

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

State Inventory No. 70-01076 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 Robert Bodman House
 other names/site number Field Site #: WH-177

2. Location

street & number 507 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) 82 Lot(s) E 37-1/2' Lot 3

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>	_____	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>01AB02: Domestic /Multiple Dwelling/Apartment</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A04: House/Side-Gabled Roof, Two Story</u>	foundation <u>03: Brick</u>
_____	walls <u>15B: Synthetics/Vinyl</u>
_____	roof <u>08A: 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 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 507 W. Fourth Street

Site Number 70-01076
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 1876 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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date November 22, 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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Robert Bodman House
Name of Property

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7. Narrative Description

This is a two-story, three-bay, side-gabled house. The house sits on a brick foundation. The walls are frame, clad in vinyl. The gable roof is clad in asphalt shingles. The rear of the main two-story house has a two-story shed-roof section, nearly doubling the house's depth. A one-story addition with a hip roof is attached to the rear. The lot is generally flat in the front, but drops off quickly in the rear. This general layout is shown on the first Sanborn map that shows this area, in 1899.

The front (south) elevation shows three openings on both the first and second stories. All the openings are equally spaced across the facade, with the middle opening centered on the wall. The first-story openings include a centered entry and one-over-one-light, double-hung windows on either side of the entry. A non-decorative lintel is located over each window. A storm door with a one-over-one-light, three-quarter window insert is located on the outside of the entrance. A porch roof is located over the entrance. The shed-style roof is supported away from the house by two square posts that rest on short, rusticated cement block piers. The three second-story openings all contain wood windows with one-over-one-light, double-hung sashes. None of the windows appear original, although they might be historic. There are no decorative details, lintels or sills.

The east elevation contains a set of steps leading up to an enclosed entry into a second-story apartment on the rear two-story shed-roof section. A one-over-one-light, double-hung window is located to the left of this entry on the main section of the house. A similar, first-story window is located below this window. There are no decorative details on the frieze, eaves or other house elements.

The west elevation contains a row of three one-over-one-light, double-hung windows across the second story. Two of the windows are under the gable end, while the far north window is under the two-story shed roof. The first-story openings include a flush-mounted door in the lower right hand corner. There is also a one-over-one-light, double-hung window located to the left of this entry.

The rear elevation shows a single-light, fixed sash window on the upper left side of the two-story shed addition's rear wall. A similar window is located on the upper right side of the rear wall. The remaining fenestration is on the rear wall of the one-story section and contains a pair of short, one-over-one-light, double-hung windows centered in the left half of the section. The right half of the addition contains a taller one-over-one-light, double-hung window that is located towards the middle of the wall. There is also a short window with one-over-one-light, double-hung sashes to the right of the taller window.

A set of cement steps lead down to the alley from the back yard.

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8. Narrative Statement of Significance

The Robert Bodman House 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.

Two houses are located on Lot 3, Block 82 and the history of both is conflicted. Census and directory information shows Michael Shaughnessy lived in a house on this lot by 1866. Shaughnessy was an Irish immigrant who does not appear to have made a significant impact on the history of the community. An 1874 birds-eye map indicates a row of gable-front houses lining the street in this area. The house on the west side of Lot 3, 509 W. Fourth, is a gable-front house, and it may have been constructed by this time. However, the house on the east side, 507 E. Fourth, is a side-gable house that would appear to have been constructed after 1874. Civil War veteran Robert Bodman purchased the entire lot from Shaughnessy in 1876 for \$600. He likely constructed another house on the east side of the lot following the purchase. Bodman also does not appear to have been a significant individual in the development and history of Muscatine. The house's simple side gable style also is common throughout the neighborhood and the community. In addition, the property has been renovated with replacement siding and other alterations that have caused some loss of integrity. No significant historical event is known to have occurred on this property. Thus, the Robert Bodman House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Robert Bodman House does appear to be a contributing building to a potential "West Hill" neighborhood historic district. The construction of a second house on a lot was becoming a common practice during the later half of the 19th century. Property owners saw the need for additional housing in the area and the potential revenue that could be generated by constructing another house on land already owned. Bodman appears to have followed this trend and constructed a house for either speculative purposes or to rent. Such a decision would have continued to boost the local growth and development of the neighborhood by adding increased value and population to the area. Although clad in vinyl, the house retains its basic style and original appearance. Because of these features, the house contributes historically to this potential historic district.

