

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

State Inventory No. 70-00213 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 George Hunt House
 other names/site number Field Site #: WH-057

2. Location

street & number 309 W 3rd
 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) 53 Lot(s) 3 E 1/2

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)
_____	Foundation <u>03: Brick</u>
_____	walls <u>15B: Vinyl sided</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 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 309 W 3rd Site Number 70-00213
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)

31: Other – neighborhood development

Significant Dates

Construction date 1854 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, volunteer (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: _____

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George Hunt House
Name of Property

Muscatine
County

309 W 3rd
Address

Muscatine
City

7. Narrative Description

This is a two-story, four-bay, side-gable house. The house sets on a brick foundation. The walls are frame and clad in vinyl siding. The roof is clad in asphalt shingles. The east elevation almost touches the neighboring house. The owner appears to be in the process of replacing windows, with some replacements installed and others still containing historic wood sashes. A detached, non-historic metal garage is located at the rear of the lot.

The front (south) elevation has a short, centered porch that is covered with a flat roof supported by two round columns. Two first-story openings are located under the porch. The left opening contains a two-over-two-light, double-hung window. The right opening is the main entrance into the house. It contains a combination aluminum storm door and an interior wood door with a single-light glass insert in the door's top half. The remaining first-story openings are two windows on each side of the porch. Each window contains one-over-one-light, double-hung sashes. There are four one-over-one-light, double-hung windows on the second story. These appear to be replacement windows. Each second-story window is aligned with a first-story opening. There is a shed dormer centered on the roof. It contains a pair of one-over-one-light, double-hung windows.

Less than two feet separates the east side elevation of 309 W. Third from the west elevation wall of 307 W. Third. The neighboring house roof basically touches 309 W. Third, which has no overhangs on the side elevations. There are three openings on the east side. A one-over-one-light, double-hung window, which is the same size as the front windows, is located near the front of the house on the first story. A smaller window containing one-over-one-light sashes is located to the right of the front window and at a mid-level height. The remaining opening is an attic vent in the upper gable.

The west side elevation features two openings on both the first and second stories. The first-story opening on the right contains an eight-over-sixteen-light, double-hung window. Full-length sidelights flank the main window, which is shaded towards the center of the elevation. The left window is a typical one-over-one-light, double-hung replacement window. A small, single-light window that appears to have a fixed sash is aligned above the left first-story window. A typical one-over-one-light, double-hung replacement window is located on the second story above the multi-light first-story window.

The rear elevation of the house is arranged into two bays, with symmetrical openings located slightly towards the outside of the wall. There are four first-story openings, including an entrance located at the inside opening of the right bay. The entrance contains a combination aluminum storm door and an interior wood door with a single-light glass insert in the top. A gable overhang, supported by end brackets, is located over the door. The remaining three first-story openings contain two-over-one-light, double-hung wood windows. Two of the windows are located in the left bay while the third window is to the right of the entrance. There are three second-story openings, all short two-over-one-light, double-hung windows. Each of the second-story windows is aligned over one of the first-story windows. There is no opening over the entrance.

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8. Narrative Statement of Significance

The George Hunt 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.

George Hunt built this house around 1854. It is unclear if he lived in the house, or just built it as a development. He did live on this block in 1856, but George Meason appears to have moved into this house by then. George Meason was a prominent local resident, serving as mayor while living here. However, he does not appear to have significantly impacted the history of Muscatine. 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 George Hunt House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the George Hunt House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It falls within one historic context identified for the district: "19th century residential and neighborhood development." The area near the downtown was developed to a greater degree in the 1850s and 1860s, and this construction is part of that trend. In addition, the house retains a significant amount of integrity. This house contributes to the history and architecture of this proposed historic district.

A. Chambers sold E ½ lot 3, block 53 to G.W. Hunt on February 8, 1854 (Lots book M: 356) for \$50. George Hunt sold the same property to June Bevard on September 21, 1855 (Lots book Q: 3) for \$1500. This significant price increase indicates that a house was on the lot at that time. A George W. Hunt is listed in the 1860 census as a farmer in Moscow Township. It is unknown if he is the same person, but he had an extraordinary large amount of real estate. In the 1856 city directory, G. W. Hunt is listed on the north side of 3rd east of Linn. He is a stove machine proprietor. No June Bevard listed in the 1856 city directory.

