

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 #2
 other names/site number Field Site #: WH-139

2. Location

street & number 316-318 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 N58' Lot 7 E 37'

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>05D: Queen Anne</u>	foundation <u>03: Brick</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 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 Address 318 Pine Site Number 70-01133
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

Anna Morrison Double House #2
Name of Property

Muscatine
County

316-318 Pine
Address

Muscatine
City

7. Narrative Description

This is a two-story, three-bay, building that was built as a double house or duplex and follows the same basic plan as its neighboring house to the south. The first unit on the left (south) has a gable-front section, with an enclosed entry porch projecting south from the front gable's south wall. The second unit on the right (north) is three-bay with a hip roof. The house sets 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 porch is depicted on this map, both of which have been enclosed. The duplex at 312-314 Pine was also built at the same time. Decorative shutters are present around the windows on the east and north elevations. All the windows sashes appear to be wood.

The front (east) of the left (south - 316) unit has a projected gable front section with a centered one-over-one-light double-hung window on each story. The front gable has gable returns. An enclosed entry porch is located along the south side of this section. The porch entrance is located on the east wall, in front of a series of steps that lead up from Pine Street. The entrance contains a single-light metal storm door. A pair of one-over-one-light, double-hung windows is located to the right of the entrance. Two one-over-one-light, double-hung windows are located above the enclosed porch on the second story. Each window contains one-over-one-light, double-hung sashes.

The north side elevation contains a centered, two-story bay window. Only the outside bays contain any windows. The center bays on both stories are closed. The outside bay windows contain one-over-one-light, double-hung wood sashes. The bay windows do not have shutters. Two windows, one on each story and aligned with each other, are located in front of the bay. Each window contains one-over-one-light, double-hung sashes. The back half of the elevation also contains a single, one-over-one-light, double-hung window on each story, but they are not aligned. The first-story window is located at the front of the back half of the wall, while the second-story window is located at the back of the wall. There is also a single one-over-one-light, double-hung window on the north wall of the enclosed front porch.

The south side features an enclosed entry porch attached to the south wall of the projecting front gable. The porch extends south as far as the edge of the main house. A centered entrance is present on the porch. It contains a wood door with a boarded up insert opening. The south wall of the front gable contains a one-over-one-light, double-hung window on the second story. A similar, second-story window is located on the exposed east wall of the main house section. A one-story projecting bay is present near the back of the wall. There is not center opening, but the two outside bays each contain a one-over-one-light, double-hung window. An entrance is located immediately to the right of the bay window. It contains a flush-mounted, solid metal door. Two first-story windows are located to the right of the entrance. They both contain one-over-one-light, double-hung sashes. This elevation contains two second-story windows. The left window is centered on the back half of the wall and the right window is centered on the front half of the wall. Each window contains one-over-one-light, double-hung sashes.

Iowa Site Inventory Form Continuation Sheet

Page 4

Anna Morrison Double House #2

Muscatine

Name of Property

County

316-318 Pine

Muscatine

Address

City

The rear side has two covered porches with one window and one door in each. Each porch is covered by a hip roof. The right porch openings include a flush-mounted, solid metal door along the left edge. The single window is a one-over-one-light, double-hung window located to the right of the door. The left porch contains a flush-mounted, wood door. A single one-over-one-light, double-hung window is located to the left of the entrance. There is a single one-over-one-light, double-hung window between the porches, but located next to the left porch. Two basement entrances are also present between the back porches. The second story contains four windows. The two interior windows are both one-over-one-light, double-hung windows that are centered on the wall. The two outside windows also contain one-over-one-light, double-hung sashes, but are slightly larger than the interior pair. Each of the outside windows is aligned over the entrance porches.

8. Narrative Statement of Significance

The Anna Morrison Double House #2 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.

The Anna Morrison Double House #2 was built in 1899, along with the duplex at 312-314 Pine. Anna Morrison retained ownership of this duplex only until shortly after construction in 1900, while retaining the units at 316-318 Pine until 1920. 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 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 comparison with the duplex at 312-314, this duplex does not retain as good integrity. The 1956 porch addition, siding, and window alterations have changed the original look of this building. 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, and it also retains better integrity. In addition to the less integrity of this duplex, Morrison was associated longer with the property at 312-314 than this one. Thus, the Anna Morrison Double House #2 does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. 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.

