

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

State Inventory No. 70-01103 **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 #2
 other names/site number Field Site #: WH-205

2. Location

street & number 314 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) 8 E 61.8'

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>	<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>	<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

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic/Single Residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A01: House / Front Gabled Roof</u>	foundation <u>10A: Concrete block</u>
_____	walls <u>15B: Vinyl siding</u>
_____	roof <u>06A: 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 314 Broadway

Site Number 70-01103
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 1/20/2006

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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St. John Rental House #2
Name of Property

Muscatine
County

314 Broadway
Address

Muscatine
City

8. Narrative Description

This is a two-story, two-bay, front-gabled roof house. The house sets on a brick foundation. The walls are frame, clad in aluminum siding. The front-gable roof is clad in asphalt shingles.

The front elevation faces east and is across Broadway from Reservoir Park. The open porch shown on the 1946 Sanborn map has been removed and a small gable roof supported by brackets is centered over the single-door entry. The door is a wood panel door with a single-light window in the top half. The window has a etched nature scene with a deer. A one-over-one-light, double-hung window is to the left of this entry. An awning is located over this window. 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 312 Broadway. A single one-over-one-light, double-hung window is slightly off center to the left. The second window is a wider, but shorter one-over-one-light, double-hung window located to the right of the first window. Each of these windows has metal awnings.

On the north side elevation, there is a pair of one-over-one-light, double-hung windows slightly to the right of center on the first story. A smaller single-light, fixed sash window is located to the left of this pair and slightly above them. There are two windows located toward the rear of the second story. One is a taller window with one-over-one-light, double-hung sashes that appears nearly centered in the wall. A shorter, wider window is located to the right of the first window. It contains a one-over-one-light, double-hung window. A one-story, shed-roof addition is located at the rear of the house. The addition's north wall is nearly flush with the north wall of the main house. A single, aluminum combination storm door is centered on the framed wall. The side of this house mirrors the south elevation of 312 Broadway.

The south side elevation of 314 Broadway mirrors the north elevation of 312 Broadway. There are two one-over-one-light, double-hung windows on the first story that are centered on each half of the elevation's wall. The second story contains three openings. The rear opening is aligned with the rear window of the first story. This opening contains a one-over-one-light, double-hung window. The remaining two second-story openings are windows located in the front half of the elevation wall. The left window is aligned slightly to the left of the corresponding first-story window, while the right second-story window is located to the right of the first-story window. Both contain one-over-one-light, double-hung sashes. The second story windows on the south elevation have metal awnings over them.

The rear has a one-story porch that covers the northwest half of the rear wall. The porch is covered with a shed roof. The west wall of the porch contains a centered combination aluminum storm door. A one-over-one-light, double-hung window is located on each side of the door. The south wall of the porch contains two one-over-one-light, double-hung windows. The window closest to the main house is narrower than the outside window. The uncovered portion of the main house's rear wall also contains a small, one-over-one-light, double-hung window to the right of the porch. There is also a centered one-over-one-light, double-hung window located on the second story. Both the second-story window and the first-story window on the uncovered portion of the back wall both have metal awnings.

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A detached frame garage with gable roof is located to the north of the house and sets slightly behind it. The front (east) elevation contains a nearly full-width overhead wood door. No windows are located in the building.

8. Narrative Statement of Significance

The St. John Rental House #2 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 312 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 #2 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 #2 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 #2 does substantially contribute to this potential historic district.

This house faces a square reserved in the original plat of the town in 1839, with 4th 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 20th 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.

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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 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.

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 20th 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

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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.

Future directories showed various residents, indicating the house was used as a rental for the first three decades of the 20th century by St. John. In 1907, Walter E. Johnson and Amanda lived at 314 Broadway. Walter E. Herrick lived there in 1908-09. He was a piano tuner for H. Schmidt & Sons Company. In the 1911 city directory, Samuel H. and Mary Paul lived at 314 Broadway, he was a button cutter. In the 1913 city directory, Orville and Adda Mongerson lived at 314 Broadway and he worked as a brakeman for MN & S railroad. The city directory listed J.H. Storm in 1916. In the 1919 city directory, A.G. Smalley lived at 314 Broadway. Mrs. Clarissa R. Mayer (widow of Ezra) lived there but it also listed h 112 Park Avenue. Mrs. Christine Hagen (widow of Ludwig) lived there in 1921. In the 1923 city directory Peter and Zora Walters lived at 314 Broadway, and he worked as a machinist for Barry Company, as well as Lloyd G. (who also worked at Barry Company) and Velma M. Walters. In 1929 city directory, Roy S & Treva Risley, no occupation listed. In the 1927 city directory, Dewey H. and Lulu Hiatt are listed at 314 Broadway and he was a machinist.

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). He continued to operate both as rental properties. The house in the city directory in 1931 was listed as vacant. In the 1936 city directory Andrew G. and Verna A. Nietzel lived at 314 Broadway. They lived there through 1951. Mr. Nietzel was listed as being a driver in each of these directories; no specifics for the company were given. Clarence and Nellie Bloom (relationship unknown) purchased the E 61'8" of Lot 8, Block 49 from John R. Bloom on March 6, 1946 (Book 115; Page 143).

The Blooms sold the same parcel on February 6, 1948 to Glen and Carolyn Bloom (Book 126; Page 16). In the 1952 city directory, Glen A. and Carolyn Bloom were listed as living at 314 Broadway. They lived there through 1955. Mrs. Bloom is listed as being a teacher at Jefferson School. No occupation was listed for Mr. Bloom in the 1952-1955 city directories. In the 1956 city directory, Glen and Carolyn L. Bloom still lived there, but he is listed as a director of advertising at Kent Feeds. Mr. and Mrs. Bloom are listed as residing at 314 Broadway through the 1959 directory. They built a new house at 301 Ash in 1960, selling this house and moving there. Glen Bloom sold the E 1/2 of Lot 8, Block 49 to Jewell Chandler on November 21, 1960 (Book 193; Page 54). At this time, he moved into his new house at 301 Ash.

9. Major Bibliographical References

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

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

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

History of Muscatine County, Iowa. Chicago: Western Historical Company, 1879.

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.

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889.

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.

Location Map



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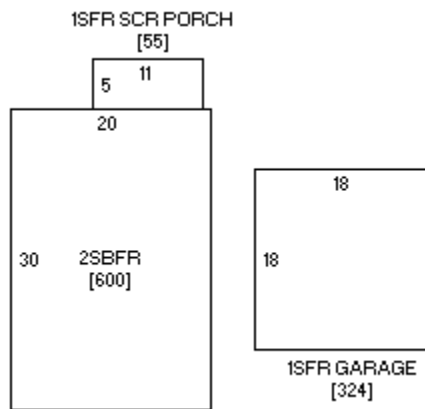
St. John Rental House #2
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Plans of buildings on site (from assessor's office)



(front – Broadway Street)

Photograph of building (digital image)

