

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

State Inventory No. 70-00181  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 S.B. Cook House  
 other names/site number Field Site #: WH-013

**2. Location**

street & number 419 W. 2<sup>nd</sup> 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) 37 Lot(s) W54 1/2' Lot 1

**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 checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</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>2</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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic / Single residence</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05D Late Victorian/ Queen Anne</u>	foundation <u>03 Brick</u>
_____	walls <u>02 Wood Clapboard</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input 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 419 W. 2nd St

Site Number 70-00181  
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)

31: Other – Neighborhood Development

**Significant Dates**

Construction date 1904  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 Jay Brady, Chair

organization Muscatine Historic Preservation Commission date November 30, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>S.B. Cook House</u>	<u>Muscatine</u>
Name of Property	County
<u>419 W. 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This is a two-story, two-bay, asymmetrical Queen Anne house. The house sits on a brick foundation. The walls are frame, clad in wood clapboard siding. The hip roof with cross gables is clad in asphalt shingles. Most of the windows throughout the house have original single-over-single-light double-hung sashes, wood frames, and wood sills.

The front (south) elevation is dominated by the full width original porch with open balcony above the porch. A series of concrete steps and sidewalk lead up the slight embankment to the porch. The porch has paired round fluted columns facing the front and single round fluted columns at the southeast corner and along the east side. The porch rail is wood with turned spindles. The porch has metal closure gates across the porch entries located at the front and west side. The balcony has a rail with rectangular wood elements and slanted cross bracing. The entry to the house is slightly off center in the east bay of this elevation. The door is a half-glass wood door with four panels in the lower half. The west bay of the first story features an angled bay window containing single-over-single-light double-hung windows with single-light transoms. The center window is larger than the two side windows. The second story has two windows in the west portion above the entry, with a three-over-single-light double-hung window on the left and a single light by single light sliding window to the right near the center of the second story. A three-over-single-light double-hung window located to the east. The southeast corner is chamfered and has a three-over-single-light double-hung window with large, heavy curved wood brackets forming a square corner above the window. Brackets are located along the eave of the house and front gable. The Palladian window centered in the gable is ornate with larger double-hung arch window with decorative nine-light upper arch sash and single-light lower sash. The adjoining rectangular single-light windows feature side columns and elaborate column caps. A large arch window hood has a center keystone motif at the top of the arch.

The east elevation features a one-story angled bay window located towards the front of the elevation and a one-story rectangular bay window located adjacent to the front bay window in the center of the elevation on the first story. The angled bay window has a single-over-single-light double-hung window in each of the three sides. The rectangular bay window has a single by single light sliding window centered in the bay. Both bay windows have hip roofs. The back portion of the first story elevation has two single-over-single-light double-hung windows. The second story has three light arch window in the center that has wider column dividers and an arch single light upper sash and arch window hood. There are three three-over-single-light double-hung windows. The eaves have the same brackets at the rest of the house. A cross gable is roughly centered on this elevation. The gable has a Palladian window centered with a larger double-hung arch window with decorative sixteen-light upper arch sash and single-light lower sash. The adjoining rectangular four-light windows feature simple rectangular side columns and simple overhanging caps. The large arch window hood has a center keystone motif at the top of the arch. The window set is plainer than the front window set.

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The west elevation has four sections, similar to the east elevation. The front bay has a massive brick double chimney running the full height of the elevation through the eave. A three-over-single-light double-hung window adjoins the chimney on both sides on both stories. The middle bay has a one-story angled bay window on the first story, and it is topped by a cross gable. The bay window has a four-light center window and single-over-single-light double-hung window in each side. The bay window has a hip roof with bracketed eaves. The second-story portion of this middle bay has two three-over-single-light double-hung windows set paired in the center. The north side elevation of the protruding gabled section has a three-light over single-light double-hung window in the second story and a single over single light double hung window in the first story. The eave line from the adjoining hip roof extends past the gable to form a continuous eave line and has brackets supporting the eaves. The gable end has a Palladian window centered with a larger double-hung arch window with decorative sixteen-light upper arch sash and single-light lower sash. The adjoining rectangular four-light windows feature simple rectangular side columns and simple overhanging caps. The large arch window hood has a center keystone motif at the top of the arch. The window set is plainer than the front window set. The gable end has the same brackets beneath the eaves. The middle back bay has a single light by single light sliding window high up in the second story elevation and a side entry porch in the first story. The side entry porch has a hip roof with rectangular columns. The side entry door consists of a wood panel door with side lights and a large arched single light transom. The rear bay has a first story section with two adjoining two-over-two-light double-hung windows with a second floor balcony above. The balcony has a large overhang with built up cornice and wood rails with simple slender rectangular vertical rails. A single round column supports the second floor roof at the corner. A wood door with large window is located at the back of the balcony.

The rear (north) elevation features a single-over-single-light double-hung window centered in the east portion of the second story with a three-over-single-light double-hung window below. The west portion of the elevation consists of a rear porch with a rear entry at the elevation center and four four-light windows. The balcony above contains wood rail and one three-over-single-light double-hung window.

