

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

State Inventory No. 70-01085  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 House  
 other names/site number Field Site #: WH-188

**2. Location**

street & number 601 West 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) 83 Lot(s) E42'S2.8'NE1/2lot 7 and E42'NE1/2lots 8 & 9

**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>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**

<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>09A01: Other / Front Gabled Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>03: Brick</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  
City Muscatine

Address 601 West Fourth Street

Site Number 70-01085  
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 1882  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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

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: \_\_\_\_\_

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## 7. Narrative Description

This is a two-story, three-bay, brick, gable-front house. The house sits on a brick foundation. The gable roof is clad in asphalt shingles. The double-hung windows described below are brick openings with sills that are built in projecting soldier rows, and lintels that are constructed in segmental arches. There may have been some shoulder detail to the lintels at some point. The windows are the same on the rear ell. The house has a coat of paint applied over the original face brick.

The front, or south facing elevation, reveals a single-door entry with transom in the left bay of the first story. It has a small, simple shed roof over it. To the right of the entry are two two-over-two-light, double-hung windows. There are three two-over-two-light, double-hung windows on the second story. Above the second story and near the gable end peak is located a small, shuttered, louver with sill and lintel constructed similar to the windows. At the gable end peak is seen a decorative truss, as might be found on a Gothic Revival or Stick style, Victorian era house.

The west elevation has a single, two-over-two-light, double-hung window on the left (rear) of the first story and two two-over-two-light, double-hung windows on the second story, also located toward the rear. The one-and-one-half-story rear ell extends behind the house. On its west elevation is found a single one-over-one-light, double-hung window.

The east elevation shows a single, two-over-two-light, double-hung window on the left of the first story. Then, a windowless space, occupied by an internal chimney, is to the right, followed by two two-over-two-light, double-hung windows. An identical window arrangement is seen on the second story of the main section of the house. The one-and-one-half-story gable-roof rear ell extends behind the house. Its east elevation is set back from the east face of the main building a few feet. The east elevation of this rear ell reveals a single-door entry with transom and a single, one-over-one-light, double-hung window on the first story. At the entry located on this elevation is found a porch. This porch is not historic, as the Sanborn maps show a small porch and entry on the opposite, or west elevation of this wing. This porch has been removed. A single, two-over-two-light, double-hung window is seen on the second story. An attached garage, built between 1919 and 1928 according to the Sanborn maps, extend behind the rear ell. A double wide garage door faces Locust Street on this east elevation.

The rear (north) elevation of the house is the rear elevation of the rear ell, which is partially covered by the 1920s garage addition on the first story. A single, two-over-two-light, double-hung window is seen on this gable end of the rear ell. The north elevation of the garage shows two small four light, fixed windows.

The first Sanborn map to cover this area was published in 1899. The house outline remained unchanged until the map of 1928. The 1928 map shows that city lots in this original town block were rearranged so that the property at 601 West 4<sup>th</sup> St. became a part of lots 8 and 9, and not lot 5, as shown on earlier maps. Also, a garage is added to the 1928 map on the north end of the house. The map of 1946 reveals the same configuration. The current garage appears to date to the 1920s, though the

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garage door is non-historic. The Sanborn maps also show a full width porch on the front of the house. It was removed after 1946.

## 8. Narrative Statement of Significance

The Arnold House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C. It does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Captain Leonard Arnold and his son, George Arnold are significant for their contributions and talents as riverboat captains during the period in which river navigation was critical to the continued growth of the Muscatine area. These men were directly involved in the daily operation of log rafts for local mills and the transporting of people to and from the eastern shore of the Mississippi River before the construction of a bridge at Muscatine. The Arnold House does not appear to be connected with any significant historic events and George Arnold, though he is notable locally, was not particularly significant. The architecture of the house is typical of the time period, and it is not particularly significant. Thus, the Arnold House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The Arnold House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The architectural integrity of this house is still intact, even though it is showing the effects of its 124 years of existence. It truly looks historic and is a reminder of the years of development that has taken place in Muscatine. A simple, folk Victorian style house, made with local brick and labor, this house contributes to the potential "West Hill" neighborhood historic district.

On November 30, 1882, George Arnold bought lot 9, block 83 from R.S. Marin, who is not listed in a house here (Lots Book 15: 290). This lot extended along 4<sup>th</sup> Street from Broadway to Locust, in front of Leonard Arnold's (his father's) lots 7 and 8 that extended from Broadway to Locust from the mid-block alley to the north (northwest) edge of Lot 9. At this time, likely in 1883, it appears that George built the house currently at the corner of 4<sup>th</sup> and Locust, listed as 601 W. Fourth Street and located on the east end of lots 8 and 9. His father's house, listed in city directories as at Fourth and Locust, is shown on the 1874 birds-eye view as on the west half of Lots 7 and 8, setback from Fourth Street though facing it (see Smalley's early drawing of the original plat for correct lot orientation, also shown correctly on 1928 Sanborn map). This house is previously listed as at the "corner of 4<sup>th</sup> and Locust" but with the construction of George's house on the actual corner in 1883, the address of Leonard's earlier house appears to have changed to 408 Locust. George married Helen Leyson on September 15, 1883, and this house was likely built as the wedding approached and he looked to establish his own household. He is listed as "river engineer" or "proprietor of ferry boat" in city directories from 1883 through 1893. His obituary, which appeared in the Muscatine Journal states that George saw his first experience as a river man working on his father's ferry boat, The Muscatine ("Called Home", Muscatine Journal obituary, February 22, 1905, 5).

