

County Muscatine
City Muscatine

Address 416 W. Third Street

Site Number 70-01028
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

1860s

check if circa or estimated date

Other dates

1890s

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 Daniel G. Clark / Jim Rudisill (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date May 18, 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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7. Narrative Description

This is a two-story, two-bay, cross-gable house, built in two main sections. A one-and-one-half-story gable-front house is depicted on the 1874 bird's-eye view of Muscatine on this corner. The gable-front house also appears on the 1883 and 1888 Sanborn maps. The second section is the cross gable east section, which appears by 1892. It seems to be better clarified, perhaps rebuilt, by 1899. The cross gable east section also has a front cross gable. A tower is present in the inside angle created by the rear junction of the cross gable with the front gable. None of the Sanborn maps specifically show the tower. The rear of the original gable-front section appears to have been more formally extended between 1912 and 1919. The 1919 Sanborn map also notes that the walls have been clad in stucco. Both sections of the house set on a brick foundation, although some portions have been repaired with concrete block. The roof is clad in asphalt shingles. There are no ornamentation or other decorative features on the friezes, eaves or other building surfaces. The lot drops off sharply at the rear, where a two-stall wide garage extends along the entire width of the lot.

The front (north) elevation of 416 W. 3rd features an enclosed one-story front porch that extends across the entire width of the house and two front gables. The larger gable on the right is the front of the original gable-front house, and a smaller cross-gable extends from the side gable section on the east. The 1946 Sanborn map shows an open porch across the façade, and it has been enclosed later. The left portion of the porch appears to have been converted into living space with a cement block foundation built under it. A single, non-historic one-over-one-light, double-hung window is centered on this wall section. The right side of the porch is used as an enclosed entry vestibule. A tight lattice board covers its walls. The primary house entry is located inside the enclosed porch and contains a flush-mounted historic wood door with a single light in the upper portion of the door. A single window containing two-over-two-horizontal light, double-hung, wood sashes is located on the second story of this large front gable. The smaller gable extends out from the roof of the side gable section. A two-over-two-light, double-hung window is present in the smaller gable. This window however has horizontal lights. Both gable windows have small flat crowns that extend out from the top of the window.

The west side elevation features several openings and an elongated shed-roof wall dormer that extends across the center three-fourths of the roof. There are four first-story openings present. The opening on the far right is a window pair. The left window of the pair is aligned directly below the far right window in the second-story row. Both windows in the first-story pair contain two-over-two-light, double-hung sashes. To the left of the window pair is an entry. It contains a flush-mounted, solid metal door that sets under a gable-roof overhang. The entry is aligned with the second window from the right on the second story. The remaining openings on the first story include two windows located to the left of the entry. Each of these windows contains one-over-one-light, double-hung historic wood windows. The far left window is aligned with the far left window of the second story while the first-story window nearest the entry is aligned with the middle window in the second-story row. A row of five historic, two-over-two-light, double-hung wood windows is present in the second story along the shed-roof wall dormer. The middle window

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of this row is centered on the wall. The windows also alternate slightly in size, with the second and fourth windows no quite as tall as the first, third and fifth windows.

The east side elevation also contains a variety of openings and other features. The three-story tower is the dominant feature on this elevation. It is a four-sided tower with a pyramidal roof. Small cross gables are located on the south and east sides of the roof. A small one-over-one-light, double-hung wood window is located in each cross gable. An open, iron ladder is attached to the south tower wall and runs from the third-story gable window to approximately 10 feet of the ground. A second-story opening on the east wall of the tower has been boarded up. The roof of the main house section extends down the tower's east wall and ends just before the boarded window. A first-story one-over-one-light, double-hung wood window is located just below where the roof ends. Additional openings on the south tower wall includes a one-over-one-light, double-hung window that is located just around the corner from the boarded up opening on the tower's east wall. There is also a small attic-sized window located at the left edge of the tower's south wall and between its second- and third-story windows. The south wall of the tower does not have any first-story openings. The main house section's east elevation contains four additional openings. The east wall of the enclosed front porch features a centered one-over-one-light, double-hung wood window. There are also two one-over-one-light, double-hung wood windows on the first story of the main cross gable end. Each window appears to be centered on opposite halves of the gable end. A similar second-story window is centered on the upper gable wall. The remaining openings on the east elevation are located on the east wall of the main front gable section. Two openings are present near the back of this section and both are boarded over.