June Bevard sold to George Meason on March 13, 1856 for \$1650 (Lots book Q: 214). George Meason is listed in the 1856 city directory as a county judge. George Meason is listed in the 1859 city directory. He lived at 3rd between Linn and Pine. He was mayor of Muscatine. The 1860 census has George Mason (44) listed as the mayor with \$2,100 in real estate. His household includes wife Mary (43), Kate (23), Mary J. (18), Ellen (15), Louisa M. (11), and Eliza B. (9).

George Meason sold the property to Elizabeth Breading on September 26, 1864 (Lots book Z: 383). Elizabeth Breading then sold to Zenus Leonard on April 12, 1865 (W:622) for \$1000. J.G. Parham purchased E ½ Lot 3, block 53 from Zenus Leonard on March 1, 1866 (Lots book 1: 578). In the 1866

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city directory, Joseph C. Parham (plasterer), Jacob M. Parham (plasterer), William M. Parham (collar maker) all listed on Third, north side, 2 west of Pine.

The Ewing family owned this property from 1868 to 1925. The abstracts states the J.G. Parham sold the property E ½ lot 3 of block 53 to Rebecca Ewing (D.L. Ewing's wife) on March 20, 1868 (Lots Book 4:136). The 1870 census lists D.L. Ewing as a 48-year-old miller with \$600 in real estate. His household includes R.B. (46, wife, keeping house), W.M. (21, son, engineer), P? (10, daughter), Kate (8, daughter), Olive (3, daughter). Alice Baumberger (20, dressmaker) was also listed in the household. In the 1869 city directory, David L. Ewing lived at n s 3rd between Linn and Pine, and W.A. Ewing, listed at s 2nd between Linn and Spruce. He was a clerk. In 1874 city directory, D.L. Ewing was the city marshal and lived at ns 3d w Pine. William W. Ewing lived at n s 3d w Pine and he was a clerk. In the 1876 city directory, D.L. Ewing was the city marshal and lived at 42 w 3rd. William was an engineer on a ferry boat and lived at 91 W 2nd. The 1874 birds-eye view of Muscatine clearly shows this house, attached but setback from another side-gable house to the west. The dormer was not present at this time. According to the city directory, David L. Ewing, constable lived in 1879 on 3rd between Linn and Pine. Rebecca B. Ewing died on August 9, 1879. In the 1880 census, the two Ewing households both appear to live here. The first is D.L. Ewing (58), Maggie (20), and Olive (13) Ewing. The second is William Ewing (31), Alice Ewing (31), Annie Ewing (9), Rebeca Ewing (5), David Ewing (3), and George Ewing (months). William Ewing was a steamboat engineer. In the 1883 city directory, Mrs. M. Ewing, telephone operator boards 309 West 3rd. Daniel L. Ewing died on September 13, 1883.

The first Sanborn map for Muscatine in 1883 shows the house associated with this property attached to a smaller two-story dwelling at 311 W. 3rd Street, but setback further on the lot. The 1888 map also shows this arrangement, but the house is a detached dwelling by 1892 as the other house was demolished. However, the footprint for the house at 309 appears the same, so it likely remained intact while the other was demolished.

In the city directory for 1886, Wm. W. Ewing lived at 309 West 3rd, and he was an engineer. He continued to live here through the late 1890s. In 1889-92, Miss Jennie Ewing was also listed at 309 West 3rd. The 1895-96 city directory lists George Ewing, student and Jennie Ewing, teacher Musserville School SM as living at 309 West 3rd. In the 1897 city directory, it lists George, Jennie and William W. Ewing living at 309 West 3rd. William W. was a mail carrier on route 2. William W. Ewing died on November 13, 1897. In the 1899 city directory, Florence Ewing (teacher) boards at 309 West 3rd, as well as Jennie Ewing (teacher) and Sarah A. Ewing (widow of William).

In 1900, Alice or Sarah A. (widow William) Ewing, Miss Blanche Ewing, Miss Florence Ewing, teacher, and Miss Jennie O. Ewing, teacher Musserville School all lived at 309 W. 3rd Street. In the 1900 census, Alice Ewing (50 years old, widow) is listed as the head of the household at 309 W. 3rd Street and owning the property. Her household included Jennie O. (28 years old, daughter, school teacher) and Blanche (13 years old, daughter, in school) Ewing. In the 1904 city directory, Blanche F. Ewing (student), Florence Ewing (kindergarden teacher at Friends church), Jennie O. Ewing (teacher at Garfield School) and S. Alice Ewing (widow of William) all lived at 309 West 3rd. In the 1908-09 city directory, Mrs. S.

