

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

State Inventory No. 70-01136 **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 Henry and Sarah Hoover House
 other names/site number Field Site #: WH-020

2. Location

street & number 108 Spruce 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) 7 Lot(s) Lots 4 & 5 & ELY 23' Lot 3

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)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	_____ buildings	_____	<u>2</u> buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ 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

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

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A09: House / Cross Gable Roof</u>	foundation <u>03 Brick</u>
_____	walls <u>15B – Synthetics - Vinyl</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 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 Address 108 Spruce Street Site Number 70-01136
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)

31: Other – Neighborhood Development

Significant Dates

Construction date 1878 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 (R.L. McCarley, consultant)

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: _____

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Henry and Sarah Hoover House
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7. Narrative Description

This is a two-story, two-bay, gable-front house that has been modified. The house sits on a brick foundation. The walls are frame, clad in vinyl siding. The cross gable roof is clad in asphalt shingles. A sun porch and deck extends out from the south elevation overlooking the river. The house is located at the end of Spruce Street on a bluff overlooking the Mississippi River. It faces Spruce Street to the east, with the river to the south. The house appears on the first Sanborn map to cover the area, in 1888.

The front (east) elevation is two bays wide. The front entry is set in the north bay and is accessed by a short flight of wood stairs. The door has older wood sidelights and transom window. The sidelights have four-lights, and the transom has eight-lights. These are among the few historic features of the house. The front elevation has a pair of windows south of the entry in the first and second stories. The non-historic windows are eight-light-over-eight-light double-hung windows with decorative shutters. A non-historic six-over-six-light double-hung window with decorative shutters is above the entry. The gable has a circular four-light attic window set in the gable with attic vent above. The modern sun porch extends further to the south.

The three bay north elevation, facing the side alley, has a slightly protruding center bay with gable roof. The east section, in front of this bay, has a narrow first story single light window adjacent to the center bay and a twelve-light window with decorative shutters in the second story. The projected bay section has a set of two non-original eight- -over-eight-light double-hung windows with decorative shutters in each of the first and second stories. The gable has the same circular four light window and rectangular attic vent. The rear section has a pair of non-original six-over-six-light double-hung windows with decorative shutters in the first story and a single non-original six-over-six-light double-hung window with decorative shutters in the second story. The rear section roofline is slightly lower than the section.

The south elevation is on the bluff, overlooking the Mississippi River. The west bay of the house has a pair of six-over-six light double hung windows with decorative shutters in the first and second stories. The projecting second story cross gable center bay has a large single light window with adjoining nine-over-nine light double hung sidelight windows with decorative shutters in the first story and a large single light window with adjoining six-over-six light double hung sidelight windows with decorative shutters in the second story. The gable end is plain siding. The east bay is occupied by a large two story modern style wood deck. The first floor of the porch is enclosed with screening. The porch screen framing is divided into six vertical panels with a narrow top and bottom panels. The second story of the porch has x-style rails around its perimeter. There are two entries from the second story one from the side of the projected center cross gable and the other from the center of the east bay.

The rear (west) elevation has a centered rear entry with a non-original nine-light first-story window set to the north portion of the elevation. The roof over the north bay of the elevation is a gable roof, with the roof over the south bay sloping from the end gable to the south. The south portion appears to be a two

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story addition. The second story has a three window set with decorative shutters set in the south corner. The non-historic windows are six-over-six-light double-hung windows.

The garage is a modern style garage with vinyl siding resting on a concrete foundation. The garage has two overhead metal doors set in the east elevation. The north and west elevations are partially embedded in the hillside. The north and south elevations are gable end roofs with vent in peak. The south elevation has non-original entry door and side-by-side window.

8. Narrative Statement of Significance

The Henry and Sarah Hoover House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. Additionally, it does not appear to be a contributing building in a potential "West Hill" neighborhood historic district.

The house has extensive alterations, including window replacements and vinyl siding. While the overall form appears to date to the late 1870s, nearly all the details of the house have been altered, removed, or obscured. The front entry is the only feature that appears to retain historic elements. Some modifications have also been made to the footprint, and the wrap around front porch has been removed. While the house was home to Theodore McKee, vice president/president of McKee Button and as such an important figure in the button industry, the home has lost too much of its integrity to convey its significance. It no longer reflects the appearance of the house when McKee lived there, or an earlier prominent resident, Lauren Henderson. It has also lost the integrity needed to convey its significance for other historical aspects. Thus, the Henry and Sarah Hoover House does not appear to be individually eligible for the National Register of Historic Places.

The Henry and Sarah Hoover House also does not appear to be a contributing building in a potential "West Hill" neighborhood historic district due to the extensive alterations and loss of historic integrity. While the overall form remains somewhat intact, the design, materials, and features of the house have all been modified.

Joseph Dillaway bought from the W1/2 of lot 3 and all of lots 4 and 5 from the Muscatine County Sheriff on October 10, 1867 (Book of Deeds, Sheriffs Deed, 3: 503). Joseph Dillaway lived on the north side of W. 2nd Street near Spruce in the 1870s.

