

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

State Inventory No. 70-01131 **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 Double House #1
 other names/site number Field Site #: WH-138

2. Location

street & number 312-314 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) Lot 6 N54' S82' & Lot 7 N54' S82' E37'

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)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ 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)	Current Functions (Enter categories from instructions)
<u>01B01: Domestic / Duplex</u>	<u>01B01: Domestic / Duplex</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05D: Late 19th century / Queen Anne</u>	foundation <u>13A:Block</u>
<u>09: Other - duplex</u>	walls <u>15B: Vinyl</u>
_____	roof <u>08A: 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 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 312 Pine Site Number 70-01131
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 1899 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, Commission Member (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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7. Narrative Description

This is a two-story, three-bay, building that was built as a double house or duplex. The first unit on the left (south) has a gable-front section, with an entry setback on the face of the house. The second unit on the right (north) is three-bay with a hip roof. The house sits on a block and brick foundation. The walls are frame, clad in vinyl siding. The combination roof is clad in asphalt shingles. The 1899 Sanborn map shows the plan of the building, with the duplex depicted completed in 1905. The front and side entry porches are depicted on this map. The duplex at 316-318 Pine was also built at the same time.

The front (east) elevation of the left unit faces Pine Street. A projecting, front-gable section is asymmetrically attached to the east wall of the main house. It is set back about four feet from the plane of the main house section's south wall, but about three times that setback on the north side. The projecting gable end contains a centered one-over-one-light, double-hung window on each story. An entry porch is located along the south side of the gable section. The porch is covered by a shed roof that is supported with a corner post. The porch roof extends from the south wall of the gable section to the south edge of the main house section. A porch railing with balusters encloses the east end and most of the south edge of the porch. An entrance is located on the exposed setback wall under the porch. It contains a combination aluminum storm door and an interior wood door with a full-length glass insert. A single, one-over-one-light, double-hung window is located on the south wall of the front gable. A one-over-one-light double-hung, second-story window is located on the exposed setback wall of the main section. There is also a similar window centered on the front gable's south wall. The gable has gable returns and a small attic window in the upper gable. A set of steps in front of the gable end leads up to a second, larger entry porch on the north side of the gable. The porch is covered by a shed roof with a triangular pediment at the far left side next to the gable end section. Two turned posts supports the porch roof. And a porch railing with balusters extend around the porch perimeter. Two openings are present under the porch. The left opening is an entrance that contains an combination aluminum storm door with an interior wood door with a single light in the upper half. A second opening under the roof is located to the right of the entrance. It contains a wide one-over-one-light, double-hung window. Three windows are located above the large entry porch. The windows are equally spaced along the wall and all contain one-over-one-light, double-hung wood sashes. Also on the east elevation is an excavated two-bay basement garage entrance. The entrance is located under the large entry porch and a small portion of the projecting front gable. The two garage bays are separated by a brick pier. Each bay is covered by a wooden overhead door. Each door contains a row of four windows across its top, with three vertical lights in each window. Cement retaining walls line the excavated garage entrance.

In addition to the small entry porch, the south side elevation also contains a centered first-story entrance set under a long overhang. A projecting bay is located to the left of the entrance and the extended overhang acts as the roof of the bay. The entrance contains a combination aluminum storm door and interior wood door. Two one-over-one-light, double-hung windows are located to the right of the entrance. A one-over-one-light, double-hung window is located in the right or front opening of the projecting bay. A similar window is present on the left (back) bay. The center bay has no opening. On the

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second story, there are two one-over-one-light double-hung windows, each centered on the front and back half of the wall. One additional south elevation opening is located on the south wall of the enclosed entrance of the small entry porch. This opening contains a single-light, fixed sash.

The north side elevation features a centered, two-story bay window with a gable roof. Each bay contains a one-over-one-light, double-hung window on both stories. A one-over-one-light, double-hung window is located in front of the bay window on each story. A one-over-one-light, double-hung window is also present on each story behind the bay.

