

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

State Inventory No. 70-01089  **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 Frederick Phillips House  
 other names/site number Field Site #: WH-192

**2. Location**

street & number 611 W. 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) Lot 3

**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>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>06B: Late 19<sup>th</sup> &amp; Early 20<sup>th</sup> Century Revivals/Colonial Revival</u> | foundation <u>10A: Concrete/Block</u>                 |
| _____  | walls <u>05E: Metal/Aluminum</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 611 W. Fourth Street

Site Number 70-01089  
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 1920  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 Jim Rudisill, Planning & CD Coordinator (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 1, 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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Frederick Phillips House  
Name of Property

Muscatine  
County

611 W. Fourth Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay, Colonial Revival house. The house sits on a concrete block foundation. The walls are frame, clad in aluminum. The combination roof is clad in asphalt shingles. The back half of the lot and the area to the right of the house sharply slopes down. This has allowed several additions to be added to the original building. It is unknown when the additions were added. The east garage addition does not appear on the 1946 Sanborn, but no building permit has been located to identify its construction date. The rear cross-gable section is on both the 1946 and the 1928 Sanborn maps, and it is probable that it was originally constructed with the house. The 1928 Sanborn is the earliest map available. Both maps also show a one-story addition connected to the cross-gable's northwest corner. This could be part of the existing one-story rear addition that now connects the cross gable section with the garage addition on the east elevation, but siding and other alterations prevent any conclusive opinion. Additionally, both the 1928 and 1946 Sanborn maps show only a one-story front porch, with a two-story house.

Because of the various additions that have been constructed to this building, the symmetrical front (south) elevation is likely the least altered of any of its elevations. The two-story, full-width porch might be a later addition, perhaps completed when other alterations were made later. A low-sloped shed roof, which connects to the original roof at its eaves, covers the porch. Four two-story Ionic columns are equally spaced along the front of the porch to support the roof. There are three openings on each floor, including a centered entry on the first story. The entry has been altered, but a triangular pediment and a plain door surround remain. The flush-mounted doors include a one-over-one-light combination aluminum storm door and a solid, four-panel interior door. Two identical one-over-one-light, double-hung windows flank the entry. A group of three second-story windows, containing one-over-one-light, double-hung sashes, is aligned with the first-story openings. The second-story windows are narrower than the first-story windows. Non-historic window shutters are present on all the south elevation windows.

The east elevation of this property is a complex arrangement of additions that utilize the existing topography. The east wall of the original house is a gable end, which contains two, centered window openings, one on the first story and another aligned directly above it on the second story. Each window contains one-over-one-light, double-hung sashes. A basement casement window is also aligned with the centered windows. A portion of the sloping lot in this area has been excavated and a cement block garage constructed below the original grade. An additional story that is level with the original house's first story has been constructed on top of the cement block garage. This additional story appears to be living space. It has a low-sloping flat roof. A pair of one-over-one-light, double-hung windows is centered in the south wall of the story above the garage. The south wall of the garage also contains a centered overhead garage door. The east wall of this second story contains two groups of three side-by-side windows. One pair of windows is centered in the front half of the wall. The back pair is almost to the far north end of the east wall. Each window in the group has a single light, hinged sash. A two-story cross-gable wing projects about 40 feet north from the west end of the main side gable. It is slightly recessed from the end of the side gable. This wing appears to be part of the original house. Its east elevation contains a pair of one-over-one-light, double-hung windows. A pair of one-over-one-light, double-hung windows is located in the rear wall of the cross gable.

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Frederick Phillips House  
Name of Property

Muscatine  
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The west elevation includes several openings. The west gable end of the original house contains two centered windows that are similar in design to the corresponding windows on the east gable end. In addition, two smaller windows on each story are located to the left of the centered windows. Each of these smaller windows is aligned with the other. The west wall openings on the cross gable wing also vary from the corresponding openings on the cross gable's east wall. A single window is located towards the back of the second story of the cross gable. A pair of windows is aligned below this window on the cross gable's first story. The west elevation of an additional one-story addition, which is attached to the rear of the cross gable section and then runs east to connect with the second story of the garage addition, also contains a pair of centered windows.

The rear elevation does not appear to contain any openings.