The rear elevation features three openings on the back gable. Two second-story windows, each containing one-over-one-light, double-hung wood windows, are centered in the upper gable. A basement entry is located on the far left edge of the first story. It contains a flush-mounted, solid wood door.

A detached, two-stall frame garage is located at the back of the lot. Although Sanborn maps show at least one and often two auxiliary buildings have been located at this site, the current building seems to appear sometime between 1919 and 1928. The north wall of the garage abuts a stone wall. A shed roof covers the garage, which is clad in metal. A one-stall, solid overhead door is located on the west wall in the south corner. A solid, metal entry door is centered in the west wall. There are no additional openings in the garage, which extends the entire width of the lot.

8. Narrative Statement of Significance

The Thomas and Georgianna Smith House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, the house does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

A confusing set of property transactions between 1846 and 1867 makes it difficult to establish the original builder of this property. It is possible that the original, small gable-front house was constructed by Joseph

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Cook around 1860, or the Thayer family in 1867, or the Smith family in 1867 or 1869. Little information about either Cook or the Thayers has been located, indicating neither played a significant role in the history of the community. In either case, the significant changes in the 1890s have completely altered the look of the original house. Thomas and Georgianna Smith were associated with the house from 1869 until 1912, through the majority of the expansions and remodeling that created the general, current appearance. Stucco was applied after Dr. E.B. Fulliam bought the property in 1912, and his family lived here through the 1920s. Thomas D. Smith was in the real estate and insurance business at the time. Although a successful businessman, Smith does not appear to have been significant in the community's history. E.B. Fulliam was a successful physician and surgeon who was born in Muscatine in 1854. In addition to his medical practice, Fulliam was also involved with various business ventures, including the development of the Muscatine Electric Light and Power Company and the Muscatine North and South Railroad. Fulliam was also an active community leader, serving five terms as mayor and also a term in the state legislature. However, most of these activities occurred prior to his ownership of 416 W. Third, which he purchased at age 58 and lived here until his death 15 years later. During Fulliam's terms as mayor from 1895 to 1900, he lived 309 W. Second, an extant building. Other locations, including 108 Spruce and 229 E. Second are also extant, but have been altered from their earlier appearance. No significant historic event is known to have occurred on the property. Although the house does retain some integrity and has an unusual two-story tower, a number of later changes impact the degree of integrity that it retains. As such, it is not considered individually architecturally significant in its current condition. Thus, the Thomas and Georgianna Smith House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Thomas and Georgianna Smith House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It appears from Sanborn maps that various owners have enlarged this house over the past 100 year with various additions. These owners apparently were responding to a demand for more housing, either within their own families or the community. In either case, the additional space helped to maintain the neighborhood's growth and development. In addition, the house has a history of association with various successful and well-known community residents. Their decision to either construct or remodel this house likely influenced similar activities from their neighbors or other community residents. This house contributes both historically and architecturally to the history of this proposed historic district.

