

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

State Inventory No. 70-00173 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 John Dyer Duplex
 other names/site number Field Site #: WH-005

2. Location

street & number 317 and 319 West 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) 36 Lot(s) Easterly 1/2 of Lot 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:
<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> _____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	_____ Total	<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 A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01B01: Multiple Dwelling/Duplex</u>	<u>01B02: Multiple Dwelling/Apartment Building</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09: Other / Duplex</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 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 317 and 319 West 2nd Street

Site Number 70-00173
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 1876 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

John Dyer Duplex
Name of Property

Muscatine
County

317 and 319 West 2nd Street
Address

Muscatine
City

7. Narrative Description

This is a two-story, three-bay, duplex. Its architectural style does not follow any specific single architectural style. It is somewhat non-descript. The house sits on a brick foundation. The walls are brick. The house has a hip roof over the front portion of the structure and a flat roof over the rear two-story wing. The overall appearance of the house is simple in proportions, and, with the exception of the two large first story bay windows flanking the pair of entries, the duplex has few architectural features. The duplex sets very close to the public right-of-way as are many buildings in urban settings. Originally, based upon information from the city directories, the building was built and used as a duplex. The 1958 city directory indicates a third rental unit. Today, the building has four rental units.

The front of the house (south elevation) has a pair of dominating bay windows at the first story. Between the bay windows are two entries leading to the rental units. Spanning from bay window to bay window and providing cover for the entry doors, is a very shallow hip roof porch. At the center of the span is a slender column – visually separating the two entrances. At the second story are four equally sized windows. The windows at both the first and second stories are one-over-one-light double-hung windows. The window heads of all of the windows are simple and flat without any architectural treatment. The front façade (south elevation) extends above the elevation of the eave or roof edge creating a shallow parapet. This parapet, or extension of the façade, is capped with sheet metal. In-line with the roof side eaves, there is brick corbelling along the face of the parapet. Immediately below the sheet metal coping, the parapet terminates with a brick to create dentils along the face of the parapet.

The west elevation is simple with little to no architectural detail. There are five one-over-one-light double-hung windows along the first and second stories

The east elevation of the duplex has four windows, two at the first story and two at the second story of the rear wing. These windows also match the window design of the other windows. The east elevation of the front wing has two windows, one at each story near the front of the duplex. The remainder of the east elevation has no openings. This portion of the east elevation is very close to the residence at 315, thus, windows would be of little use along this portion of the east elevation.

The north elevation of the duplex also has no architectural detail. The exterior walls of the east elevations do not align. The front wing is approximately five feet wider than the rear. The rear wing is also shallower than the front wing and may have been added shortly after the construction of the front wing of the duplex. The 1883 Sanborn map shows a rear wing. However, due to the differing building widths and roof construction – it is possible that the two were not constructed at the same time. Along the north elevation, there is a pair of entries that provide exterior access to the rear yard and presumably align with the front doors. There are two one-over-one-light double-hung windows at the first story and two at the second story. In addition, in the narrow north elevation of the front wing of the house there are two windows, one at each story. These windows are of the same design as the other windows in the building.

Iowa Site Inventory Form Continuation Sheet

Page 4

John Dyer Duplex

Muscatine

Name of Property

County

317 and 319 West 2nd Street

Muscatine

Address

City

There is no garage on the property. However, early Sanborn maps do indicate a pair of small structures at the alley. A third structure, connecting the two existing structures is shown on the 1899 Sanborn Map. The 1905 Sanborn Map shows a single structure at the alley. Interestingly, the map shows this structure with narrow open space on each side, between the existing carriage houses. This possibly reflects set back and side-yard set back requirements for new structures. This open space does not appear on later maps. The latest Sanborn map from 1928, indicates a structure at the alley. However, today, there is no structure.

8. Narrative Statement of Significance

The John Dyer Duplex appears to be individually eligible under Criterion A and C as an excellent example of early double house architecture. It also appears to be a contributing building to a potential "West Hill" neighborhood historic district.

There does not appear to be any significant people associated with the property. The first person to live here, John Dyer, had a newsstand at the post office, and his son who lived with him is later listed as a postal carrier. The person who stayed at the house the longest was Fred Eis who stayed at the house from c. 1916 to 1943. Fred Eis is shown as working for the railroad, variously as a fireman and as an engineer. None of these occupations appear significant. Thus, the John Dyer Duplex does not appear to be individually eligible for the National Register of Historic Places under Criteria B. The John Dyer Duplex does however appear to be significant in the development of housing in Muscatine. While single family homes were the most common in Muscatine in this 1870s and 1880s, a handful of double houses, now known as duplexes, were also built. Only a few examples remain from this period. The most prominent of these that was built as a duplex and has strong integrity is the Alexander Clark House (1878-79). This double house was constructed as a rental unit, though Clark periodically used it as a residence. Duplexes became more popular in the late 1890s and early 1900s as Muscatine's population boomed and housing was scarce. It appears that the John Dyer Duplex may be one of the oldest extant double houses in Muscatine that has strong integrity in Muscatine. Thus, it appears that the John Dyer Duplex is individually eligible for the National Register of Historic Places under Criterion A and C.

