

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

State Inventory No. 70-01134 **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 Achter Rental House
 other names/site number Field Site #: WH-131

2. Location

street & number 409 Pine 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) NLY 60' Lot 1

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	_____	_____
	_____ buildings	<u>1</u> buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ 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) 01A01: Domestic / Single residence
Current Functions (Enter categories from instructions) 01B01: Domestic / Multiple Dwelling/Duplex

Architectural Classification (Enter categories from instructions)

05D: Late Victorian/Queen Anne

Materials (Enter categories from instructions)

foundation 03: Brick
 walls 15B: Synthetics/Vinyl
 roof 08A: Asphalt/Shingle
 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 409 Pine Street

Site Number 70-01134
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

1892

Other dates

check if circa or estimated date

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 29, 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>Achter Rental House</u>	<u>Muscatine</u>
Name of Property	County
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Address	City

7. Narrative Description

This is a two-story, two-bay, Queen Anne house. The house sits on a brick foundation that has been upgraded in some areas with cement block. The walls are frame, clad in vinyl siding. The combination roof is clad in asphalt shingles. A saltbox-shaped rear section is attached to the original side gable rear wing. The north walls of the rear section and the rest of the house are flush, but the rear section does not extend to the south wall line. This arrangement is seen on the first Sanborn map to show this house in 1899.

The front (west) elevation contains the projected bay window section with a gable roof, with an entry located on each side in a small, enclosed one-story section. This is also shown as enclosed on the 1899 Sanborn map. The entry is located under an extended hip roof that covers a porch as well as this section. A single wood post supports the roof. A wood deck extends a short distance out from the entry. The entry has a one-over-one-light combination storm door and a wood door with a single light in the upper half. The angled bay window section contains one-over-one-light, double-hung windows in each of the three sides of both the first and second stories. The entry on the south side of the front bay window section is located on the side of the south gable-roof projected section. It is under a small hip roof that is supported by one corner post. The entry includes a one-over-one-light combination storm door and a wood door with a glass insert. A single one-over-one-light, double-hung window is located on the second story above the entry.

The north elevation has four openings. Two of the openings, both windows that contain one-over-one-light, double-hung sashes, are centered on the first and second stories of the gable end of the gable-roof north wing. A non-historic diamond window is located on the first story of the enclosed porch portion, near the north gable section. The fourth opening is a one-over-one-light, double-hung window that is centered on the rear section's north wall.

The south elevation contains only two openings. A one-over-one-light, double-hung window is located on the south gable end of the projected south gable section. The other opening is a narrow one-over-one-light, double-hung window near the west edge of the saltbox rear section.

The rear elevation also contains only two windows. A one-over-one-light, double-hung window is slightly to the left of center of the east wall of the rear section. A side-by-side, one-light slider window is located on the uncovered east wall of the original rear side gable

8. Narrative Statement of Significance

The house at 409 Pine 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.

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Though a portion of the house may date to an earlier period, the house in the current form appears to date to around 1892. Henry and Mary Achter likely constructed it as a rental property at this time. None of the individuals appears to have made a significant contribution to Muscatine's history. No significant historical event is known to have occurred at this property. No known significant events are known to have occurred at the house. In addition, although the house does retain some general Queen Anne features, with the vinyl siding and new windows, there are several other examples in the neighborhood and throughout Muscatine that are more significant. Thus, the house does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the house does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Regardless of which individual actually constructed the house, the house was intended as a rental property. The construction effort helped to maintain the 19th century development of the area. The house continues to contribute historically and architecturally to this potential historic district.

The form of the current house, with the projecting front section terminating in a two-story bay window with a gable roof, suggests construction in the 1890s. It is possible that an earlier I-house built in the 1850s was modified at this time. According to deeds, Lot 1, Block 79 was included in a group of properties acquired by Andrew J. Fimple from D.J. Parvin on July 5, 1851 (Book J (Lands), Page 672). Fimple paid \$25 for the entire group, indicating none of the properties contained any building. Fimple then sold Lot 1 to George Magoon on August 14, 1857 for \$600 (Book S, Page 326-327). Based on this record, it appears Fimple constructed a house on the lot sometime between 1851 and 1857 before selling it to Magoon. The 1856 city directory lists Fimple's residence at "ns of 5th w. of Chestnut", which would indicate he did not live at the new house on Pine. Magoon is also listed as boarding at the same location as Fimple's residence during this time. On October 10, 1861, Magoon transfers the entire Lot 1 to George Kincaid for \$1200 (Book U, Page 599). The doubling of the price for the property in slightly over four years may indicate that a second house was built on the lot between 1857 and 1861. However, typical real estate holdings indicated in the 1860 and 1870 census ranged from \$1,000-\$1,500, likely for one house. George Kincaid returned the property to Joanna Magoon, wife of George and daughter of George Kincaid, on December 2, 1861 for the same \$1200 (Book V, Page 47). On October 16, 1865 Magoon sold Lot 1 to John Smalley for \$1500 (Book 1, Page 314). Smalley kept the property for only a few months before selling it to John Mahin, editor of the *Muscatine Journal*, on June 27, 1866 for \$1700 (Book 2, Page 289-90). Mahin held the property until January 27, 1876 when he sold it to city attorney J.J. Russell for \$1500 (Book 10, Page 519). None of these owners appear to have lived at 409 Pine throughout this period, and no listings for 409 Pine have been identified. A house likely existed at 217 W. Fourth on the south half of the lot in this period. Even if a portion of the house at 409 Pine dates to an earlier period, the current appearance appears to date to the 1890s and it retains integrity from this period.

