

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

State Inventory No. 70-01101  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 St. John Rental House #1  
 other names/site number Field Site #: WH-204

**2. Location**

street & number 312 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) 49 Lot(s) E 61.8' 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 Enter number of:	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	_____	Contributing <u>2</u>	buildings
<input type="checkbox"/> district	_____	Noncontributing _____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	objects
<input type="checkbox"/> object	_____	_____	Total
	_____	<u>2</u>	

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: House / Front-Gabled Roof</u>	foundation <u>03: Brick w/partial concrete block replcmt</u>
_____	walls <u>05E: Metal/Aluminum</u>
_____	roof <u>08A: Shingle - Asphalt</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 312 Broadway

Site Number 70-01101  
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

1906  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 Jo Ann Carlson, Commission Member (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date November 28, 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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St. John Rental House #1  
Name of Property

Muscatine  
County

312 Broadway  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, two-bay, gable-oriented house. The house sits on a brick foundation with some portions replaced with a concrete block foundation. The walls are frame, clad in aluminum siding. The front-gabled roof is clad in asphalt shingles. The windows, which bordered by decorative shutters, have been replaced with vinyl inserts. There is a one-story rear addition with a shed roof.

The front elevation faces east and is across Broadway from Reservoir (Fourth Street) Park. An enclosed porch spans the first story of the façade. This porch is shown as open on the 1946 Sanborn map and it has been enclosed since this time. The porch is covered with a shed roof. Six aluminum combination windows, bordered by two narrower aluminum windows, extend across the porch front. Two similar windows are located on the north side. An entry is located on the south side of the enclosed porch. It contains a flush-mounted, aluminum combination storm door. Inside the porch is a wood door that provides access to the house. On the second story, are two windows that appear to have been modified, but the odd placement is a mirror image of the second story of 314 Broadway. A single one-over-one-light, double-hung window is slightly off-center to the right. A wider, one-over-one-light, double-hung window is located to the left of the first window.

On the north side elevation, are two one-over-one-light, double-hung windows on the first story. A one-over-one-light, double-hung window is located above each of these on the second story. A smaller one-over-one-light, double-hung window is located between the two second-story windows, close to the left window. No shutters are present around this window. The side of the rear one-story shed-roof addition has a window with two, single-light sliding sashes on the north elevation.

The south side elevation contains a sixteen-over-sixteen double-hung window located to the left of center on the first story. An awning is present over this window. A small, single-light, fixed sash window is located towards the front of the house and slightly above the first story. It likely provides natural light for a stairway. The second story contains two one-over-one-light, double-hung windows. The right window is taller and centered on the wall, while the other window is located to the left of the first. The south side of the rear one-story shed-roof addition includes a flush-mounted entrance with a full-length glass storm door and an interior wood door. The interior door contains a single, vertical light in the top half. An awning is present over the day.

The rear (west) elevation consists of the first story shed-roof addition and the second story of the original house. No rear addition or features are shown on the 1946 Sanborn map. The second-story of the original house contains a centered one-over-one-light, double-hung window. The west wall of the addition contains a combination sliding door/window in the northwest corner.

A c.1950 detached, metal garage is attached to the east wall of the neighbor's garage. The two garages share a common roof. The right section is associated with 312 Broadway and contains a single solid wood overhead door. No windows are present.

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St. John Rental House #1  
Name of Property

Muscatine  
County

312 Broadway  
Address

Muscatine  
City

## 8. Narrative Statement of Significance

The St. John Rental House #1 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.

It appears most likely that James and Agnes St. John built this and the adjacent house at 314 Broadway around 1906 as rental houses. They lived on the west halves of the lots at the time, at 313 Cherry. This construction was part of a trend between 1895 and 1910 to construct additional housing units as Muscatine boomed due to the pearl button industry. This is not the only example of this type of construction in this period, nor does it appear particularly significant. None of the renters at this location appear to be significant. No significant event is known to have occurred at this property. In addition, although the house does retain a large amount of integrity, it does not appear to have any outstanding architectural features that would make it significant. Additionally, the non-historic siding may obscure other features. Thus, the St. John Rental House #1 does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the St. John Rental House #1 does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The c.1906 construction date reflects the building trends of this neighborhood in this period, as additional properties were constructed or converted to rental use. In addition, the overall integrity of the house is good. While some alterations have reduced some of that integrity, the building's original footprint and general features remain. Thus the St. John Rental House #1 does substantially contribute to this potential historic district.

