

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

State Inventory No. 70-00186 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 Hill-Titus House
 other names/site number Field Site #: WH-024

2. Location

street & number 510 W. 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) 7 Lot(s) Lot 8 & W34' & W3'E26' 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>05C – Late Victorian – Second Empire (Mansard)</u>	foundation <u>04- Stone/03-Brick</u>
_____	walls <u>06 - Stucco</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 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 510 W. 2nd Street

Site Number 70-00186
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

1874

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: _____

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7. Narrative Description

This is a two-story, two-bay, Second Empire, frame house. The original front portion of the house sits on a stone foundation. The later rear portion sits on a brick foundation. The walls are frame, clad in stucco. The stucco, if not original, dates at least back to the early 20th century. The house appears to have been remodeled between 1905 and 1912, based on Sanborn maps and historic photographs. Alterations included the addition of bay windows, a new porch, removal of some decorative detail, and stucco. The mansard roof parapet is clad in asphalt shingles and the flat is likely membrane or rolled roofing.

The front (north) elevation is characterized by a rectangular front porch, first story three-sided bay window, and center arched roof pediment that breaks the roof line. The front porch consists of a concrete stucco half wall supporting rectangular wood columns. The columns support deep beams supporting the roof and forming a broad entablature. The hip porch roof has a simple fascia with rain gutter. All these elements have been clad in stucco. The entry is located in the east (left) bay and features fluted rectangular pilasters with carved decorative column caps supporting a door entablature. The door has adjoining half glass single light sidelights. The entry fanlight transom is multi-light with a star burst pattern. The three-sided bay window is in the west bay and extends for the height of the first story. The three windows are set in a framed inset with its own roof cornice. The center window is a large single light window and the two outer windows are single-over-single-light double-hung windows. Two single-over-single-light double-hung windows are equally spaced in the story above. The mansard roof has a large built up roof eave cornice that breaks at the center with an arched pediment with finial at top. A louvered vent with arched top that parallels the pediment is centered in the opening created by the pediment arch. A slight relief band in the stucco runs several feet below the eave. The flat roof has a built up cornice.

Three historic photographs show this house, in 1891, 1901, and 1914. The 1891 photograph/sketch of the house shows a similar house to the current appearance (Album of Muscatine 1891). The 1891 porch is different, with circular columns with decorative scrolled column caps and rail around the porch roof with vertical rail. The front windows are single-over-single-light double-hung windows although appear slightly larger than the current windows. There is no front bay window. The center arched roof pediment is present. The mansard roof is topped with decorative iron rail, which has been removed. Two prominent chimneys are present with one towards the front and one in the roof center. The wall cladding is unclear, but quoins are present on the corners. The middle portion of the house is narrower and the back portion is a story and a half end gable roof. The window openings on the west elevation present in the photograph/sketch are different than the current configuration, with no bay window. The house cladding is difficult to make out but appears to be siding based on the corner "quoin" detailing. A c. 1901 photograph shows the east elevation similar to present (Picturesque Muscatine, 1901: 94). The front porch still retains the earlier circular columns, decorative column caps, and porch roof rail. The house cladding appears to be siding. Eave brackets are present. There is what appears to be a circular above ground pool east of the porch. The low retaining wall along 2nd Street sidewalk is present.

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A c. 1914 photograph shows approximately the current house layout and west elevation, including present porch, window openings, and bay windows (Muscatine, IA Pearl City, 1914: 64). The porch was redone to the rectangular box columns, and no porch roof rail. Eave brackets are not visible. The mansard roof has decorative iron rail. The outside house finish is stucco. Based on the change in house diagrams on the 1905 and 1912 Sanborn Maps and the change evident between the 1901 and 1914 photographs, it appears that the house was significantly altered between 1905 and 1912.

The east elevation has four bays, two on the main house and two on the rear section. The north bay has two vertically aligned single-over-single-light double-hung windows. The other bay on the main house is a two-story square bay window. It has two vertically aligned single-over-single-light double-hung windows on each story of each side. The windows have wood frames and window cornices. The rear section was altered again between 1912 and 1919 with a narrower addition in the southwest portion. The rear section was altered between 1946 and present with a small addition to the to the east of the southwest addition (Sanborn Maps).

