

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

State Inventory No. 70-00184 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 D. C. and Irving B. Richman House
 other names/site number Field Site #: WH-023

2. Location

street & number 506 W. 2nd 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) 7 Lot(s) 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	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>3</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>3</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>05B: Late Victorian / Italianate</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input 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 506 W. 2nd Street

Site Number 70-00184
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)

02 Architecture

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 Jay Brady, Chair

organization Muscatine Historic Preservation Commission date November 30, 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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D.C. and Irving B. Richman House
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7. Narrative Description

This is a two-story, three-bay, Italianate style, brick house. The house sits on a brick foundation. The walls are brick. The hip roof is clad in asphalt singles. The Sanborn maps from 1888 to 1946 show few changes to this house over this period of time, with the possible enlargement of the front and rear porches between 1892 and 1899.

The three-bay front elevation faces north, and it has a porch that extends across the first story. The porch has four slender rectangular columns resting on rusticated concrete block piers that extend to rail height. The block foundations have square wood caps that form the base for the upper wood columns. While the upper wood detail of the porch between the columns appears original, the bases suggest that they were replaced in the early 20th century. The wood porch floor rests on a wood frame that spans between columns. A wood panel encloses the space beneath the floor framing and the ground. Wood rails span between the columns and have vertical rectangular elements. The top of the columns feature an elaborate, carved cap with elegant curved brackets from the column cap to the roof. The slender vertical column continues the column from the column cap to the roof. The roof eave features a simple beam spanning between columns and a simple roof cornice. A prominent classic Italianate feature is the decorative wrought iron that outlines the porch roof. The double door entry is in the west bay. The two four section screen doors with slender wood framing have a common arched screened transom. A segmental brick arched window hood spans the opening. The inner doors are large wood doors with large windows and a single-light transom. The west door has a mail slot between the panel and the glass. One single-over-single-light double-hung window is located in each of the other two bays. The windows have segmental brick arch window hoods with shoulders and wood sills. The second story has three single-over-single-light double-hung windows with same style segmental brick arch window hoods with shoulders and wood sills. The second story windows are vertically aligned with the windows and door below. The roof eaves have classic Italianate eaves with brackets and simple roof cornice.

The north side of the bay window contains a single-over-single-light double-hung window vertically aligned in the first and second stories. The windows have segmental brick arch window hoods with shoulders and wood sills. The first story window has an elaborate window roof overhanging the window. The window roof features outer brackets supporting a mansard style sloped roof piece. The same decorative wrought iron work that outlines the front porch roof outlines the window porch roofs. A decoratively carved wood arch parallels the window hood beneath between the two porch brackets.

The east elevation contains two first story and one second story window in front of the bay window at the rear (south portion) of this elevation. The first story has a window in each of the two front bays. The window in the north bay is wider than the other windows and is a single light window with a leaded glass sunburst pattern window transom. The single-over-single-light double-hung windows in the other bay are vertically aligned. The bay window is square on this side, with a single-over-single-light double-hung window on each side of each story. The windows have segmental brick arch window hoods with shoulders and wood sills. The first story window on the north side of the bay window has an elaborate

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window roof overhanging the window. The window roof features outer brackets supporting a mansard style sloped roof piece. The same decorative wrought iron work that outlines the front porch roof outlines the window porch roofs. A decoratively carved wood arch parallels the window hood beneath between the two porch brackets. The eaves have the same styling and brackets as the front. A two light attic window is located in the entablature aligned with the middle bay windows. A curved roof dormer with a single light window is located above this bay.

The three bay west elevation has the same style windows and arched window hoods and bracketed eaves as the front and east elevations. The north bay contains one window in the second story. The middle bay contains a window in the second story and a slightly vertically offset window in the first story. The rear bay is the protruding square bay window, with a single-over-single-light double-hung window on each side of each story. The first story window on the north side of the bay window has an elaborate window roof overhanging the window. The window roof features outer brackets supporting a mansard style sloped roof piece. The same decorative wrought iron work that outlines the front porch roof outlines the window porch roofs. A decoratively carved wood arch parallels the window hood beneath between the two porch brackets. A curved roof dormer with a single light window is located above the middle bay.

The rear elevation features the same style windows and bracketed eaves as the rest of the house. The A back porch runs the width of the house with same style bracketed columns and railing as the front porch. The rear entry is centered in the elevation with a window flanking each side. The two second story windows are vertically aligned with the first story windows. The large brick chimney protrudes from the hip roof in the back quadrant of the roof.