A confusing combination of quit claim deeds, sheriff's deeds, trustee deeds and warranty deeds create a difficult ownership trail to track. It is clear that John Griffin acquired the E 29' of Lot 3, Block 82 from attorney D.C. Cloud on February 28, 1854 (Book N, Page 309). However, the \$75 purchase price indicated no house on the property. Previous transfers had indicated some parceling out of the lot, but this is the first warranty deed issued in which the specific footage of the parcel is established and appears to indicate the need to establish a footage because of a building being present. The 1856 city directory records Griffin's residence as 8 Water Street. Griffin sold the E 29' parcel to Louis Springer, a grocer, for \$285 on November 4, 1858 (Book T, Page 398). This would still indicate no building, as land values increased following the arrival of the railroad and subsequent boom. The 1859 directory lists Springer's address as the "ns of 2nd b. Pine & Linn", indicating he did not live in the house. The west half of the lot (see 70-01078, 509 W. Fourth) appears to have remained with earlier owners and eventually was acquired by Shaughnessy in 1866. This parcel likely contained an earlier house or Shaughnessy constructed one after he purchased the west half of Lot 3.

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On March 21, 1859, Springer transferred the east 29' of Lot 3, Block 82 to Michael Shaughnessy, a laborer, (Book T, Page 540). City directories from 1859-60 through 1869-70 indicate Shaughnessy lived on this lot. The 1859 directory identified Shaughnessy on the "ns Fourth b. Spruce and Locust". That likely refers to a house on the west side of Lot 3, since Shaughnessy had not yet acquired any property on the east side of the lot. Shaughnessy, 40, is also recorded in the 1860 census. In addition, other members of his household include his wife Mary, 40, also and immigrant from Ireland; daughter Kate, 17, born in Ireland; daughter Bridget, 10, born in Ohio; and son John, 6, also born in Ohio. Based on John's age, it would appear the family could not have arrived in Muscatine prior to 1854. Other residents listed on the same census page as Shaughnessy indicate he was living on Fourth Street when the census was taken.

On October 24, 1866, Shaughnessy acquired the "W 31' of Lot 3, Block 82," from the heirs of I.C. Day, who had acquired title to that parcel on January 17, 1843 during a tax sale (Book D., Page 169). With the acquisition of the west half of the lot, Shaughnessy now owned the entire lot, giving him enough room to construct the side-gable house at 507 W. Fourth. However, the 1874 birds-eye does not show any side-gable houses on the north side of Fourth Street. City directories however continued to list him in that area. The 1866 directory was confusing because two Michael Shaughnessys were listed. One was on "Fourth ns 3 w Spruce", while another was at "Fourth ns 1 c Locust". It's unclear where the second location is. The 1869-70 directory continued to show Shaughnessy on the "ns Fourth, bet. Spruce and Locust. Shaughnessy was not listed in the 1974-75 directory.

However, Shaughnessy did not sell any property until February 8, 1876, when Bodman acquired the entire Lot 3, Block 82 (Book 10, Page 530). Bodman was a railroad freight tallyman. Since the side-gable house on the west side of the lot apparently was not there in 1874, Shaughnessy could have built it before selling the property, or Bodman constructed it shortly after he purchased the property. Either way, with the entire lot, there would have been room for the 30' wide house on the east half of the lot. Bodman had been listed in the 1879 city directory as a shipping clerk for Huttig Bros with his residence "nr cemetery". Earlier directories, including the 1866 edition, recorded Bodman and his wife Caroline as living on Lucas Grove Road. The 1883 directory listed them at 507 W. Fourth. They continued to live there through the 1893-94 city directory. Bodman was listed at 509 W. Fourth in the 1895-96 and 1897-98 city directory. That could be an error in the recording or could indicate Bodman was doing remodeling or additional construction to the 507 W. Fourth house. There is no record of anyone living in 507 W. Fourth during this time. Bodman is shown as the resident again in 507 in the 1899-1900 and 1900 city directories.

James Mayes, a reporter for the News-Tribune, is listed in the 1899-1900 and 1900 city directories at 509 W. Fourth with his wife Sue. The 1900 census confirmed Bodman, 57 at the 507 W. Fourth location. It also identified him as arriving in America in 1845. The entry for his occupation could not be read. Others in the household include his wife Caroline, 47; daughters Louise, 17 and Charlotte, 9. City directories show Bodman moved again to 509 W. Fourth sometime after 1900 and continues to be listed at that address through the 1923-24 city directory. He apparently divided 507 W. Fourth into apartments during this period.