The west elevation has five bays, with four on the main house and one on the rear section. The first (north) bay has a three-sided, second-story oriel window that compliments the first story bay window on the front elevation. The oriel window has three single-over-single-light double-hung windows set in a frame, similar to the front window. The oriel window was added after 1891. A single-over-single-light double-hung window is under this oriel window. The next bay to the south (bay 2) has a single-over-single-light double-hung window set in the second story. The next bay (bay 3) has a single-light leaded stain glass window with rectangular window hood set high in the first story with an adjacent single-over-single-light double-hung window. Above the double-hung window is a four-over-four-light double-hung window. The next bay (bay 4) has a single-story rectangular bay window with a single light leaded glass window with starburst pattern and a hip roof. There is no second story window above. The roof eave is broken by the same arch pediment and louvered vent as the front elevation. The fifth bay has a single-over-single-light double-hung in the first story with a vertically aligned four-over-four-light double-hung window above. A single-light leaded glass window sets high in the second story. The c.1915 one-story rear addition has one single-over-single-light double-hung windows in each of the first and second stories.

The rear elevation consists of the exposed mansard roof line with three irregularly spaced single-over-single-light double-hung attic windows. The historic rear two-story section is a gable-roof section with a second story single-over-single-light double-hung window between the section and the main house's southwest corner in both the first and second stories. It has a rectangular second story oriel window set in its gable end. The oriel has a set of two single-over-single-light double-hung windows facing south and a narrower single-over-single-light double-hung window facing out to the east and west. The rear door entry is to the east and there is a single-over-single-light double-hung window in the west portion of the first story. The rear has a large, elaborate grape arbor style porch on top of a c. 1915 single story brick garage built into the bluff. The garage fronts to the alley and has a plastic overhead garage door. A small addition to the house's southeast corner was made after 1946. The addition utilizes stucco but the windows are non historic modern style windows. The rear of the addition has a six light window with

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two large center lights flanked to each side by narrower sidelights. The window above in second floor of the addition is a single by single light side by side window.

Garage is built into the bluff fronting the alley and has modern plastic vertically opening garage door with stucco concrete structure. Garage was constructed between 1919 and 1912 based on Sanborn Maps.

The house has a concrete stucco wall that encloses the northeast quadrant of the front yard and is aligned and matches the front porch wall. Older concrete retaining walls run along the second street sidewalk and between 510 and 506 W. 2nd. Older pipe rail runs along the steps to the house and the curved walk to the door.

8. Narrative Statement of Significance

The Hill-Titus House appears to be individually eligible for the National Register of Historic Places under Criterion B, but not A or C. Additionally, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

The house was built around 1874 by Sam B. Hill, Carpenter. He lived here until 1889. George M. Titus lived here from 1889 to 1947, and he was responsible for the exterior remodeling that was likely completed around 1909. This remodeling is historic, and the resulting current appearance was associated with Titus for nearly 40 years. George M. Titus was a prominent Muscatine lawyer and businessman. He was very active in the politics and in promotion of Muscatine. He was elected state senator for two terms and sponsored the "Titus amendment" which changed the state constitution to change the annual legislative elections to biennial elections. He was also protective of the Muscatine button industry by passing legislation to prohibit state prisons from engaging in button manufacturing. He was instrumental in additional railroad construction, electrification of the trolley system, and actively lobbied for the 9-foot Mississippi River navigation channel. He spent 56 years of his approximately 65 years as a Muscatine resident in this house. The house appears to be individually significant and eligible under Criteria B for its association with George M. Titus. It does not appear individually eligible under Criteria A or C. While few Second Empire houses are found in Muscatine, the later c.1909 alterations have significantly impacted the original design, seen in the c.1891 and c.1901 photographs. Additionally, the Second Empire house across the street at 507 W. 2nd Street is an intact and outstanding example of this style.

Additionally, the Hill-Titus House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The house is a rare example of the Second Empire style and its progression of alterations and additions illustrate changes in architectural styling from the late 19th Century to the early 20th Century. The Second Empire style is still evident with the mansard roof and the basic original home is very discernable. This 500 block of W. 2nd Street boasts the only three Second Empire houses in the 200+ house West Hill neighborhood. The initial construction of the house at 503 W. 2nd Street in 1873-74, followed by the house at 507 W. 2nd Street around 1875, likely spurred the

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construction of this house of the same style in 1875. G.M. Titus was a prominent lawyer and businessman in Muscatine in the late 19th century, was elected state senator, and was an original promoter of the city's electric trolley system.

George Reed owned this property and lot 7 from 1866 to 1874. He was listed as a laborer for Musser & Co. sporadically in the 1870s with no listings in the 1860s. He was listed as living in Musserville in 1876. The 1874 birds-eye view of Muscatine does not show a house on this lot.

