

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

State Inventory No. 70-01104  **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 F.P. & Josie Sawyer House  
 other names/site number Field Site #: WH-201

**2. Location**

street & number 404 Broadway 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) 84 Lot(s) S23.4' E2/3 of Lot 8 & E2/3 of Lot 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>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) 01A01: Domestic / Single residence  
**Current Functions** (Enter categories from instructions) 01B01: Domestic / Multiple Dwelling/Duplex

**Architectural Classification** (Enter categories from instructions)

09A01: House / front gable

**Materials** (Enter categories from instructions)

foundation 03: Brick  
 walls 05E: Metal/Aluminum  
 roof 08A: Asphalt/Shingle  
 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 404 Broadway Street

Site Number 70-01104  
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 1888  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 5, 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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F.P. and Josie Sawyer House  
Name of Property

Muscatine  
County

404 Broadway Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay, gable-front house with a south side projected bay window. The house sits on a brick foundation. The walls are frame, clad in aluminum. The bay window is located near the back of the original gable-front section. Two rear additions have extended the house towards the back of the lot. The first two-story addition is covered by a gable roof that sets one-half story below the original gable. The second addition is a small lean-to that is attached to the rear of the gable addition. Another small shed-roof addition sets on top of the lean-to and covers the left side of the gable addition's rear wall. A wrap around enclosed porch on the second story extends across the back of the first addition and sets on the roof of the lean-to. The additions all appear on the 1928 Sanborn map, which is the earliest map available that includes this address. A garage that does not appear on the 1928 map is visible on the 1946 revision.

The front (east) elevation features an open porch that wraps around the southeast corner of the house and continues down the south side elevation. The porch appear to have been added in the early 20<sup>th</sup> century. The porch is covered with a low-sloping hip roof that is supported in the front by four round columns. Each column sets on top of a cement block pier. Matching blocks form the foundation for the porch. Sections of porch railing extend between the piers, with one section running from the northeast pier to the house. First-story façade openings under the porch roof include a single-light, fixed sash, non-historic window centered in the south half of the east wall and a flush-mounted entry centered in the north half of the wall. The entry includes only a single, eight-light storm door. Second-story façade openings include three windows equally spaced across the east wall. Each window contains one-over-one-light, double-hung replacement sashes. A decorative bracket is set at the each end of the gable.

An historic ca. 1891 photo of the property shows a front-gable main section facing east towards Broadway. A small cross-gable wing is attached to the back of the main section and points to the south, towards Fourth Street. Several Queen Anne or Folk Victorian characteristics are seen in the photo. The east and south elevations are visible. The front (east) elevation of the front-gable section contains an entrance in the northeast corner. A gable overhang is located over the entrance. A wide window, possibly containing a fixed sash with a plate glass insert, is located to the left of this entrance. The second story contains a single row of three windows equally spaced across the façade. The type of sashes in each window cannot be established, but a wide, segmental surround spans each opening. A single attic window was centered in the upper gable. Decorative vergeboard extended along the gable. The original south elevation contained a one-story open porch. A shed roof covered the porch. The roof was supported by three turned posts. Openings under the porch roof cannot be seen, but are assumed to have included the main entry into the house and possibly a window. A single window was located above the porch roof on the second story. That window has a similar segmental surround as other typical window. The cross gable wing has a second-story window on its east side and both a second- and first-story window on its south front. Details of those windows are not clear. Alterations of the original appearance removal of the porch's shed roof and extension of the porch around to the east front. The original entrance in the northwest corner is still present, as is the window to its left. The decorative

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vergeboard and window surrounds have been removed. There have also been at least two additions constructed to the rear of the house.