It also appears that the John Dyer Duplex is also a contributing building in a potential "West Hill" neighborhood historic district. This house is one of eight homes on this block and on this side of the street made of brick and with good integrity. This series of homes represent an excellent example of 19th century neighborhood development, thus it appears the John Dyer Duplex is a contributing building to a potential "West Hill" neighborhood historic district.

The John Dyer Duplex does not appear on the 1874 Bird's-Eye view of Muscatine, but does appear on the 1883 Sanborn Map. On February 28, 1877, John Dyer bought this property from Thomas Wallace for \$1300 (Lots Book 12: 42). This would indicate a building already on the lot. It appears that Mr. Wallace built this duplex about 1876, and then sold the developed lot. Dyer then purchased the property, living in

Iowa Site Inventory Form Continuation Sheet

Page 5

John Dyer Duplex	Muscatine
Name of Property	County
317 and 319 West 2 nd Street	Muscatine
Address	City

half while renting out the other half – an arrangement that would become more common 20 years later. . Starting with the 1877 city directory, John Dyer was shown as living on Second near Linn, with the occupation as having a newsstand at the post office. The 1880 census shows John Dyer (58), working as a candy and stationary seller, was living here along with his wife Jane? (50), and son Ben (8). John Dyer continues to be listed here until 1898, with the address becoming 319 in 1883. The 1883 Sanborn map shows the footprint clearly, with the two bay windows on the façade. It labels the whole building as a dwelling, with no distinction noted for two units and only one address (8206). His occupation is listed as a newsstand at post office from 1877 to 1887. The 1888 Sanborn map notes “Fancy” over the 317 side with the 319 side labeled as dwelling. The building is not depicted as divided, though it does have two addresses at this point. In 1889 John’s occupation is listed as notions, which would be “fancy goods” in this period. His occupation of notions is listed as being at his residence at 319 W.2nd Street. No occupation was listed in 1891-92, and starting in 1893 he is listed as being retired. The 1892 map lists two addresses but again does not depict an interior division. Starting in 1891, John’s son Ben is listed in the city directory. In 1891 no occupation is listed for Ben, but in 1893, Ben is listed as a canvasser, and in 1895 as a substitute mail carrier, which continues thru 1898. The 1899 map is the first to show an interior wall dividing 317 from 319, though it is assumed that it was there previously.

Meanwhile in the years that John Dyer owned the duplex and lived at 319, he rented out the 317 side. The city directory for 1877-78 shows a Helen Johnson living at what would become 317. The address is listed as specifically as the north side of 2nd Street 3 E Linn, where John Dyer is listed 2 E Linn. Helen is listed as a dressmaker. The 1880 Census shows Helen Johnson (48), dress maker, her daughter Eva Johnson (28), a school teacher, and James Maggu? (21), a boarder, who was a clerk at a store. In 1883 A.N. Garlock is listed as living at 317 W. 2nd, and working for Havercamp and Garlock, which was an Insurance business. The business was located above 204 Iowa Avenue. The 1886 city directory fails to show the 317 address, and this is probably due John Dyer’s business being located at his residence, starting about this time. The 1899-1900 city directory shows Frank Hazleton living at 317. Frank is listed as a job printer for R.A. Holmes. At 319 the Dyer’s have moved out, and H.P. Downs is shown as living here and working as a bookkeeper.

On June 23, 1900, Ben Dyer bought out other heirs of John Dyer (Lots Book 128: 23). In the 1900 city directory Ben Dyer, and his wife Alice, moved into 317. Ben is still listed as a mail carrier. There is no entry in the city directory for 319 in this year, but the 1900 census shows a C.W. Hodge (33), R.E. (32), his wife, and R? (10), his daughter, as living here.

On October 16, 1901 Sarah Hill bought this property from Ben Dyer (Lots Book 35: 291). The city directory for 1902-03 William Gardner living in 317, the only one listed in this directory. He was living here with his wife Bertha, and involved in the cigar business. In 1904 W.R. Luellen and his wife Clara were living at 317. Mr. Luellen is shown as working in a panitorium. The apartment at 319 was vacant. From 1907 to 1911, Thomas Barnard and his wife Addie lived in 317. Mr. Barnard is listed as retired during these years, except for the 1908-09 directory which showed him involved in the storage business. In 1913 Addie Barnard was living in 317 as a widow. Meanwhile, Sarah Hill moved into 319 in 1907 and lived alone thru 1908-09. No occupation is listed for Sarah Hill. In 1911 Mary Tobin, who was a

Iowa Site Inventory Form Continuation Sheet

Page 6

John Dyer Duplex	Muscatine
Name of Property	County
317 and 319 West 2 nd Street	Muscatine
Address	City

dressmaker, joined Sarah Hill at 319. In 1913 O. McCollister and his wife aura lived with Sarah Hill. Mr. McCollister worked for Roach & Musser.

