



County Muscatine Address 313 West 2<sup>nd</sup> Street Site Number 70-00171  
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 1885  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 Rob Wilson, Volunteer Devin Pettit, volunteer (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date April 26, 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

Eliza Hanna House  
Name of Property

Muscatine  
County

313 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, two-bay residence. This house has minimal architectural details, however, it does have elements that follow Italianate style architecture. These elements include the tall narrow windows, the eave brackets and hip roof. The house sits on a brick foundation. The walls are brick. There is a small two-story rear wing with a gabled roof. The roof on the main front wing is a simple hip roof design with shallow overhangs and shallow, ornate eave brackets around the perimeter of the roof.

The front of the house (south elevation) has a single narrow, vertical window and a single, narrow entry door with a transom above the door. The masonry openings for both the door and window align. The head of door and window, as well as, the second story windows are shallow masonry arches of soldier brick. The window for the first story and the door are not original to the house. The second story windows align with the door and window at the first story. They are not as tall either. The second story windows are one over one light, double hung windows. There is an open, shallow hip roof structure at the first story over the front porch. The roof is supported by three ornate wood columns with distinctive bases and simple capitals. The columns taper between the base and capitals. Along the face of the fascia, directly under the eave of the roof are dentils. The face of the front porch has been recently veneered with a concrete like material. The veneer has the house address and a pattern that does not follow the architecture of the house

The west elevation has little architectural detail. There are two narrow one-over-one-light double hung wood windows on the first story and one one-over-one-light double-hung wood window on the second story. The windows have segmental arch brick lintels. The masonry openings have the same details as is found on the front of the house.

The north elevation of the front portion of the house has no windows or other openings or details. The north elevation of the rear wing does have four windows, two at the first story and two at the second story. The two windows on the first story are one-over-one-light wood double-hung windows. The windows at the second story have sloping heads parallel to the roof slope. These windows appear to be wood. The west and east elevations of the rear wing have no visible penetrations. A wrap around enclosed porch is currently under construction.

The north elevation of the house has a short wing projecting towards the north. The wing is very close to the house at 309. The north wing has two windows facing east – one on each story. The first story window has been removed and filled-in with glass block. The second story window matches the other windows; in that it is one-over-one-light wood double-hung window. There are four windows on the north elevation of the front wing of the house – two at the first story and two at the second story. Once again, these windows match the other previously described windows.

# Iowa Site Inventory Form Continuation Sheet

Page 4

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<u>Eliza Hanna House</u>	<u>Muscatine</u>
Name of Property	County
<u>313 West 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

---

There is a garage on the property that is under construction. The 1888 Sanborn map does indicate a structure at the location of a garage/ carriage house. It appears to be shared with the house at 315. The 1905 Sanborn Map shows a separate carriage house for this house.

## 8. Narrative Statement of Significance

The Eliza Hanna 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.

The Eliza Hanna House does not appear to have any significant events that have occurred here. There does not appear to be any significant people associated with this house. Eliza Hanna the first resident of the house was a widow of Thomas Hanna. The person who lived here the longest was Susan Shepherd-Stanwood, who was also a widow when she first moved in but got remarried. She lived in the house off and on from 1896 to 1920. The architecture of this house is not significant, as there are better examples of this Italianate architecture in this district, and in other areas of Muscatine. This house was built at the end of the popularity of Italianate architecture, and the features are subdued, or have been removed. Thus, the Eliza Hanna House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C.

However, the Eliza Hanna House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. All of the houses on this side of the block are constructed of brick and have strong integrity. This house like the others in the block is an excellent of 19<sup>th</sup> century neighborhood development. Thus the Eliza Hanna House appears to be a contributing building in a potential "West Hill" neighborhood historic district.

The Eliza Hanna House was probably built in 1885, after Eliza Hanna bought this property from John Wilson on July 23, 1885, for \$650 (Lots Book 18: 636). While the price is slightly high for a lot, it is too low for a substantial brick house at this time. The Sanborn Maps show no house at this location in 1883, but it does appear on the 1888 map. Eliza Hanna appears at this address starting in 1886, as the widow of Thomas, she continues to live here until 1892. The 1870 census listed that Hanna household with Thomas (50, lawyer), Eliza (48), and five females - Mary (22), Jana (20), Isabelle (18), K---- (16), Zimenia? (18). She would have been around 63 when she moved to this location. Eliza Hanna died on October 14, 1892. She was born in Kentucky and married Thomas Hanna in Indiana in 1842. When Eliza and Thomas came to Iowa in 1856, they first lived in Wilton, and then in 1858 moved to Muscatine. Eliza and Thomas had six children to reach maturity, with two of them preceding Eliza in death (Weekly News Tribune, October 19, 1892, 9).

On November 14, 1892 S.E. Fitzgerald bought this property from Eliza Hanna (Lots Book 24: 464). He quickly sold the property to J. Linn Hoopes on May 16, 1893 (Lots Book 24: 670). J. Linn Hoopes then turned around and sold the property to Joseph Miller on June 28, 1893 (24: 723). Mary Brunn bought the

# Iowa Site Inventory Form Continuation Sheet

Page 5

---

Eliza Hanna House  
Name of Property

Muscatine  
County

313 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

---

property on November 23, 1895 (25:534). The house appears to have been rented through this period, but it still unknown to whom. All of the people who owned at the time lived at other locations.