Because of the shape and topography of the lot, there has been extensive landscaping done, especially on the east elevation. On this side, a large amount of excavation was needed to lower the grade to provide enough depth to construct a two-story garage. The excavation allowed a driveway connection to the adjacent city street. Because of the excavation however, a limestone retaining wall was constructed upslope from the driveway. A smaller retaining wall/raised flower bed was constructed down slope from the cemented driveway to help hold it. The remaining landscaping includes a wood fence that extends around the rear of the property. Adjacent property owners have extended this fence through their property.

## 8. Narrative Statement of Significance

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

Fred Phillips, a button cutter, built this house around 1920. Phillips was born in Iowa in 1884 and appears to have been renting a house at 409 Pine, when he acquired this one. He does not appear to have made any significant impact on the community's history. Phillips, along with various other owners, appears to have altered the house. The front porch, rear wing addition and the one-story side and back addition have been added. Some of the changes are probably historic, but the overall changes have impacted the building's original integrity. There are better examples of similar style homes in the neighborhood and community. Thus, the Fred Phillips House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Fred Phillips House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Phillips and his family were renting a house at 409 Pine Street when 611 W. Fourth came on the market. His decision to purchase the house, which had changed hands at least three times in the previous four years, directly benefited the neighborhood by bringing in a stable family that could convince other young families to follow their lead. Although the house has been altered from

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Frederick Phillips House  
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its original appearance, most of the changes probably are historic at this time. The house does contribute to the history and architecture of this potential historic district.

The overall details of this house suggests construction around 1920, though an earlier house certainly sat on this lot. On July 18, 1916, Earnest and Clara George acquired the property from the Neff family, who built a house on this lot in the 1880s. They paid \$1 for the lot, although a \$1200 mortgage is recorded that appears to be an assumption of a prior mortgage (Book 4 Sp. Forms, Page 140). Earnest George unexpectedly died of a heart attack on January 20, 1919 at the age of 29, and his widow, Clara George sold the house to Paul Ogilvie on May 16, 1919 for \$1 with Ogilvie also assuming two prior mortgages totaling \$3800. (Book 52, page 499). Ogilvie took a \$4000 mortgage on July 6, 1920 (Book 55, Page 441) and a \$3500 mortgage on July 9, 1920 (Book 54, Page 509), using this property as well as others as collateral. Benjamin Batchelor is listed in the 1920 census and the 1919 city directory as the resident at 611 W. Fourth. Batchelor was identified in the directory as a boat builder while the census records show he was a gas engine machinist. On July 13, 1920, Olgivie sold the property to Fred Phillips. Phillips also bought the property for \$1 and assumed a \$1200 mortgage. With the same price as George had paid in 1916, it does not appear that any construction or remodeling occurred through this period.

Unlike the earlier owners however, Phillips apparently decided to raze the old house and construct a new home for his family. The current house sits on a concrete block foundation, suggesting 20<sup>th</sup> century construction, and other details seem to date this house to the 1920s. Prior to this time, he had been renting a house at 409 Pine. The 1920 census the family at that address: Fred Phillips (head, 35, button cutter), Clara (wife, 32), Sherwood (son, 12), Genieve (9), and Irene C. Ryan (sister-in-law, 33, widow). The 1921 city directory listed the family at 611 W. Fourth. Phillips and his family are listed as the residents from the 1921 through the 1934 directory. From the 1936-37 through the 1941-42 city directories, the sister-in-law, Irene Ryan is also identified as a resident at 611 W. Fourth. Phillips' occupation is listed as a foreman, while his wife Clara works in the coloring department at McKee Button Factory. Ryan, the widow of Ray, works as a nurse. In 1943, the property was rented.

The heirs of Fred Phillips sold the property on November 9, 1948 to Kenneth Holliday (Book 129, Page 214). Holliday and his wife Phyllis had been renting the house since 1943, according to the city directory from that year. He is listed as a chauffeur in the 1943 directory, but eventually is recorded in the 1958 directory as operating his own cleaning business.

After both Kenneth and Phyllis Holliday died, their heirs sold the property to Michael and Elizabeth Spangler on February 24, 1995 (Book 402, page 350).

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1910 & 1920.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Site Number 70-01089  
Related District Number 70-01005

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|                          |           |
|--------------------------|-----------|
| Frederick Phillips House | Muscatine |
| Name of Property         | County    |
| 611 W. Fourth Street     | Muscatine |
| Address                  | City      |

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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**



