

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

State Inventory No. 70-00252  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 Charles Stegeman House  
 other names/site number Field Site #: WH-132

**2. Location**

street & number 204 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) 54 Lot(s) 7

**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:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</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>2</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**

<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>09A01: House/Front-Gabled Roof</u>	foundation <u>04C: Stone/Limestone</u>
_____	walls <u>03: Brick</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 204 W. Fourth Street

Site Number 70-00252  
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

1865

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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 12-12-2005

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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## 7. Narrative Description

This is a two-story, three-bay, gable-front house. The house sits on a limestone foundation. The walls are brick. The combination roof is clad in asphalt shingles. The house is located on a slightly elevated lot with a short hedge running along the front and side. A set of steps leads up from the street to a wrap-around porch that extends from the front elevation around to the west side, where the back half of the porch is enclosed. A second set of steps located to the right of the first steps leads to an adjoining one-story, brick house. This building is associated with this property, although it currently carries a separate address (206 W. Second). A wood barn is located behind this second house. The house has bay windows added to the west and east elevation between 1883 and 1888, the same years the original front porch was added.

The front (north) elevation features an open porch that extends around the house's northwest corner and extends about half way down the west elevation. This porch appears on the Sanborn maps between 1905 and 1912. The porch has a low-sloped hip roof with a short overhang that curves as it rounds the northwest corner. Four wood columns support the roof. Each column is set on a brick pier. There is no decorative trim on the porch. First-story openings include a centered entry within a projected, enclosed surround. The entry contains a double set of flush-mounted glass doors set within a door surround that extends out from the original brick wall. The surface of the surround contains a series of recessed vertical panels across its sides and top. A pair of one-over-one-light, double-hung windows is located to the left of the surround. A narrow stone lintel and sill extends across each window opening. The second story contains a group of three one-over-one-light, double-hung historic wood windows equally spaced across the façade. A stone lintel and sill, similar to the first-story openings, is also present with these openings. A two-by-two, fixed sash attic window is centered in the upper gable. The left sash is missing and the opening is covered with a wood panel. A similar lintel and sill is also present.

A c.1914 photograph shows the north and west elevations of the house. All main features in the photograph match the current design. The front porch wraps around the house and extends down the west elevation. The entire porch is screened, including the back half on the west elevation, which is currently enclosed. The current porch roof design and shape, along with the same round columns and brick piers, are unchanged from the 1914 image. The photograph is not clear enough to determine if the extended door surround is present, but it appears that it has not yet been constructed. The photograph does not show the windows well enough to determine if they are different from the present windows. However, they do appear to be similar in sash number and arrangement.

The west elevation features a centered, two-story, bay window with a gable roof. Vergeboard extends between the gable's fascia and decorative brackets support the gable's overhanging roof. Each window of the bay window contains one-over-one-light, double-hung sashes. These appear to be replacements. The west elevation also contains the enclosed back half of the wrap-around porch in front of the bay window. A pair of narrow one-over-one-light, double-hung windows is located at each end of the enclosed porch's west wall. A round wood column, similar in design to the front columns, supports the southwest corner of the porch. Additional second-story openings include two windows located in the

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south half of the wall. Each window contains one-over-one-light, double-hung sashes. There are also four openings in the main wall behind the bay window. Both the first-story and the second-story windows nearest the bay appear to be closed off. The second-story window farthest from the bay contains one-over-one-light, double-hung replacement sashes. The first-story window contains a pair of vertical, hinged sashes.

The east elevation contains a centered one-story bay window. Each window in the bay contains narrow, one-over-one-light, double-hung sashes. Small brackets along the cornice support the flat roof of the bay. Additional first-story openings include two, one-over-one-light, double-hung windows centered in the front half of the east wall. A one-over-one-light, double-hung window is located at the edge of the back half of the wall, and a smaller one-light window is centered between the bay window and back window. The second-story contains a single one-over-one-light, double-hung window located directly above the first-story bay window. A pair of vertical, possibly hinged sashes is contained in a window located near the front of the second-story wall. The back portion of the wall contains a wood frame enclosure, possibly a summer porch or bedroom that extends around to the back wall. The east wall of this enclosure contains a group of five windows. All five windows contain one-over-one-light, double-hung sashes, but the two openings on the right contain wider windows than the three openings on the left side.

The rear elevation includes a one-story back addition that includes a single-light, fixed sash window on the right side. The left side includes a one-by-one-light, hinged sash window on the far left. To the right of this window is an entry with a flush-mounted door containing a nine-light glass insert in the upper half. A low wood deck extends out from the back wall and provides access to the entry. The second-story contains a wood frame wall that has replaced the original right half of the second-story brick wall. The frame wall extends up through the gable. A group of four one-over-one-light, double-hung windows is aligned across the wood frame wall, which also extends along the east elevation.

