

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

State Inventory No. 70-01029 **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 Beadle House
 other names/site number Field Site #: WH-077

2. Location

street & number 505 W. 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) 51 Lot(s) 4

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 type="checkbox"/> building(s)	_____	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> district	_____	_____	_____ sites
<input type="checkbox"/> site	_____	_____	_____ structures
<input type="checkbox"/> structure	_____	_____	_____ 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>09A0A: House / Front Gable Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>05E: Aluminum</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 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 505 W. 3rd Street

Site Number 70-01029
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 1853 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Thomas or William Purcell

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 Don Bain, Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date October 17, 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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<u>Beadle House</u>	<u>Muscatine</u>
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7. Narrative Description

This is a two-story, three-bay, gable-front frame house. It sits on a brick foundation. The walls are frame, clad in aluminum siding. The front of the house includes a stone veneer under the front porch. The front porch has a mansard type porch roof that extends the full width of the front of the house. The gable roof is clad in asphalt shingle. The windows throughout the house retain their original wood frames while any surround, lintel, and sill detail appears to have been removed.

The front porch is centered on the front façade, and projects about eight feet. The full porch stretches across the front (south) elevation of the house. It has four wrought iron ornamental square columns that likely date to the 1950s or 60s. According to the Sanborn maps, a full porch replaced a small entry porch in the 1920s. The single-door entry is located directly in the center of the front façade and the porch. The front door is aluminum and appears not to be original. There is one first story two-over-two-light double-hung wood window on either side of the front entry. The single, second-story two-over-two-light double-hung wood window is centered over the entry.

The west side elevation contains two first story windows and a side entry. One of the windows and the entry both have a curved aluminum awning. There is one window at a higher elevation than the first floor windows, presumably a stair window. The front window has two-over-two-light double-hung wood sashes. The stair window is a single fixed pane. The window closest to the rear of the house on this elevation is a three-light casement window.

The east elevation of the house is similar to the west except for the fenestration. The east elevation has a bay window with asphalt shingle roofing. The bay window has three two-over-two-light double-hung windows. According to the Sanborn maps, this bay was added between 1892 and 1899. There also exists one four pane double hung window.

The north (rear) elevation is similar to the south, except that its width is smaller and there is a screen porch on the first floor with hard-walled construction for the second story. There are three two-over-two-light double-hung wood windows on the enclosed second story of the rear porch and one single patio door entry on the first story. The main wall of the house has a small single light window located in the second story west of the enclosed second story of the rear porch. A large two-story open rear porch appears on the 1928 Sanborn map.

A small metal storage building exists at the rear of the property. There is no garage.

8. Narrative Statement of Significance

The Beadle 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.

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This house was likely built around 1853 by carpenters Thomas and/or William Purcell. They did not live here but sold the house to the Beadle family in 1854, who owned it until 1924. The aluminum siding and removal of some of the original detailing has compromised the historic integrity of the Beadle House and thus the house does not appear to be eligible under Criterion C for outstanding architecture. Though the house was associated with the Beadle family from 1850s through 1924, the family was not especially prominent or significant. James H. Selden, Beadle family descendent, was a local builder who served as city engineer 1919-1921. No significant events are associated with this house. Thus, the Beadle House does not appear to be individually eligible under Criteria A or B either.

The Beadle House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The home retains its original windows and basic 1850s features. The Beadle House is an example of an early period working home and occupied by the same family for multi-generations. The House was one of the early homes on the block and is the start of the neighborhood development in the area.

Joseph Reece obtained lot 4, block 51 from N. Higinbottom by Quit Claim on April 5, 1834 (Book A: 166) for \$4.76 (No warranty deed listed). Alfred Purcell bought Lot 4 Blk 51 from Joseph Reece on January 19, 1847 (F:403) for \$500. Alfred Purcell bought lot 5 Blk. 51 from William St. John on May 10, 1851 for \$65, although date of instrument was on July 30, 1849 (J: 509). Alfred Purcell is not listed in the 1856 or 1859 directories. John Purcell, laborer is listed on the east side of Broadway north of Fourth and William and Thomas Purcell, carpenters, are listed at the south side of Seventh west of Mulberry in the 1856 directory. The 1860 census lists Alfred Purcell as a 53-year-old farmer in Bloomington Township, while William (32) and Thomas (31) are listed in town as carpenters. Purcell & Brothers were among the 14 carpenters listed in the 1859 city directory. This suggests that this house was built between 1851 and 1854 by the Purcells, which is confirmed by the large increase in sales price to the Beadles in 1854.