Joseph Cook purchased Lot 10, Block 37 from John Vanater, executor for the estate of William McClaren, on February 28, 1846 for \$96 (Book F; Page 223). Cook later acquired a quitclaim deed from Jacob Butler for the same parcel (Book O; Page 169). The 1856 directory lists Joseph Cook as a cook, living at "n s Second w Orange." The 1859 directory showed he had moved to "n s Seventh b. Mulberry and Orange". Neither of these locations matches 416 W. Third. Thus, Cook never lived at this location. African-American Joseph Cook, 50, a native of Maryland, is recorded in the 1860 census of Muscatine. The census identifies his race as black. The 1856 and 1859 directories also list him, first as a cook and then in the later directory as a waiter. The 1856 directory has "(colored)" behind his name. Cook sold Lot 10, Block 37 on January 9, 1858 to Sam Lucas for \$5000 (Book S; Page 536). The large increase in price for the same property is the primary basis for identifying Cook as the builder. No information on

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Sam Lucas could be located in any city directory or census. Although the parcel and consideration has been verified from the deed, it appears something might have been involved other than the property transfer, indicated by the later 1867 sale by Lucas. On June 18, 1867, he sold Lot 10, Block 37 to Esther L. Thayer, for only \$950. The difference in price between what Lucas paid and received for the same property is difficult to reconcile. It is likely that the earlier transaction also involved some other property or possibly personal matters. The price in 1867 would correspond to a small, gable-front house. Esther Thayer is not identified in any city directory or census, although two Thayers, Edward and C.H., are both listed in the 1856 directory. Edward Thayer is identified as an attorney in partnership with Jerome Carskadden. No occupation is recorded for C.H. Thayer in that directory. Both are listed as boarding at 181 Second (upstairs). The 1859 city directory lists only Edward Thayer, a county judge, living at the "e s Orange b. Sixth and Seventh." The identification of Edward as the county judge might be in error, because the 1860 census recorded C.H. Thayer, 27, as a county judge. Others in his household included his wife Delia, 25; and a young daughter, Nellie, 10 months. Any relationship between the Esther Thayer with the Edward or C.H. Thayer families is unknown.

Three months after acquiring Lot 10, Block 37, Esther Thayer sold it to Benjamin Smith on September 19, 1867 for \$3100 (Book 4; Page 32). Once again, the difference in price, this time a low purchase price followed by a high selling price, seems to indicate a building was constructed on the parcel, with Esther Thayer as the potential builder. However, at the time, \$3,100 would indicate quite a large house, much larger than the house shown here in 1874, so it is possible that other parcels or matters were also included in this sale. A Benjamin Smith is recorded in the 1860 census. However, he is identified as a 40-year-old farmer living in Seventy-six Township. He was born in Ohio sometime around 1820. He is not listed as the owner of any real estate, but has \$435 in personal property. Others in the household included Smith's wife Adeline, 37; and daughters Anna, 18; Jane, 14; and Cordelia, 14. There is no record of Benjamin Smith ever living in Muscatine or specifically at 416 W. Third. However, a George Smith is listed in the 1859 directory as a clerk, boarding on the "ss Third c Spruce." This would appear to be the location of 416 W. Third, but well before the Smith family appears on any deeds associated with this property. George Smith does not appear in the 1860 census and it is unknown what relationship he might have had with Benjamin. Further complicating this association is a September 25, 1869 quitclaim of Lot 10, Block 37 from Benjamin Smith to Georgianna Smith for \$1 (Book 8; Page 98). The similarity of names between George Smith and Georgianna Smith is apparently coincidence, since Georgianna Peck and Thomas D. Smith were married in New York before moving to Muscatine in the early 1850s.

Regardless of the early construction history, Thomas and Georgianna Smith are the first family to be most clearly identified with this house, and certainly the family that expanded the house to its general, current footprint, with the east side addition, cross gables, and tower. They may have been associated with the property since the 1867 sale, and certainly were associated with the house by 1869. Georgianna Smith was the wife of Thomas D. Smith. Thomas Smith was the son of Dr. John and Suzanna Smith of New York. No evidence could be found that established a family relationship between the Benjamin or Thomas Smith families. Other than George Smith, Thomas Smith appears to be the first known resident of a house at the southeast corner of Third and Spruce. Thomas D. Smith arrived in Muscatine from his native New York in the early 1850s, formed a partnership with J.S. Lord and opened