The rear (west) elevation contains two enclosed entries on each end of the wall. Each framed entry is covered by a hip roof, with their west walls mirror images of each other. The north entry has a flush-mounted combination aluminum storm door on its south edge. A one-over-one-light, possibly hinged or fixed sash window is located to the left of the door. The south entry has a flush-mounted combination aluminum storm door on its north edge. A one-over-one-light, double-hung, possibly hinged or fixed sash window is located to the right of the door. The two entries flank a double set of basement entry doors. Above each of the basement entry doors is a one-over-one-light, double-hung window. A set of wood steps is present on the left side and lead up to a second-story entrance that projects slightly from the back wall. A combination aluminum storm door is present on the slight projection, with a second interior metal door flush-mounted on the main house wall. Four second-story windows are present. The two interior windows are aligned with the basement entries and corresponding first-story windows. The two outside windows are centered on the outside half of the wall. All the second-story windows contain one-over-one-light, double-hung sashes.

8. Narrative Statement of Significance

This Anna Morrison Double House #1 does appear to be individually eligible for the National Register of Historic Places under Criterion A for its association with residential development and the role of women in this period. It may be further assessed for significance under Criterion B as well. Additionally, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

The Anna Morrison Double House #1 was built in 1899, along with the duplex at 316-318 Pine. Anna Morrison retained ownership of this duplex until 1920, while selling the units at 316-318 Pine in 1900. Upon their completion in 1899, she erected a single family rental house at the south end of the property in 1900. She also retained possession of this house until 1913. The 1900 census lists her as a 49-year-old single woman, and the 1870 census had identified her as a teacher. During this time at the turn of the century, the boom of the pearl button industry created a housing shortage in Muscatine. A large push for additional houses and rental units was made to satisfy this need. The construction of these units by Morrison reflects this trend in housing at the turn of the century. Additionally, it is interesting that this development occurred by a single woman. While the role of women in Muscatine in this period has not yet been fully assessed, her involvement in this type of development appears significant. Other women, single and married, have been identified as associated with some real estate development in

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this period, but it is not known how widespread this was. Morrison moved around a lot in the period after constructing these properties, and she does not appear strongly associated with any of these other properties at this time. It is unknown if she also developed those properties. In addition, this duplex does retain a large amount of integrity, more so than the duplex at 316-318 Pine. One other duplex, the Sawyer-Day Duplex (c.1905, 617-619 W. 3rd Street), has been identified as dating to this turn of the century period in this West Hill district. In addition to the greater integrity of this duplex, Morrison was associated longer with this property than the others on the original parcel. Thus, this Anna Morrison Double House #1 appears to be individually eligible for the National Register of Historic Places under Criterion A. Further significance under Criterion B may be assessed at a later date. Additionally, 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.

Additionally, the Anna Morrison Double House #1 does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The redevelopment of this half block with two duplexes and a single family house was significant to this neighborhood as well as in terms of an investment and housing option. Morrison continued to maintain this duplex at 312-314 as a rental property, after selling the duplex at 316-318 in 1900. At the turn of the century, a housing shortage with the boom of the pearl button industry created the demand for new housing, particularly rental units. This duplex was constructed at this key point in the residential history of Muscatine. In addition, the house retains a significant amount of integrity. This house contributes to the history and architecture of this proposed historic district.

The 1899 map shows two duplexes on the north portion of the combined lots under construction – drawn from plans. Sarah Blaydes sold Lot 6 & the E 37' of Lot 7 to Mary W. Achter on March 31, 1894 for \$3000 (Lots Book 26: 128). This price indicates earlier improvements on the lot, in the present locations of 310, 312-314, and 316-318 Pine. 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). The similarity in price may indicate that the same earlier improvements continued to be present at this time. The August 1899 maps shows the outline footprint of this duplex and the neighboring one at 316-318 Pine and indicates "from plans." Morrison apparently planned the construction immediately upon the sale, as the 1900 city directory shows the duplexes occupied. The double house (duplex) is shown on the 1905 Sanborn map. Anna B. Morrison (single) took out a mortgage from Titus and Jackson on April 24, 1900 (lots book 31:197) on this parcel of land (S54' of N 112' Lot 6 and S54' of N 112' of E 37' of Lot 7 Block 53). It was around this time that she built the rental house at 310 Pine, and this mortgage may be related to this construction. The 1900 census lists Anna Morrison as a single (not widowed) 49-year-old woman who lived in the household of her widowed 59-year-old sister Henrietta Runyon. Anna is listed at 307 E 8th and Henrietta lived there too. Though Anna Morrison moved a lot, there is no indication that she ever lived in this house. Anna Morrison lived at 307 E 8th in the 1902 city directory, 409 E 5th in the 1908 city directory, 713 Iowa in the 1916 city directory, 117 E 8th in the 1921 city directory, 119 E 8th in the 1927 city directory, and 117 E 8th in the 1931 city directory.

