

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

State Inventory No. 70-01068 **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 Brent House
 other names/site number Field Site #: WH-155

2. Location

street & number 410 West 4th 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) 52 Lot(s) 8

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</u>	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>2</u>	_____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 70-016

6. Function or Use

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>09A01: House / Front Gabled Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>02A: Wood/Weatherboard</u>
_____	roof <u>08B: Asphalt/Shingles</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 410 West 4th Street Site Number 70-01068
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 1875 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 Devin Pettit/Volunteer and Rebecca Lawin McCarley, Consultant (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 11/25/05

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

<u>Brent House</u>	<u>Muscatine</u>
Name of Property	County
<u>410 West 4th Street</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This is a one-and-one-half-story, three-bay, front-gable, frame house with a brick foundation. The walls are clad in weatherboard. The front gable roof is clad in asphalt shingles.

This house has a wood porch that covers most of the front of the house, and has round Ionic columns supporting a flat roof clad in asphalt shingles. Steps approach the porch from the west side. This porch appears to have replaced an earlier porch between 1919 and 1928, according to the Sanborn maps, which is also consistent with the detail. The first story of the front (north) elevation has an wood door that appears historic, and possibly original. The first story of the front (north) elevation also includes two windows that are one-over-one-light double hung and made of wood. The original surrounds are present on both the entry and windows. The second (half) story of the north elevation has two paired one-over-one-light double-hung wood windows. The weatherboards near the gable are arranged in a diagonal pattern. There is bargeboard at the peak of the gable.

The east elevation has two basement windows. The first story has four one-over-one-light double-hung wood windows. The attic level has a shed-roof dormer with a one-over-one-light double-hung wood window. There are wood fish shingles on the side of the dormer. There is a brick chimney that runs next to this dormer.

The west elevation has one basement window, and a one-over-one-light double-hung wood window on the first story. The shed-roof side entry porch was enclosed between 1919 and 1928. It is unclear if this current addition is the same porch or a later replacement. This addition has an entry on the south side, accessed by concrete steps. There is also a casement window on the south and west elevations. There is a dormer on the attic level with a one-over-one-light double-hung wood window. There are fish shingles on the sides of the dormer.

The rear (south) elevation has a one-over-one-light double-hung wood window on the first story, as well as a historic entry with possibly original door and transom. The second (half) story on the rear (south) elevation has two paired windows that have one-over-one-light, double-hung, wood sashes. There are no rear additions.

There is a detached garage located at the back of the lot along the alley. This garage was built in the 1920's on the site of a stable. This is one of a series of garages in the alley built around the same time and with similar architecture. This garage is one story and is two bays wide. The garage doors are wood and appear original. The foundation is concrete and the walls are clad in wood siding. The roof is hipped and clad in asphalt shingles. There are two windows (one on both the east and west elevations). The window on the west elevation has been covered by wood. There is an pedestrian entry on the north elevation.

Iowa Site Inventory Form Continuation Sheet

Page 4

Brent House	Muscatine
Name of Property	County
410 West 4 th Street	Muscatine
Address	City

8. Narrative Statement of Significance

The house at 410 West 4th Street appears to be individually eligible for the National Register of Historic Places under Criteria C, but not A or B. It also appears to be a contributing building to a "West Hill" historic neighborhood district.

The house appears to have been built around 1875 by and/or for the Brent family. The father, R.H.W. Brent owned all of Lots 8 and 9 in this period, with two other houses on the joint property. This house does not appear on the 1874 birds-eye view, but three addresses appear for the Brent family in the 1876 city directory. At this time, most of the sons of R.H.W. Brent worked for Brent Brothers Manufacturing Company, which began in the late 1860s. They made windows and doors, as well as other milled wood products. This house was built at a prosperous time for the company, and the detail of the siding, windows, window surrounds, and decorative detail like reflect products made by the Brent Brothers Manufacturing Company. This c.1875 house retains excellent integrity, with many features that stand out as distinctive. This house retains these original elements such as doors, sashes, and surrounds. The porch replaced an earlier porch in the 1920s. Thus this house appears to be individually eligible for the National Register of Historic Places under Criterion C for its architecture and craftsmanship, likely associated with the Brent Brothers Manufacturing Company. It does not appear to be individually eligible under A or B, as it is not associated with any particularly significant event and other houses are more closely associated with the Brent family in this period.

The house at 410 West 4th Street appears to be a contributing building to a potential "West Hill" historic neighborhood district. It falls within one historic context for the district: "19th century residential and neighborhood development." The integrity of this house appears to be strong. The only changes are the porch alterations between 1919 and 1928, when the front porch was rebuilt and the side porch was enclosed. Additionally, the house retains its original windows, surrounds, and wood siding.

