

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

State Inventory No. 70-01059 **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 Wesley McCabe House
 other names/site number Field Site #: WH-148

2. Location

street & number 315 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) 80 Lot(s) 2

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>1</u>	<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>	<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>01B02: Domestic / Multiple Dwelling/Apartment Building</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05D: Late Victorian: Queen Anne (original appearance)</u>	foundation <u>03: Brick</u>
_____	walls <u>15B: Synthetics/Vinyl</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 315 W. Fourth Street

Site Number 70-01059
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 1890 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; Jerry Lange, MHPC member; (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 28, 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 brick foundation. The walls are frame, clad in vinyl siding. The roof is clad in asphalt shingles. Both the front and back sections of the lot have been excavated to provide at-grade access to the house's basement and the garage. The basement of the house appears to have been converted into an apartment. An original porch that extended around the front to the east side has been enlarged by additions and enclosed. The owner is currently in the process of remodeling the exterior and has started replacing the original wood windows with vinyl inserts.

The front (south) elevation consists of a gable-front façade with a first-story addition that projects over an excavated area that provides access to a single-door entry leading to the basement apartment. A single, wood post supports the southeast corner of the overhang. A concrete retaining wall is to the right of the house, and a west retaining wall extends along the non-excavated area that has two tiers of cement steps that lead up to an access porch at the house's southwest corner. The porch contains three entries. Two are located in the façade of the original house. The third entry is located in the west wall of an enclosed addition that extends out from the first story of the façade and overhangs the basement entry. The entries are flush-mounted and include combination aluminum storm doors and non-historic wood doors. The access porch is covered by a small segment of the original porch roof. It contains a slightly overhanging cornice with a square entablature with no decorative eaves or friezes. A square wood column that rests on a pier of cement blocks supports the exposed corner of the porch roof. The longer retaining wall sweeps down the east side of the house's foundation and side yard and helps stabilize those features. There are three non-historic windows in the first story overhanging addition. A single window is centered on the left half of the overhang's east wall. The two remaining windows are centered in the overhang's south wall. All three windows contain one-over-one-light, double-hung vinyl sashes that have recently been installed. The remaining openings on the façade are located on the original gable-front façade of the house. A row of three one-over-one-light, double-hung vinyl windows stretch across the second story. The middle window is centered on the wall and the two outside windows are evenly spaced from the center window. A single one-over-one-light, double-hung attic window is centered in the upper gable. A pair of decorative brackets is located at each end of the gable's roofline.

A historic photograph presents the original front and east elevations of the house. It also shows the landscape and grade of the lot prior to the excavations in the front and side yard that was completed to provide the front basement access. A wraparound porch extended from the front of the house back to the front of the cross gable, two-story bay window. The porch roof was low pitched. Three support posts, including a corner post, with brackets or angled braces support the porch roof on the east side. Three similar posts support the front. The front access is located at the porch's southwest corner. It apparently is in front of the main entrance. It appears a window is located to the right of the entrance, but its design cannot be determined. The three openings that are currently on the second story are also present in the original photograph, but all the windows have rounded tops. They do appear to contain one-over-one-light, double-hung sashes. The attic window is also present. There appears to be decorative vergeboard

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attached to the fascia in the front gable. The east side of the front gable's second story is similar to the current appearance. A single one-over-one-light, double-hung window is centered on the wall, but in the historic photograph the window is rounded at the top. It appears there are two openings on the first story under the porch roof. They both appear to be windows that contain one-over-one-light, double-hung sashes. The end of the extended cross gable contains the two-story bay with the same cutaway window openings as the current appearance. Roof returns are located over each window just as they are today. Both the first- and second-story east bay windows have rounded tops and are the same size. The second-story window in the center bay also appears to be the same size as the east bay windows. All three windows contain one-over-one-light, double-hung sashes. However, the first-story center bay window appears to be single light picture window, possible with a transom. An attic window is also present in the upper gable. There is also vergeboard attached to the gable's fascia. A portion of the east elevation of the rear extension is also present. There appears to be an enclosed rear porch with a shed roof that attaches to the back side of the cross gable. A typical window is located next to the cross gable, while a smaller square window is located at the rear of the enclosed porch. The second-story of the rear addition contains at least one window, but just a portion shows. It is assumed it is a typical window. The grade of the lot appears to be relatively gentle to the east and slightly sharper in the front. A set of steps can be seen leading up to the front porch access ("Residence of Dr. G.O. Morgridge," *Picturesque Muscatine* 1901: 111).

