

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

State Inventory No. 70-00232 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 Charles Stone House
 other names/site number Field Site #: WH-101

2. Location

street & number 705 West 3rd 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) 49 Lot(s) 5

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	Noncontributing
<input type="checkbox"/> district	_____	_____	_____
<input type="checkbox"/> site	_____	_____	_____
<input type="checkbox"/> structure	_____	_____	_____
<input type="checkbox"/> object	_____	_____	_____
	_____ buildings	<u>1</u>	<u>1</u>
	_____ sites	_____	_____
	_____ structures	_____	_____
	_____ objects	_____	_____
	_____ Total	<u>1</u>	<u>1</u>
			buildings sites structures objects 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>04C: Limestone</u>
_____	walls <u>02A: Weatherboard</u>
_____	roof <u>08A: 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 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 Address 705 W 3rd Site Number 70-00232
City Muscatine 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

1858

check if circa or estimated date

Other dates

c.1888?

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 1/27/2006

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: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

Charles Stone House
Name of Property

Muscatine
County

705 W 3rd
Address

Muscatine
City

7. Narrative Description

This is a two-story, three-bay, gable-front, side passage house with some Italianate detailing. The house sets on a thick, limestone and brick foundation. The walls are frame, clad in aluminum siding. The gable front roof is clad in asphalt singles. The lot is slightly elevated above Third Street.

The front (south) elevation has a one-story, wrap-around porch that covers the south and west sides of the house. Three simple columns support the porch's shed roof on both the front and side, with a shared corner column. A porch railing with balusters extends around the porch. The first-story front openings include an entrance on the left side of the porch and a row of three windows to its right. The entrance is aligned with the front porch access. A set of steps leads up to the porch. A second set of steps in front of the porch steps leads up from the street level. The main house entrance projects out from the front plane of the house. A wood screen door with a sidelight covers a wood interior door with large upper light. An interior sidelight is also present. The two outside windows in the row of windows to the right of the entrance contains similar one-over-one-light, double-hung wood sashes. The wider, center window contains horizontal, two-over-two-light, double-hung wood sashes. Small, horizontal wood lintels extend out slightly above each window. A row of three windows extends across the second story. Each window contains one-over-one-light, double-hung sashes. Similar lintels as the first-story windows are also present on these windows. A round, one-over-one-light, double-hung attic window is present in the upper gable. A series of brackets extend along the eaves.

No historic photograph of this house has been located.

The west side of the house contains a centered entrance on the first story. The entrance contains a flush-mounted combination, aluminum storm door and a wood interior door with a single light in the upper half. A single, mid-level window is located to the right of the entrance. It contains one, lead glass, multi-light fixed sash. It is the only opening in the front half of the east wall. A group of first-story windows is located to the left of the centered entrance. An additional single window is centered between the window group and the left end of the wall. The two outside windows of the group and the single window each contain one-over-one-light, double-hung windows. The two shorter interior windows of the group also contain one-over-one-light, double-hung sashes. Three second-story windows are present in the back half of the wall. The right window is centered on the wall and aligned over the first-story entrance. The left window is aligned over the single first-story window. The remaining second-story window is centered between the other two. Decorative brackets extend along the eave. A shed dormer is centered on the roof, and contains three one-over-one-light windows. Four basement casement windows, two in the front half and two in the back half, are located in the foundation.

The east side elevation contains the front porch extension. The extension covers about three-fourths of the elevation's first story, including a side entrance located just under the north end of the porch roof. The entrance contains a flush-mounted single-light, glass storm door with an interior wood door. A transom is located above the door. A single one-over-one-light, double-hung window is centered on the first story between the entrance and the front of the house. A shorter one-over-one-light, double-hung

Iowa Site Inventory Form Continuation Sheet

Page 4

Charles Stone House	Muscatine
Name of Property	County
705 W 3rd	Muscatine
Address	City

window is centered between the entrance and the back of the house. Four openings are located on the second story. Three of the openings are aligned over each of the three first-story openings. These second-story openings each contain one-over-one-light, double-hung windows. The remaining second-story opening is a smaller, one-over-one-light, double-hung window located just to the left of the story's main middle window. The bracketing under the eaves continues on this elevation.

