

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

State Inventory No. 70-01100 **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-186

2. Location

street & number 311 Broadway
 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) Westerly 1/2 of 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	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>09A10: Other House/Cross Gable</u>	foundation <u>03 Brick</u>
_____	walls <u>02B Shingle over 02 Wood</u>
_____	roof <u>08 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 311 Broadway

Site Number 70-01100
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 1903 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; Jim Rudisill (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 11/14/05

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

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House	Muscatine
Name of Property	County
311 Broadway	Muscatine
Address	City

7. Narrative Description

This is a two-story, two-bay, T-plan house. It sets on a brick foundation on a slightly elevated lot. The walls are wood frame, clad in asphalt-shingle siding, grey in color. The intersecting gable roof is clad in asphalt shingles. An open front porch and an enclosed rear porch are both covered by hip roofs, which are also covered with asphalt shingles. There is a low, poured concrete wall across the front elevation of the house and a railroad tie wall along the north elevation of the house. There is a leaning poured concrete wall along the south elevation going down the alley to the back steps leading to the rear entrance.

The front (west) elevation has a small wood open porch, supported by modern square posts. The porch is located within the angle created by the two gables. Two entries are located on the porch. Both contain combination aluminum storm doors with an inside wood door. Each wood door contains a large, single-light window in the top half. A first-story window containing wide, one-over-one-light, double-hung sashes, is centered on the front gable. A narrower, one-over-one-light, double-hung window is also centered on the front gable's second story. The west elevation also contains a gable dormer over the front porch. The gable contains a one-light, double-hung window. All the windows have aluminum storms.

The north side elevation has two small, single-light tilt or crank-out windows on the second story. Two typical one-over-one-light, double-hung windows are located on the first story and aligned with the second-story windows.

The south elevation has a pair of two-over-two light, double-hung wood windows on the first story that are centered on the cross gable end. A single one-over-one-light, double-hung window is centered on the gable's second story. The south wall of the enclosed back porch contains a pair of three-light, crank-out windows. All have aluminum storms.

The rear elevation has a single, one one-over-one light double hung wood window centered on the back gable. A similar window is located directly below it on the first story. A second, slightly shorter, one-over-one-light, double-hung window is located to the left of the centered first-story window. These windows all include aluminum storms. The rear wall of the enclosed porch includes an entrance and a single-light window at the enclosed porch's right side. The entry contains an aluminum storm door with a wooden, inside entry door with a single light in the door's top. A single-light, possibly fixed sash window is located to the right of the door. Most of the windows have their wood sills. There are no additions.

The garage was built in 1910 and is shared with the house at 312 Locust, on the east half of this lot. It is behind the house with an entry off the alley. At the present time it is used to store work equipment. It is a wood frame structure covered in clapboard on a cement slab. It has only one car entry door. The roof is a hip roof covered in asphalt shingles. There is no glass in the window, only a board.

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House	Muscatine
Name of Property	County
311 Broadway	Muscatine
Address	City

8. Narrative Statement of Significance

This 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.

Using available information, it appears that this house was built soon after the turn of the century. It may have been built by William Kincaid as an investment or for his mother-in-law, Samantha Baird, as a rental home or investment. There is little information available on Kincaid. He first appears as a contractor in the 1891-92 city directory, along with nine other contractors or construction firms. He does not appear to have made any significant contribution to Muscatine's history. No significant event is known to have occurred on this property. In addition, although the house does retain its original footprint and other features, it is a simple cross-gable house with little or no decorative or other significant architectural features. Thus, this house does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, this house does appear to be a contributing building in a potential "West Hill" neighborhood historic district. By 1900, this neighborhood had experienced a significant growth in developed properties and families. Other areas of the community were beginning to share in this growth and Kincaid's decision to build in this area helped it to keep pace with these other developments. With his contracting background, Kincaid also might have influenced other developers to continue looking at West Hill as a potential building site. This house significantly contributes to this potential historic district's history and architecture.