The house features a gable roof brick shed that appears to be used as an simple outbuilding. The building is not shown in the 1928 Sanborn Map but the brick shed and the concrete block garage appears on the 1946 Sanborn Map. The north elevation facing the house features an end gable roof with a wood panel door and older style door light fixture. The west and east elevations have a single six-over-six-light double-hung window in the center of the elevations. The south elevation fronts the alley and has no openings. The building has a brick chimney running up through the roof peak.

A c.1940s concrete block garage fronts the alley. The garage is not present in the 1928 Sanborn but is present by the 1946 Sanborn Map. The garage is has earth backfill around the east, north and west elevations and a flat concrete roof. The garage door is a modern vertical opening metal panel door.

A decorative historic wrought iron fence encloses the property in the front along 2nd Street.

8. Narrative Statement of Significance

The D.C. Richman House appears to be individually eligible for the National Register of Historic Places under Criterion A, B, and C. In addition, it appears to be a contributing building in a potential "West Hill" neighborhood historic district and would likely be considered a significant anchor to the potential district.

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The D.C. Richman house has had very little altered from its original construction and is an excellent example of classic Italianate styling. However, numerous Italianate houses are found in Muscatine. While it has several features characteristic of the style, it does not appear to be an outstanding example of an Italianate house. However, the house is individually significant due to its association with two members of the Richman family who were prominent members of Muscatine society – DeWitt C. Richman and Irving B. Richman. DeWitt C. Richman was a practicing attorney and prominent and well-respected judge who came to Muscatine in 1844 from Ohio. He practiced with a number of notable Muscatine attorneys including Jerome Carskaddan, and he lived here from construction in 1882 to his death in 1899. It has not been confirmed if the earlier house that he lived in on Cedar Street from the 1860s to 1882, when he achieved many of his notable achievements. If it isn't, then this remains the house best associated with D.C. Richman. The house is perhaps even more significantly associated with his son, Irving Richman, who lived here from 1899 to his death in 1938. Irving B. Richman started his career as an attorney, but is most recognized for his history writing having authored several publications. His historical works, which delved mainly into the early background of New England and California, brought him national recognition. He was generally known as Iowa's foremost historian with one of his most widely read books, "Ioway to Iowa," being hailed by critics as an outstanding treatise of the founding and development of the state. Thus, it appears individually eligible for the National Register of Historic Places under Criterion B.

The D.C. Richman House also appears to be a contributing building in a potential "West Hill" neighborhood historic district for its architecture, distinguished residents, and neighborhood evolution. This house is a classical Italianate that is exemplary for its period. This Italianate home is one of the finest examples in the West Hill neighborhood if not all of Muscatine. The house represents the pinnacle of career for this esteemed lawyer and judge and supports the movement of other notable lawyers, bankers, and financiers at this time to this neighborhood including Jerome Carskaddan, his former law partner.

Dewitt Clinton Richman bought Lot 7, Block 7, from George Reeder on October 8, 1881 (Lots Book 16: 333). George Reeder is first listed as a resident of Musserville in 1876-77 with no listing in 1877-78. He was listed without a street address and working at Musser Lumber in 1879. D. C. Richman likely constructed this house in 1882, and the family moved here from his house on Cedar near 8th Street. D.C. Richman was born Sept 1, 1826 in Ohio, moving to Muscatine at age 18 in 1844. In 1846 he returned to New Jersey where he lived before moving back to Muscatine in 1853. In 1854 he was admitted to the bar. He married Miss Mary Berdine in Brooklyn, NY, on Sep 1, 1855. (*Portrait and Biographical Album, Muscatine County, Iowa* 1889: 476). From 1855 to 1863, he was in a law partnership with his brother J.S. Richman until his brother became District Court Judge (*Portrait and Biographical Album, Muscatine County, Iowa* 1889, P. 476). In the 1856 city directory, he is listed as boarding at the north side of 5th street west of Chestnut and was practicing law at Richman and Brother. By the 1859 city directory he is residing at the south side of 6th between Spring and Poplar and practicing law at Richman and Brother. The 1860 Census lists D.C. Richman, 32, Lawyer; with Mary, wife, 24. He resided at the west side of Cedar near 8th and was practicing with Jerome Carskaddan at Richman &