The back (north) elevation contains a two-story addition that covers the west two-thirds of the back wall. A one-story enclosed porch that is attached to the northwest corner of the addition. The east half of the second-story addition is a covered porch supported by a single, square corner column. A railing with balusters encloses the porch. A single, one-over-one-light, double-hung window is located under the porch and next to the house's main north wall. A single, one-over-one-light, double-hung window is located to the left of the addition on the main house's second-story north wall. This window contains one-over-one-light, double-hung sashes. The second-story of the addition also contains a one-over-one-light, double-hung window on its north wall. A one-over-one-light, double-hung window is present on the first-story of the rear addition's east wall. The addition's shed roof has the same decorative bracketing under the eaves as the rest of the house. The open porch attached to the rear of the addition is covered by a hip roof. The porch includes an entrance and a typical window.

A non-historic garage, which has been converted into a business, is located at the rear of the lot. The garage is a one-story, frame building clad in aluminum siding. It is covered by a gable roof. The north (front) elevation of the garage contains a row of three single-light, casement windows that is centered on the wall's east half. An entrance, containing a two-light, aluminum panel storm door and a solid interior door, is located to the right of the window group. The south wall of the garage contains a single, solid metal door in the southeast corner.

8. Narrative Statement of Significance

The Charles Stone 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.

Though previous work has identified this house as built for Thomas Brown in the 1860s, it appears that it was actually built for Charles Stone around 1858. Brown owned this the property from 1887 until his death in 1911. Unless a new house was constructed in this period, then the house was built for Stone around 1858. This house has good integrity. It has been repainted in a Victorian style colors with trim. It is a good representation of this style and era of house. It fits with the surrounding area houses. Several gable-front Italianate houses were built in town at this time, and it does not appear to be particularly architecturally significant, though it retains good integrity. Thus, the Charles Stone House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

Iowa Site Inventory Form Continuation Sheet

Page 5

Charles Stone House	Muscatine
Name of Property	County
705 W 3rd	Muscatine
Address	City

However, the Charles Stone House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It was built around 1858 at a time that the West Hill neighborhood was just beginning to be settled. Its construction contributed to the development of the neighborhood, particularly this section near the top of the bluff. It retains excellent integrity from this period. Thus, it contributes historically and architecturally to this potential district.

The abstract notes that G. Worsham sold the property to Charles Stone on September 29, 1857 (deed reference not available). Charles Stone was listed in the 1856 city directory on the east side of Cherry, south of Fourth. In the 1859 city directory, he was listed as a hardware and agricultural implements salesman. He lived at 3rd between Cherry and Broadway. In the 1860 census, Charles (age 38), Mary (age 25) and Susan F. (age 1) Stone are listed in the household of Decius (age 71) and Louisa (age 70) Humphrey. Charles is listed as a merchant. In the 1866 city directory, Charles Stone was listed at Third ns 2 w Broadway, which would be this house. He was a dealer/merchant in farm tools and seed. In the 1870 census, Charles (age 45, hardware dealer), M.H. (age 36, keeping house), Susan (age 11) and Charles H. (age 9) Stone are listed. Charles was listed as a hardware dealer. There was a domestic servant, Maggie Aprell, also listed. This house is shown on the 1874 birds-eye view of Muscatine.

On March 15, 1875, Charles Stone sold the property to William Van Nostrand for \$3600 (Lots Book 10: 230). This price also indicates that a house was on the lot. In 1874 city directory, it lists William Van Nostrand living at n s 2d e Iowa Avenue. He was working for Rubelman & Company. In the 1877-1879 city directories, William Van Nostrand was living at 100 West 3rd, no occupation was listed. In 1883 city directory, William Van Nostrand lived at 202 Locust, cor second. R.D. Van Nostrand lived at 705 West 3rd, he was a saddler. In the 1886 city directory, William Van Nostrand lived at 202 Locust. R.D. continued to be listed at 705 W. 3rd Street.

On September 21, 1887, William Van Nostrand sold the property to Thomas Brown for \$1900 (Lots Book 21: 399). The price indicates a substantial house, though it is unknown why the price was lower than in 1875. In *Historic Architecture of Muscatine* (1977) it notes that this is the "Thomas Brown House, built in 1861." and that J.E. Howe designed this house for Thomas Brown, a lawyer and teacher. Since Brown did not buy the house until 1887, and Howe had only worked as a carpenter in Muscatine since around 1873 (for 18 years in January 1891), this information appears incorrect. It possible that Brown rebuilt this house around 1888, and could have used Howe at that time. However, it would have replaced the very similar house shown on the 1874 birds-eye view, which was built around 1858. It is possible that a fire or similar issue strike the house, which accounted for the lower sales price in 1887, and that Brown had the house mostly or partially rebuilt. In the 1886 city directory it listed Thomas Brown at 707 ½ West 3rd (half a duplex). He was working at Brown and Hanley (law, loan, real estate and abstract). In 1889 city directory Thomas Brown is listed at 709 West 3rd (likely same half of the neighboring duplex). He is still listed at 709 W. Third Street in 1891. Thus, it is possible that this house was under construction in this period. However, it is also possible that they used it as a rental. No residents have been identified at this time at 705 between 1886 and 1895. The 1895 city directory is the first to list him at 705 W. 3rd Street, and his wife Mary is also noted in this directory. He was an attorney and she worked for Thomas Brown's law office as a clerk. The 1900 census lists Thomas, Mary J., Ida M. Brown and Katie Clapp

