

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

State Inventory No. 70-01137  **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 Sarah Kahn House  
 other names/site number Field Site #: WH-166

**2. Location**

street & number 312 Spruce 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) 51 Lot(s) S60'EX W1' Lot 6

**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>2</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ 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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic / Single residence</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05D Late Victorian / Queen Anne</u>	foundation <u>04 Stone</u>
_____	walls <u>05E Aluminum siding</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 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  
City Muscatine

Address 312 Spruce St

Site Number 70-01137  
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  
02: Architecture

**Significant Dates**

Construction date 1901  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 Jay Brady, Chair (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date November 30, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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Sarah Kahn House  
Name of Property

Muscatine  
County

312 Spruce Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay, Queen Anne asymmetrical house. The house sits on a stone foundation. The walls are frame, clad in aluminum siding. The asymmetrical multiple-front gable roof is clad in asphalt shingles. This nicely proportioned house has a classic Queen Anne tower and utilizes the house mass and extensive porch to balance the tower. The house sits on the rear portion of a W. 4<sup>th</sup> Street lot, and it faces east to Spruce Street.

The front (east) elevation has an open porch that spans from the southeast tower to the past the north house corner. The wood floor porch has a center entrance with four decorative iron columns supporting a plain hip roof supported by a box beam spanning between columns. A similar porch is depicted on the 1905 Sanborn map, but the columns are not historic. The porch has no walls or rails but instead using shrubbery to form the porch border. A long flight of concrete steps with modern metal railing leads from street level to the porch. The porch wraps around the north elevation of the house. The front entry is slightly right of center and located in the north bay. The original wood door has decorative inlays below a single light half glass section and a single light door transom. A unique circular single light window is located to the north of the entry. The middle bay has a single-over-single-light double-hung window centered in the bay that sets forward from the north bay. The southeast tower section is three sided with a single-over-single-light double-hung window in each side on both the first and second stories. The center windows of the tower are large single-light windows with leaded glass window transoms. The single-over-single-light double-hung window located in the north bay of the second story is centered in the bay. The single-over-single-light double-hung window in the middle bay is vertically aligned with the first story window. The roofline has two front gables aligned with the north and middle bays balancing the four-sided pyramidal roof of the southeast tower. The tower roof peak is tipped with a decorative finial.

The north elevation has the continuation of the front porch wrapping around from the front. The porch has three decorative iron columns supporting the roof. There are two single-over-single-light double-hung windows equally spaced in the first story. The second story has two single-over-single-light double-hung windows clustered in the west half of the elevation. A gable is located above the window cluster.

The south elevation has three bays with the middle bay set back from the two outer bays. The west bay has a gable to balance the southeast tower. The windows are single-over-single-light double-hung windows and are vertically aligned. The gable has a continuation of the roof that divides the gable from the house below. A rectangular single light window is centered in the gable.

The rear elevation has a small, enclosed rear entry porch. The windows are irregularly spaced with a small single-light window set above the garage that is attached at the basement level. The second story windows consist of a small single-light window about at the center of the elevation and a single-over-single-light double-hung window set to the south. A single-over-single-light double-hung window is centered in the gable.

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The garage was added between 1919 and 1928 according to the Sanborn maps. The garage has a concrete block foundation that extends approximately five feet above ground and horizontal siding. The overhead plastic door opens to the alley on the south elevation. The roof slopes from north to south. There are no windows in the garage elevations with the east elevation sharing a party wall with the house foundation and the north elevation embedded in the hillside. A set of concrete steps alongside the west garage elevation lead from the alley to the rear elevation of the house

## 8. Narrative Statement of Significance

The Sarah Kahn House does not appear to be individually eligible for the National Register of Historic Places under Criterion A, B, or C. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

While the house has pleasant architectural composition and is a good example of a Queen Anne house, it has lost some of its historic integrity due cladding in aluminum siding and alterations to the porch. Other examples of Queen Anne houses in town have better integrity and are better examples of this style. The house is not associated with anyone of particular prominence or importance and no known significant events occurred at the home. Thus, the Mrs. Simon Kahn House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Sarah Kahn House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The home represents later simplified Queen Anne Styling and is prominent in the evolution of the neighborhood. Simon and Sarah Kahn lived next door at 502 W. 4<sup>th</sup> Street on the north portion of this lot from 1868 to 1900, and Mrs. Kahn constructed and moved to 312 Spruce at the turn of the century after Simon's death. The home also is interconnected with the Lohr family with the George Lohr family living at 502 W. 4<sup>th</sup> after the Simons. Ralph Lohr, George's son, later resided at 312 Spruce. Thus the house is historically important to the evolution of the neighborhood.

