

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

State Inventory No. 70-01127  **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 Arnold Rental House  
 other names/site number Field Site #: WH-187

**2. Location**

street & number 408 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) 83 Lot(s) N44' E1/2 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)	<u>1</u> 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	<u>1</u> 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**

<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>09A02: Other / Gabled Front and Wing</u>	foundation <u>03: Brick</u>
_____	walls <u>02: Wood</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 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 Address 408 Locust Street Site Number 70-01127  
City Muscatine 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 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. Geographical 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 Maryrose and John Peterschmidt (Member and Volunteer)  
organization Muscatine Historic Preservation Commission date December 24, 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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Arnold Rental House  
Name of Property

Muscatine  
County

408 Locust Street  
Address

Muscatine  
City

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## 7. Narrative Description

This is a two-story, two bay, Queen Anne house. The house sits on a brick foundation. The walls are frame, clad with clapboards, covered with asphalt siding. The roof is clad with asphalt shingles. All the windows, unless noted otherwise, are one-over-one-light, double-hung wood windows.

The front, or east facing elevation, reveals a projected portion of the façade ending in a two-story bay window with a gable roof. The entry is recessed on the left side, accessed by an entry porch. It has modern, wrought iron supports and railing. The two-story bay window has a double-hung window on each story on each of the three sides, with the exception of middle window on the first story. It has a picture window with a transom. There are no openings currently visible in the front gable and brackets do not support the corners.

The south elevation has a centered two-story bay window that is projected slightly from the main east-west axis. The bay window has single, double hung windows located on each story of each of the three sides. The entry porch is seen on the right of the first story. No windows are visible on this portion of the house. The one and one half story rear section is seen on the left (rear) of the south elevation. It extends approximately twenty feet to the west from the main building and includes an enclosed porch on its south face.

There are two single, one-over-one-light, double-hung windows on the first story of the north elevation, one near the rear of the main portion of the house and one on the rear section. There is a single entry located on the rear section between the two windows. It does not appear to be in use. Directly above, on the second story, is located another unused, single entry. This entry may have been a later modification to accommodate a second story rental. Two smaller double-hung windows are found on the second story, one each on the main house and the rear section.

The west (rear) elevation reveals a single, double-hung window on the gable end of the rear one and one half story wing.

This house, as it is currently seen, first appeared on the Sanborn maps in 1905. The lot lines were drawn parallel to Locust Street, this property shown as a part of lot 5. In 1928, a garage first appears and the lot lines were rotated 90 degrees to agree with the original town plat, changing this property from the rear portion of lot 5 to the N44' E1/2 lot 7, block 83. The garage is seen again on the 1946 map. It has been removed.

# Iowa Site Inventory Form Continuation Sheet

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Arnold Rental House  
Name of Property

Muscatine  
County

408 Locust Street  
Address

Muscatine  
City

## 8. Narrative Statement of Significance

The house at 408 Locust Street 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.

None of the occupants of this house appear to be particularly prominent and the house does not appear to be connected with any historic events. In addition, the architectural integrity of this house has been somewhat compromised due to the application of asphalt siding and other modifications. Thus, the house at 408 Locust Street does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the house at 408 Locust Street does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It is located at the northernmost edge of the West hill area and reflects the architecture and use of typical houses in this neighborhood. Even though it is showing wear and tear from its many occupants after its 100<sup>th</sup> birthday, it remains a contributor to the potential "West Hill" neighborhood historic district.

On May 19, 1856, Leonard Arnold purchased lots 7 and 8 of block 83 from E.J. Dunderdale (Lots Book Q, page 361). Mr. Arnold had then built a house on the SW half of these lots, facing 4<sup>th</sup> Street. On this end of lot 7, Mr. Arnold had built a two story livery, which is seen on the Sanborn map of 1899. Lot lines in block 83 were shown to be parallel to Locust Street on the Sanborn maps of 1899, 1905, 1912 and 1919. Corrected lot lines are seen in the map of 1928, and are parallel to 4<sup>th</sup> Street. On April 19, 1895, Leonard Arnold divided his property (lots 7 and 8 in block 83) equally between his two children. The east (northeast) half of lots 7 and 8, which includes this property, were acquired by George Arnold and the west (southwest) half by Mary J. Edmiston (Lots Book 26: 537, 522). George previously had bought Lot 9, which extended along 4<sup>th</sup> Street from Locust to Broadway (see 601 W. 4<sup>th</sup> Street, #70-01085). With his father's division, George also transferred the west half of Lot 9 to Mary. Thus, of the short block on Fourth Street between Broadway and Locust, George owned the east half, back to the alley, with this house on the corner of Fourth and Locust, and Mary owned the west half. Leonard Arnold died on December 28, 1898 in Muscatine.