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Anna Morrison died in September 1933, and she was buried on September 20, 1933. In the *Muscatine Journal* on September 18, 1933, it states that Miss Anna B. Morrison died early on Monday at the home of her niece, Mrs. John A. Robbins, 119 E 8th Street. It does not list any other relatives ("Morrison Service to be Wednesday," *Muscatine Journal*, September 18, 1933, 3).

In the city directory for 1900, it lists Wm. H. and Julia Hoffman as living in 312. Before that Wm. Hoffman lived at the corner of 4th and Brown. He was a travel agent. They are still listed at 302 in 1902, and W.H. worked at Star Clothing Company. They are also listed in the 1908-09 city directory. Wm. H. Hoffman was vice president of Cohn Mercantile Company. The 1910 census lists William H. (41 years), Julia (40 years) Hoffman living at 312 Pine as well as Samuel Block (38 years) father in law. They were still listed here in 1913.

In the 1900 city directory, William and Berth McQuesten lived at 314 Pine and he was the president of McQuesten & Sawyer. In the 1902 city directory, William & Bertha McQuesten lived at 314 Pine, and he was president of the hardware store McQuesten & Sawyer. McQuesten continued to live here in the 1904, 1907, 1908 city directories. The 1911, 1913, 1916 city directories listed Mrs. Louise Dillaway and Mrs. E. (widow Robert) Baird living at 314.

In the 1916 city directory, Mrs. A.B. Munroe lived at 312. The 1920 census lists Anna Munro age 48 and Mary C. Munro, age 24, living at 312 Pine. No occupation listed. The 1919 city directory, Mrs. B. (widow of Fred B.) Munroe lived at 312 Pine and she was a bookkeeper at W.G. Block Co. Mrs. L. (widow of G. William) Villont Dillaway lived at 314 Pine and there was no occupation.

Anna Morrison sold the duplex to Harriet Nesper on January 30, 1920 (Lots Book 56: 24). Interestingly, she also sold the home around the corner at 308 W. 4th Street to Harriet and F.B. Nesper on March 26, 1920 (Lots Book 56: 24). She lived in one half for several years, renting the other. Then both halves became rental properties for her. The 1920 census lists Harriett Nesper (56, widow) with daughter Myrtle (34, saleslady at jewelry store), son Fred B. Nesper (27, ice cream parlor) and his wife Eva S. (27) at 1508 Mulberry. In 1921 city directory, Mrs. Harriet (widow of Fred T.) Nesper lived at 312 Pine and Fred B. and Eva Nesper lived at 314 Pine. He was the county treasurer. Both families remained here in 1923-24. Fred B. was an assistant cashier at 1st Trust Bank. Harriett Nesper died on January 19, 1925. The Nesper family (Harriet & F.B.) continued to be listed at 314 Pine in 1927. Earl and Cleo McGinnis moved into 312 Pine. He worked at Brower Oil Company. In the 1929-1931 city directory Earl and Cleo McGinnis still lived at 312 Pine, and Milo W. and Marion J. Templeman now lived at 314 Pine. Milo was a clerk at William D. Goldsberry and Marion was a salesman for McColm & Company. The McGinnis family continued to live at 312 Pine in 1934 and 1936. 314 Pine had more of a turnover. Leland J. and Edwynne Horst lived at 314 Pine in 1934. He worked as a bookkeeper for Central State Bank. In the 1936 city directory, Mrs. Johanna (widow of John) Mucha lived at 314 Pine. In the 1938 city directory Frank and Emma Kelly lived at 312 Pine. He is listed as a farmer and she was a clerk at the Chocolate shop. Mrs. Johanna Mucha (widow of John) continued to live at 314 Pine. She moved into 312 Pine by 1940, and continued to be listed there through the mid-1940s. In 314 Pine, Glenn M. and Elynor G.