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a bookstore on Second Street. According to the 1856 directory, the store was one of two operating in the community. In the 1866 city directory, Thomas Smith is located at "Third ss 2e Cedar." He is identified as an insurance and real estate businessman. In addition to his business activities, Thomas Smith was also a member and vestry member of Trinity Church. He also belonged to the Masons. Two children, Lillian and Elliott Hunt Smith, were born to Georgianna and Thomas Smith. Lillian died in infancy. In the 1869-70 directory, Thomas D. Smith is located at "se cor Third and Spruce." This would correspond to the current location of 416 W. Third. Smith continued to be identified in the directory as involved in the insurance and real estate business. In addition to Thomas Smith, Elliott Smith, a student, is also listed at that location. Elliott is not listed in the city directories again. Thomas Smith also continued to be identified with the insurance and real estate trade until the 1889-92 directory, when he is recorded as retired. It was between 1888 and 1892 that the first east side additions appears on the house, and it is more precisely depicted on the 1899 Sanborn map. Thus, Thomas Smith appears to have significantly remodeled the house after he retired. While the east side addition and cross gable sections date to this period, it is uncertain when the tower was added.

Thomas D. (also identified as T.D.) Smith continued to be listed here until his death in 1907. In 1900, for the first time, his wife, Georgianna, is listed in the directory. The 1900 census confirms the couple at 416 W. Third. There are the only two residents recorded there – Thomas (80) and Georgianna (70). It also notes the neither of their children were living. Georgianna continues to be listed in the 1902-03 directory with her husband. Mrs. Sadie Hunt is also recorded as boarding at the house. No occupation is listed for her, although the 1900 directory, which recorded her as "rms 215 Cedar," had listed her as a cook. It appears Sadie was the mother of Elliott Smith's' wife, Marie. When Elliott and Marie were married, they took the hyphenated last name of Hunt-Smith. Elliott appears to have died prior to 1900. The 1904 directory lists only T.D. Smith as the resident of 416 W. Fourth, but likely others were living there at that time. Marie is listed in the 1907 directory as "(wid Elliott)" and a boarder at the Smith house. In addition, Elliott and Marie's son, Eustace P. Hunt-Smith, a student, is also listed at the house. Sadie Hunt-Smith appears to have died or moved and is not listed. Thomas D. Smith died on January 5, 1907. His obituary notes that his wife had died three years earlier and his son had died also. His obituary also mentioned he was survived by his grandson and daughter-in-law, with whom he had made his home (Muscatine Journal, 1907, 10). Eustace P. Hunt-Smith and his mother Marie continued to be listed in the 1908 and 1911 city directories. There is not listing in the 1910 census for any of the known residents or for the address.

On September 28, 1912, Eustace P. Hunt-Smith sold the W 10' of Lot 8, Lot 9 and Lot 10, all in Block 37 to Dr. E.B. (varies between Edward and Edmond) Fulliam for \$1 and other consideration (Book 45; Page 81). Since there does not appear to be any family relationship between Hunt-Smith and Fulliam, the additional consideration likely was other property, but that is unknown. Dr. E.B. Fulliam was a well-known and successful physician, surgeon, business and civic leader in the community. However, these activities were prior to his acquisition of the 416 W. Third properties. The former Fulliam home at 309 W. Second is extant and likely was the residence used by the family during most of these activities. The family is recorded as living there in the 1893-94 through the 1904 city directories, although the location is sometimes identified as 311 W. Second. Fulliam was born in Muscatine on March 10, 1854, the son of