This house faces a square reserved in the original plat of the town in 1839, with 4<sup>th</sup> and Broadway streets entering at the middle of the sides of the square. The reservoir was located at the southwest corner of the square, in front of this house. This house and the neighboring house at 314 Broadway have a similar footprint, suggesting coordinated construction. If that did occur, one possible builder would have been Morgridge, constructing both houses when he owned the property between 1880 and 1886. However, another likely builder was John and Agnes St. John, who purchased the property in 1892. No city directory listings have been identified for 312 or 314 Broadway until 1907, suggesting a later period of construction. Additionally, the early 20<sup>th</sup> century saw a housing shortage and demand in Muscatine that led to the construction of several rental properties.

George Stone sold the E 1/2 of Lots 7 and 8, Block 49 to Joseph Greene on December 17, 1855 for \$1000 (Book Q; Page 135). The high price could indicate some type of earlier building on the property. However, Greene and Stone were in the banking business together and participated in a number of financial transactions that could have used the real estate as various components of business deals. This could have led to inflated prices. This would seem to have been the case with the E 1/2 of Lots 7 and 8, which Greene's heirs sold on July 1, 1880 to W.R. Green for \$500 (Book 16; Page 17). On July 15, 1880, Green sold the east half of both lots to G.O. Morgridge for \$800 (Book 15; Page 220). Quit claim deeds were filed in 1883 and 1886, apparently to clarify ownerships (H.S. and F. Green to George Morgridge on

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St. John Rental House #1

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312 Broadway

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June 12, 1883 for \$1 (Lots Book 14:236), Charles Green to George Morgridge on November 6, 1886 for \$800 (Lots Book 14:365). No house is shown here on the 1874 birds-eye view of Muscatine. City directories indicate Morgridge did own and live in the house on the west half of Lots 7 and 8 (313 Cherry) during this period. Following his graduation from the college, Morgridge opened a medical practice in West Liberty. In 1878 he moved his practice to Muscatine.

Morgridge sold Lots 7 and 8, Block 49 to Charles E. Ruth on December 17, 1886 for \$5,000 (Book 21; Page 248). Although a house was already located on the west half of those lots, the higher price might indicate both halves of the lot containing improvements – perhaps the same gable-front house on the west halves shown on the 1874 birds-eye view and the two rental gable-front houses on the east halves. Or, it seems more likely that the east halves of the lots remained vacant, with a larger house constructed on the west halves at 313 Cherry, or the earlier house expanded to the current form. Charles Ruth is not listed in the 1886 Muscatine City Directory. The 1889 city directory states that Ruth was living at 607 E. Sixth Street. He is also listed as being a physician and surgeon.

Ruth sold Lots 7 and 8 of Block 49 to Fannie Johnson on May 29, 1888 for \$4,500 (Lots Book 21:543). Fannie Johnson is not listed in the Muscatine City Directories for 1886, 1889, or 1891, but the listing is likely under an unknown husband. In the 1889 city directory, J.H. St. John is listed as a resident of 313 Cherry. He worked as a grocer for Lillibridge and St. John grocery store. No listings have been identified for 312 or 314 Broadway between 1883 and 1904.

Johnson and husband then sold Lots 7 and 8, Block 49 to Agnes L. St. John on July 23, 1892 for \$4,200 (Lots Book 24: 376). Agnes Hatch married James H. St. John on December 12, 1889. He was already living at 313 Cherry on the west halves of the lots in 1889, and apparently they then purchased the property. The similarities of sales prices in 1886, 1888, and 1892 indicate no new improvements on Lots 7 and 8 (313 Cherry, 312 Broadway, 314 Broadway) during this period. Thus, assuming that the jump in the 1886 sales price indicates a larger house at 313 Cherry completed in the early 1880s, then the two rental houses on the east halves of the lot were not constructed until the early 20<sup>th</sup> century, when St. John owned the property. James H. and Agnes St. John continued to live at 313 Cherry through the 1920s, and owned the property associated with 313 Cherry, 312 Broadway, and 314 Broadway until Agnes's estate was settled in 1931. A housing demand around the turn of the century led to the construction of several rental houses in the West Hill neighborhood, as well as in other areas of Muscatine. Since no city directory listings have been identified for 312 or 314 Broadway until 1907, this suggests that the houses were not constructed until around 1906. The 1899 and 1900 city directories do have listings for 404 and 408 Broadway, indicating that if there were houses at 312 and 314, there should be some sort of listing in the reverse street directory. This supports construction by St. John of both 312 and 314 Broadway around 1906.

