

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

State Inventory No. 70-00616 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 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. 980670047
 Non-Extant (enter year) _____

1. Name of Property

historic name S.M. McKibben House
 other names/site number McKibben-Fryberger House, Field Site #: FS-107

2. Location

street & number 102 Walnut Street (102-104 W. side of Walnut Street between Mississippi Drive (Front St) & 2nd St.
 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) 14 Lot(s) E41.5' S134.7' N139.7' Lot 5

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 Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<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> 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 and Architectural Survey and Evaluation of the Downtown Commercial District Historical Architectural Data Base Number 70-013

6. Function or Use

Historic Functions (Enter categories from instructions) 01B01: Multiple Dwelling - Duplex **Current Functions** (Enter categories from instructions) 02: Commercial/Trade (employment contractors)

7. Description

Architectural Classification (Enter categories from instructions) 03B: Early Republic/Federal **Materials** (Enter categories from instructions)
 foundation 03: Brick
 walls 03: Brick
 roof 02B: Wood/Shingle
 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)
 Yes No More Research Recommended A Property is associated with significant events.
 Yes No More Research Recommended B Property is associated with the lives of significant persons.
 Yes No More Research Recommended C Property has distinctive architectural characteristics.
 Yes No More Research Recommended D Property yields significant information in archaeology or history.

County Muscatine Address 102 Walnut Street Site Number 70-00616
City Muscatine District Number _____

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)

02: Architecture
05: Commerce

Significant Dates

Construction date 1866 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)
Samuel M. McKibben

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 Jim Rudisill, Planning & Community Development Coordinator (R.L. McCarley, Consultant)
organization City of Muscatine date January 4, 2005
street & number 215 Sycamore telephone 563-264-1554
city or town Muscatine state Iowa 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

<u>S.M. McKibben House</u>	<u>Muscatine</u>
Name of Property	County
<u>102 Walnut Street</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

The S.M. McKibben House is located near the Mississippi River on the lower half of block 14 of the original town. This area was predominately a residential area adjacent to the Muscatine business district during the 19th century. The house is a two-story (approximately 40' x 25') double house constructed of red brick in common bond with headers every eighth course. Because of its construction date and the background of its builder, a simple Federal style, with a New England style influence, is the most appropriate style designation (Sissel 1973).

The description by D. Kent Sissel on the 1973 nomination form is as follows: The front façade has a symmetrical arrangement of openings: six-over-six-light double-hung windows; 2 or 3-light transoms above the entries; and on the second floor of each residential unit, a large 12-light window that opens onto a balcony. The original porch entrances, front doors, first floor windows and window headings have been removed or replaced. In addition, the cast iron railings of the cantilevered balconies were removed and retained by the Fryberger family when the building was scheduled for demolition. The two houses were heated by stoves that were vented to in-wall chimneys located in the outer gable ends of the house along the apex of the roof. The rear façade is also a symmetrical arrangement of openings almost identical to the front with the elimination of the balconies and the use of the smaller 12-light window in their place. Gable end facades have no openings on the basement or first floor levels; the second floor has one 12-light window on the Walnut Street side of the wall; and the below gable space of the attic is accentuated by a centrally placed arched window (it is presumed the stove flues are double inside the wall and converge around the top of this attic opening) (Sissel 1973).

There have been two repair periods for this building over the last 40 years. The first set of repairs was started in 1964 so it could be used as a rental storage property. Work included rehabilitation of the brick walls (mainly on the rear façade) and lower window sills, replacement of the roof and lower story windows and chimney repairs. A second period of rehabilitation was conducted after 1974 when the building faced demolition because of urban renewal plans. With an immediate threat looming, this building aroused the concern of prospective developers. David Sinclair eventually purchased the property on June 25, 1977 for private redevelopment. Specific work projects are unknown, but it appears there was renovation of interior walls to provide improved office spaces, restoration of a stairway and basement remodeling that included a cement floor and new wall framing on the basement walls.