It is unknown when William Kincaid acquired Lot 7, Block 50 (311 Broadway and 412 Locust). However, William is listed in county transfer books as the owner of the property in a 1902 county land transfer book. Kincaid provided a quitclaim deed to mother-in-law Samantha Baird for Lot 7, Block 50 on February 27, 1902 (Book 36, Page 289). There is no record of Samantha Baird previously owning this property. Because of the family relationship, it is assumed the property was transferred between them, either before or after construction of this house. Gottlieb Mowry is recorded in county records as the owner during the late 1860s and early 1870s, but no record of subsequent transfers could be located. While it is likely there were other owners between Mowry and Kincaid/Beard, no records could be located, despite repeated searches of county transfer books. Property transfer records could not be located to determine when or if Kincaid actually owned the property. Kincaid's wife was the daughter of John Baird, who died in 1891 (Muscatine Journal, 1891, 4). An obituary for John Baird mentioned his wife and his children, but do not give the women's first names. A marriage record in the Muscatine County Records office however confirms some information. According to the record, William Kincaid married Susan Baird on January 23, 1889. Kincaid, 43, was identified as a master builder. His parents were George Kincaid and Lavina Steamburger(?). Baird, 40, had no occupation listed. She was identified as the daughter of John Baird and Samantha Cyphus.

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House	Muscatine
Name of Property	County
311 Broadway	Muscatine
Address	City

Based on the 1874 birds-eye map of the neighborhood, it appears houses were located at both 311 Broadway and 312 Locust before the current buildings were constructed. Neither building is the current building on the lot. It appears that Kincaid demolished both buildings, and then built the house at 311 Broadway before Baird sold the property in 1903. Thomas Smith is listed as the buyer of the property from Samantha Baird, widow, on April 27, 1903 for \$1200 (Book 36, page 210). This included all of Lot 7, which included 312 Locust and 311 Broadway. The price does not appear high enough to be associated with two houses on the property, and 312 is noted "under construction" in the 1904 city directory, after Smith bought the property. Thus, it seems likely that the \$1,200 is associated with 311 Broadway plus the land for 312 Locust. This would put Kincaid as the builder, perhaps even after selling the property to his mother-in-law. No city directory information for 311 Broadway was identified for 1900 or 1902, suggesting that perhaps the earlier house had been demolished. The 1904 city directory shows an E.W. Sullivan residing at "r 312 Locust," which is assumed to be 311 Broadway since 312 Locust is listed as under construction. The alpha listing also has Sullivan at 312 Locust r, and it lists him as a clerk with wife Margaret. The earliest Sanborn that shows 311 Broadway is the 1928 map.

Little information is known about William Kincaid. He first appears in the contractors' listings in the 1891-92 city directory. The 1893-94 directory shows him listed as a partner with George Magoon. The partnership is still listed in the 1899 leading businesses directory. Five contracting companies or individuals are included in that listing. There is no census information available for Kincaid and the city directory information does not show him ever living at 311 Broadway. The 1900 directory shows Kincaid and his wife Susan living at 609 W. Third. The 1900 census only records residences at 605 and 615 W. Third. However, in the 1902-03 directory, his wife is not listed and he is identified as rooming at 101 W. Fifth. The 1904 directory shows the same information. His mother-in-law, Samantha Baird (widow of John), is listing as rooming at 609 W. Third. The 1910 census records William as a resident with his brother's family at 501 W. Fourth. He is identified as a 67-year-old widower. It is unknown when Susan died or when William moved in with his brother. No death record was located for either Susan or William.