No house is depicted at 408 Locust on the 1899 Sanborn map, but this house appears in 1905. George Arnold owned this property at the time, and it appears that he built it around 1901. The first family to occupy this home was that of Henry and Emilie Fack. They first appear in city directories in 1902-03. Mr. Fack was born in Watertown, Wisconsin on November 27, 1866. He was the son of the Rev. and Mrs. Henry C. Fack. He arrived in Muscatine in 1884 and married Amelia Schmidt on September 27, 1888. They were parents of Elsa, who was born in November 1889. Initially, Henry worked at Batterson's, selling dry goods, as noted in the 1900 Census. The 1900 Census shows that Henry H. Fack (34) was living with his wife, Amelia (34) and daughter, Elsa (10) at 409 West 4<sup>th</sup> Street, a half block east of this address. The city directories of 1902 and 1904 indicate that he was promoted to vice president and merchandise manager of the S.M. Batterson Company. He is listed in the 1907 city directory as the

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<u>Arnold Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>408 Locust Street</u>	<u>Muscatine</u>
Address	City

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secretary of the Automatic Button Company, a position he held for thirty years ("H.H. Fack, 69 Succumbs to Heart Attack", Muscatine Journal obituary, February 22, 1936, 1). The Fack's continued to be listed in city directories at 408 Locust Street from 1908 to 1916. It appears that Henry Fack rented this property from Helen Arnold (George's widow) until about the time that she sold it to Bernard and Anna Korte on May 15, 1917 (Lots, Book 50, page 503). Henry H. Fack later died on January 21, 1936 in Muscatine.

After the Korte's bought the property in 1917, Albert Graebner (35) and his wife, Nellie (32), are listed as renters in the 1920 Census. He was a dry goods salesman and is listed here in city directories from 1919 to 1921, working as a clerk at the Anson Clothing Company. E.C. Dailey and his wife, Belle is listed in the 1923-24 city directory. He worked as a conductor on a railroad. A.L. Schroeder is also listed that year. R.T. and Harriett Othmer were occupants at 408 Locust, according to the 1927 city directory. He was a teacher at Muscatine High School. A.H. Kroeger and his wife, Olive are listed in the 1929 city directory. He was a sales manager for John Hancock Insurance Company. In the 1931 city directory, Frank I. and Margaret Whitman are listed. He was a foreman at Barry Pulley Company. Carl H. and Lucille Freeman are listed at 408 Locust Street in the 1934 and 1936-37 city directories. He was a bookkeeper at the Hawkeye Pearl Button Company. Dewey M. and Mabel Applegate are listed in the 1938 city directory. He was a baker at the Kautz Baking Company.

Alvin Lewig is recorded as having purchased this property from Anna Korte on December 11, 1947 (Lots, Book 124, page 350). Alvin Lewig lived at 408 Locust Street from 1940 to 1946. He was a button cutter in 1920, at age 14 in one of Muscatine's factories. In 1940 he is listed as working at the Municipal Electric and Water Plant. Willis and Jennie Raushenberger bought this property from Alvin Lewig on May 22, 1948 (Lots, Book 126, page 176). He was a machinist, according to the 1943 city directory. The Raushenbergers then sold 408 Locust Street to Forrest N. Reeves and his wife, Dorothy on May 28, 1952 (Lots, Book 144, page 279). They were listed at this address in the city directories from 1954 to 1959. He was a barber.

## 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.

"H.H. Fack, 69 Succumbs to Heart Attack", Muscatine Journal obituary, February 22, 1936, page 1

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.



# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01127

Related District Number 70-01005

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Arnold Rental House  
Name of Property

Muscatine  
County

408 Locust Street  
Address

Muscatine  
City

## Photograph of building (digital image)