In 1854, Charles Beadle bought Lots 4 & 5 of Blk 51 from Alfred Purcell. In the deed notes, it indicates a \$1500 selling cost and notes "improvements" on the site. The Beadle family owned the property until 1902. Mary Nietzel's 1949 recollections of early houses in Muscatine notes nine houses listed in the 1856 city directory on the west side of Muscatine that remained standing without many changes, including the Beadle House at 505 W. 3rd Street (Carlson 1997: 86). However, the 1874 birds-eye view of Muscatine shows a two-story side-gable house on this site. The 1883 Sanborn map shows the current small gable-front dwelling. Thus, it is possible that this house was not constructed until the late 1870s, or an earlier house moved to this site around this period.

Though the Beadles may have moved here soon after 1854, there is no Beadle or Beadle listed in 1856 or 1859 city directories. No Charles or Clara Beadle could be identified in the 1860 census either. In 1866, Clara Beadle was a teacher of the Select School in a house on the North side of 2nd Street, west of Spruce Street. In 1869, Clara lived at the house on the North side of 3rd between Spruce Street and Locust Street (assumed to be 505 E 3rd). William, no occupation, was listed with Clara in 1869. Clara was the widow of Charles, and mother of William and Johnson. Johnson Beadle died in 1854. According to the 1870 Census records, Clara Beadle lived in Muscatine with her 20-year-old son,

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William, who worked as a teamster. Clara was listed as 50 years old, and she was keeping house. Her real estate was valued at \$1,600. The city directories in the 1870s, 1880s, and 1880s list Mrs. C. Beadle or Beedle (spelling varies) as widow, and William Beedle/Beadle as working for the railroad. He was listed as a brakeman in 1874-75, a railroad laborer in 1879, brakeman 1883-1892 and switchman 1893-1898. The 1883-86 city directory lists Mrs. C. Beedle, widow residing at 505 W. 3rd with William Beedle brakeman, boarding at 505 W. 3rd Street. The 1891 directory lists Clara E. Beadle, widow, and William Beadle, switchman in yard, at 505 W. 3rd. By 1900, it appears that William had retired. The 1900 census continues to list Clara and William Beedle at 505 W. 3rd Street. Clara was an 81-year-old widow born in Connecticut, and William was a 50-year-old bachelor born in Iowa. Neither had an occupation listed. Interestingly, the Census notes that while they owned their house, there was a mortgage on the property. William apparently died by 1902 as he is not listed in the 1902 city directory.

In February 1902, the Beadle house was sold to James H. and Aurelia Seldon, who owned and lived in the house through 1924. According to the Muscatine City Directories, James Seldon was a contractor and builder of homes. The 1900 city directory lists James H. Seldon, contractor, and wife Aurelia living at 301 E. 2nd. In 1902-03, 1904, 1907, and 1908-09 directories list J.H. (contractor) and Aurelia Seldon, living and working out of 505 W. 3rd with Clara Beedle, widow of Charles, boarding. The 1910 census lists James H. Seldon, his wife Aurelia, and his 13-year-old daughter Lerna as living at 501st W. 3rd Street (demolished). Clara Beedle, now 91, was listed in his household as his aunt. The 1911 directory lists J.H. with wife Aurelia C. and Clara Beadle, widow of Charles, at 505 W. 3rd with J.H. Seldon's contracting office/shop at 311 Spruce. Clara Beadle died on July 19, 1912. In 1913, the contractor office was back at 505 W. 4th and Verna Seldon, student is listing as boarding. In 1916, the business office was room 202, First National Bank Building, with Verna listed as student. In 1919, James H. Seldon is listed as city engineer with wife Aurelia and Verna a teacher boarding. In 1921 James Seldon is city engineer and there is no Aurelia or Verna listed. In 1923-24 directory, James Seldon is listed as a contractor and builder.

