

County Muscatine
City Muscatine

Address 314 Locust Street

Site Number 70-01125
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 1931 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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 11/8/05

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

Hutchinson-Brodie House
Name of Property

Muscatine
County

314 Locust Street
Address

Muscatine
City

7. Narrative Description

This is a two-story, two-bay, frame house. The house sits on a rusticated concrete block foundation. The walls are frame, clad in clapboard, which has been covered with aluminum siding. The house has several features that reflect the Tudor Revival style, including the front entry vestibule, prominent chimney on the front elevation, and steeply pitched gable roof. The gable roof extends down onto what was originally a large open porch, but is now an enclosed first floor bedroom. The house sets up on a terrace. A driveway is located on the north side of the west elevation. The driveway is in front of a garage, which has been converted into a storage area with a pedestrian door. This house and the one at 313 Broadway are the mirrored designs and are located on the same lot. It is believed the same person built both houses at the same time. The owner then split the lot and sold the two houses to different buyers.

The front (east) elevation has several features that reflect the Tudor Revival style, including the front entry vestibule, prominent chimney on the front elevation, and steeply pitched gable roof. The entry vestibule is located to the right (north) side of the elevation. The front entry door has flattened faux columns on either side of the door with carved supports. At one time there was also a broken scroll pediment above the front door. The rectangular porch itself is pre-cast with four steps on each side and an aluminum awning with lambs-tongue supports and wrought iron railing. It is not original. The entry door has a four panel wood door with a four-light semi-circle glass top. The door is similar to the one that was originally on the front of the house. There is a full glass and aluminum storm door. One window is located on each story to the left of the prominent centered chimney. The windows have one-over-one-light double hung replacement windows. They are wood covered in vinyl. The window frames and sills are also covered with rolled vinyl. The additional left window on the first story was installed when the porch was converted into a bedroom.

A historic photo (c.1945) shows the original stoop porch and the wooden guard that was originally in place in the open window of the porch. It also shows a three-panel garage door. Each panel contains a two-over-two-light, fixed sash window in the top portion. It is unknown how the door was hinged. Another historic photo (ca. 1946) shows the original steps down to the driveway.

The north side elevation has four one-over-one-light-double-hung replacement windows, two on the first story and two on the second story. There is a wood and glass side door and aluminum storm door with a small cement step.

The south elevation has a total of five one-over-one-light-double-hung replacement windows. There are one on the first story and four on the second story. The second story windows are paired. The sloping first story section extends beyond the face of this elevation, but it has no openings.

The rear elevation has a total of five one-over-one-light-double-hung replacement windows. There are four on the lower story and one on the upper story. There are no additions. There is no garage.

Iowa Site Inventory Form Continuation Sheet

Page 4

Hutchinson-Brodie House
Name of Property

Muscatine
County

314 Locust Street
Address

Muscatine
City

Inside the living room is a non-working fireplace, with a very large plate glass mirror above and a wooden mantel.

8. Narrative Statement of Significance

Hutchison-Brodie 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.

Ida Hutchison, librarian and teacher, was a lifelong resident of Muscatine who built this house and a similar one on west half of Lot 8, Block 50 around 1931 as speculative homes. Speculative housing construction by a single woman was an uncommon activity in the community in the early 1930s. However, her father Zell Hutchison worked for the Muscatine Lumber and Box Company. That might have provided her with contractor contacts or other practical knowledge of the construction industry. Ida Hutchison does not appear to have made any significant impact on the history of the community. No significant event is known to have occurred on this property. The house does retain a significant amount of integrity and the sloping roof, with the original enclosed porch is unusual. In addition, the location of two similar houses on the same lot is rare. The Tudor Revival style is somewhat uncommon in Muscatine. However there are not enough unique or special architectural features to qualify this building as significant. The house has been modernized several times, with the enclosing of the garage and the enclosing (twice) of the large open side porch. Thus, the Hutchison-Brodie House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Hutchison-Brodie House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It appears a single woman chose to construct two similar style houses on a lot as a speculative venture and then sold both in a relatively short time. While most housing construction and development was male dominated, Ida Hutchison appears to have been the exception. Her decision to construct these houses was probably closely watched by local residents, the housing sector and the community in general to see how she fared. On the housing side of this effort, two new homes were added to the neighborhood, prompting continued growth and development. The integrity of the buildings also is relatively intact. It shows that there was constant building activity in the West Hill area and as the taste for different types of homes changed, so did the architecture. The house is a significant contributor to this potential historic district's history and architecture.