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George W. and Elizabeth Van Natta Fulliam. His father is listed in the 1856 directory as a physician. Both G.W. and E.B. are listed in the 1883-86 city directory as practicing physicians at 205 Second Street, making them one of the first father and son medical teams in the community. His civic career was also marked by a variety of first events. During his tenure, which extended from around 1890 to 1910, the first street-paving project was initiated, as well as the first sewer line installed. His other community and public service activities included a term as state legislator, two years as the Muscatine health physician, one term as the county physician and pension examiner under President Cleveland (Muscatine Journal, January 1, 1927, 1). None of these activities appear to have occurred while he was a resident of 416 W. Third. The 1913 city directory list E.B. Fulliam, Sr. and his wife Jeanette two doors down at 412 W. Third. The house at 416 W. Third is recorded as vacant. The 1916 directory shows Fulliam at the house. It also identifies his brother, Stonewall Fulliam, as a boarder at the house. No occupation is listed for Stonewall. Similar listings are recorded in the 1919 and 1921 city directories. Edward (apparently an error by the enumerator), Jeanette and Stonewall Fulliam are the residents listed in the 1920 census. Edmund (Edward) was identified as a physician while no occupation was listed for either Jeanette or Stonewall. Dr. E.B. Fulliam, Sr and his wife Jeannette are the only ones listed in the 1923-24 directory. Fulliam died on January 6, 1927, from complications associated with appendicitis and associated surgery. He was married twice, with his first wife Mary (Neyenhuis) dying in 1905. He married Jeannette Nicola in 1908. In addition to his second wife, Fulliam was survived by his daughters Hortense Dratz, Gertrude Crull and son Dr. Edmond H. Fulliam, Jr., all of Muscatine. The 1927 directory reports Mrs. J. Fulliam (wid of E.B.) as the resident of 416 W. Third. The 1929 directory records only Gertrude L. Fulliam, no occupation, as the resident. Hortense F. Dratz is identified as the resident from the 1929 through the 1934 city directories. No occupation is listed for her.

An executor and trustee's deed for Lot 10 and the W 6' of Lot 9, Block 37 was issued on January 6, 1937 to Hortense Dratz (Book 80; Page 606). The deeds also listed a large number of other land parcels and apparently the transfers were part of Dr. Fulliam's estate settlement. Dratz began renting the property following her acquisition. Mrs. Hazel Teiple was listed in the 1938-39 and 1940-41 city directories as the resident. Her occupation was not recorded in the earlier directory, but she is identified as the owner of the Palms tavern in the later edition. Fred and Thelma Kinzie were the residents of 416 W. Third in the 1943 city directory. Fred was a clerk in an unidentified store, while his wife worked as a department head at the Batterson Department Store.

Dratz sold 416 W. Third to Nellie F. Foster on May 7, 1945 (Book 114; Page 22). Foster, who is later identified as the widow of Winifried, is not shown with an occupation in the 1946 directory. That issue does record her at 416 W. Third, while her earlier address was 505 E. Eighth. By the 1949 directory, Foster had established the Foster Convalescent Home at 416 W. Third. She continued to be listed as the resident and operator of the convalescent home from there through the 1958 directory. She was still listed as the resident in the 1959 directory, but the home was not recorded there. She died on February 1, 1962. County records show the property transferred to her son Norman around January 22, 1963.

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9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 1880, 1900, 1920.

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

"Dr. E.B. Fulliam, Sr., Prominent Physician Dead," *Muscatine Journal*, January 6, 1927, page 1.

"Mrs Nellie F. Foster," Obituary, *Muscatine Journal*, February 1, 1962, page 15.

"Pioneer Business Man Passes Away," *Muscatine Journal*, January 5, 1907, page 10.

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889. page 465

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, 27.

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.

Location Map



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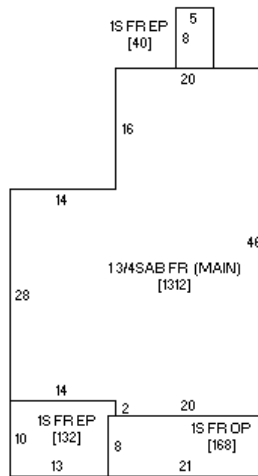
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