Ida Borger apparently got the house from the Seldon Estate (Amelia Seldon Trustee) on December 18, 1926 for \$1 consideration (Transfer Book of Lots 7: 61) but only shown on transfer book, not in deed book. The Borgers would both occupy and use the property as a rental. Harold E. Wilson (Drake W. Attorneys) and wife Ima lived at 505 W. 3rd in the 1927 and 1929 directories. Samuel A. Borger and wife Ida D. occupied 503 W. 3rd in 1927 and was listed at 505 W. 3rd from 1929 to 1934. Samuel Borger was an insurance agent at Mutual Life Insurance of New York and had a wife – Ida D. By 1931 he had apparently retired as no occupation is listed. Samuel Borger was an insurance agent at Mutual Life Insurance of New York. By 1931 he had apparently retired as no occupation is listed.

Nannie Stark bought the property from Ida Borger (widow) on April 10, 1936 (82:333) and continued to use the property as a rental. Harry and Mabel Webster bought it from Nannie Stark (widow), on April 20, 1938 (88:430) and would continue to use the property as a rental. as well Mrs. Bertha Phillips lived here with Gladys B. Phillips in 1936-37 (no occupation). Gladys was a bookkeeper at Mckee Feed and Grain Company. Mrs. Clara Cooper, saleswomen at George Kanz & Son lived here in 1938-39. Emil H and Mary J. Doering lived here in 1940-41 with Emil working as a bricklayer.

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George B. and Sarah Dorothy Grosjean lived at 505 W. 3rd in 1943 and ran a filling station at 822 E. 2nd. In 1946, they bought the home from Harry Webster et.ux on May 1, 1946 (117:188) and owned the home through 1959. George B. was listed as U.S. Navy in 1946 and then district manager of Phillips Petroleum from 1949 through 1956. He apparently retired in 1958. Joan J. Grosjean, clerk at Woolsworths, was also listed in the 1952 directory and Sandra M., bookkeeper at Kings Store was listed in the 1954 directory.

Kenneth and Betty Howard bought from George and Dorthy Grosjean on December 2, 1959. (189:625)

By 1959 Van B. Snyder, department head at Stanley Engineering and wife Herdis were living at 505 W. 3rd with Grosjeans having moved to 917 Wier Street.

9. Major Bibliographical References

Carlson, Jo Ann, and Diane Day, eds. *Muscatine History Notes, Volume 3*. Muscatine: Musser Public Library, 1997.

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

City Directories, Muscatine. Various publishers, 1894-1959. Available as the Musser Public Library.

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

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:
Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at:
Sanborn.umi.com.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
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Site Number 70-01029
 Related District Number 70-01005

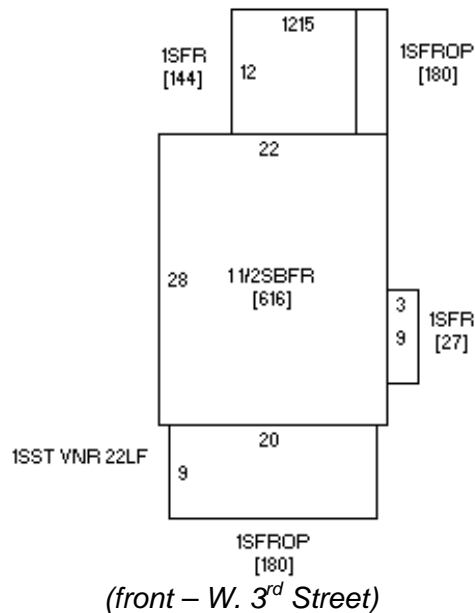
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Location Map



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



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Related District Number 70-01005

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Beadle House
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Photograph of building (digital image)