This house built around 1875 sits on the east half of Lot 8. Franklin Thurston bought Lot 8 and the east 1/3 (20 feet) of Lot 9 in 1856 (Book of Lots Q: 349), and it does not appear he built any houses. In 1858, Peter Lofland bought and took out a mortgage for \$1200 on this combined property (Book of Lots T: 189), and the 1859 city directory shows Peter Lofland living on the south side of Fourth between Linn and Spruce. Later maps suggest this house was centered on the west half of Lot 8 and east 1/3 of Lot 9. The Brent family moved to Muscatine in the 1850s, living on Muscatine Island in 1859. In 1864, R.W.H. Brent bought this property, including all of Lot 8 and the east 1/3 of Lot 9 (Book of Lots W: 189). In 1869, he also acquired the west 2/3 of Lot 9, and he appears to have moved to this location. Thus, by 1869, there appears to have been two houses offset to the west on Lots 8 and 9. The 1869 city directory lists R.W.H. Brent on the south side of 4th between Linn and Spruce (house on west 2/3 of Lot 9, now 414 W. 4th St), and son Theodore on the south side of 4th Street, 3 west of Linn. The 1869-70 directory shows Theodore R. and Richard H. Brent as working at Brent Brothers Manufacturing, the first year this company is listed. The 1870 census also lists two households: R.W. Brent (60, postmaster, \$3,000 in real estate), Catherine E (wife, 58, keeping house), Theodore R. (30, manufacturer), Richard H. (28, manufacturer), Mary L. (24, clerk in post office), and William O. (22, clerk in crockery store) in one

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Brent House</u>	<u>Muscatine</u>
Name of Property	County
<u>410 West 4th Street</u>	<u>Muscatine</u>
Address	City

household. The next household includes Edward J. Brent (20, student), a M.E. Brent (25, keeping house), and a Huller Keardin (sp?) (14, domestic servant). The 1874 birds-eye view also shows 2 houses along this portion of 4th Street, a gable-front house near the corner and a side-gable house adjacent to it. A vacant lot is shown on the east part of Lot 8, with a space between the side-gable house and the house on Lot 7 (402 W. 4th Street).

While the Brents only has two households in the early 1870s and this part of Lot 8 appears vacant in 1874, the 1876 city directory shows three Brent households: Richard Brent lived at 49 West 4th Street (apparently the current location of 410), with his brother Theodore living at 51 West 4th Street (approximate location of current 412, also where he lived in 1869), and their father living 53 West 4th Street (now 414, also where he lived in 1869). Thus, this house on the east portion of Lot 8 appears to have been built for and/or by Richard Brent or his father R.W.H. Brent around 1875. Richard and Theodore were the first family members listed as associated with Brent Brothers Manufacturing Company in the 1869 city directory, and it is logical that they would have had separate households from their father by this point. Brent Brothers made windows and doors, as well as other milled wood products. By the mid-1870s, it was a successful business. The 1876 city directory lists Richard as working at the planning mill and his brothers; Edward, Richard, and William as working at Brent Manufacturing, but with no particular positions within the company mentioned. The 1879 city directory continues to show Richard working at Brent Manufacturing, with no particular position mentioned and living on 4th between Linn and Spruce. Theodore (president) has moved to south end of town, and Edward (secretary) is also listed as living on the south side of 4th between Linn and Spruce. R.H.W. also continued to live on the south side of 4th between Linn and Spruce. The 1880 census shows there were two Brent households. R.W.H. Brent (70, minister), living with his wife Catherine (68), son Richard H. (38, manufacturing), daughter Mary (35), son Edmund (sic) (29, manufacturing), son William O. (32, traveling salesman), William's wife Fannie (33), and their son Waldo (6). Theodore Brent lived with his wife and two children on the south end of town. By this time, the two other houses on Brent's lots appear to have been used as rental.

The family has scattered somewhat by the 1883-86 city directory, with R.W.H. Brent listed as an insurance salesman and living at 414 W. 4th Street with Richard Brent, who is shown as working for Brent Manufacturing. Theodore, William, and Edward lived in South Muscatine. B.L. Stevens lived at the house adjacent to R.W.H. Brent, and Isaac Walton lived in this house on the east part of Lot 8, listed as 408 W. 4th Street in this city directory. In 1885, William Roach, who was with the Musser Lumber Company, negotiated the acquisition of the Brent Manufacturing Company. The name of the company was changed to the Muscatine Manufacturing Company, and they continued to produce sash, doors and blinds. The children of R.W.H. Brent continued to work for the newly acquired company (Walton 1899: 194). A listing could not be found for this house or the adjacent 412 in the 1886-87 city directory, which continued to list R.W.H. (insurance) and Richard Brent (Muscatine Manufacturing Company) living at 414. Theodore, William, Edward all also worked for the Muscatine Manufacturing Company and they lived in separate households in South Muscatine.

