlords, while Ruth Ragan continued to be listed in the 1936-37 directory as a resident. John and Vera Muhnsen were the other residents. Muhnsen was a trucker.

Ragan purchased the property from Smith on June 5, 1939 and apparently was the only resident there until 1952 (Book 94 Lots; P. 431). However, on August 30, 1946, Francis, possibly Ruth's son, sold the property to Ruth Bockwaldt (Book 126; P. 471). She continued to own the property until 1965. The 1954 directory began listing 205 and 205-1/2 as addresses at the site. The resident of 205 was Louis and Ruth York, while Sadie Hartman was listed as the resident at 205-1/2. York was plant superintendent for Home-O-Nize Company, while no occupation was listed for Hartman. Both residents continued to live there through 1958, according to city directories.

The current owner acquired the property in 1995.

## 9. Major Bibliographical References

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

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

"Died," Obituary for Johanna Murphy, *Muscatine Journal*, October 31, 1890, Page 4.

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01047

Related District Number \_\_\_\_\_

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Nyenhuis Rental House  
Name of Property

Muscatine  
County

205 W. Fourth Street  
Address

Muscatine  
City

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



# Iowa Site Inventory Form Continuation Sheet

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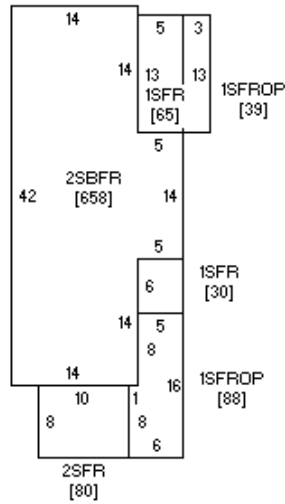
Nyenhuis Rental House  
Name of Property

Muscatine  
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205 W. Fourth Street  
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Muscatine  
City

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



(front – 4<sup>th</sup> Street)

## Photograph of building (digital image)