Iowa Site Inventory Form Continuation Sheet

Page 6

Charles Stone House	Muscatine
Name of Property	County
705 W 3rd	Muscatine
Address	City

(she was the servant). Thomas was 63 years old and a lawyer. Mary J. was 59 years old, Ida M. was 36 years old and Katie Clapp was 21 years old. In 1900 city directory, they are listed at 705 West 3rd. The 1910 census lists Thomas and Mary Brown. He was 73 years old and she was 63 years old. He was in real estate. He worked at Law, Loans, Real Estate & Insurance which was located over 1st National Bank. Thomas Brown died on February 9, 1911. According to his obituary, he had been ill for seven weeks. He was prominent in the local insurance circles, the older residents of the city remember him as a "learned scholar and a capable instructor". Thomas was born in Mt. Vernon, Ohio on December 3, 1837 and graduated from Kenyon college at Gambler, Ohio. He came to Muscatine in September 1861 and was an instructor for the Greenwood academy. He married Mary J. Reed on August 1, 1862. He left Muscatine, teaching in Davenport at the Griswold college until 1874. He then returned to Muscatine and practiced law. He was survived by his wife, Mary J. Brown and two daughters, Mrs. E.W. Smith and Mrs. S.M. Hughes. He had two brothers, Cassius M. Brown and R. Brown and one sister, Mrs. Elizabeth Trotter. Mrs. Mary (Thomas) J. Brown died October 19, 1913.

The property was sold to Edwin and Ida Smith in 1913. The 1916 city directory lists Edward W. and Ida May Smith here. He was a bookkeeper for a machine shop. In the 1920 census, it lists Edward W. Smith and May B. Smith as living there. He was 48 years old and she was 52 years old. He worked as a bookkeeper for a machine shop.

Edward W. & Mary E. Owens continued to live there in 1956. He was a plant manager at Celon. Edward Owens sold to Gary and Barbara Owens October 13, 1967.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 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.

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

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

"Prominent Lawyer Dies at His Home," *Muscatine Journal*. February 10, 1911, 3.

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 Site Inventory Form Continuation Sheet

Site Number 70-00232

Related District Number _____

Page 7

Charles Stone House
Name of Property

Muscatine
County

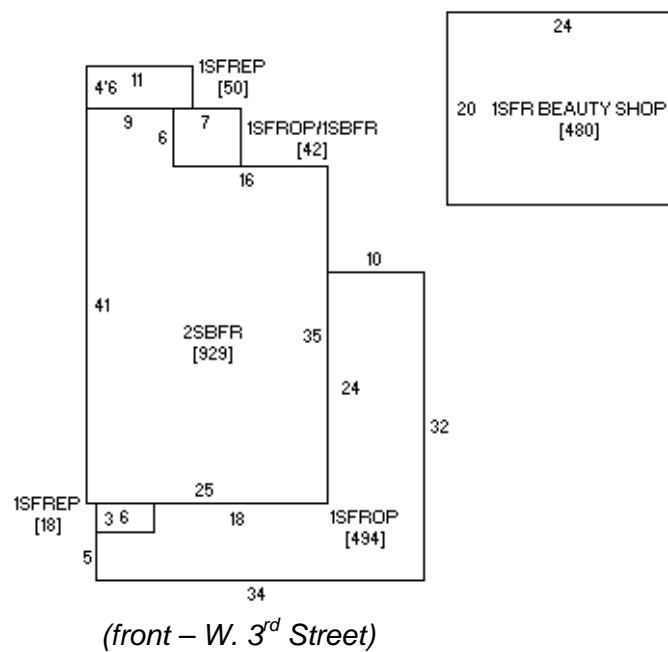
705 W 3rd
Address

Muscatine
City

Location Map



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



Iowa Site Inventory Form Continuation Sheet

Page 8

Charles Stone House
Name of Property

Muscatine
County

705 W 3rd
Address

Muscatine
City

Photograph of building (digital image)