Two auxiliary buildings are located at the back of the property, including a two-story barn behind the one-story c.1905 house and a lean-to open shed attached to the east side. The shed appears on the Sanborn maps between 1899 and 1905, with a possible enlarging completed between 1919 and 1928. The gable-roof barn, which has its original wood siding, sits on a concrete block foundation. The frame barn is immediately behind the one-story brick house previously identified as 206 W. Fourth (Iowa Site Inventory Site # 70-01046). This barn is identified on the 1883 Sanborn map.

The adjoining house at 206 W. Fourth at the rear corner of this lot was constructed by J.J. Legler's mother-in-law, Eliza Geiger, as her residence sometime around 1905. After she died in 1911, the Leglers began using the house as a rental. Subsequent owners have followed that policy.

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## 8. Narrative Statement of Significance

The Charles Stegeman 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.

Although there is a gap in the ownership documentation, it appears grocer Charles Stegeman was the likely builder of this house around or before 1865. Almost no information could be located on Stegeman. He is identified in the 1859 city directory as a grocer at "ss 2d b. Chestnut and Pine." The spelling of his last name is Stegman in the directory, which identified 38 family grocers in the community at that time. The lack of additional information about him also indicates he was not a significant figure in Muscatine's history. Although the house retains a significant amount of integrity, its architectural style and decorative features are not unique in the community or the neighborhood. The combination of two brick houses and the historic wood barn is unusual, but still lacks enough distinctive features to be considered significant. Thus, the Charles Stegeman House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Charles Stegeman House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Stegeman built this house as his grocery business began to prosper in the community. His decision helped to maintain the steady development of the neighborhood that had started just a few years earlier. A substantial portion of the house retains its integrity. The architecture and history of the house contributes to this potential historic district.

The gap in the ownership records prevents any conclusive determination on the builder, but it appears the most likely builder was Charles Stegeman. He acquired Lot 7, Block 54 from Chester Weed on March 3, 1863 for \$200, indicating an empty lot (Book V, Page 282). It is possible Stegeman might have been related or associated with Benjamin Steiner, another possible builder. Steiner and his wife Sarah acquired Lot 7, Block 54 sometime prior to June 19, 1868. On that date, they sold that property to Allen Broomhall for \$4000 (Book 4, Page 216). No record could be found transferring the property to the Steiners and it is possible this was some type of family transfer. Steiner is also identified as a grocer in the 1866 through the 1869-70 directory. Steiner and his brother were listed as operating a store on Third Street in the 1866 directory. However they are listed in the 1869-70 directory as being on the "ns 2d b. Chestnut and Pine." This address would appear to be across the street from the Stegeman grocery. However, it is conceivable one of the addresses contains a misprint and the grocery businesses are the same, but with different owners. Neither Benjamin Steiner nor Charles Stegeman is recorded in the 1860 census. The large change in value between 1863, when Stegeman bought the property for \$200; to 1868, when the Steiners sold it for \$4000, shows a substantial construction. Whether Stegeman did this or Steiner did could not be established with certainty. Stegeman is listed as the likely builder because he was the first grocer of the two operating here, and because of the potential one of the grocery locations on Second is incorrect and Steiner actually bought out or inherited Stegeman's business and other property. Steiner is recorded as living at "ss 4<sup>th</sup> 1 w of Chestnut" in the 1866 city directory, which would be this house and indicates construction by this date.

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Allen Broomhall acquired the property (Lot 7, Block 54) on June 19, 1868 for \$4000 (Lots Book 4; Page 216). Broomhall was an attorney. Broomhall does not appear to have lived in the house. According to directories, his residence was located at the corner of Third and Spruce. No tenants could be identified in the city directories. Broomhall sold the property on July 17, 1876 to Emily Thompson for \$3000 (Book 10, Page 677). Thompson was married to Robert T. Thompson, owner of R.T. Thompson and Son Company, a hardware business. City directories show the Thompsons lived at the house through the 1889-92 city directory. The house was apparently rented between 1892 and 1899. It was about this time that Robert Thompson died, and his wife is recorded as living at 407 W. Third in the 1893-94 directory. She is not listed in the 1895 directory, but then is listed in the 1897-98 and 1900 city directories at 407 W. Third.

On April 20, 1899, J.J. Legler bought the property for \$3300 (Book 30, Page 735). The 1899 Sanborn map shows this house, with the current footprint. Legler was a lifelong resident of the county who had moved into Muscatine after retiring from farming and livestock production. Legler was born on a farm about three miles from Muscatine in 1856. He married Ida L. Geiger in 1881. Apparently the Leglers did not immediately move into 204 W. Fourth, because the 1900 census and city directory both list them at 512 Chestnut. This could have been to accommodate remodeling or allowing the previous owner more time to move. The 1900 census lists J.J. (age 43) with his wife Ida (36) and daughter Gertie (17). The household included a servant Emma Hyint (33) and boarder Daisy Daberknecht (24, dressmaker). In any case, they are listed in the 1902-03 city directory at 204 W. Fourth. Although retired from active farming, Legler apparently continued to be involved in livestock dealing activities.