The original McKibben–Fryberger House room arrangement was as follows: an open dirt basement, three rooms on the first floor, three rooms on the second floor and an open attic. The basement has been remodeled to include a cement floor and finished walls. The first floor has four main rooms, with an entry hall on the west side. The floor plan for the second floor has not been substantially altered and the open attic also remains.

Currently, the house reflects a similar appearance as described in the 1973 nomination, with the benefit of the rehabilitation in the late 1970s. The front (east) façade is symmetrical and a small porch with two sets of stairs lead to the entries. Each single-door entry on the façade has a three-light transom window. Each unit

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>S.M. McKibben House</u>	<u>Muscatine</u>
Name of Property	County
<u>102 Walnut Street</u>	<u>Muscatine</u>
Address	City

of the house has two first story six-over-six-light double-hung windows. The three second story windows for each unit also have six-over-six-light double-hung sashes, though the middle windows are longer than the flanking windows, stretching down to the floor of the balconies. The balconies have a decorative metal rail and wood floor. It is assumed that both the windows and balconies date to the rehabilitation in the late 1970s. Three-light basement windows are also found on the façade under the brick water table.

The south and north side elevations are similar, with interior end brick chimneys at both gables. There is a single window opening on the second floor of each elevation. Each unit is a six-over-six light, double-hung unit that is set in the east upper corner of each elevation. Each elevation also has an attic window that is centrally located in the gable. There are no other openings on the north elevation, but the south elevation contains an outside basement entrance. The opening is located in the west corner and is covered by a commercial, metal, basement areaway door.

The rear (west) elevation includes a second-story row of six windows. Each unit is a six-over-six-light, double-hung window that matches the rest of the windows in the house. There is a matching first-floor window below each of the second story windows in this elevation, except for the second opening from each end. A wood, four-panel door is present in each of these openings. A small, three-light transom is located above each of these doors. In addition to the fenestration, two small chimneys are centrally located on the west section of the roof, making them visible only from the rear.

8. Narrative Statement of Significance

The S.M. McKibben House was listed on the National Register of Historic Places in 1974 under Criterion B and C. The McKibben House stands as a well-preserved example of double house construction in Muscatine. Maintaining both its interior and exterior integrity, it is one of the few early structures that remains in the oldest residential section of this river town. A short picket fence encloses the perimeter of the yard on the north side. The boundary for the site appears to be the lot historically associated with the property.

The builder, Samuel M. McKibben, was an early settler and businessman of Muscatine. The New England, Federal and colonial overtones of this building are perhaps suggestive of McKibben's earlier life, being formerly from Pennsylvania. McKibben arrived in Muscatine in 1850 and initially operated as a lumber merchant. He also become involved in agricultural activities and was one of the local residents who signed the constitution of the Muscatine County Agricultural Society in 1852. By the mid-1860s his prosperous business ventures enabled him to build this residence for his family between 1866 and 1869. In 1866 he partnered with William McCormick in manufacturing cultivators and with Fredrick Giesenhaus to operate a saloon. The saloon and the cultivator showroom were both located at 273 Second, which was also McKibben's residence. He also developed a pork packing partnership with Giesenhaus, but ill health forced him to abandon it and kept him from extensively working over the next several years. By 1874 McKibben was engaged in the grocery business with a son, although this apparently did not last for an extended time and management of his real estate became his primary vocation (Sissel 1973).

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>S.M. McKibben House</u>	<u>Muscatine</u>
Name of Property	County
<u>102 Walnut Street</u>	<u>Muscatine</u>
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McKibben died at 2:30 p.m. on Saturday, October 6, 1888 at his home on Walnut Street. His death was immediately reported that night in the Muscatine Evening Journal (No Title, Oct. 6, 1888, page 5). The initial report indicated he had been in critical condition for several months, although his death was unexpected. The more complete obituary appeared in the Evening Journal on Monday, October 8. According to this report, McKibben had been born in Cumberland County, Pennsylvania on June 4, 1821. "The deceased was kind-hearted and genial, even to those with whom he differed in opinion. In politics he was an ardent Democrat and was at times prominent in the councils of his party, having had among other distinctions that of being a delegate to the national convention in Baltimore in 1860," the Journal reported (Obituary, Oct. 8, 1888, page 2).