Finally, on November 7, 1896, after rapid turnover for four years, Suzanna Shephard bought this property and owned it for over twenty-three years (Lots Book 30: 73). Suzanna Shepherd is listed in the 1897 city directory as living here, but she could not be identified in the next directory. She married Miles Stanwood on November 14, 1897. In 1899 a C.H. Richman was living here, but with no occupation listed. In 1900 R.T. Lagrille was living here and working at a restaurant at 210 Iowa Avenue. Also in 1900 C.H. Umlandt a foreman at the Automatic Pearl Works was living here. The 1900 Census only shows Claus Umlandt (28), foreman of the Automatic Button Company; Lena, his wife (29); and Berta, his daughter (1). In 1902 Miles Stanwood and his wife Suzanna (sic.) are listed here. Suzanna Shephard, who owned the house since 1896, married Miles, and decided to move here after getting married. Miles was involved in real estate. At the same time P. Boland, a teamster, and his wife Maggie were also living here. In 1904 Miles and Susan Stanwood remain, but Miles has no occupation listed. Susan Richman was also living here; she is shown as the widow of Abram. In 1907 the same people are listed as living here as 1904. In 1908-09 the Stanwood's and Ms. Richman disappear; with the Stanwoods disappearing from the city directories all together, and Bruce Jackson and his wife Ethel are now listed. Bruce Jackson is listed as Secretary and Treasurer of the Jackson Electric Supply Company. In 1911 and 1913 Susan Stanwood returns, now as a widow of Miles. It is unknown exactly when Miles died, but since record cannot be found, he probably died out of the county about 1910. This would also explain their disappearance from the city directory in 1908. In any case after the death of Miles she lived here as a widow, and rented out part of the house. In 1916 Margaret Wigim, the widow of Samuel, is shown as living here. In 1919 Susan Stanwood was shown back at this address. In the 1920 census Susan Stanwood (61) is listed as a widow. Ann Jarvis (90), mother of Susan, and Elizabeth Digney (24), machine operator at a garment factory, are listed as living here.

On March 19, 1920, Charles Fryberger bought this property from Suzanna Shephard-Stanwood (lots book 53: 731). Sissman Glass then bought this property on April 19, 1921 (59:86). Mr. Glass already owned 309, and would by 315 in 1924, with Mr. Glass living at 309. He rented this property out. In 1921 the city directory shows Arthur Weist and his wife Lulu living here, with Arthur listed as a machinist. In 1923-24 Henry Lang and his wife Margaret living here and listed as a laborer.

On September 20, 1925, Sissman Glass died, and on February 6, 1926; his wife Mina Glass bought out their children to fully own this property and the other two on the block, that Sissman had owned (Lots Book 64: 408). She continued to rent the property, while living at 309. The 1927 city directory shows Oscar Stennett and wife Tessie living on the first story, with Oscar listed as a salesman for Fuller H. Company. On the second story, C.L. Hartshorn and wife Sylvia, with Mr. Hartshorn listed as a farmer. In 1929 Hazel Luttrell was here with no occupation noted. On the second story was Alice Smith, a widow. In 1931, Louis Criger and his wife Mary were living on the first story, with Mary shown as working at "The Only" Restaurant. On the second story was Mary Hurd, who was a cook.

# Iowa Site Inventory Form Continuation Sheet

Page 6

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Eliza Hanna House	Muscatine
Name of Property	County
313 West 2 <sup>nd</sup> Street	Muscatine
Address	City

---

In 1934 the house is back to single family with John Nugent with his wife Nellie. John is listed as a soldier. In 1936-37 Everett Smith and his wife Rose are living here with Everett listed as a laborer. From 1938 to 1941, W.M. Merrill and his wife Gertrude lived here. Gertrude is listed as being a maid to Irving B. Richman at 510 West 2<sup>nd</sup> Street. No listing is shown in 1941-42, in 1943 Kenneth Dook and his wife Rennah were living on the first story, with Kenneth listed as a laborer. The 2<sup>nd</sup> story is now apparently listed as 313 ½, with Sherman Carlton and his wife Marie living at this address, and no occupation listed. From 1946 to 1952 Elma Sturms, the widow of Clinton was living at 313, and was working at Swift and Company. At 313 ½, Earl Morgan and his wife Madge were living here from 1946-1949. Earl is listed as a machinist. In 1952 John Raney and his wife Gloria were living at 313 ½, with no occupation listed.

On February 6, 1954, daughter Gertrude Glass bought out the other heirs of Mina Glass (Lot Book 64:408). In 1954 the city directory shows Rhoda Christopherson a widow of George was living at 313 and William Cozad with his wife Lillie were living at 313 ½. In 1956 the house was listed as vacant. In 1958 Kenneth Young and his wife Norma were living at 313, with Kenneth listed as a salesman for Sears. There is no listing for 313 ½. In 1959 John Polchow and his wife Margaret were living at 313, with John listed as a mechanic for Midwest Transit Lines. At 313 ½, Ed Reiner and his wife Ethel were living here, with Ed listed as a carpenter.

Gertrude Glass continued to own this house through 1980.

## 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.

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 70-00171

Related District Number 70-01005

Page 8

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Eliza Hanna House  
Name of Property

Muscatine  
County

313 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

---

## Photograph of building (digital image)