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Carskaddan in 1869-70. D.C. Richman could not be identified in the 1870 census; however, their only son that lived, Irving B., was born in 1861. From 1863 to 1878, D.C. Richman was in a law partnership with J. Carskaddan as Richman & Carskadden until D.C. Richman was appointed Circuit Court Judge. Richman & Carskadden became one of the "strongest law firms in Eastern Iowa." He would continue residing at this location on Cedar through the 1878 directory. By 1879, he had argued many important legal cases in Iowa District and Circuit courts and in the United States Circuit and Supreme Courts. From 1878 to 1882 he was Circuit Court Judge of Scott and Muscatine Counties having been re-elected two additional terms (*History of Muscatine County Iowa*, 1879: 615; *Portrait and Biographical Album, Muscatine County, Iowa* 1889, P. 476). Judge Richman was universally respected as evidenced by the press at the time of his resignation - The Davenport Democrat of Dec.22, 1882 says: "It can be said of him that he has fulfilled the duties of the position in as satisfactory a manner as any Judge who has ever occupied the bench in this district, and that is pretty high praise. Judge Richman is learned in the law, spotless in character, prompt in decision on the bench and in reserved decisions, and in all ways conscientiously just. There is an air of purity and dignity in his administration of his duties that elevates his office in the eyes of men." (*Portrait and Biographical Album, Muscatine County, Iowa* 1889, P. 476).

These achievements occurred while D.C. Richman lived at the house on Cedar, described as 834 Cedar (address later changes) and on the west side of Cedar north of 8th Street. Deed research has not been conducted on these properties to determine which was owned by Richman, and thus, if this house still stands. The houses currently at 816 and 818 Cedar look as though they could date to construction in the 1860s. If one of these is the Richman House, then this house is better associated with the prominent life of D.C. Richman than this house on 2nd Street. Additionally, Irving B. Richman appears to have continued to live in this family house on Cedar, prior to inheriting the 2nd Street property in 1899. Some of his early life activities are also more closely associated with this Cedar Street property than this house on 2nd Street.

It was as Dewitt Clinton Richman served as the circuit court judge that he bought this property late in 1881, and likely built this house in 1882. By 1883, the city directory lists him as living at 506 W. 2nd Street and practicing with Richman and Son, which included his son Irving B. Richman who resided at 834 Cedar, likely in the family home. D.C. Richman would continue to live at 506 W. 2nd until his death in 1899. From 1883 to 1886 he was in partnership with George M. Titus in the law, real estate, and loan business. From 1886 to 1894 he was in law, real estate, and loan business with his son, Irving B, as Richman & Son. By 1894 he had retired (Obituary, Muscatine Journal, 1899). D.C. Richman's death occurred on January 25, 1899 at the age of 78. His obituary notes that "Mr. Richman was one of Muscatine's most honored and best known citizens. He was upright as a lawyer, as a citizen, and in all his other relations in life. His home life was a model. There was not blemish on his good name" (Obituary, Muscatine Journal, 1899). Judge Richman was also associated with business in Muscatine primarily the financial sector being stockholder and director of the Merchant's Exchange Bank (successor to First National Bank) and the Muscatine Savings Bank. D.C. Richman was also interested in history, literature, and poems having published a collection of his poems under the title of "The Talisman and Other Poems." (*Portrait and Biographical Album, Muscatine County, Iowa* 1889, P. 476)

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Upon his father's death in 1899, his son Irving B. Richman inherited the 2nd Street property. He previously lived at 834 Cedar from 1883 to 1894 with no directory listing in 1895-1899. Irving Berdine was born in Muscatine, on October 17, 1861, graduating from the State University of Iowa in 1883. In 1884, he was admitted to the bar and subsequently clerked in his father's office until 1886 when he was admitted into partnership, under the firm name of D. C. Richman & Son. He married Elizabeth on June 7, 1887. He took an active interest in political affairs, and was the President of the Young Men's Democratic Club of Muscatine in 1889 (*Portrait and Biographical Album, Muscatine County, Iowa* 1889: 476). Irving B. Richman worked in the law firm of D.C. Richman & Son from 1883 to 1894 when his father retired. At that time, he continued on his own. He served as representative in the Iowa legislature for two terms and for five terms served as the United States Consultant General to St. Gall, Switzerland, 1893-1898 (Obituary, *Muscatine Journal*, 1938).