Sarah Hoover bought from Joseph Dillaway the E1/2 of lot 2, W1/2 of lot 3 and all of lots 4 and 5 on December 20, 1877 (Book of Lots 12:240). The house appears to have been constructed on lots 4 and 5 in 1878 after this purchase, with Henry Hoover listed at Spruce between Front and Second Streets in the 1879 directory. Henry Hoover was in insurance at Hoover Griffin & Co. Insurance Agents. The Hoovers had been living on the east side of Pine Street between 3rd & 4th prior to this time. The 1870 Census lists Henry Hoover, 39 insurance agent; S.F. Hoover, 35, wife; E.M. Hoover, age illegible; Bertha, child, age illegible. Mrs. H. Hoover, widow, is listed at 108 Spruce with E.M. Hoover, bookkeeper listed as boarding

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at 108 Spruce in 1883 (City Directories).

Abraham Funk took out mortgage from Sarah Hoover and husband on lots 4 and 5 on December 13, 1881 (Book of Lands 22:461). S.M. Cobb and G.D. Lezott and wife bought lots 4 and 5, from Sarah Hoover and husband on October 22, 1883, with a mortgage taken out the same day (Book of lots 18:133). S.M. Cobb moved from the corner of Sycamore & 4th to 108 Spruce with their first directory listing at 108 Spruce in the 1886 directory. S.M. Cobb was a physician at Cobb & Lezott Physicians & Surgeons practicing at 108 W. 2nd.

Edward B. Fulliam bought from S. M. Cobb and G.D. Lezott and wife lots 4 and 5. (Book Lots 22:237) on May 9, 1890. Harry Huttig bought lots 4 and 5 from Edward B. Fulliam on August 25, 1891 (Book of lots 22:762). Harry W. Huttig, Manager of Huttig Bros Manufacturing Co. is listed here in 1897-98 having moved here from 108 Pine Street where he lived 1895-96.

John Van Buren, a traveling salesman, lived here from 1900-1903 with his wife Jean. The 1900 census indicates that they owned the house. John Van Buren (44, commercial trader) lived here with his wife June (30), father-in-law Isaac Coover (78), mother-in-law Sarah Coover (73), and sister-in-law Laura Heiss (59). Van Buren's daughter, Lucile, is listed as a student in 1902.

Henry T. Fiske, wife E. Naomi, and son, Henry T. Fiske, Jr. are listed at 108 Spruce in 1904. Father was the superintendent of the City Railway and Light Co. while son was a street car conductor.

George Townsley bought the North 140' of lots 4 and 5 from Harry Huttig et. al on September 1, 1906 (Book of Deeds, 38:643). George T. Townsley (May W.), farmer, are listed at 108 Spruce from 1907 through 1913. The 1910 census indicates they owned the house. George (head, 55, retired) is listed with Mary W. (wife, 51), John A. (son, 18), Jessie M. (daughter, 17), Baye H.G.? (son, 14), and Lila A. (daughter, 12).

J.P. Schomberg (Bessie L), secretary Titus Loan & Investment Co., lived here in 1916. Forrest K. Rambo (Luella), advertising manager for McColms lived here from 1919 to 1921. The 1920 census indicates that they rented this house. Jennie M. and Isabella Hanna were listed in 1923-24.

Lauren R. Henderson (Maude) proprietor of the Henderson Drug Store lived here from 1927-1949. Henderson Drugs was first listed at 100 E. 2nd Street in 1923-24. Over the following years, city directories showed Henderson's would continue to operate at the site, and the building would become known as the Henderson Building by 1929. They had a set of stable tenants in the upper floors. The building at 100 E. 2nd Street would be significantly remodeled in 1955/56.

Theo F. McKee purchased the property from Maude L. Henderson on August 15, 1953 and sold the property to Douglas A. or Mary C. Wallace on June 12, 1974 (Bk of Deeds). Theodore F. McKee (Diane W), McKee Button, lived here from 1954 to 1976, having moved from 1000 Hershey. He served as vice president of McKee Button while he lived at 108 Spruce until he became president in 1962 continuing in

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this role until 1980. On July 1, 1926, the family incorporated the company as the McKee Button Company. The founder, James, served as president until his death in January 1927, and the eldest son J. Harold took over as president at that time. Upon the death of his brother in July 1936, Albert S. McKee became head of the McKee Button Company at age 46. It was known as the largest freshwater pearl button factory in the United States in 1938 ("McKee Button Factory is Largest in Nation," *Muscatine Journal*, December 30, 1938, 4). Albert S. McKee died in 1948. James S. McKee then became President-Treasurer of McKee Button. He would continue as President until Theo McKee became president in 1962. John S. and James T. McKee, Students were listed here in 1973-74. In 1977 Theo moved to Rte 3.

The vinyl siding appears to be a more recent modification with the siding work likely conducted after McKee had moved from the house in 1976.

9. Major Bibliographical References

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

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

"McKee Button Factory is Largest in Nation," *Muscatine Journal*, December 30, 1938, P. 4.

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