The garage is large brick building with gable ends to the east and west. The garage appears to have been constructed after 1946 based on the location of the building relative to the location shown on the 1946 Sanborn Map. The garage construction materials and styling suggest construction in the 1950s/1960s. The west elevation has a large double-car overhead four panels high by five panels wide wood garage door and is frame with siding in the gable. The garage door contains four single lights in the fourth row of sections. The north elevation is brick with no openings. The east elevation has two single-over-single-light double-hung windows. The gable end is frame with siding. The south elevation is brick and has a smaller four-light arch window with segmental brick lintel to the west and a six section wood door to the east.

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<u>S.B. Cook House</u>	<u>Muscatine</u>
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## 8. Narrative Statement of Significance

The S.B. Cook House appears to be individually eligible for the National Register of Historic Places under Criterion B and C, and it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

The S.B. Cook House is notable for its asymmetrical Queen Anne style. The cross gable house configuration with the decorative Palladian windows with prominent window arches, the continuous bracketed eaves that segregate the gable ends from the house, and porch styling are distinguishing architectural features of this house. The house has excellent architectural integrity having only a smattering of window replacements and change of the upper porch story rail from vertical rail to cross rail based on review of a c. 1914 photograph (*Muscatine, IA Pearl City, 1914*). Thus, the S.B. Cook House appears to be individually eligible for the National Register of Historic Places under Criterion C. The S.B. Cook House also represents the pinnacle of the career of S.B. Cook, an important financier in Muscatine, and as such also appears to be individually eligible under Criterion B. S.B. Cook Seabury Brewster Cook was a well known and leading resident of Muscatine working in the banking. He and Charles Silverman founded Silverman, Cook & Company, a private banking company that evolved into Cook, Musser & Company State Bank and Trust Company, then Cook, Musser & Company State Bank, and then Muscatine State Bank. He was closely involved in the Musser lumber interests with the bank being the primary financial vehicle for the business and he also served as president of the Muscatine Lumber & Box Company, a Musser company. His obituary notes that "He enjoyed a measure of respect and esteem which is the fortune of but few men. His death is a community loss, for he contributed in no small measure to the welfare of the city and its people. His personality as well as his sound business judgment contributed to the stability and prosperity of every enterprise with which he was associated" (Obituary, 1918). His earlier house from 1866 to 1902 was at the southwest corner of Cherry and 4<sup>th</sup> (804 W. 4<sup>th</sup>) and no longer exists having been replaced by a c. 1929 home. Thus, this is the only remaining house associated with him. Thus, the S.B. Cook House appears to be individually eligible for the National Register of Historic Places under Criterion B as well.

Additionally, the S.B. Cook House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It has strong architectural features, excellent historic integrity, and was the home of a prominent banker, S.B. Cook. The construction of this house to replace an earlier 1 ½ story house represents evolution of the neighborhood to one of upscale prominence. Therefore, the house will likely be considered a strong contributor to a potential "West Hill" neighborhood historic district.

The house/address is listed as vacant in 1904 probably due to construction of the current house. An earlier 1½ story house is shown on the 1899 Sanborn map, and Alexander Jackson, saddler and harness maker, was listed in the earlier house from 1859 to 1903 in the city directories. Alexander Jackson died in 1903 at age of 83 (Greenwood Cemetery Records).

His daughter, Mary Jackson Magill Cook, inherited the property. She had married S.B. Cook on May 26, 1902. They apparently constructed this house soon after taking ownership. This two-story house was

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constructed by the 1905 Sanborn map. S.B. Cook was living at 804 W. 4<sup>th</sup> in 1900, and by 1904 was living with his wife, Mary at 412 W. 3<sup>rd</sup>, prior to settling at 419 W. 2<sup>nd</sup> by 1907. Seabury Brewster Cook was a well known and leading resident of Muscatine working in the banking industry and serving as president of the Muscatine Lumber & Box Company. He was born in Norwich, Connecticut, on January 11, 1844. His grandfather, William, came to Muscatine in 1855 and his father, George, and family came to Muscatine in 1861. In 1872 he wedded Miss Seny Chaplin and had one son, Robert S. Mrs. Seny Cook died in 1894 at the age of 46. At age 59, he then married Mary Jackson Magill on May 26, 1902. By the time they built this house in 1904, S.B. Cook had a successful banking career and was approaching retirement. In 1870, Silverman, Cook & Company was established by S. B. Cook, and Charles Silverman. In 1896, the enterprise was incorporated under the state law as the Cook, Musser & Company State Bank and Trust Company. S. B. Cook was listed as cashier at Cook, Musser & Co. State Bank & Trust Co. and living with wife Mary at 419 W. 2nd Street. On September 1, 1908, the bank became Cook, Musser & Company State Bank, and then in January 1910, the institution adopted its present title: Muscatine State Bank. They built a new building at 100 W. 2<sup>nd</sup> Street at this time, and Cook was cashier at the incorporation. Mr. Cook was identified with the Masons, belonging to Iowa Lodge No.2, A. F. & A. M.; Washington Chapter, No. 4, R. A. M.; and De Molay Commandery, No. 1, K. T. (*History of Muscatine County, Iowa*, 1911; Obituary, 1918). The 1910 census lists S. Brewster Cook, bank cashier, age 66, living with wife of 8 years, Mary, age 61, and owning home. The 1911 city directory lists him with wife Mary at 419 W. 2<sup>nd</sup> and working as cashier at Muscatine State Bank. The 1913 and 1916 directories list him as retired. S.B. retired in 1913 and died on August 23, 1918 (Greenwood Cemetery Records).