After his death, his widow Margaret and sons George, Edward and Samuel, Jr., continued to live in the family home. In 1908 Margaret, George and Edward were still at the home, but Samuel, Jr. had married and moved to a new location. George McKibben was still identified living in the house in 1919, but by 1921 the residence was occupied by George and Jennie Freyermuth. Harold Freyermuth was listed as a boarder at the address, which by then was 104 Walnut. Other members of the Freyermuth family apparently moved in and out of the house over the next 20 years. Harold Freyermuth and Vera Freyermuth were the last in 1940-41. John and Wilda Eirman and Harry and Virginia Riddle lived there from 1941 to 1946, and the Riddles were the last family listed as residents there in 1948. The property was identified in various city directories as vacant from 1952 until 1964.

The 1965 city directory listed two addresses, 104 Walnut and 106 Walnut, with Oppelt Electrical Company at 104 Walnut and Harry Fryberger at 106 Walnut, with both addresses being used for storage. Between 1973 and 1978 the property was identified as vacant and eventually was acquired by the City of Muscatine. This is the time period that urban renewal plans began to threaten the property and David Sinclair purchased the property in 1977 with the intent to renovate the building. In 1979 he subsequently sold it to Beckey Insurance, which operated an office there until 1987, when it was sold to Lawrence and Sue Koehrsen, who operated the River's Edge Gallery there until 1998. It was then sold to the First National Bank of Muscatine, which rents it for office space.

The major significance of this structure dates back to its original construction by Samuel McKibben. Although perhaps not as significant a figure as some of the other early pioneers of Muscatine, McKibben came to the community in 1850, while it was still a relatively insignificant site of a few thousand residents. Through his involvement in business and agricultural activities, he helped create a positive atmosphere that promoted continued expansion and development.

His choice of location for his residence also makes this property an especially significant site. His building is the oldest surviving residential structure in that area of the community and provides a wonderful example of how business development can encroach upon what was originally envisioned as a residential area. While this building is no longer used as a residence, its architecture and history clearly demonstrate its connection to that use and provides an excellent connection to the individuals who helped shape the current land use of the area.

Iowa Site Inventory Form Continuation Sheet

Page 6

<u>S.M. McKibben House</u> Name of Property	<u>Muscatine</u> County
<u>102 Walnut Street</u> Address	<u>Muscatine</u> City

9. Major Bibliographical References

City Directories, Muscatine. Various publishers, 1866 – present. Available at the Musser Public Library.

McAlester, Virginia & Lee. *A Field Guide To American Houses*. New York: Alfred A. Knopf, 2002.

Richman, Irving B. *History of Muscatine County (Vol. 1)*. Chicago: S.J. Clarke Publishing Co., 1911.

No Title, *Muscatine Evening Journal*, October 6, 1888, page 5.

“Obituary,” *Muscatine Evening Journal*, October 8, 1888, page 2

Sissel D. Kent. “S.M.McKibben House,” National Register of Historic Places Nomination Form. State Historical Society, Des Moines, 1974.

Sulzberger, Lonnie, officer of First National Bank of Muscatine. Interview by Jim Rudisill, December 9, 2004, Muscatine, IA.

Portrait and Biographical Album, Muscatine, Iowa, Iowa. Chicago: Acme Publishing Co., 1889.

Location Map



Iowa Site Inventory Form Continuation Sheet

Page 7

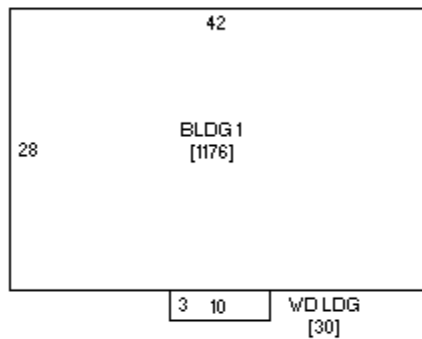
S.M. McKibben House
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County

102 Walnut Street
Address

Muscatine
City

Plan (from assessor's office)



(front – Walnut St.)

Photograph of building (digital image)