The house was used by St. John as a rental property until the 1930s. The city directory shows C. Lewis & Bertha R. Smith living at this house in 1907. He was a foreman for Woolverton. In 1908-09, the house was vacant. In the city directory for 1911, Fred Hopkins lived there, and he worked at the Novelty Store. In the 1916 city directory, W.B. Humphries lived there. The 1919 city directory has it as vacant. The

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St. John Rental House #1	Muscatine
Name of Property	County
312 Broadway	Muscatine
Address	City

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1920 census listed Allen G. and Mabel H. Smalley as living there. He was the publisher for McKibben & Bliven. The 1921 city directory lists Allen G. and Mabelle Smalley as living there. He again is the publisher for McKibben & Bliven. They are listed as living there in the 1923-24 city directory. Allen was the son of George W. and Mary B. Lewis Smalley. The 1927 city directory has the property as vacant. In the 1929 city directory, Roy S. & Treva Risley lived there.

On September 1, 1931, John Bloom bought the E 61'8" of both Lots 7 and 8, Block 49, (312 and 314 Broadway) from the Agnes St. John estate (Book 77; Page 39). The 1931 city directory lists Michael and Genevieve Geltz as the residents of 312. He was a chauffeur for Railway Express Agency. The 1934 and 1937 city directories list Addison J. & Velma Phillips as living there. He is a sheet metal worker.

The 1937 directory states that Addison J. and Velma Phillips were residing in this home. Mr. Phillips was a sheet metal worker. Beginning in the 1938 Muscatine City Directory, Bert and Nellie Lillibridge lived at the address through the 1959 directory. Mr. Lillibridge was listed as having to different occupations in this time period. Beginning in the 1938 through 1954 he was listed as being a carpenter at Huttig Manufacturing. Then in the 1956 through 1959 directories, he was listed as being a woodworker.

Clarence and Nellie Bloom (relationship unknown) purchased the E 61'8" of Lot 7, Block 49 (only 312 Broadway) from John R. Bloom on July 10, 1947 (Book 123; Page 138). According to the city directories for 1946 to 1956, Bert & Nellie Lillibridge lived there. He was a carpenter for Huttig Manufacturing.

Bloom sold the same parcel on March 25, 1964 to James and Rita Lamb (Book 209; Page 576).

## 9. Major Bibliographical References

Census Records, United States Census Bureau.

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

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

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.

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911.

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 Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

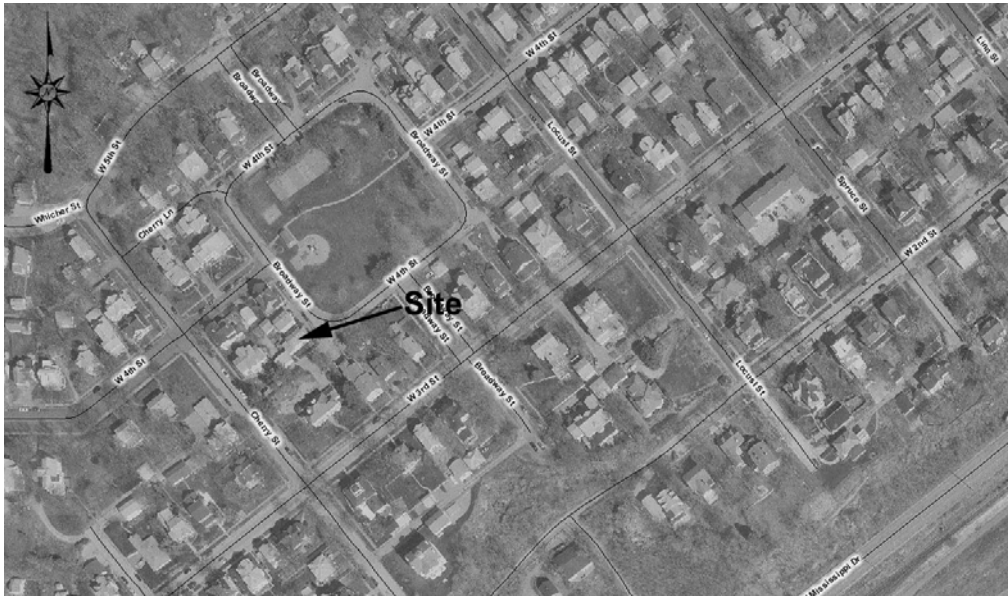
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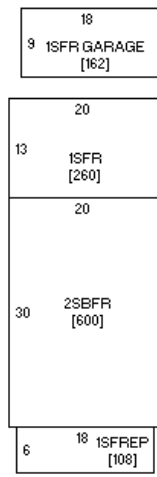
St. John Rental House #1 Name of Property Muscatine County

312 Broadway Address Muscatine City

**Location Map**



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



(front – Broadway Street)

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Site Number 70-01101

Related District Number 70-01005

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St. John Rental House #1  
Name of Property

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## Photograph of building (digital image)