On April 1, 1914 John Rowan bought this property from the guardian of Sarah Hill; Joseph Biles (Guardian Deed Book 1:263). The city directory for 1916 shows Fred Eis and his wife Alice living at 317. Fred Eis is listed as a foreman for the railroad at the roundhouse and this continues to be the case in 1919. At 319 no one is listed for either one of these years.

On October 22, 1920, Alice Eis buys this property from John Rowan. This is only shown in the transfer book. The city directories continue to show Fred Eis and his wife Alice here thru 1943. Fred's occupation is listed as follows: 1921 - locomotive carpenter, 1923-24 - Greathouse Manufacturing, 1927 - MB&NW Railroad, 1929-1931 - carpenter, 1934 - 1937 - no occupation listed, 1938-39 - carpenter, and 1940-43 - no occupation listed. Meanwhile after the Eis's bought this property the address of 319 reappears. In 1921 Ray Elliott and his wife Clara were living here. Ray is listed as a worker for Northwestern Bell Telephone Company. From 1923 to 1927 Dewey Truxell is listed at 319, living with his wife Emma. In 1923-24 Dewey is listed as a pattern maker for Barry and Company. In 1927 Dewey is listed as a machinist for Barry. From 1929 to 1934 Harry Pryor and his wife Sadie lived at 319. Harry is listed as a clerk for the CRI&P Railroad. In 1936-37 Arthur Briggs and his wife Leonarda were living at 319. Arthur is listed as a foreman for the Mississippi Valley Grain. In 1938-39 Kenneth Borchert and his wife Dorthy were living at 319. Kenneth was working as a foreman, but the city directory does not specify where. In 1940-41 Ray Daugherty was living at 319, and working as a woodworker.

On July 2, 1941 Fred Eis name is added to his wife's name on the title for this property, this only shows up in the transfer book. In 1941-42 319 is vacant. In 1943 Al Bell and his wife (Gertrude) were living at 319. Al was a machinist at the Rock Island Arsenal.

On December 31, 1945, Paul Schreurs bought this property from the Fred Eis estate (Lots Book 114: 293), and then Paul Schreurs sold this property to Velma and Arthur Hess on May 25, 1946 (Lots Book 117: 249). In 1946 the city directory shows J.A. Johnson and his wife Mary living at 317, with no occupations listed. At 319 Lyell Vanatta and his wife were living here. Lyell was with the U.S. Airforce. The Vanatta's did not stay long as Arthur and Velma Hess bought this house in 1946, and moved into the 319 apartment soon after, and the city directories show them as living here past 1959. Arthur Hess is initially listed as working at the Palace Billiard Parlor, and starting in 1958 he was working with Midwest Twine. In 1949, 317 was occupied by Emma Shephard; who was a clerk for Batterson's Department Store. Paul Schmacher is listed in the reverse directory as living at 317 ½ , in 1949, but not in the alphabetical listings. Emma Shephard continues her listing at 317 in 1952. At 317 ½ Lincoln Fridley and his wife Clare are listed here in 1952, with Lincoln listed as a carpenter. In 1954 Edgar McCracken and his wife Charlotte were living at 317. Edgar is listed as working as a service manager at Dow Motors. No 317½ is listed for this year. In 1956 Russell Courter and his wife Mary were living at 317, and continued here past 1959. Russell was listed as working at Russell's Tap. The address of 317½ is only mentioned having someone living here once again before 1960, and that was in 1958, when Winona Testrake was living here, and working as a waitress for the Muscatine Café.

Iowa Site Inventory Form Continuation Sheet

Site Number 70-00173

Related District Number 70-01005

Page 8

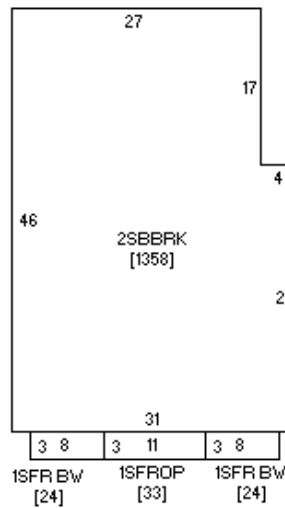
John Dyer Duplex
Name of Property

Muscatine
County

317 and 319 West 2nd Street
Address

Muscatine
City

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



(front – W. 2nd Street)

Photograph of building (digital image)