The south elevation includes the south end of the wrap-around porch, the projected bay window, and the south walls of two rear additions. Two additional columns support the porch roof on this elevation, with the porch railings also continuing between the piers. There is no railing across the west porch bay to provide access to the porch. First-story openings under the porch roof include two one-over-one-light, double-hung windows on the south wall of the front gable. An entry is located in the east side of the bay window, next to the bay's junction with the main wall. The entry contains a four-panel wood door with transom. A single one-over-one-light, double-hung window is centered on the front gable's second story. The angled bay window has overhanging hip style eaves set below the gable roof above the angled corners. Brackets align along the edge of the center bay of the gable and attach to the overhangs. The center of the bay window also includes a single opening on both the second and first stories. The first-story opening contains a single-light, fixed sash window. The other windows in the bay window all contain one-over-one-light, double-hung sashes. The south wall of the first rear addition contains a centered, second-story window that contains a one-over-one-light, double-hung sash. The first story contains a group of four, one-over-one-light, double-hung windows aligned across the entire wall. Openings on the south wall of the lean-to addition include a flush-mounted entry with a one-over-one-light, double-hung window located to the entry's left. The entry contains a two-light combination storm door.

The west elevation includes five openings in the original gable-front section. Two one-over-one-light, double-hung windows are located in the back half of the first story. A similar second-story window is centered between the two first-story windows. Two other openings located on this wall include a small, single-light, fixed sash window located to the left of the two first-story windows. The other opening is a small one-over-one-light, double-hung window located to the left of the wall's center and between the first and second stories. A group of eight, one-over-one-light, double-hung windows line the entire second-story west wall of the first rear addition. Two similar, first-story windows are located below this window group. The left window is located slightly left of center and the right window is located along the back edge of the addition.

The rear addition features a centered second-story, one-over-one-light, double-hung window in the west wall of the first rear addition. The wrap-around enclosed porch from the north wall also contains two one-over-one-light, double-hung windows on the far left side of the enclosure's north wall.

The two-stall detached garage was constructed sometime between 1928 and 1946, according to available Sanborn maps. The garage has been resided and contains an overhead door. The garage is covered by a gable roof.

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## 8. Narrative Statement of Significance

The F.P. & Josie Sawyer 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.

F.P. (Frank) Sawyer and his wife Josie built this house around 1888, likely as a family home. Little information about either individual is available. They are not listed in any county bibliographies or histories. Frank is identified as the general manager and secretary of the Muscatine Oat Meal Company in the 1889-92 city directory. No occupation is listed for his wife in any of the directories. John T. and Elsie Martin were later residents of the house. Martin was a dentist in the community. While both families were likely well known because of their professional positions, neither appears to have been significant in the community's history. No important historical events are known to have occurred at this property. Although the house does feature some interesting architectural features, the additions to the house have altered its original design and created a mixed collection of styles that minimize these features. While few properties share these features, they do not raise the house to any type of individual architectural significance. Thus, the Josie & F.P. Sawyer House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the F.P. & Josie Sawyer House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Frank Sawyer was a business leader in the community and decisions by these individuals likely influenced others. That was probably the results in this case, where Sawyer's decision would have been closely examined by other community residents. Some of the individuals who looked carefully at establishing a new home on the West Hill area probably finalized their plans after learning Sawyer had decided to build on West Hill. Those decisions in tern would boost the neighborhood's growth and diversity and increase its options during the last half of the 19<sup>th</sup> century and first half of the 20<sup>th</sup> century. In addition, the integrity of the house is good and likely would be recognizable to the original family. This house contributes significantly to the history and architecture of this potential historic district.

Josie and F.P. (Frank) Sawyer constructed this house around 1888, probably as a family home. They purchased the S 70' of the E 2/3 of Lots 7, 8 & 9 of Block 84 from W.A. Clark on August 26, 1884 (Book 18, Page 434) for \$800. However, they are listed in the 1886-87 city directory at 809 W. Fourth, about 1 block to the west. In the 1889-92 directory they are shown at 404 Broadway, indicating construction of the house was completed sometime between 1887 and 1888. Details on the couple could not be located in census or other records. City directories do indicate Frank was a local industrial leader who worked for the Muscatine Oat Meal Company as its secretary and general manager. They only lived here briefly. However, they did live here at the time that the *Journal's* January 1891 photograph of the house was published. When the 1891-92 city directory was published, it listed the Sawyers at 503 W. Second.