Between 1905 and 1910, Ida Legler's mother, Eliza Geiger, widow of John, built a second brick house on the lot. No building appears next to 204 W. Fourth in the 1905 Sanborn, but the 1912 Sanborn does show the new building. No occupation is listed for her and this was apparently a joint decision that allowed her to remain close to her family. The 1910 census lists her as the 70-year-old owner of this property, which was assigned its own address of 206 W. Fourth. Eliza Geiger died in 1911. The 1913 directory identifies Thomas and Gertrude Brannan as the residents. Gertrude was the Leglers' only child. By 1919, they had moved out, and this second house was used as a rental. The residents do not appear to be associated with the residents of the main house, and additional information on this second house can be found on its survey form (70-01046).

The 1920 census lists John J. Legler, a livestock dealer, age 63; with wife Ida L. 58; daughter Gertrude L. Brannan, 37; granddaughter Margaret Brannan, 9; grandson John L., 3; and servant Emma Hyink, 53; living at 204 W. Fourth Street. Legler and his wife Ida lived in the house until she died in 1933. During the 1920s, Margaret was listed at the house, although for much of the later portion of that period she was a college student and likely away from the house. The 1931 directory lists Margaret Brannan, nurse for Benjamin Hershey Memorial Hospital, at 1808 Mulberry, which was the nurse's quarters of the hospital. In 1943 Legler divided the house into two apartments and began leasing one to renters. It is possible that the house was divided between 1916 and 1919, as his daughter's family moved into the home, and it was in 1943 that half began to be rented. The 1943 directory lists Hattie Mills, no occupation identified,

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as living at 204-½ W. Fourth. Legler continued to live there until he died in 1946. Although likely a well-known livestock producer, Legler's obituary did not indicate any significant impact on the community.

Prior to his death in 1946, Legler transferred ownership of Lot 7, Block 84 to his daughter and granddaughter. That transfer occurred on October 18, 1938, with the transfer including both Gertrude and Margaret on the same deed (Book 92, Page 126). Gertrude continued to live at 204 W. Fourth and rented out the other apartment, as well as the second house on the property. Gertrude Brannan was a music teacher who likely used that income to supplement her regular job as a proof reader for the Muscatine Journal. She had graduated from the Boston Conservatory of Music, although the date she graduated is unknown. She married Thomas Brannan in 1919. The 1946 renter in 204-½ W. Fourth was Henry Benedict and no occupation was listed for Benedict. The 1949 city directory listed Brannan at 204 W. Fourth and Hattie Mills had returned to rent 204-½ W. Fourth. Mills was identified as the cook at the Chocolate Shop in that directory. The 1952 directory continued to list Mills as the resident at 204-½ W. Fourth, but Mabel Meeker, a nurse at Bellevue Hospital, was listed at the resident at 204 W. Fourth. Gertrude continued to be listed at 204 W. Fourth in the 1952 and 1954 city directories. In the meantime, Margaret Brannan married James Daufield.

On April 18, 1953, Margaret and James Daufield sold their interest in Lot 7, Block 84 to Gertrude Brannan (Book 136, Page 586).

Martha Fitzgerald is also listed as a resident at 204 W. Fourth. No occupation is listed for her. Meeker is identified as a resident at 204-½ W. Fourth in the 1954 directory. The 1956 directory continued to show renters at the house with Brannan still listed at 204 W. Fourth. Meeker was recorded at 204-½ W. Fourth. However, she had shifted work to the county hospital and was employed in the dietary department. Brannan was still listed at 204 W. Fourth in the 1958 directory, 204-½ W. Fourth was apparently split between Hattie Mills and Nellie Whitmer. No occupation was listed for Mills, but Whitmer was identified as the office secretary for Keith Wilcox, MD. Brannan apparently continued to own the property until her death in 1982. Her son John L. Brannon and his wife Helen eventually acquired it and sold it to David R. or Margaret Gray on October 23, 1987 (Book 328, Page 332).

## 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.

"Gertrude Brannan," Obituary, *Muscatine Journal*, February 19, 1982, page 5

Home of J.J. Legler, Historic Photograph, *Muscatine, Iowa "The Pearl City,"* Home Record Printing Company, 1914.

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Site Number 70-00252

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

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"J.J. Legler, 89, Lifelong County Resident, Dies," Obituary, *Muscatine Journal*, September 13, 1946, Page 10.

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](http://Sanborn.umi.com).

## Location Map



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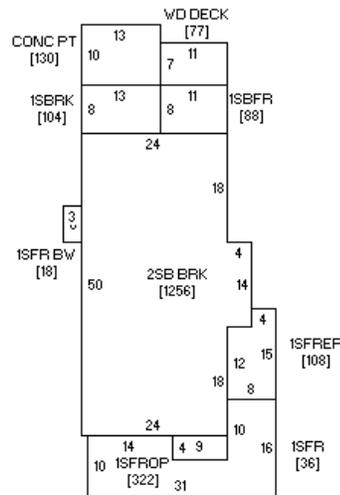
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## Plans of buildings on site (from assessor's office)



(front - 4<sup>th</sup> Street)

## Photograph of building (digital image)