The east elevation contains the most complicated arrangement of additions and openings. This elevation originally had a cross gable section with a two-story bay window. The cross gable is now flanked on each side by one-story additions or expansions. The gable overhang and roof returns of the cross gable section are supported by decorative brackets. An attic window is present in the upper gable. The first story of the cross gable contains a window group in the center bay. The group includes a single-light, fixed sash picture window in the center, with single one-over-one-light, double-hung windows on each side. A rigid awning overhangs the window group. The first-story opening on the outside right bay of the cross gable has been covered. The left bay has been incorporated into the construction of one of the one-story additions. Originally, a portion of this addition was used as the wrap-around porch. The porch roof remains, but most of the porch area has been enclosed by windows. It appears these windows are wood and have not been replaced with the newer vinyl inserts. This roof is similar to the access porch roof still present on the façade. A group of three windows is located on the enclosed porch's south wall. The east wall contains a group with a centered single-light, fixed sash picture window and two pairs of one-over-one-light, double-hung windows on each side. Awnings overhang each window. A single, second-story window with one-over-one-light, double-hung sashes is centered on the front gable's east wall and directly above the enclosed porch. A second one-story addition is located to the right of the extended cross gable section. This addition is attached to a side-gable roof rear extension, which is a half-story shorter and several feet narrower than the main house. The addition and the rear extension both appear on the 1899 Sanborn map, the first to cover this block. The addition, which is covered by a shed roof, was likely an entry porch for the rear door. Two openings are present on the east wall of the addition. An original two-over-two-light, double-hung window is centered on the left half of the wall, while a pair of shorter one-over-one-light, double-hung windows is centered on the right half of the wall. A

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single, one-over-one-light, double-hung historic window is centered on the rear extension's east wall and above the addition.

The west elevation of the main section of the house includes three windows. All the windows contain non-historic, one-over-one-light, double-hung vinyl sashes. Two first-story windows are both located in the back half of the wall, while the single second-story window is slightly right of center. This elevation also contains a rear addition that is present on the 1899 map and connected to the side-gabled roof rear extension. A shed roof also covers this addition. Two windows are located on the west wall of the addition. The left window appears to be a single-light, possibly fixed sash picture window that is covered by a cloth awning. The second window is a smaller one-over-one-light, double-hung non-historic window located on the right side of the wall. A historic, two-over-two-light, double-hung window is centered on the extension's west wall above the addition.

Each of the two side additions attached to the rear extension contain rear entries. The left addition's entry is a solid, non-historic metal door that is flush-mounted where the addition is attached to the extension. The rear door for the right addition is also flush-mounted next to the joint between the addition and the extension. This entry contains a combination aluminum storm door and a possibly historic wood door with a single-light glass insert in the door's upper half. The remaining rear elevation openings include a centered, one-over-one-light, double-hung window in the extension's second story. There is also a pair of one-over-one-light, double-hung windows that are centered in the left half of the back wall's first story. A single, non-historic vinyl window is located in the rear wall of the main side gable. An awning is located over this window.

Two sections of a c.1900 brick garage are present at the rear of the lot. The garage sections were completed at different times. The 1899 Sanborn shows the taller, right section on-site, while the left section is not seen until the 1905 map. The back portion of the lot was excavated to provide room to construct the garages. To aid in accessing the garages, an enclosed stairway was constructed through the roof on the west garage section. The entry to the stairway is the elevated lot's ground level. The north wall of the garages has been parged. Three two-light, fixed sash windows are spaced along the north wall. The windows have all been covered from the inside. A wood sliding door is located at the left side of the building. The door also contains a pair of single-light, fixed sash windows. The east section of the garage contains a pair of sold, metal overhead doors.

8. Narrative Statement of Significance

The Wesley McCabe House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. Additionally, it also does not appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Wesley McCabe does not appear in any census records as a resident of Muscatine, nor is he listed in any city biographies. No other information is known about him. He does not appear to have made any

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significant impact on the history of the city. No historic event is known to have occurred at this site. A substantial amount of alteration has been completed on the building. The original front porch has either been removed or enclosed, a significant amount of excavation has been completed on the front and side yards, most of the vergeboard and other decorative features of the building have been removed, siding has been added, windows replaced and openings altered, and other work completed has basically created a new appearance compared to the original. The basic front and cross gable remain, and the original owner probably could recognize the original house, but the major changes would appear to have seriously affected its integrity. Thus, the Wesley McCabe House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The major alterations made to the building have seriously impacted its integrity also in respect to it contributing to a potential "West Hill" neighborhood historic district. Comparing the original appearance with the current one based on the 1901 historic photograph shows front and side enclosures that cover the original first story back to the bay windows. The siding that has been installed has covered the original decorative features of the building and the extensive excavation work has significantly changed the landscape and ground elevation appearance. Thus, this house does not retain the integrity to contribute to the history or architecture of this potential historic district.

Wesley McCabe purchased Lot 2, Block 80 from Henry Schafer on June 7, 1886 for \$900 (Lots Book 21, Page 122). Although the cost for this property could possibly indicate it contained a building, a later sale by McCabe presents the best evidence that he built the house. During the time he owned the property, it is unknown if McCabe actually lived there or rented it out. Schafer's acquisition of the lot also could not be located, so it is unknown what he paid for it. McCabe does not appear in any census records as a resident of Muscatine, nor is he listed in any city biographies. No other information is known about him.