Abstract records indicate Ida Hutchison built both this house and the one located at 313 Broadway after she acquired Lot 8, Block 50 from Charles and Gertrude Halling on August 19, 1930 (Book 72, Page 503). The purchase price was \$1 plus other consideration. The price indicates there might have been some type of family relationship between Hutchison and Halling, but none could be established. She likely built both houses shortly after acquiring the lot and then split the property in 1931. An earlier house on the lot was demolished in the 1920s, leaving a vacant lot at the time of her purchase. Ida Hutchison was born in Muscatine on March 21, 1881. According to city directories, she originally worked as a high

Iowa Site Inventory Form Continuation Sheet

Page 5

| | |
|-------------------------|-----------|
| Hutchinson-Brodie House | Muscatine |
| Name of Property | County |
| 314 Locust Street | Muscatine |
| Address | City |

school teacher while living with her parents at 1207 Mulberry. She is listed as the assistant librarian at P.M. Musser Public Library in the 1923-24 city directory and living at 516 W. Second. Her residence was recorded as 510 W. Second and she was listed as the reference librarian in the 1931 city directory. She had acquired all of Lot 8, Block 50 from Charles and Gertrude Halling on September 10, 1930 (Book 72, Page 503). After purchasing the property and then constructing the two houses on the lot, she continued to live at 510 W. Second. The 1938-39 directory lists her as the resident at 1510 Mulberry. She died after a short illness on December 8, 1939. No census information for any of the Hutchison family was located.

James and Elizabeth Brodie purchased the E ½ of Lot 8, Block 50 from Hutchison on April 13, 1931 (Book 76, Page 45). Surprisingly, Hutchison sold this property for the same \$1 and other consideration she had originally paid for the property. She also sold the W ½ of Lot 8, Block 50 to Robert Fairbanks on February 26, 1935 (Book 82, Page 134) (see 70-01102). In neither instance is there any evidence to establish a family relationship between Hutchison and the new buyers. In 1931 the Brodies were listed as the residents of 316½ Locust Street, which appears to be the adjacent house. The Brodies are listed as the residents of 314 Locust from the 1934 directory through the 1943 directory. James was a switchman for the railroad and Elizabeth had a position with the Muscatine County Abstract Company.

On September 21, 1944, Robert Emerson purchased the E ½ of Lot 8 from the Brodies (Book 110, Page 578). Emerson had just remarried in November of 1944 and needed a new home for the new wife. Bob ran a local "watering hole" and Frances stayed home with their child until Mr. Emerson became quite ill and was unable to work very much. The Emersons lived in the house until the death of Mr. Emerson in 1960. Jean Anne Emerson left the family home in 1962 when she first married. Frances Emerson remarried in 1967 and remained in the home with her husband, William Tobias and ran the family business until her death in 1971. Mr. Tobias passed away in 1969. He was also a resident of the West Hill neighborhood before he married Ms. Emerson, living at 601 West 4th Street and 613 West 4th Street at various times in the 1950's. During the time the Emersons lived there, the porch, which originally was just a little stoop, was replaced, and the large open side porch was closed in with a row of six windows on the side and windows east and west.

In 1971, Jean Anne Briggs moved her family into the 314 Locust Street address. She and her husband Raymond L. Kerr, Jr. have been there ever since. The Kerr's were responsible for the total enclosure of the side porch, with the removal of the side windows and walling it all in. All the old windows and doors were replaced.

9. Major Bibliographical References

"Brief Illness Proves Fatal to Ida Hutchison," Obituary, *Muscatine Journal*, December 8, 1939, Page 1.

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 Site Inventory Form Continuation Sheet

Page 7

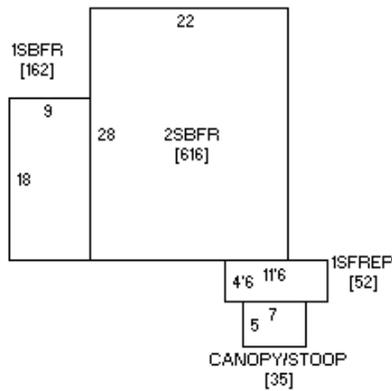
Hutchinson-Brodie House
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Plans of buildings on site (from assessor's office)



(front – Locust Street)

Photograph of building (digital image)