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Anna Morrison Double House #2</u>	<u>Muscatine</u>
Name of Property	County
<u>316-318 Pine</u>	<u>Muscatine</u>
Address	City

However, the Anna Morrison Double House #2 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 sold the duplex at 316-318 in 1900 to another woman, Lillie Brown, who continued to maintain it as a rental property until she sold it in 1913. 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 312-314 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. 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 property. 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. 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).

Anna Morrison sold only the north 58' of lot 6 and north 58' of the east 37' of Lot 7, block 53, to Tillie Brown on April 23, 1900 for \$700 (Lots Book 33:75). This is the lot associated with 316-318 Pine. The price seems quite low for a property of this size, clearly seen under construction on the August 1899 map. It could be that Brown was somehow involved in financing the construction, or that they were somehow related or working together. Thus, the construction of the double house appears to have just been an investment on her part, recouped with the quick sale after the completion of construction. The Brown family would continue to live in half and rent the other half until 1953.

The 1900 city directory has Mrs. Lillie E. Brown (widow of T.N. Brown) listed at both 316 and 318. The 1900 census has L.E. Brown (52, widow) living at 318 Pine with her daughter O. Christine (24) and son T. Ray (19, newspaper reporter). The 1900 census lists S.P. Sawyer (28) and wife Nellie (22) at 316. In 1902 city directory, T. R. Brown lived at 318 Pine. John A. and Laura E. Stephens lived at 316 Pine in

Iowa Site Inventory Form Continuation Sheet

Page 6

Anna Morrison Double House #2

Muscatine

Name of Property

County

316-318 Pine

Muscatine

Address

City

1902. He was the proprietor for the Maze (a notions store). They continued to be listed here in 1904 with the same information. In the 1904 city directory, Mrs. Lillie (widow of Thomas) Brown lived at 318 Pine. In 1905, the house is shown as a duplex on the Sanborn map. The addresses were 316 and 318 Pine. In 1907 city directory, Henry and Helen Wasserman lived at 318 Pine. He was the treasurer for Cohn Merc. Company. In 1908-09, Henry and Helen Wasserman were listed at both 316. He was the treasurer of Cohn Mercantile Company. In 1908 city directory, Thomas R. and Nanno Brown lived at 316 Pine. He worked for the CM & ST P Railway. In the 1910 census, T. Ray Brown age 28, Nano Brown age 27, and Mary E. Brown age 3 lived at 316 Pine. In the 1910 census, 318 Pine was not readable. The 1910 census lists Lillie E. Brown living with daughter Christie B. Hoover on W. 3rd Street. In the 1911 city directory, Walter and Hannah Cohn lived at 318 Pine. He worked at Cohn Mercantile as a secretary. In 1913 city directory, W.S. and Hannah Cohn lived at 318 Pine. In the 1913 city directory, T. Ray and Nanno Brown continued to be listed at 316. He was a traffic manager at Huttigs.

Lillie Brown, widow, sold the duplex to T. Ray Brown on July 3, 1913 (Lots Book 52: 617). The Greenwood Cemetery lists that a Mary Lilly E. Brown was buried there on October 14, 1914. However, this appears to be a different person, as Mrs. Lillian E. Brown was still listed in city directories in 1916 and 1919. No burial was identified for her in the cemetery records, though her husband Thomas N. Brown was buried here at age 45. The 1920 census records that Raymond and Christie Brown Hoover had moved to Boise City, Idaho.

In 1916, T. Ray and Mrs. L Brown lived at 318 Pine. In 1919, T. Ray Brown lived in 318 and was a traffic manager for Huttigs, and Mrs. Lillian E. Brown (widow of Thos N.) also lived at this address. There was C.S. Narvis living in 316 in the 1919 city directory. In the 1920 census, T. Ray Brown age 39, Nano Brown age 38, and Betty Brown age 12 lived at 318 Pine. In the 1920 census, Stewart C., Mae and Marion Narvis are listed at 316 Pine. He was the assistant manager for a printing company.

