

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

State Inventory No. 70-01130 **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 Anna Morrison Rental House
 other names/site number Field Site #: WH-137

2. Location

street & number 310 Pine
 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) 53 Lot(s) S28' of Lot 6 & S28' E37' of Lot 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 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 _____ 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 Gables</u>	foundation <u>03: Brick</u>
<u>05D: Queen Anne</u>	walls <u>03: Brick</u>
_____	roof <u>08A: Asphalt/single</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 checked="" type="checkbox"/> Yes <input 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 310 Pine Site Number 70-01130
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 1900 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 Jo Ann Carlson, volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 1/27/2006

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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Anna Morrison Rental House
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7. Narrative Description

This is a two-story, three-bay, cross gable, brick house. The house sits on a brick foundation, and the walls are common bond brick. The combination roof is clad in asphalt shingles. This house was constructed around 1900 as it is not depicted on the 1899 Sanborn map, but it is shown on the 1905 Sanborn map. The house sits on an embankment along the alley, which creates a walk-in basement. Decorative bands extend around the bottom of the front and two sides. Simple brick bands run between the first and second story on the façade. The house sets on a sloping lot that has been excavated so the foundation and basement wall on the south side is exposed.

The front (east) elevation consists of a projected front gable with a corner entry porch on the left side. This entry porch is depicted on the 1905 Sanborn map. Two simple corner posts support the flat roof of the entry porch. A railing with balusters extends between the support posts. Two levels of steps lead up to the porch. A wood one-over-one light window with a segmental, double-rowlock, brick lintel is located under the entry porch on the projecting gable's south wall. The east wall of the cross gable is also located under the porch and contains an entrance with a flush-mounted steel door with a single light. A segmental, double-rowlock, brick lintel is located over the entrance. On the second floor, above the entrance, is a one-over-one-light, double-hung window. Two similar windows are located on the south wall of the projecting front gable's second story. The front gable is clad in wood shingles, and a vent has been inserted in the attic window opening.

The south side elevation of the house extends along the alley and has the foundation and the two-story side exposed. An arched basement entrance is cut into the foundation just behind the corner entry porch. The basement entrance contains a single wood door that leads out to the alley side. Two additional openings are cut into the basement wall towards the back of the house. Each of the openings has a segmental arch and slightly rounded top. Boards cover both openings. Two first-story and two second-story windows are aligned above the two back basement openings. Each of the windows contains one-over-one-light, double-hung wood sashes with segmental, double-rowlock, brick lintels. The only remaining north side opening contains a single-light, fixed sash window located between the first and second stories near the front of the wall. A double-rowlock, brick segmental lintel is located above the opening.

The north side of the house has a projecting gabled bay located about in the middle of the elevation. There are no openings at the front of the wall. A set of two windows is located on each of the bay's first and second stories. Each window contains one-over-one-light, double-hung sashes. Segmental, double-rowlock, brick lintels are located above each opening. A window might also be located in the upper gable, but ivy obscures the view. Two first-story windows aligned with two second-story windows are also present on the rear section of the north wall. Each window contains one-over-one-light, double-hung sashes and segmental, double-rowlock, brick lintels.

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In the rear elevation of the house, an earlier rear porch appears on the Sanborn maps, but the current centered frame porch first appears on the 1928 Sanborn map. The porch contains an entrance and a single window in the west wall. The entrance is located at the far left end of the wall and includes a flush-mounted solid wood door. The window contains a two-light, sliding sash. The first story of the original brick building has a single window located to the left of the frame porch. The window contains one-over-one-light, double-hung sashes and a segmental, double-rowlock brick lintel. A second-story window has a similar design and is located above and slightly to the right of the first-story opening.

8. Narrative Statement of Significance

The Anna Morrison Rental House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C at this time. This property should be reassessed when further information is conducted on women's history in Muscatine. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Anna Morrison appears to have built this house as a rental property after buying this property in March 1899. A mortgage taken out in April 1900 suggests construction of this property soon after that time. The 1900 census lists her as a 49-year-old single woman, and the 1870 census had identified her as a teacher. While there are other instances of women owning and operating rental property at the turn of the century, this property may be significant within that history. Further research needs to be completed on women's history in Muscatine from 1890-1920 to further assess the significance of this property in that respect. No significant event is known to have occurred at this property. In addition, although the house does retain a large amount of integrity, it does not appear to have any outstanding architectural features that would make it significant. Thus, the Anna Morrison Rental House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C at this time. However, the set of three properties (310, 312-314, 316-318) may be considered to be nominated as a small district for its association with this development and Morrison.

The Anna Morrison Rental House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It falls within one historic context identified for the district: "19th century residential and neighborhood development." Collectively, couples helped to stabilize the local neighborhood and maintain its growth and development. In addition, the house retains a significant amount of integrity. This house contributes to the history and architecture of this proposed historic district.

This house was the last in a series of three buildings constructed on the Lot 6 and the east 37' of Lot 7 around the turn of the century. Sarah Blaydes sold Lot 6 & the E 37' of Lot 7 to Mary W. Achter on March 31, 1894 (Lots Book 26: 128). The 1899 map shows two duplexes on the north portion of the combined lots under construction, and no building in the location of this house. Achter sold lot 6 & the east 37' feet of lot 7 to Anna B. Morrison on March 3, 1899 for \$3,500 (Lots Book 30: 670). Since the sale includes the site of the two duplexes on the north portion of the combined lots, it is unclear that this