Russell sold Lot 1, Block 79, to railroad employee Dennis O'Keefe on September 16, 1886 (Book 21, Page 177). There is no listing for O'Keefe in city directories prior to the 1889-92 directory, when he shows up at 217 W. Fourth, the house on the south half of the lot. Without any identified listings at 409 Pine, it is possible that second house did not yet exist on this lot at this point.

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Dennis O'Keefe sold Lot 1, Block 79, to Mary W. Achter on August 15, 1891 (Book 22, page 752). Achter was the wife of Henry Achter, secretary/treasurer of the Muscatine Pressed Brick Company. It appears Achter constructed 409 Pine as an investment or spec home. The 1899 Sanborn map is the first to include this area, and it shows two houses on Lot 1. At the north end of the lot is 409 Pine, while the south end contains 217 W. Fourth. It is likely 409 Pine was built soon after Achter bought the property. There is no record of the family living in either house, meaning both were apparently used as rental properties. The family was living at various locations around Muscatine in the late 1800s. The 1889-93 directory listed them at 200 W. Second. The 1891-93 directory recorded them at 214 E. Third. They were at 305 W. Third in the 1893-94 directory and remained there through the 1897-98 directory. The 1900 directory listed them at the Commercial Hotel, which the 1900 census confirmed. The 1900 census listed Mary (45) and her husband Henry (49, retired) with their daughter Helen (15) lodging at 102 Iowa (Commercial Hotel). The 1904 directory listed Henry Achter as the president of the Muscatine Pressed Brick Company, but did not give a Muscatine address for the family. The 1907 directory provided the explanation when it listed Achter as president of the company at Denver (Colorado). The 1910 census confirmed the family was living in Colorado at that time. They apparently never returned to Muscatine to live. The Achter family continued to own the property until 1922.

The first resident that could be identified at 409 Pine was Rev. H.D. Herr in the 1899-1900 directory. Rev. Herr was the pastor of the First Congregational Church. Dr. John Klein rented the house from 1900 until 1904, according to those city directories. Klein was involved with Dr. Weaver in helping to develop the Bellevue Hospital and assisting with establishing the Benjamin Hershey Memorial Hospital. The 1908-09 and 1907 directories identify Rodney and Lena Arey as the residents. He was the high school principal. The 1911 directory listed Matthew and Margaret Byrnes as the residents. Brynes was the manager for the Cleveland St. Lge. Company. L.A. and Helen McIntosh were the residents at 409 Pine in 1913, according to the city directory. He was an attorney. The 1916 directory listed John and Margaret McEvoy, a retired couple, as the residents. William and Laura Huey were living at the house in 1919, according to that directory. He was a department superintendent for Metropolitan Life Insurance Company. Charles and Hazel Gravett were listed as the residents in the 1921 directory. Gravett was a partner in Gravett Brothers, an oxyacetylene welding business.

Thomas O. Curtis bought the north 60 feet of Lot 1, 409 Pine Street, from Mary's husband Henry B. Achter, widower, on June 19, 1922 (Book 59, page 660). Curtis, a tester for Carver Pump Company, and his wife Ortha continued to live there until 1945. According to the 1920 census, he worked as a barber in his own shop at that time and was living at 128 W. Second. The 1943 directory records his occupation as a tester. Although directory information from 1922 to 1943 does not record it, Curtis' 1964 obituary indicates he operated a barbershop at 208 Iowa Avenue for 47 years. It appears that at least for a portion of that time he worked both jobs (Journal, 1964, 3).

They sold the property to John W. and Ola Harriet Garnes on May 5, 1945 (Book 112, page 156). Garnes was identified as a farmer. They were recorded as the residents of 409 Pine from 1945 to 1952, according to city directories.

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Achter Rental House

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The Garneses sold the property on March 10, 1953 to Preston and Ida Connant (Book 143, page 312). Connant was listed as a minister in the 1959 city directory, but no church affiliation was provided. They are recorded as the residents in the 1954 to 1959 directories.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920.

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

"Thomas Ovale Curtis," Obituary, *Muscatine Journal*, October 16, 1964, page 3.

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.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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Site Number 70-01134

Related District Number _____

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Achter Rental House
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 County

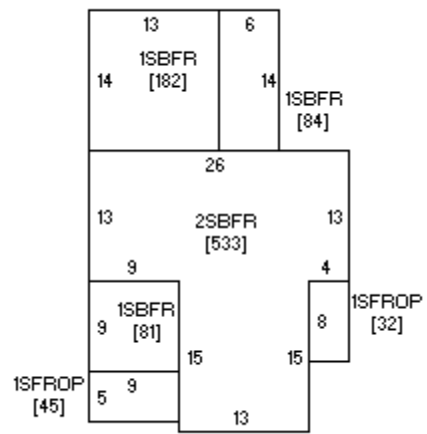
409 Pine Street
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Muscatine
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Location Map



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



(front – Pine Street)

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Photograph of building (digital image)