Emily Hill bought this lot from Nellie Reeder, W.H. Reeder et. al. on April 17, 1874 (Lots Book 7:805). S.B. Hill is listed as a carpenter and builder living on the north side of 2nd near Locust in the 1869-70 city directory. The 1870 Census lists S.B. Hill, 54, builder, and wife Emily, 56, with \$2,000 real estate. He is listed at the south side of 2nd west of Spruce in the 1874-75 city directory. In 1876-77 he is listed as a carpenter and architect living at 103 W. 2nd. In 1877-78 he is listed at the south side of 2nd 2 west of Spruce. He would continue to be listed here as carpenter and builder through the 1886-87 directory.

J.H. Munroe bought this lot from S.B. Hill (widow) (Lots Book 21:444) on January 24, 1888 and immediately sold it to G.W. Dye (Bk 21:445) on the same day. F.M. Decker, no occupation listed, is at 510 W. 2nd in 1889-1892 directory. Decker may have bought it from Dye, but no transaction was identified. They also may have been relatives. There is no Dye or Decker listed in the directories prior to 1889.

George Titus bought lot 8 block 7 from Eva Louise Decker and husband on June 14, 1889 (Lots Book 21:769). G.M. Titus, of Titus & Jackson, lived at 509 W. 3rd prior to moving to 510 W. 2nd around 1891 (City Directories). Mr. Titus was born in Cayuga County, New York, on May 19, 1856 to Allan and Mary Jane Rhoades Titus. They moved to Michigan in the 1860s, and George taught school while living here. His legal career was launched in 1876 when he began the study of law in the office of N. Van Camp in Wilton, and he further continued his preparation for the bar in Muscatine as a law student in the office of Allen Broomhall until his admission to the bar in 1880. Mr. Titus married Ella Broomhall on June 1, 1881. They had three children over the next ten years. He began the practice of law in Mr. Broomhall's office and in December 1882 became associated with DeWitt C. Richman. In February 1885, Mr. Titus was joined by D.V. Jackson in forming the firm of Titus and Jackson, which they continued until 1902. He was an organizer in 1890 of the North and South Railroad Company and served as first secretary of the company for several years. He was one of the three original promoters of the project to transform the horse car system of Muscatine to an electric system in 1893, and he circulated the first petition to start paving in Muscatine (began in 1894). Mr. Titus was elected state senator and served from 1898 to 1900. He was author of the Titus amendment to the constitution which changed annual elections to biennial elections and instrumental in securing the passage of a measure prohibiting the manufacture of buttons and tubs in the state's penitentiary. While a member of the senate, he was selected by the state library association to present the library commission bill, which was passed. At the time of this death in 1947, he was president of the board of the P.M. Musser Public Library in Muscatine, a position he held since the inception of the library board in 1901 (Richman 1911, Vol 2: 79; "Heart Attack Fatal to George M. Titus," April 10, 1947, 1).

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The 1900 city directory lists him as well as his wife Ella B., son G. Raymond, and daughter Harriet. The 1900 census lists George M. 45, lawyer; wife Ella B., 41; daughter Harriet E., 17 (b. June 1882), student; son Raymond G., 15 (b. November 21, 1884), student; and daughter Gertrude E., 8 (b. Nov 1891) at 510 W. 2nd. His wife Ella died on May 5, 1907 (at age 48). On October 10, 1909, Mr. Titus married Miss Hannah Jefferson Hutchinson. It was during this period between 1905 and 1912 that the house was significantly remodeled, with the new appearance shown on the 1912 Sanborn map and in the c.1914 photograph. The remodeling of the house to roughly its current appearance likely occurred around 1909 as George married his second wife. Beginning in 1902, George M. practiced law alone, but soon his son, George Raymond, and Jacob P. Schomberg, became associates in the real estate, loan, and insurance business. In 1908 George joined his father's real estate and investment business, which one of the oldest of its kind in Iowa, after attending law school at the State University of Iowa. George Titus (no Ella or Hanna), President Titus Loan & Investments, was living with Hattie, G. Raymond (VP Titus Loan & Investments) and Gertrude at 510 W. 2nd in 1909. George M. Titus was a leader in securing the construction of Muscatine's city hall (1914), county jail (1909) and court house (1909). The 1910 Census lists George M., age 55, as President of a Loan & Investment firm; wife Hanna Jefferson, Wife, 50, Raymond G., son, 25, vice president of Loan & Investment, Gertrude E., daughter, 18, student. The 1911 city directory shows that G. Raymond had moved out and was living at 516 W. 2nd Street while working at Titus Loan & Investment with his father. G. Raymond Titus married Miriam Bliven on November 5, 1914 in New York City. George, Hanna Jefferson (wife), and Harriett continued to live at 510 W. 2nd. Mr. Titus was a leading promoter in the construction of Hotel Muscatine (1916) and served as president of the hotel corporation for five years. By 1916 Harriet appears to have moved out as the city directory does not list her. Gertrude continued to live at 510 W. 2nd through 1916 but appears to have moved out after that year because subsequent directories do not list her (Richman 1911, Vol 2: 79; "Heart Attack Fatal to George M. Titus," April 10, 1947, 1).