Iowa Site Inventory Form Continuation Sheet

Page 6

<u>Brent House</u>	<u>Muscatine</u>
Name of Property	County
<u>410 West 4th Street</u>	<u>Muscatine</u>
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On February 20, 1886, R.W.H. Brent died, apparently leaving both lots 8 and 9 with their associated houses to his estate. This was a period of transition for the family, with most of the family moving to Pasadena around this time. The 1889 biography of R.W.H. Brent lists sons Richard and Theodore Brent as real estate partners in Pasadena, with William also working with them. Daughter Mary also lived with her mother in Pasadena. The middle house, which appears to have spanned the lot line, may have been torn down by this point or shortly thereafter. All of Lot 9 with the house at 414 on the west 2/3 transferred to daughter Mary, and Justin Coe acquired this property in 1887. Lot 8, with this house at 410 on the east half, finally was clearly passed to William and Carrie Brent on December 15, 1887. This was part of a sheriff's deed (Sheriff's Deed Book 1: 278).

William Brent appears to have briefly used it as a rental in 1888, with the 1889-92 city directory listing George Leffenwell, a life insurance agent. The address is shown as 410 West 4th Street (no 408 or 412). William Brent and his wife sold the house in October 1889 to Mary Thomasson, who also used it as a rental property. The 1891-92 directory first lists James Hannan at this location. Mr. Hannan was variously listed as a superintendent of the local gas company, and as a plumber and gas fitter. His wife Rosa was a dressmaker. Mary Thomasson continued to own the house until 1902, when James Hannan and his wife finally bought the house (Book of Lots 34:357).

In 1904, Bert Will and his wife Carrie bought the house and moved here (Book of Lots 34: 524). The 1904 the city directory shows Bert was initially listed as a cattle farmer with his brother, J.D. By 1907, he was listed as having a meat market, again with his brother, in what is now the Welch Apartment Building. The name of this business shifted from Will Brother's to Avenue Meat Market by 1911, but it went back to being called Will Brother's by 1913. In 1916, Bert Will was listed as a farmer once again.

Starting in 1919 there were a fast succession of people that lived here into the 1930s. Bert and Carrie Will rented the house to Dr. R.M. Arey, who was a surgeon from 1919 to 1920. The 1920 census indicates the Arey's living here with Rodney listed as a doctor, his wife Lena, and daughter Helen also living here. In April 1920, however, Lauren Henderson and his wife Maude bought the house (Book of Lots 55: 379). They are shown as living there in the 1921 city directory. The Henderson's were owners of the Henderson Drug Store. The Henderson's lived here until around 1925. It may be during this time that the garage was built and two porches modified, as seen between the 1919 and 1928 Sanborn maps. The 1927 city directory shows Leo Nicholas living here with his wife Esther. Mr. Nicholas was the assistant principal at the Muscatine High School. The Henderson's continued to own the house until they sold to Pauline Beardsley in October 1927 (Book of Lots 70:211). The 1929, and 1931 city directories show William and Pauline Beardsley living here. No occupation is listed for this couple.

In 1931, Jennie Spring bought the house from Pauline Beardsley, who is now listed as single (Book of Lots 76: 224). In 1934, Ben Mosher and his wife were listed as living here. He is listed as a salesman. Martha Mosher is shown as finally buying the house in 1945 (Book of Lots 110:465). They continue to be listed here until 1952.

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01068

Related District Number 70-01005

Page 8

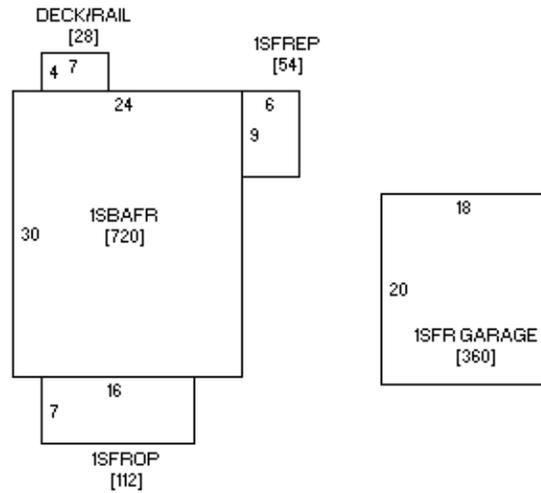
Brent House
Name of Property

Muscatine
County

410 West 4th Street
Address

Muscatine
City

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



(front – W. 4th Street)

Photograph of building (digital image)

