

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

State Inventory No. 70-01124  **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 House  
 other names/site number Field Site #: WH-182

**2. Location**

street & number 312 Locust 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) 50 Lot(s) Northeasterly 78' Lot 7

**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>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**

<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>05: Late Victorian/05D Queen Anne</u>	foundation <u>03 Brick</u>
_____	walls <u>02 Wood/02A Weatherboard</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  
City Muscatine

Address 312 Locust Street

Site Number 70-01124  
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

1904  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 Jean Kerr, Volunteer

organization Muscatine Historic Preservation Commission date 12/21/05

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: \_\_\_\_\_

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House	Muscatine
Name of Property	County
312 Locust Street	Muscatine
Address	City

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## 7. Narrative Description

This is a two-story, two-bay, wood frame house. The house sits on a brick foundation. The walls are wood, clad in weatherboard/clapboard. The hip roof with lower cross gables is clad in asphalt shingles. The attic peaks are clad in decorative octagonal shingles. The house sits on a terrace.

The front (east) façade sports a one-story full-length enclosed porch. There is one sliding, one-light window with a rectangular one-pane glass panel beneath each two sliding windows. There is a modern full glass etched storm door with two sidelights. The steps leading up to the porch are concrete. There is wooden lattice work around the base of the porch. The inside entry is a historic wood door with a rounded top, multi-light, glass insert. The door is located at the right side of the wall. There are three openings to the left of the door. The center opening is a fixed cottage window with a single, undivided top light. A pair of openings, which are covered by an unknown material that prevents the sashes from being seen, flank the cottage window. The second story has two one-over-one-light, double-hung wood windows with original storm windows. A centered cross gable is present. Fishscale shingles cover the gable, which also contains an attic vent in the upper part.

The south side elevation, along a side alley, has a two-story bay window at the rear of the elevation of the original house. The first story has three windows: two double-hung wood sashes with original storms and wood sills on the angled sides and one small single-light, rectangular, horizontal window. The bay window's second story windows contain the same one-over-one-light, double-hung sashes. The side windows are cutaway with narrow, decorative angle braces at the top. Fishscale shingles are present in the gable end of the bay window. Two openings, one on the first story and the other on the second, are located between the bay window and the front of the house. Each opening contains a one-over-one-light, double-hung wood window with wood sills and original storm windows. The second-story opening is located on the corner of the east and south elevations and has been cut away. The top of the cutaway section contains the same decorative bracing as seen on the east elevation's bay window. A small triangular landing, bordered with a wood spindle railing, is present at the bottom of the cutaway.

The first story of the north elevation has a single-light, rectangular horizontal window with original wood storm and sill. There is a one-over-one-light, double-hung wood window with original storm and wood sill about centered on the first story of this elevation. At one time there was a small one-over-one-light, double-hung wood window in the kitchen area but was removed when the rear addition was built in 1983. The second story has two one-over-one-light, double-hung wood windows with original storm and wood sills.

The rear elevation has no first-story openings. The second story has two one-over-one-light, double-hung wood window with original wood storms and sills.

The rear addition is a one-story family room with a bay window looking out on the rock garden. There are three two-panel, crank-out windows in this bay area and an entry on the south elevation. Two single

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sash crank-out windows are located to the left of the entrance. An entry door on the north elevation leads in from the old paving brick patio. There are three brick steps. The family addition contains a fireplace and stained glass accents that are not original to the house. It has an asphalt-covered gable roof.

The original house also has a working fireplace.

The garage is a single car frame structure with one car door and one wood main door. There is one six-over-six-light, double-hung wood window. It was built in 1920. The house at 311 Broadway, on the rear portion of this lot, has an identical garage.

## 8. Narrative Statement of Significance

The house at 312 Locust 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 house has been well cared for, and even though the porch has been modernized and the addition has been put on, it maintains significant integrity. The outside has not been covered over with siding even though it has required much maintenance throughout the years. Many of the original storm windows are still in use. Although the original builder appears to have been Thomas D. Smith, or possibly a relative, Gus and Fern Ohlsen were the long-time residents from before 1921 to after 1959. Gus Ohlsen was a bookkeeper for McKee Buttons while his wife was a secretary for S.G. Stein. None of the individuals involved in the building's construction or later as residents, appear to have significantly influenced the community's history. Also, despite its generally good integrity, the building does not possess any unusual or characteristic architectural features. No significant events appear to have occurred on the property. Thus, the house does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the house does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The individuals associated with this house generally were management or other white collar workers who constructed a building that reflected their middle class status. In the early 1900s, a mixed neighborhood of blue and white collars was developing in the area. The early builders and residents obviously felt a strong level of comfort with their neighbors and were confident the neighborhood would continue to prosper and grow. They likely chose to live there because of those conditions and selected a house style that demonstrated those feelings. Thus the Ohlsen House significantly contributes to the architecture and history of the neighborhood.