In the 1921 and 1932 city directory, T. Ray and Nano Brown lived at 318 Pine. He was a traffic manager at Huttigs. In 1923, 316 Pine was C. Stewart and Mae Narvis. He as an assistant at Mr. Record. In the 1927 city directory, T. Ray and Nano Brown lived at 318 Pine, and John R. and Catherine Hanley lived at 316 Pine. He was a lawyer. In the 1929 city directory, J.R. Hanley continued to live on the 316 side, and Thos. R. Brown lived on the 318 side. In the 1931 city directory Margaret (widow of Charles) Brown lived at 316 Pine, and T. Ray and Nano Brown lived at 318 Pine. While she was not a sister, it is unknown if they were otherwise related. In the 1934 city directory, Margaret (widow Charles C.) Brown lived at 316 Pine. She was a teacher at Jackson School. Thomas R. and Nanno Brown lived at 318 Pine in 1934. He was a manager of Huttig Mfg.

In the 1936, 1940, and 1943 city directories, Mrs. Margaret A. Brown lived at 316 Pine. She was a teacher at Jackson school. Thos. R. and Nanno Brown lived at the 318 Pine in the 1936 and 1940 city directories. In the 1943 and 1946 city directory, T. Ray and Nanno Brown lived at 318 Pine, and he had no occupation listed. In the 1946 city directory, T. R. and Nanno Brown were listed at 318 Pine with no occupation. There was no Margaret Brown listed and Earl and Cleo McGinnis were listed at 316 Pine. He was an attendant for Brower Oil. The Browns, with no occupation, continued to be listed at 318 in 1949

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01133

Related District Number 70-01005

Page 7

Anna Morrison Double House #2

Name of Property

Muscatine

County

316-318 Pine

Address

Muscatine

City

and 1952, and McGuinness lived on the 316 side. T. Ray Brown was buried on April 8, 1950, and Nano Brown died on January 12, 1954.

The property apparently transferred in family prior to her death, and Anne Brown sold the duplex (N58' lot 6 and of E37' Lot 7) to Mary Elizabeth Tiernan on October 9, 1953 (148:163). Tiernan sold Herman Springer on January 28, 1954 (Lots book 145: 555). On February 24, 1956, Herman Springer took out a permit for \$400 to replace the porch at 316 (316-318) Pine. ("Building permits," Muscatine Journal, December 29, 1956, section 2, pg 10). In the 1954 city directory, Charles N. and Henrietta Riley are listed at 318 Pine. He was a draftsman for Stanley Engineering. In the 1954 city directory, Earl McGinnis lived at 316 Pine and worked at Nissen's Petroleum. In 1958 city directory, 316 had Stella Klinck living there and 318 had Herman Springer living there. In the 1959 city directory, Herman D. and Helen T. Springer continue to be listed at 318 Pine, no occupations listed. They were also listed here in 1961. In the 1961 city directory, 316 is listed as vacant, 316 ½ is Clinton Gabriel (who was a machinist at Muscatine Pearl Works).

9. Major Bibliographical References

"Building permits," Muscatine Journal, December 29, 1956, section 2, pg 10.

Census Records, United States Census Bureau, 1910, 1920.

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

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

History of Muscatine County, Iowa. Chicago: Western Historical Company, 1879.

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

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.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 70-01133
 Related District Number 70-01005

Page 8

Anna Morrison Double House #2
 Name of Property

Muscatine
 County

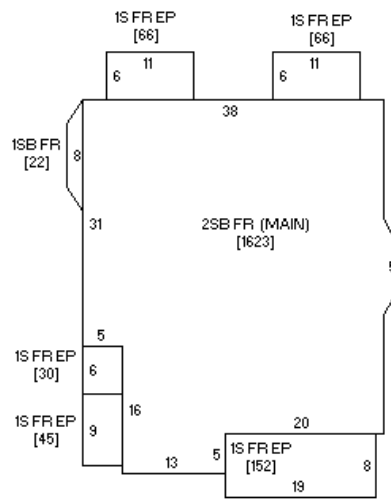
316-318 Pine
 Address

Muscatine
 City

Location Map



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



(front – W. 4th Street)

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01133

Related District Number 70-01005

Page 9

Anna Morrison Double House #2
Name of Property

Muscatine
County

316-318 Pine
Address

Muscatine
City

Photograph of building (digital image)