One house is shown on Lot 6 on the 1899 Sanborn map, and two houses are shown in 1905. Sarah Kahn purchased Lot 6 on October 30, 1867 (Book of Deeds, 3:520), and a house was built on the front portion of the lot facing 4<sup>th</sup> Street likely in 1868. Simon Kahn, Sarah's husband, was listed at 4<sup>th</sup> and Spruce in 1869-70 directory. Simon Kahn died on February 8, 1891. His obituary notes that he was one of the oldest Hebrew citizens ("Death of Simon Kahn", Obituary, *Muscatine Evening Journal*, February 9, 1891, 3). Sarah and daughter Tillie continued to live at 502 W. 4<sup>th</sup> Street in the 1890s. They apparently constructed this house on the rear portion of Lot 6, facing Spruce, in late 1900 or early 1901. They sold the north 80' of lot 6 (502 W. 4<sup>th</sup> St) to George Lohr on April 15, 1901 (Lots Book 35: 69). This implies that 312 Spruce was ready to occupy and Sarah Kahn and Tillie moved to 312 Spruce in 1901. The 1900 census indicates that Sarah Kahn, age 76, was born in Germany in 1824 and moved to the United States in 1850. She was a widow and had one daughter, Tillie, age 37, who was born in 1863 in Iowa.

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<u>Sarah Kahn House</u>	<u>Muscatine</u>
Name of Property	County
<u>312 Spruce Street</u>	<u>Muscatine</u>
Address	City

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Sarah Kahn, et al, sold the house to Wilhelmina Johnson on April 24, 1906 (Book of Deeds 38:533). The house then had a series of short term occupants. C.E. Fox (Stella M), Bookkeeper, Muscatine Lumber and Box Co. lived here in 1907. E.G. Prouty (Nellie) accountant at Roach & Musser lived here in 1908 to 1913. The 1910 census indicates Edwin Prouty, age 33, was born in Maine, and he and his wife Nellie, age 27, were renters. Dr. W.R. Ogle (Bertha), dentist, was listed here in 1916; followed by W.H. Crozer (May), Crozer Plumbing and Heating Co in 1919 to 1921. The 1920 census indicates that Willis H Crozer, age 40, and his wife Mary, age 35 were renters.

George and Anna Lohr continued to live at 502 W. 4<sup>th</sup> Street in the 1920s and 1930s, on the front portion of Lot 6. Anna C. Lohr purchased Spruce Street house in January 1922, and they continued to rent it out. The Charles M. Weber (Sarah), President Muscatine Motor Car Co., and Weber Cigar Store lived here in 1923-1924. In 1927, it was listed as vacant. The turnover continued with Ira E. Romig (Edna G.) salesman SG&P Stein Furniture Co. in 1929-1931; Harlan O Duncan (Frances E.) Attendant Cities Service Oil Co. in 1934; prior to Ralph G. Lohr moving here in 1936.

Ralph G. Lohr (Blanche C.) lived here from 1936 through 1954. Ralph started his work career living at his parents home, 502 W. 4<sup>th</sup> and working at the Boston Store in 1908. He was a student in 1911 and then a collector for the Muscatine Journal in 1913. He worked as a salesman in 1916. He then went into the record store business including Lohr and Bristol Records in 1919, Lohr Talking Machine Shop in 1921, Lohr Music Store in 1923-24, and Lohr & Chase Radios in 1927. Finally in 1929 he married Blanche, moved out of his parents home at 502 W. 4<sup>th</sup> Street to 212 Iowa Ave. He continued to be listed as a salesman through the early 1940s. He was listed as working at Peter Products in 1943 and would continue to work there through the 1950s. Ralph purchased the house from his mother on April 15, 1944, shortly before her death in 1945. Peter T. Lohr, student, was listed with the Ralph and Blanche Lohr from 1949 through 1952. In 1954 Peter T. was working at Peter Products. Ralph, Blanche, and Peter moved to 610 Barry Avenue by 1956. Emil H. Doering was listed here from 1956 to 1958.

The house was vacant in 1959. Ralph G. Lohr sold it to Ralph or Sadich Stark on March 17, 1959. Ralph Stark then sold to Seco Investment Co. on November 6, 1959. Henry or Apolonia Stegner purchased the property on October 16, 1961.

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Related District Number 70-01005

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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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Site Number 70-01137

Related District Number 70-01005

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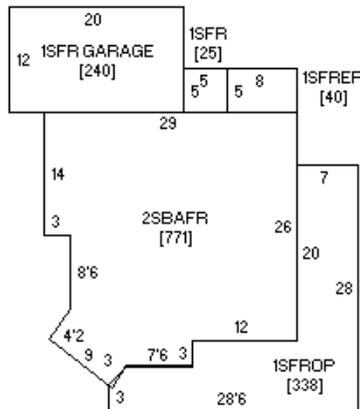
Sarah Kahn House  
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## Plans of buildings on site (from assessor's office)



(front – Spruce Street)

## Photograph of building (digital image)