McCabe sold the property on March 14, 1899 to Dr. George Morgridge for \$3200 (Lots Book 30, Page 694). The increase points to new construction as the likely reason for the inflated value, some time between 1886 and 1898. A historic photograph of the house identifies it as the residence of Dr. G.O. Morgridge (*Picturesque Muscatine*, 1901, 111). Fred Block, the manager for a family-owned grain and coal supply company, is listed as the resident of this property in the 1899-1900 city directory. This might have been prior to the Morgridge sale or immediately after. In either case, Block apparently moved out before or shortly after Morgridge bought it. The 1900 directory lists Dr. G.O. and Ruth Morgridge and his medical partner, Dr. Wm. S. Norton and his wife Myrta as the residents. They are only listed in the single directory. The 1900 census however provides additional information by listing Myrta as the daughter of the Morgridges and Norton as a son-in-law.

Morgridge sold the property on April 16, 1902 to Will M. Narvis for \$4500 (Lots Book 35, Page 543). Narvis and his wife Ida were the owners of the Record Printing Company. From the 1904 to the 1927 directories, Will M. and Ida Narvis, owners of the Record Printing Company, are listed as the residents. Their daughter Lucille is also listed as a resident in the 1920 census. According to the census, they are confirmed as the owners. In addition to his business identification, Will Narvis is also listed as a Supreme

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Master Worker of the AOUW in the 1927 directory. Will Narvis apparently died between 1927 and 1929. Ida Narvis continues to be listed in the 1929 and 1931 directories, but as the widow of Will M. Narvis.

The 1934 and 1936-37 directories identify the property as being vacant. However, Ida Narvis sold the property on June 15, 1937 to Maybelle and Harold J. Hudson (Lots Book 88, Page 281). They appear to have initially rented the property. In the 1938-39 directory, Carl J. Reinent, who is not listed in the alphabetical directory, is shown as the resident at 315 W. Fourth. Clement T. and Bess Wittman are identified as the residents of 315-1/2, indicating the house had been split into at least two apartments. Wittman was recorded to be a laborer. The 1940-41 directory listed the 315 W. Fourth residents to be Jacquin H. and Elsie Tobias. He was a driver. The apartment at 315-1/2 W. Fourth was vacant. Lewis E. and Minnie Maurer were listed in the 1943 directory as the residents at 315. The owner, Mrs. Maybelle Hudson, widow of Henry, is listed as the resident in 315-1/2 W. Fourth. Maurer was a clerk for the CRI&P Railroad Company. No occupation was listed for Hudson. Hudson continued to be listed in the 1946 directory at 315-1/2 W. Fourth, but Danl and Fae Egar were recorded as the residents at 315. Egar was a salesman for the M. Kautz Baking Company.

Maybelle Hudson sold the house to William A. and Ruby Petersen on August 2, 1947 (Lots Book 123, Page 189). They are listed at 315 W. Fourth in the 1949 directory while the residents at 315-1/2 were Clifford C. King and his wife Viola. King was a mail carrier for the post office. The Petersens continued to be listed at that address through the 1959 directory. No occupation for either was recorded. Meanwhile, the turnover of tenants continued at 315-1/2. In the 1952 directory, Robert and Maxine DeKock are recorded as the residents. DeKock was listed as a pharmacist at Henderson's Drug Store. Mrs. Grayce Hobart, no occupation recorded, was listed as the 315-1/2 W. Fourth resident in the 1954 directory. The resident listed in the 1956 directory was Thomas R. Karte, but his occupation was not provided. Engineer trainee Dale Nederhoff and his wife Shirley were the recorded residents of 315-1/2 in the 1958 directory. He worked at Stanleys. Hildreth C. Stansell, no occupation listed, was the recorded resident at 315-1/2 in the 1959 directory.

The Ruby Petersen Estate sold the house on June 28, 1968 to Marion and Ivel Strobola (Lots Book 237, Page 810).

9. Major Bibliographical References

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

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

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

"Residence of Dr. G.O. Morgridge, Historic Photograph, *Picturesque Muscatine*, H.W. Lewis: Muscatine, Iowa, 1901, 111.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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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.

Location Map



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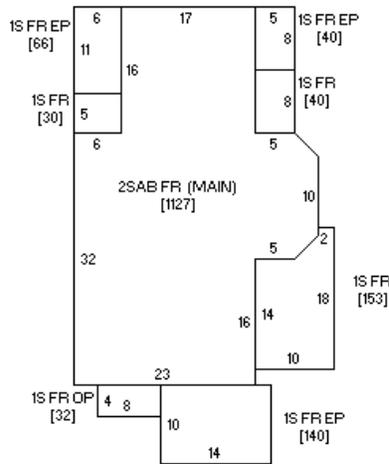
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Plans of buildings on site (from assessor's office)



(front – W. 4th Street)

Photograph of building (digital image)