The 1920 Census lists George M. (64) as president of a loan & investment firm and wife Hanna Jefferson (59) at 510 W. 2nd Street. Meanwhile, his son G. Raymond (35, Real Estate) and wife Miriam (30?) lived at 1124 Oakland Drive until 1947 with G. Raymond vice president of Titus Loan and Investment. Hanna Titus died around 1939. With George M. Titus listed in 1940-41 without Jefferson Hanna Titus. George M. Titus continued to work until his death in at age 90, as he obituary notes that he became ill at the company offices. He died on April 9, 1947. His obituary noted that as "a former state senator, Mr. Titus has been an active supporter of progress in Muscatine and the Midwest throughout his long business career." He was also an active member of the First Presbyterian Church, serving as elder since 1887 and representative delegate from the district at the 1930 National Presbyterian Convention. Mr. Titus was a member of the Masonic Temple association and served as president from 1936 until recent years. He was a 50-year Mason in the blue lodge. He was a member of Iowa Lodge No. 2, A.F. and A.M., Washington chamber No. 4 R.A.M., Webb Council No. 18 and S.M. DeMolay Commanders No. 1, Knights Templar and Telepath Consistory SPRS. He was a member of the Muscatine Rotary club and served on the park board for several years. ("Heart Attack Fatal to George M. Titus," April 10, 1947, 1).

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The house transferred to his son G. Raymond and his wife Miriam Titus after his father's death in 1947. Raymond G. Titus bought lot 8 block 7 from George Titus and Jefferson H. Titus on April 15, 1947 (Book of lots 121:101). By 1949, G. Raymond and his wife Miriam had moved from 1124 Oakland Drive to this house at 510 W. 2nd Street. G. Raymond was listed as President-Treasurer of the Titus Land & Investment Company. M.B. Titus, listed as VP of Titus Land & Investment Company, also lived at 510 W. 2nd Street from 1949 to their deaths in 1971 and 1970 respectively. Miriam apparently retired from the business in 1965 as she is no longer listed as vice president of the company in 1965. G. Raymond continued as president of the Titus Land & Investment Company to his death in 1971. G. Raymond died on December 20, 1971 at the age of 87. According to his obituary, he served with a number of civic groups and fraternal organizations as a board member and officer. ("G. Raymond Titus of Titus Loan dies at age 87," December 20, 1971, 1).

9. Major Bibliographical References

Album of Muscatine. Available online at <http://www.rootsweb.com/~iamuscat/albumtiny.htm> - album from Norma Rogers. 1891.

Census Records, United States Census Bureau, 1870, 1900, 1910, 1920.

City Directories, Muscatine. Various publishers, 1856-1972. Available as the Musser Public Library.

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

"G. Raymond Titus of Titus Loan dies at age 87," Obituary, *Muscatine Journal*, December 20, 1971, P 1.

"Heart Attack Fatal to George M. Titus," Obituary, *Muscatine Journal*, April 10, 1947, P 1.

History of Muscatine County, Iowa. Chicago: Western Historical Company, 1879.

"Home of George M. Titus West Second Street" Photograph, *Muscatine, IA Pearl City*, 1914, P. 64

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

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

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, page 79.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

“Senator Geo. M. Titus” Photograph, *Picturesque Muscatine*, 1901, P. 94.

Location Map



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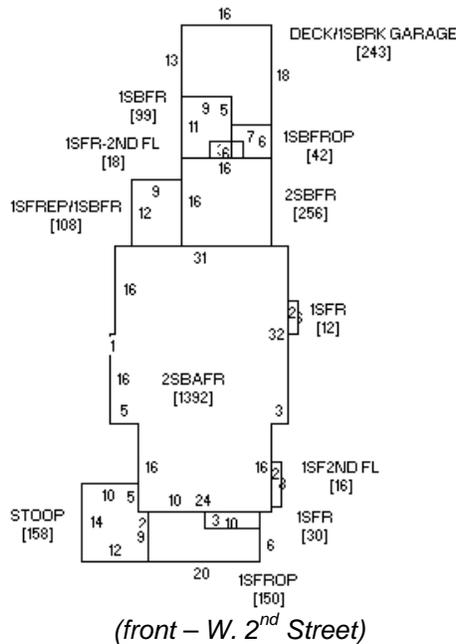
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Plans of buildings on site (from assessor's office)



Photograph of building (digital image)