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Fairall lived in 1940. He worked as a sports editor at the Muscatine Journal. Mrs. Alma I. Green lived at 314 Pine in 1943, and she worked as a clerk at Batterson-Wessels company.

F. B. and Eva Nesper sold the duplex (N 54' of S 82' of Lot 6 & N 54' of S 82' of E 37' of Lot 7) to John Weikert on January 27, 1945 (112:33). By 1949, each of the duplexes appears to have been split into two units, creating a total of four in the building. In the 1949 city directory, Winton and Marie Dunlap lived at 312 Pine, he worked for the Muscatine Journal. The other half of the 312 had Ernest Gray (he was a helper at G.A. Chaudoin Electric) and Marie Ada (widow of John S.) Piersall and Olga R. Piersall (Olga was a teacher for junior high school) are listed living there. In the 314 Pine, Loren L. and Eva M. Tetrick lived there. He was a driver for Muscatine Davenport Clinton Bus Company. In the 314 ½ Pine, Charles T. and Doris R. Drake lived there. He was a teamster for Bell Telephone. In the 1952 city directory, Charles and Doris Drake lived at 312 Pine and he was a toll terminal employee for the telephone company. John & Betty Ellis were listed in the other half of 312 Pine. At 314 Pine lived Harley and Darleen Mills. He worked for M & P Implement. At 314 ½ Pine, Eugene and Darlene Bersch lived and he was a teacher.

In the 1954 city directory at 312 Pine, Marion, Nina and William (student) Nowysz lived there. He was a draftsman for Stanley Engineering. At 312 ½ Pine, Clarence C. and Margaret Pilgrim lived there. He was a butcher for Romann Liebebe and Company. At 314 Pine, Robert JE and Patricia R. Merchant lived there. He was a sheetmetal worker for Othmer Heating and Supply. At the 314 ½ Pine lived Harold W. Neff. He worked in the lab for CE Richard & Sons.

In the 1956 city directory, it lists Nowysz at 312 Pine and Vernon A. and Agnes Brown lived at 312 ½ Pine. He was an engineer for Journal Printing. At 314 Pine, it was vacant and 314 ½ Pine was David M. and Di Ann J. Miller. He worked for Stanley Engineering.

In the 1958 city directory, 312 Pine was still Nowysz and 312 ½ Pine is Ruby Duffield. She was a helper for William Roudybush. At 314 Pine was Curt and Lois Kerschinski. He worked for J.I. Case. At 314 ½ Pine, Russell Freers and he worked in a laborer.

In the 1959 city directory, 312 Pine was listed as Emory E. and Pearl Smith. No occupations listed. At 312 ½ Pine was Margaret Kranz who worked as a teller for Muscatine Bank and Trust. At 314 Pine was Curt and Lois Kerschinski and 314 ½ Pine was William R. and Barbara A. Titus. He was a teacher at Letts.

In the 1961 city directory, Marshall, Oley and Letha Smith (he was an employee of Mobil Gas) lived at 312 Pine and Richard H. and Judith A. Brase lived at 312 ½ Pine. He worked in the lab at Heinz.

9. Major Bibliographical References

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

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Related District Number 70-01005

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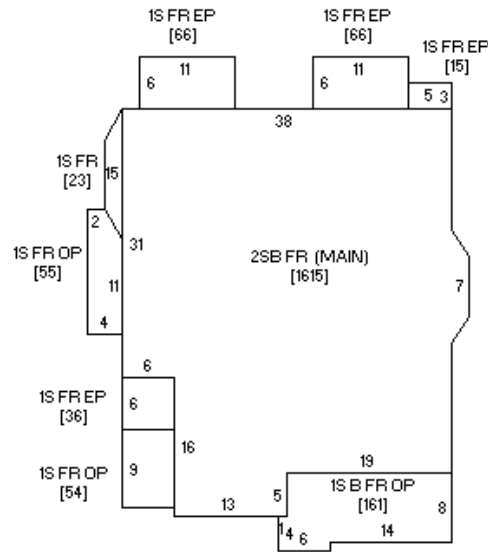
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Plans of buildings on site (from assessor's office)



(front – Pine Street)

Photograph of building (digital image)