Although Thomas Smith was the owner, according to the property records, he apparently never lived in the house. Smith was identified in the 1860 census as a justice and is assumed to have been retired in 1900 because he was then 80 years old. Because of his age, it seems unlikely he built the house for himself, but he is listed as the buyer of the property from Samantha Baird, widow, on April 27, 1903 for

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\$1200 (Book 36, page 210). This included all of Lot 7, which included 312 Locust and 311 Broadway. The 1904 directory indicates that "312 Locust" was under construction. Construction of a house at 312 Locust is confirmed by the 1899 and 1905 Sanborns. The earlier Sanborn map shows a different building on the lot than the 1905 Sanborn, which shows the current building. \$1,200 would have been a low sales price for two houses, as well as a low price for the substantial house currently located at 312 Locust, further support construction of this house after Thomas Smith bought it in 1903. Smith apparently used the house as a rental property. The first residents indicated by the 1904 directory were E.W. and Margaret Sullivan. He was a clerk for the Rock Island Railroad. The 1907 directory lists E.S. and Lillian Batterson as the residents. He was the general manager for Batterson Stores. The 1908-09 and 1911 directories listed L.C Hirt and his wife Zella as the residents. Hirt operated Hirt and Fessler Pianos. The 1907 Muscatine City Directory identifies Hirt as a resident of Riverside, which indicates they apparently moved to Muscatine between 1907 and 1908. City directories show Hirt and Fessler Pianos began operating in Muscatine between 1900 and 1904. The 1910 census notes they rented the house at 312 Locust and both were Iowa natives. In addition to L.C. and Zella, others recorded as residents included their son and L.C.'s sister-in-law, Zetta Fesler. They also had been born in Iowa. Directories show Hirt continued to operate his store in Muscatine until sometime between 1913 and 1916.

M.L. Hunt Smith and Eustace P.N. Smith, apparently heirs to Thomas Smith, sold the property on September 28, 1912 to B. and Dinoley Urdungen (Book 45, page 76). The Urdungens sold it the following year, on October 1, 1913 to Minnie Pentzer (Book 45, page 490). According to city directories, the property continued to be rented following both these sales. The 1913 directory lists William and Abbie Woodard as living at 312 Locust. He was an estimator for Roach and Musser. The 1916 directory identifies F.S. and Helen Dewey as the residents. He was the general manager for Muscatine Lighting.

The property was sold again on January 16, 1919, when George J. Koenigsaecker acquired it from Pentzer (Book 52, page 395). Koenigsaecker, a manager for W.G. Block Company, a coal supply business; and his wife Genevieve are listed as the residents in the 1919 city directory. The 1920 census confirms that location. The census also shows Koenigsaecker, 32, and his wife, 25, lived at the house with their son George, 3. Koenigsaecker was born in Iowa, as was his son, but his wife was a Wisconsin native. The census also shows he owned the property, which was mortgaged.

The Koenigsaeckers split the property, selling the westerly 70' of the lot to Ernest Graham on September 17, 1919 (Book 52, Page 598) and the easterly 78.9' of Lot 7 to Gus Ohlsen on March 21, 1921 (Book 56, page 636). A house was constructed on the rear (west) portion of the lot, and this earlier house remained on the easterly portion. The 1919 city directory lists Ohlsen, an accountant for McKee and Bliven, at 319 W. Second. He is also listed in the 1920 census at this location as a tenant. The census identifies Ohlsen as a native of Iowa, who was born around 1892. His wife was also born in Iowa around 1897. The 1921 directory shows him and his wife Fern at 312 Locust. Ohlsen worked a variety of job between 1921 and 1959, according to the city directories from those years. In the 1921 and 1923-24 city directories he was identified as the bookkeeper for the McKee and Bliven Button Company. He continued to be listed with the company in the last half of the 1920s, but his occupation shifted to accountant in the 1927 directory and secretary in the 1929 issues. The 1931 and 1933 directories

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reported he still worked at McKee and Bliven, but did not specify his occupation. He was recorded as the secretary/treasurer for McKee and Bliven in the 1936-37 and 1938-39 directories. He terminated his association with McKee and Bliven after the 1939 director and began to work for wholesale grocer Chas. Mull and Sons as their bookkeeper. That continued until he began to work for Simon G. Stein as Stein's secretary. He stayed with Stein or Stein's furniture company through the 1959 directory.

Ohlsen and his wife lived there into the 1960s. Fern Ohlsen, widow, sold the property on July 22, 1966 to Thomas J. and Donna C. Hoopes (Book 227, page 510).

## 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.

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

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01124

Related District Number 70-01005

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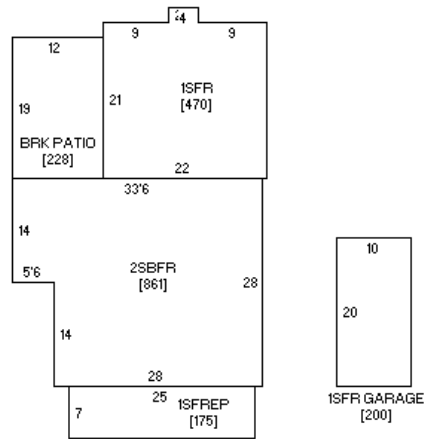
House  
Name of Property

Muscatine  
County

312 Locust Street  
Address

Muscatine  
City

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



(front – Locust Street)

## Photograph of building (digital image)