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house was constructed at this time. Since the two duplexes are shown on the 1899 Sanborn map as under construction, and this house isn't, it seems more likely that this house was constructed by Morrison after the duplexes were complete. Anna B. Morrison (single) took out a mortgage from Titus and Jackson on April 24, 1900 (lots book 31:197) on the parcel of land associated with 312-314 Pine (S54' of N 112' Lot 6 and S54' of N 112' of E 37' of Lot 7 Block 53). As the duplex was already well under construction at this point, if not complete, this mortgage may be related to this construction. The house is shown on the 1905 Sanborn map. In the 1899 city directory, Anna Morrison lived at 307 E 8th, no occupation listed. The 1900 census lists Anna Morrison (307 E 8th) as a single (not widowed) 49-year-old woman who lived in the household of her widowed 59-year-old sister Henrietta Runyon. Henrietta Runyon (widow Fletcher) lived at 307 E 8th in the 1902 city directory. Anna Morrison appears to be the youngest daughter of Irish immigrants Henry and Martha Morrison. The 1860 census lists Henry (56) as a grocer, with wife Martha (50), Martha J. (24, dressmaker), Henrietta (19, teacher), Amelia (16), Maria F. (15), Mary E. (14), and Ann B. (9). The 1870 census lists A.B. Morrison (19), as a teacher in Seventy-Six Township, living with her sister Henrietta Runyon (sic) (29) and her family. Little further information could be found on Anna Morrison. She died in September 1933. According to her obituary in the Muscatine Journal, September 18, 1933, Miss Anna B. Morrison died at her niece's home, Mrs. John A. Robbins, 119 E 8th. Burial would be at Greenwood Cemetery. Unfortunately, no further details were provided on Anna.

While Anna Morrison owned the property, it operated as a rental. According to the 1900 City Directory, Charles L., Jessie and Mabel Breckon lived in the house at 310 Pine. He was the managing editor of the *Evening Journal*. They are also listed in the 1900 census as living there. In the 1904 city directory, Rev. Joseph L. & Josephine Murphy lived there. He was pastor of the Grace Lutheran church. In 1907 city directory lists Walter and Mary C. Platt. He was a travel agent for Mull. In 1908-09, W.S. & Myrta M. Norton lived in the house. He was the county coroner for Morgridge & Norton. The 1910 census listed Fred J. (28 years old) and Nellie N. (28 years old) Lehmann as living at 310 Pine. In the 1911 city directory lists G.T. Lowe and no occupation is listed.

On Jan 23, 1913, Morrison sold the property (S 28' Lot 6 & S 28' of E 37' of Lot 7) to J.M. Gibney. This was the first time that this parcel was separated out. It appears to have continued on a rental property. In the 1913 city directory lists John and Ella Gibney and no occupation is listed. In the 1916 city directory, A.J. Feustal lived in the house, according to the City Directory.

The property (S 28' Lot 6 & S 28' of E 37' of Lot 7) was sold from Gibney to Titus Loan & Investment on November 1, 1919. According to the 1919 city directory, Clarence W. Richard and wife Edna lived there, no occupation listed. The 1920 census listed Clarence (37 years) and Edna (38 years) Richard as living there. He was listed as a partner in a meat packing plant, and they had no children at home.

Titus then sold it to Edwin F. Randleman on March 18, 1920. Edwin F. and Emma Randleman were listed as living in the city directory in 1921. Thus, for the first time, the property was owner occupied. They could not be identified in the 1920 census. Edwin was born in October 21, 1860 on a farm about 10 miles west of Muscatine. He was the son of Benjamin Davis and Margaret Van Atta Randleman.

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They lived in Muscatine and Louisa counties until he became of age when he and his parents and brothers took up a homestead in western Kansas. In the fall of 1883, he returned to Muscatine, according to his obituary in 1948. Edwin and Emma Johnson Randleman married on December 10, 1890. They had two children, Mrs. Art Riley and Raymond Randleman, two grandchildren, Douglas and Richard Riley. He was in the grocery business with his two brothers, Will and George. The brothers retired in 1925, and he and his son, Raymond continued the business. Edwin is listed from 1921-1949 city directory. Edwin passed away on September 25, 1948. In the 1949 city directory, it lists Mae Randleman, with no occupation listed.

Emma Louise Randleman (widow of Edwin F.) transferred the property to son Raymond Randleman on June 30, 1949. In 1949 & 1951 city directories, Emma (widow of Edwin) lived at 310 Pine. In the 1949 city directory, Raymond and Mae Randleman are listed. In 1954-1958 Raymond and Mae Randleman lived at 310 Pine plus Arthur Randleman in 1958. Raymond worked as a bookkeeper at Journal Printing. In 1959 city directory, Raymond, Mae and Arthur Randleman lived at 401 West 3rd. Raymond was the manager of the Iowa Pearl Button Company.

Raymond Randleman then transferred the property (S 28' Lot 6 & S 28' of E 37' of Lot 7) to Dorothy Riley on February 19, 1953, who then transferred it back to him on September 13, 1961. In the 1961 city directory, John J. and Lorraine Marthaler lived there. He was the plant manager of H.V. Keller Mfg. Co.

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.

"E.F. Randleman, Retired Grocer, called in death". Muscatine Journal, September 26, 1948, 3.

"Morrison Service to be Wednesday". Muscatine Journal, September 18, 1933, p. 3

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889.

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911.

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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Related District Number 70-01005

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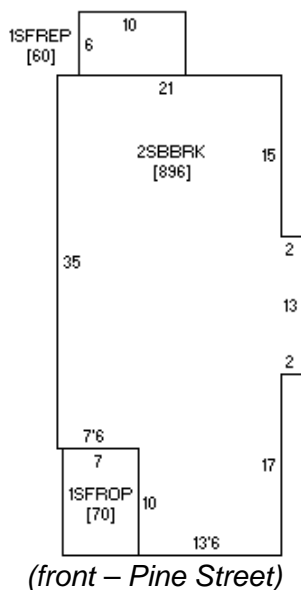
310 Pine
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Location Map



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



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Photograph of building (digital image)