Baird sold all of Lot 7, Block 50 to Thomas Smith on April 30, 1903 for \$1200 (Book 36, Page 210). Smith appears to have bought the property as an investment, as he instead he apparently moved in with his daughter-in-law at 416 W. Third. According to his obituary, he was living there when he died in 1907 (Muscatine Journal, 1907, 10). The price is low for two houses on the lot, suggesting perhaps only one was standing at the time. The substantial house at 312 Locust, which appeared between 1899 and 1905, was likely built after he bought the property. Thus, this house at the rear of the lot may have also been built prior to the sale by Kincaid. He likely began to rent the house at 311 Broadway to tenants. E.W. Sullivan, occupation not listed, is recorded as a resident of "rear 312 Locust" in the 1904 directory. In the 1907 directory, Charles and Mosher Erwin are the listed residents. No occupation is listed for them. Retired hostler Albert C. Winn and his wife Jane are listed as the residents in both the 1908 and 1911 directories.

Eustace P.H. Smith, relationship to Thomas unknown, sold all of Lot 7, Block 50, to Barney Urdanger on October 2, 1912 for \$1 and other considerations (Book 45, Page 76). The 1913 directory does not list a 311 Broadway. Urdanger sold the entire lot to Minnie Pentzer on October 1, 1913 (Book 45, Page 490).

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House	Muscatine
Name of Property	County
311 Broadway	Muscatine
Address	City

She apparently continued to rent the house. The 1916 and 1919 city directories identify Charles I. and Lillian Evens as the residents. Evens was a jeweler.

Pentzer sold all of Lot 7 to George Koenigsaecker on March 1, 1919 (Book 52, Page 395). Koenigsaecker also continued to rent the property. Leo and Mary Witteman are listed as the residents from the 1921 through the 1958 city directory. Leo Witteman worked as a shop foreman for Hawkeye Button Company. His wife was a teacher.

Koenigsaecker split the property and sold the SW 70' of Lot 7, Block 50 to Earnest Graham on September 19, 1919 (Book 52, Page 598). Graham then sold it on January 15, 1920 to the Wittemans (Book 52, Page 673). Witteman was a lifelong resident of Muscatine. He was born in Muscatine in 1890 and was associated with the Hawkeye Button Company for 50 years. The 1920 census lists him as single, but he and his wife Mary were married in 1920. The 1930 census showed one daughter, MaryLee(?). Leo Witteman died on August 31, 1960 and his wife passed away on April 7, 1982. Prior to Leo Witteman's death, Richard Sujecki is listed as the resident in the 1959 city directory. No occupation is listed for him. Ownership of the property remains with the surviving family at the current time.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1910, 1920, 1930

City Directories, Muscatine. Various publishers, 1856-1959. Available as the Musser Public Library.

Deed/Abstract Records, Recorder's Office, Muscatine County Courthouse, Muscatine, Iowa.

"Leo M. Witteman, Obituary, *Muscatine Journal*, September 1, 1960, page 12.

"Mary Witteman," Obituary, *Muscatine Journal*, April 8, 1982, page 3

Obituary for John Baird, *Muscatine Journal*, March 5, 1891, page 4

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 70-01100

Related District Number 70-01005

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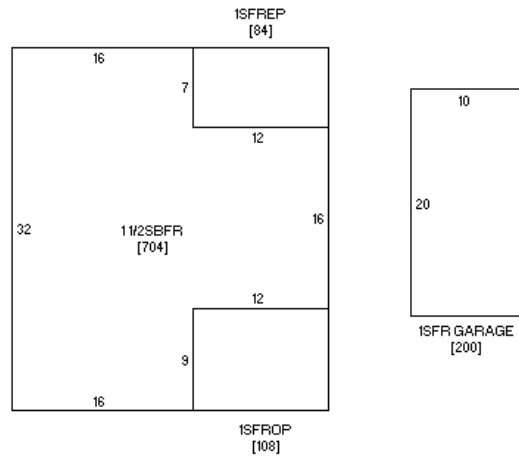
House
Name of Property

Muscatine
County

311 Broadway
Address

Muscatine
City

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



(front – Broadway Street)

Photograph of building (digital image)