After inheriting the house, Irving B. Richman and his wife Elizabeth G. lived at 506 W. 2nd from 1900 to his death in 1938. He practiced law at 209 Iowa Avenue in 1900. The 1900 Census indicates that Mary Richman, 64, widow was boarding at 504 E. 8th Street. Irving Richman (38, lawyer) owned the house at 506 W. 2nd Street. His household included his wife Elizabeth (40), daughter Grace (10), and son Clinton (9). Prominent in library work, he was active in the establishment of the P.M. Musser Public Library and served on the library board of trustees, and chairman of the book committee from July 13, 1903 to his death in 1938. Mr. Richman helped in the selection of the original collection of books for the library. The 1904 City Directory lists him with wife Elizabeth and working as a lawyer at 209 Iowa Avenue. The 1909 City Directory lists him with wife Elizabeth and working as a lawyer at 209 Iowa Avenue. The 1904 and 1909 city directories list him as a lawyer practicing at 209 Iowa Avenue and residing with wife Elizabeth G. at 506 W. 2nd. The 1910 Census lists Irving B. (48, attorney) living at 506 W. 2nd Street with Elizabeth G. (wife, 46) Grace E. (daughter, 19). Irving is probably best known locally as the author of the *History of Muscatine County, Iowa* in 1911, a definitive work on Muscatine history through the early 1900s. The 1913, 1916, and 1919 city directories list him as a lawyer practicing at 209 Iowa Avenue and residing with wife Elizabeth G. at 506 W. 2nd. The 1920 Census lists Irving B., 57, attorney, with his wife Elizabeth G, wife, 55. The 1921 and 1923 city directories list him as a lawyer and residing with wife Elizabeth G. at 506 W. 2nd. The 1924 through 1938 city directories list him as a lawyer and residing with wife Elizabeth G. at 506 W. 2nd. He died at age 77 on December 6, 1938. His obituary recognized his writings as much as his law career. He historical works, which delved mainly into the early background of New England and California, brought him national recognition. He was generally known as Iowa's foremost historian and his c.1931 book "Iowa to Iowa" which was probably his most widely-read contribution, was hailed by critics as an outstanding treatise of the founding and development of the state. (Obituary, *Muscatine Journal*, 1938). Their daughter, Grace Richman McMath, inherited the property.

After a series of sales following Irving's death, Arthur R. and Elizabeth A. Howe bought the property in 1939. Howe and his wife Elizabeth A. lived at this location from 1940 until Arthur's death in 1949. The Howes lived at 1707 Mulberry prior to moving to 506 W. 2nd. Mr. Howe was born March 31, 1893 and married Elizabeth Armstrong at Knoxville June 4, 1917. He was in the wholesale flour and feed business at Galesburg prior to coming to Muscatine in 1928 as manager of the Montgomery Ward Store. Arthur

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was the manager of Montgomery Ward until 1946. At that time, he worked with his son Arthur Jr as proprietors of Magnus Model Laundry. He was a member of the Presbyterian Church and of the Elks, Moose, and Eagle lodges. He had been active in the Rotary club of which he was past director. (Obituary, *Muscatine Journal*, 1949).

Widow Elizabeth A. Howe continued to live at 506 W. 2nd after Arthur's death in 1949 until her death on May 9, 1981 at age 88. She was a member of the First United Presbyterian Church, BPW, was past president of the United Presbyterian Women and was also a member of the Garden Club. Survivors include one son, Arthur R. of Muscatine, two grandchildren, four great-grandchildren (Obituary, *Muscatine Journal*, 1981).

9. Major Bibliographical References

Andreas, A.T. *Illustrated Historical Atlas of the State of Iowa*. Chicago, 1875.

"A.R. Howe, 56 Succumbs at Home Here," Obituary, *Muscatine Journal*, September 8, 1949, P 1.

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920.

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

"D.C. Richman," Obituary, *Muscatine Journal*, January 26, 1899, P 1.

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

"Elizabeth Howe," Obituary, *Muscatine Journal*, May 11, 1981, P 12.

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.

"Noted Muscatine Author (Irving Richman) and Statesman Succumbs Following Long Illness" Obituary, *Muscatine Journal*, December 6, 1938, P 1.

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.

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Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

Location Map



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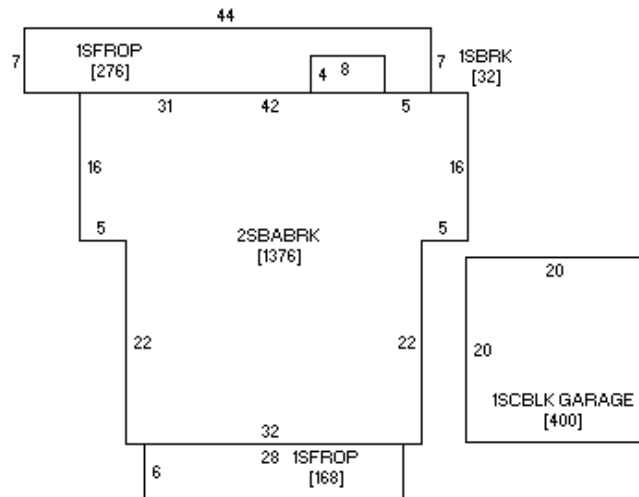
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