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George Arnold's father Leonard Arnold had bought Lots 7 and 8 from Mr. and Mrs. E.J. Dunderdale on May 19, 1856 (Lots Book Q, page 361). Leonard Arnold was born in Darmstadt, Germany on January 5, 1822. As a young man, Leonard sailed for America in 1844. He married Anna Margaret Merkel, who was also from Germany, in 1845, and they moved west. Son George J. Arnold was born on April 19, 1846 in Quincy, Illinois, and the family soon settled in Louisa County, Iowa. According to a later obituary, the Arnolds spent about 12 years in Louisa County before moving to Muscatine ("Captain Arnold Dead", Citizens of Muscatine, page 107). This date likely coincides with the completion of a house at Fourth and Locust Streets. The city directory of 1859-60 lists Leonard Arnold as a wood dealer, who lived on the north side of 4<sup>th</sup> Street, between Locust and Broadway. In 1866, he is listed as a ferry boat operator with Arnold & Bernhart. He continues to be intermittently listed as a ferry boat operator or wood merchant through his death in 1898. The later 1928 obituary of his daughter Mary, Mrs. W.A. Edmiston, stated that her father "was the captain of the first ferry boat operating in Muscatine. The boat was called 'The Muscatine'." Though not "the" first ferry (Richman 1911, Volume 1: 85), it appears that Arnold was the first operator of a regular, commercial ferry, beginning by the late 1850s or early 1860s. Mr. Arnold was the captain of a river steamship called the Holston in 1870, conducted a rafting business moving log rafts from Reed's Landing to Keokuk, and also worked on a government steamer for many years. The obituary further stated that "In 1883, Mr. Arnold purchased a half interest in the 'Ida May', which was the last ferry boat operating here. He was connected with the boat until the high bridge was erected" (Mrs. Edmiston Called by Death", Muscatine Journal obituary, January 5, 1928. 5). This is the boat in the foreground of 1875 birds-eye view of Muscatine in the Andreas atlas (Andreas 1875). Also, this agrees with information found in Richman's 1911 history: "The last (ferry boat) was the Ida May, which plied from shore to shore from May 24, 1875 to May 16, 1891 and sold to the Muscatine Fence Company after the opening of the high bridge."

In 1874-75, the city directory shows that Leonard's son, George Arnold is listed as an engineer and living in his father's house. George is listed as the captain of the steamboat "Oriole" in 1876-77 and in 1877-78 city directories, following in his father's footsteps. His obituary states that George saw his first experience as a river man working on his father's ferry boat, "The Muscatine." The 1880 census lists George (age 34) as a steamboat engineer living in his father's household, who included father Leonard Arnold (58), mother Margaret (59), and sister Mary (15). Six siblings had died in infancy according for a later obituary for Mary. After buying Lot 9 that fronted along 4<sup>th</sup> Street in November 1882, George apparently built his house at the corner of 4<sup>th</sup> and Locust (601 W. Fourth) in 1883, prior to his wedding to Helen Leyson on September 15, 1883. The father's address shifts, beginning in the 1883-86 city directory, to 408 Locust Street, though he is setback a distance from Locust as well. Anna M. Arnold died on July 25, 1882 in Muscatine, and daughter Mary apparently lived with her father, including a period after she married Will Edmiston in the 1890s. Leonard Arnold died on December 28, 1898 in Muscatine. An obituary for Mr. Leonard Arnold (Old Settler's Register, page 475) states: Mr. Arnold "here has lived for 40 years, engaging in the wood, coal and sand business and steamboating, he having built or owned a number of boats, including the Mary J. Arnold, the Oriole, Ida May and Kate Keen."

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On April 19, 1895, Leonard Arnold divided his property (lots 7 and 8 in block 83) equally between his two surviving children, George and Mary J. The east (northeast) half of lots 7 and 8 were acquired by George and the west (southwest) half of lots 7 and 8 by Mary J. Edmiston. George then transferred the west (southwest) half of his lot 9 to his sister, Mary. (Lots Book 26: 537, 522, 523). 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. After Leonard's death in 1898, Mary and his husband Will Edmiston appear to have demolished the early house and built a new house on the corner of Fourth and Broadway (607 W. Fourth), selling the east half of their property for another house (605 W. Fourth). Interestingly, between 1899 and 1905 according to Sanborn maps, a house was also built behind George's house, which took on the address of 408 Locust.