After S.B. Cook died in 1918, his widow Mary continued living at this location until 1921, with the 1919 and 1921 city directories listing Mary Cook (widow S.B. Cook) as living at 419 W. 2<sup>nd</sup>. The 1920 Census lists Mary J. Cook, widow, age 70 living at 419 W. 2<sup>nd</sup> with Servant Kate Gessell, age 52. She died on December 30, 1921 at the age of 72 (Greenwood Cemetery Records).

After Mary died, the home passed to S.B. Cook's son Robert's wife Mrs. Gena V. Cook (Nichols) and their daughter Sarah Marie on April 17, 1923. Robert S. Cook, son of S.B. Cook, and his wife Gena V. and daughter, Sarah Marie, were listed at 804 W. 4<sup>th</sup> in the 1920 Census. Mrs. Gena V. Cook (Nichols) and daughter Sarah Marie were listed at 419 W. 2<sup>nd</sup> in 1923, having moved from 804 W. 4<sup>th</sup> where the lived in 1921. Sara was listed at this location until 1940-41 when there is no listing for her. She was listed as secretary of the Public Health Nursing Association in 1936-37. Gena would continue to live at 419 W. 2<sup>nd</sup> until 1946. She is listed as widow of Robert Cook in 1943. Robert S. Cook died on January 3, 1942; his occupation is unknown as there are no listings for him in Muscatine from 1923 to 1943.

Elmus D. Richard and wife Lena purchased the house from Gena Cook, Widow, et al. on February 1, 1946 (Book of Deeds, 112:564). The 1949 city directory lists them here, having moved from 210 W. 6<sup>th</sup> Street. Elmus was the president of C.E. Richards & Sons, a prominent local meat packer and meat market operator. Elmus Day Richard, lifelong resident of Muscatine and former president of C.E. Richard and Sons, meat packing firm, died at his home 419 W. 2<sup>nd</sup> on December 6, 1957 at the age of 70. Mr. Richard was born at Muscatine on September 21, 1887 to Charles E. and Mary Butterman

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S.B. Cook House  
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419 W. 2<sup>nd</sup> Street  
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Richard. He had been associated with other members of his family in the meat packing business for many years. Mr. Richard married Miss Lena W. Grunder at Muscatine April 28, 1913. He was a member of the Elks lodge, Zarephath Consistory Shrine, and local Masonic orders. (Obituary, *Muscatine Journal*, 1957). Mrs. Lena Richard, widow continued to live at this location until 1961.

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1910, 1920, 1930.

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

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

"Elmus D. Richard Succumbs After Brief Illness," Obituary, *Muscatine Journal*, December 6, 1957, P 1.

"Financier is Stricken by Heart Attack" Obituary, *Muscatine Journal*, August 20, 1918, P.8.

Greenwood Cemetery Records accessed at <http://www.rootsweb.com/~iamuscat/cemetery/c3.htm>

"Home of Mrs. S.B. Cook" Photograph, *Muscatine, IA Pearl City*, 1914, P. 81.

Richman, Irving B. *History of Muscatine County, Iowa-Vol. II*. Chicago: S.J. Clarke Publishing Company, 1911, P. 55.

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](http://Sanborn.umi.com).

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
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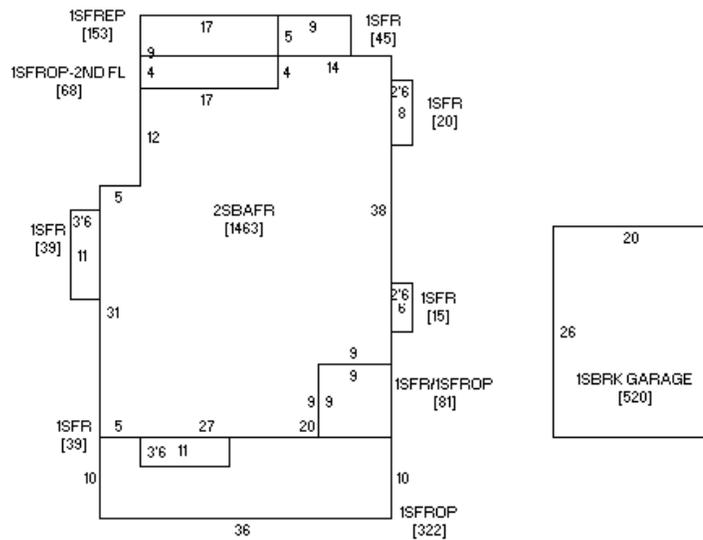
419 W. 2<sup>nd</sup> Street  
 Address

Muscatine  
 City

**Location Map**



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



(front – W. 2<sup>nd</sup> Street)

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S.B. Cook House  
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## Photograph of building (digital image)