The 1904 city directory lists several residents at 507 W. Fourth, including H.P. and Emma Caple. Caple is listed as a traveling salesman. Other identified as residents in the 1904 directory are H. Elizabeth Kerr, a nurse; and Mrs. M.E. Williams, widow of James. Her occupation is unlisted. Traveling salesman W.W. Papes and his wife Lulu are listed as the residents in the 1907 city directory. G. H. and Minta Hagermann are also

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listed at 507 W. Fourth in that directory. Hagermann is a clerk for Stein. The Papeses continue to recorded at the apartment in the 1908-09 directory. They are the only tenants listed. The 1911 directory identifies B.M. and Dionysia Gates as the residents. Gates works as a notions agent. A pair of tenants is listed in the 1913 directory. E.A. and Anna Batchelor share the house with Ben and Hazel Ostendorf. Betchelor works in a button factory, while Ostendorf is a laborer. The 1916 directory shows a split address for the first time. The residents of 507-1/2, which is identified as the east side, are G.B. and Belle Bridges. He is a laborer. No resident is recorded for the west side of the house. Lyman and Nellie Thorpe are the building's only residents listed in the 1919 directory and no split address is indicated.

On May 9, 1919, Bodman, now listed as a widower, sold the E. 37-1/2' of Lot 3, Block 82 to Grace A. Carpenter (Book 52 Lots, Page 492). There is no record of her living at the house and she quickly sold it. J.H. Miller purchased it from Carpenter on February 25, 1920 (Book 55 Lots, Page 332). Miller also did not live there, but continued to rent it. The 1921 directory listed Fred and Tillie Croft in the west side of the apartment. He was a machinist for the Muscatine Motor Company. They were the only residents listed in that directory for the house. The Crofts continued to live there the next year, according to the 1923-24 city directory. The residents in the east side apartment were identified as C.M. and Florence Anthony. Anthony worked for Van Nostrand as a harness maker. Ralph C. and Bertha Strohn were the residents in 1927, according to that year's city directory. Strohn worked as a pressman for the Weis and L. Company. Single residents continued to be listed for the house in the 1929 directory. D.C. and Florence Bridges were recorded as the tenants in both the 1929 and 1931 directories. George and Gertrude Miller were listed as the residents in the 1934 directory. George Miller's occupation was a painter, while Gertrude Miller operated the Miller Grocery.

The Millers apparently continued to rent the house, until June 3, 1939, when they purchased the house from J.H. Miller (Book 92 Lots, Page 473). The Millers continued to live in the house as the only owners through the 1949 city directory. That changed in 1952 when Norman and Connie Simonsen and Ted and Ernestine Ramsdell moved in. Simonsen was a salesman while Ramsdell was a laborer. In the 1954 directory, the Millers were joined in the house by Robert and Delores Phillips; Bess Whiting; and Donald and Carolyn Zellmer. Phillips worked for Huttig; Whiting's occupation was unlisted and Zellmer was a construction worker. All four families continued to be listed as residents in the 1954 directory. The Millers were still listed in the 1956 directory, with new tenants Theo Young and Robert Stockover appearing. Neither's occupation was listed.

On February 12, 1957, George B. Miller transferred his ownership rights to the property to Gertrude Miller as part of a divorce settlement (Book 169 Lots, Page 8). Gertrude Miller continued to live in the house and was recorded as a resident in the 1958 city directory. Stockover also continued to be listed as a tenant, although his occupation remained unlisted. A new resident, Mrs. Janice Lynch also was recorded as a resident. She worked at Grain Processing as a lab technician.

Gertrude Miller eventually remarried and on August 29, 1967, she and her husband, Theodore F. Young, transferred the property to Loretta B. Mealy (Book 231 Lots, page 488).

The first Sanborn map to show this area was published in 1899. This house was shown on this map, with the two-story main section, two-story rear section, and one-story rear section. On the simplified 1928 map, the two front sections were shown as consolidated.

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Site Number 70-01076

Related District Number 70-01005

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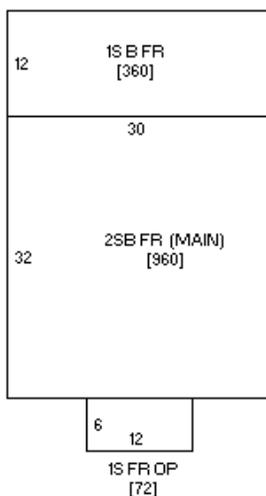
Robert Bodman House
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Plans of buildings on site (from assessor's office)



(front – W. 4th Street)

Photograph of building (digital image)