George Arnold is listed as "river engineer" or "proprietor of ferry boat" in city directories from 1883 through 1893. In the 1897-98 city directory, George Arnold then is referred to as the first ward alderman. A published thumbnail sketch of George Arnold states "Has served in the City Council of Muscatine for four years. During his service he has aided largely in effecting some of the most important recent municipal improvements, and his good work is fully recognized" (Carlson, Muscatine History Notes, Volume 3, 181). The 1900 Census notes George at age 54 as a boat captain and his wife, Helen at age 50, and they owned their house at 601 West 4<sup>th</sup> Street. The city directories of 1899 and 1900 indicate that George operated Muscatine Sand Company. He had continued to work there until his death, according to his obituary. ("Called Home", Muscatine Journal obituary, February 22, 1905, 2) He died on February 22, 1905 in Muscatine. He was 58 years, 10 months of age. Also, according to his obituary, he *"was one of the most prominent citizens of Muscatine. For six years he was the alderman for the first ward and represented the people of that ward in such a way that won only commendation for him from everyone. He believed in honesty and right living and was so held in high esteem by all who knew him."* Helen Arnold continued to live at 601 West 4<sup>th</sup> Street through the 1916 city directory. She died on February 20, 1928.

Helen Arnold, widow of George, sold this property to James Healey on June 24, 1918 (Lots Book 52: 179). According to the 1920 census, John J. and Alice Healey rented this property, apparently from John's father. James Healey, the property owner, was born in Pittsburg, Pennsylvania on February 22, 1855. He married Mary Tracy on May 14, 1882. They had six children, one girl and five boys, including John. John J. Healey, age 35, was listed as the proprietor of a button factory in the 1920 census. His household included his wife Alice (33), daughter Eugenia (11), daughter Frances (4), and daughter Julia (3). The 1919 city directory indicates that John was the proprietor of Healey Button plant on Liberty Street in South Muscatine. The button plant made blanks and appears in the 1919 and 1921 city directories only. James Healey was listed as a 64-year-old farmer in Fruitland Township along Burlington Road in the 1920 census with his wife Mary (58), son Frank (27), son Eugene (25), son James (22), and mother-in-law Margaret Gallan (76). According to city directories, James Healey's son, John and his wife, Alice lived here until 1929. John was the Muscatine Chief of Police, according to the 1927 city directory. He moved to Texas around 1929. James Healey is shown to be at this address until his death. James Healey died in Muscatine on March 12, 1932 ("Death Claims James Healey", Muscatine Journal obituary, March 12, 1932, 1).

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Mary Healey continued to live here after her husband's death until she died in 1948. According to city directories, her son, Eugene and his wife Beulah, lived here as well. He worked for the Municipal Water and Light Company. Mary had transferred ownership of this property to Eugene on July 7, 1939 before she died in 1948 (Lots Book 89: 362).

Eugene Healey sold 601 West 4<sup>th</sup> Street to Peter J. Mohnssen on February 11, 1949. Mr. Mohnssen did not live here and sold it to Jess and Gladys Brown on May 11, 1950. The Browns appear to have defaulted and lost the property back to Mohnssen, who sold it to William E. Tobias, who sold it to Fred H. Facks and his wife, Lillian on May 7, 1956 (Lots Book 161: 230). James R. Grady and his wife, Cholérine, rented from the Facks until after 1960. He was a supervisor at Grain Processing Company.

## 9. Major Bibliographical References

A.T. Andreas, *Illustrated Historical Atlas of the State of Iowa*, reprinted by the Iowa State Historical Society, 1970, page 332

"Called Home", Muscatine Journal obituary, February 22, 1905, page 2

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

Carlson, JoAnn, ed. *Muscatine History Notes*. 4 volumes. Compilation of historic articles and accounts. Muscatine: Musser Public Library, 1991

Koch, Augustus. Bird's-eye View of the City of Muscatine, Muscatine County, Iowa. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa

"Mrs. Edmiston Called by Death", Muscatine Journal, January 5, 1928, page 5

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke publishing, 1911, 2 volumes

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:

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Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: [Sanborn.umi.com](http://Sanborn.umi.com).

## Location Map



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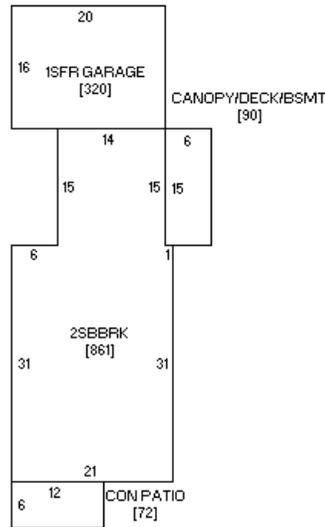
Arnold House  
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Muscatine  
City

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



(front – W. 4<sup>th</sup> Street)

## Photograph of building (digital image)