The Sawyers sold the S 70' of the E 2/3 of Lots 8 & 9 of Block 84 on August 21, 1891 to Laura J. Hallock for \$3800 (Book 22, Page 760). Lot 7 was fully associated with 408 Broadway, even in Sawyer's original

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purchase. Clark had owned the east 2/3 of Lots 7, 8, & 9, and sold the southern 70 feet to Sawyer originally, which technically including all of the east 2/3 of Lot 9 and roughly the south half of the east 2/3 of Lot 8. The transfer deed for Lots 8 & 9 listed Hallock as a resident of Washington County, Michigan. The 1920 census identifies Hallock as the mother of Elsie Martin. Hallock is not listed in any of the directories as a resident, while the 1891-92 directory records John and Elsie Martin's residence at 710 Mulberry.

Hallock transferred the property to John T. Martin on November 1, 1894 (Book 26, Page 345). Martin and his wife Elsie are listed in the 1893-94 through the 1934 city directories as the residents. John Martin is listed as a dentist. They likely built the wrap-around porch during the time that they lived here, and it is shown on the 1928 Sanborn map. The 1920 census also records Laura Hallock as living at 404 Broadway. However, the city directories only list the Martins as residents through the 1934 city directory. No additional information, including obituaries, could be located on the Martins.

Although no record could be located, the Martins apparently transferred ownership of the property to Johnson Statler sometime between 1934 and 1936. The 1936-37 directory listed John Statler as the resident. Statler was listed as a lessee of the Baker Hospital. After 1936 it appears the house was split into apartments. The 1938-39 and 1940-41 directories list Marvin and Lucille Kruse in one of the apartments and the other half vacant. Kruse was a civil engineer.

Statler sold the property on May 13, 1940 to P.H. and Esther Naber (Book 97, Page 44). They apparently rent the property after acquiring it. From 1943 through the 1954 directory, Robert and Dorothy Naber (relationship to Peter and Esther unknown) are listed in one half of the building. Louisa Eisner, occupation unknown, is a resident in the other half in the 1943 directory. Peter and Esther Nabor are listed in the other half in the 1946 directory.

Peter Naber transferred his rights to the property to Esther Naber on September 10, 1947 (Book 12, Page 225). After 1946, only Esther was listed as a resident in half of the house. Jenny Rich replaced Robert and Dorothy Nabor in the 1956 and 1958 directories. No occupation was listed for her. The property remained in family ownership until 1987 when the current owner acquired it.

## 9. Major Bibliographical References

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

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

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

"Residence of F.P. Sawyer," c.1891 Historic Photograph, *Semi-Centennial Edition of the Muscatine Journal*, January 1891, page 62.

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

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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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Related District Number 70-01005

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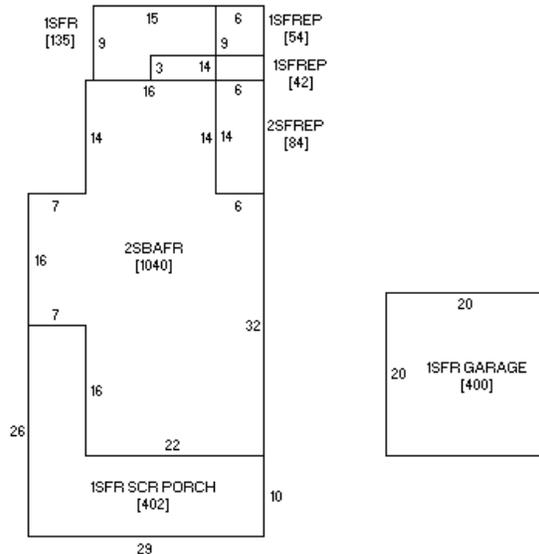
F.P. and Josie Sawyer House  
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## Plans of buildings on site (from assessor's office)



(front – Broadway Street)

## Photograph of building (digital image)