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Alice Ewing lived there. It listed her as a widow of William Ewing. The 1910 census lists Alice Ewing (61, widow) with her daughters Jennie (38, teacher in city schools) and Blanche (23, stenographer). In the 1913 city directory lists Alice (widow of William) Ewing and Blanche Ewing as well as Jennie Ewing are listed at 309 West 3rd. Mrs. S. Alice Ewing is listed in the 1916 city directory, Jennie and Blanche are not listed. Sarah Alice Ewing died on February 19, 1919.

There is a quit claim deed from George B. Ewing to Jennie O. Ewing on May 10, 1919 (Lots Book 55: 116). Mrs. A. and Miss J. Ewing were listed here in the city directory in 1921. There were not listed in the 1923 city directory. Jennie Ewing passed away on December 11, 1922. In her obituary it says, Miss Jennie O. Ewing lived at 309 West 3rd. She was one of Muscatine's oldest school teachers from the standpoint of continuous service. She was 50 years old. She was born and raised in Muscatine. She completed a year's course in the Leverich Normal school and attending the Indiana State Normal school for 20 weeks, she was appointed teacher of a rural school in this county. In 1891 she began teaching at Franklin school, then she transferred to Garfield School. She had two brothers, D. L. Ewing of Chicago and G. B. Ewing of San Francisco. Her sister was Blanche Ewing.

In the city directory 1923-24, George S. and Jessie M. Patrick were listed as living there. George was a clerk at Wilson's Shoes. Blanche F. Ewing sold the house to George S. & Jessie M. Patrick on June 10, 1925 (Lots Book 63: 415). The 1920 census listed George S. Patrick (43, shoe salesman) as a renting on 5th Street with his wife Jessie (41) and mother-in-law Louisa Rogers (79, widow). George and Jessie Patrick lived there in 1927 according to the city directory. He continued as a clerk at Wilson's Shoe Store. In the 1929 city directory, George and Jessie Patrick still lived there and he worked at Wilson's Shoe Store. In the 1931 city directory George and Jessie are listed as living there.

George Patrick died February 22, 1933. Interest in the property transferred from Harold J. Patrick to Jessie Patrick on August 12, 1933 (Lots Book 80:70). In the 1934 city directory, Jessie (widow of George S) Patrick, with no occupation, is listed. In the 1937 city directory, there were no Patricks listed. In 1940, Mrs. Jessie Patrick and Adien M. and Mildred Olson lived at 309 W. 3rd Street. Adien was the manager of the Kord's Cut Rate Drug Co. Jessie continued to live here and rent out part of the house through the 1950s. In the 1943 city directory, she rented part to John and Cecelia Batten, and John worked as a routeman for Magnus Model Laundry. Jessie Patrick continued to be listed here in the 1950s. In 1952, Mrs. Jessie Patrick was also listed here with no occupation.

Jessie M. Patrick continued to own the property until January 3, 1967 when she sold it to John A. & Marilyn M. Yoder (229:602).

9. Major Bibliographical References

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

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

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

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

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.

"Veteran School Teacher is Dead". Muscatine Journal, December 13, 1922, p12.

Location Map



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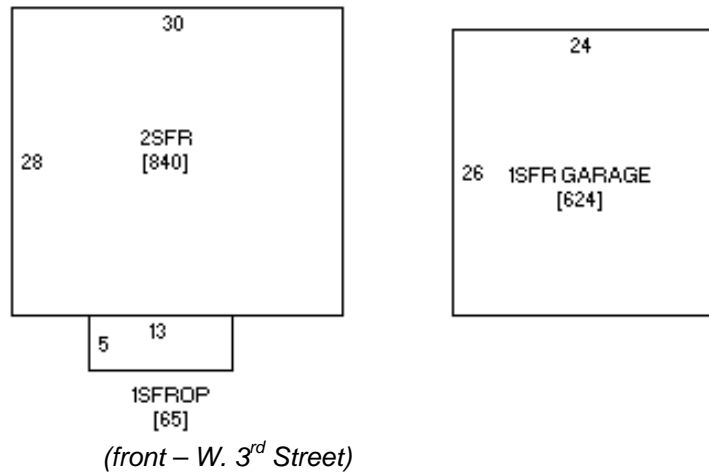
George Hunt House
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Plans of buildings on site (from assessor's office)



Photograph of building (digital image)

