

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

State Inventory No. 70-00498  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 Pliny and Adelia Fay House  
 other names/site number Field Site #: WH-030

**2. Location**

street & number 112 Locust  
 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) 6 Lot(s) 6 & E 1/2 Lot 7

**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>1</u>	<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>	<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 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>05B: Late Victorian/Italianate</u>	foundation <u>03: Brick and 04: Stone</u>
_____	walls <u>03: Brick</u>
_____	roof <u>08A: Shingle</u>
_____	other <u>02: Wood</u>

**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 checked="" type="checkbox"/> Yes <input 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 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 Address 112 Locust Site Number 70-00498  
City Muscatine 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 1855  check if circa or estimated date  
Other dates 1874

**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 Jo Ann Carlson, Commission Member (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date 12/3/2005  
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

Page 3

Pliny and Adelia Fay House  
Name of Property

Muscatine  
County

112 Locust  
Address

Muscatine  
City

## 7. Narrative Description

The Pliny Fay House is a good example of the Italianate style, and it is representative of the first substantial homes built on the bluff by Muscatine's business class. The house was listed on the National Register of Historic Places in 1998, and most of the information on this survey form is taken from the nomination. The house sets on an elevated lot with gentle slopes on the east and west elevations and a sharp bluff on the south elevation that drops approximately 50 feet. The south elevation has a stone retaining wall around the property.

It is a two-story, three-bay, brick house. The house sits on a brick and stone foundation. The side-gable roof is clad in asphalt shingles. It is a traditional rectangular, side-gabled building facing east-northeast. It measures 40 feet wide by 32 feet deep, and is constructed of what appear to be handstruck bricks - given the presence of the mold marks - laid in a nine-course American bond. The mortar base is a fine-grained sand. The brick walls extend below the ground surface and rest on a foundation of roughcut sandstone blocks. There is no water table. The roof is low pitched with molded cornice and single, scroll-cut brackets under the eaves. Eave overhangs are modest. Asphalt shingles cover the entire roof surface. Four symmetrically spaced, brick interior chimneys, combined with the symmetrical three-bay fenestration pattern, clearly indicate the Georgian configuration of rooms inside. Indeed, the general dimensions of the building, the broad, low-pitched roof, and the interior chimneys are all strongly reminiscent of the colonial Georgian houses found in the northeastern United States. There, side-gabled Georgian houses usually have a single central chimney or four exterior end chimneys. Four interior chimneys are more commonly found on hip-roofed Georgian houses. The use of interior chimneys and a side-gabled roof on the Pliny Fay house is an interesting variation of the Georgian building tradition, and unusual in this region. The windows on the main house block are very large, three and one-half by seven feet. Much of the glass is wavy, which suggest that the sashes are original or very old replacements (National Register of Historic Places Registration Form, 1998, var. pages).

A one-story, flat-roofed wooden porch spans the east (northeast - front) elevation. This is supported by massive chamfered posts with molded bases and open, scroll-cut cornice brackets. The porch was in place by 1869, according to photographic evidence. A shallow vestibule that matches the style of the porch is fitted over the front door and sidelights, obscuring them from view from the outside. The vestibule has wooden walls (paneled inside and out), cornice brackets similar but not identical to those on the porch, and a segmental arched doorway with paneled double-leaf doors. The vestibule appears to be an early addition. On either side of the entry is a six-over-one-light, double-hung window. The windows flanking the front door have wooden cornice lintels, with decorative brackets and a cut-out circle motif, similar to that found on the inside trim. Lintels over all other windows are composed of brick headers. Sills are wood throughout the building. A round-headed window with a double-arched design in the upper sash accentuates the center bay of the second story of this elevation. On either side of this window is a six-over-one-light, double-hung window. Small brackets line the eave.

# Iowa Site Inventory Form Continuation Sheet

Page 4

Pliny and Adelia Fay House  
Name of Property

Muscatine  
County

112 Locust  
Address

Muscatine  
City

The south (southeast) side elevation faces the river. A modified Palladian window graces the gable peak. The first story has two ten-over-ten-light double-hung window. The second story has two twelve-over-twelve-light double-hung window.

The north (northwest) elevation has a small 1½-story, brick side section with a front porch that has been enclosed. Only the second story of the main portion of the house is exposed. It has two twelve-over-twelve-light, double-hung windows. The 1½-story section is brick. The front porch of this section was enclosed. The enclosed porch has four six-over-six-light, double-hung windows on the east (front) elevation. A three-light, segmental transom window is above each main window. Two similar windows are located on the porch's north elevation. The older brick portion of this section has two gable windows facing east. Each dormer contains two windows with six-light, hinged sashes. The north side elevation of the older brick section has two centered openings, one on the first story and the other on the second story. The first-story window contains a pair of one-light, hinged sashes. The second-story opening contains a six-over-six-light, double-hung window.

The west (southwest) rear elevation features a centered, second-story, frame addition, which is supported by three brick columns spaced along the addition's outside edge. This addition appears to date to 2002, after the National Register of Historic Places listing. Muscatine city records show a permit was issued on April 11, 2002 to construct the \$16,200 addition (Muscatine Permit #21309, 2002). There is only one window present in the frame addition. It is centered in the north half of the addition's west wall, approximately half way up the wall. The addition extends out from the main house's back wall and provides a cover to the original centered back entrance. The slightly projecting entrance features a solid panel door with narrow sidelights on each side. A single window on both the first and second stories is located on each side of the frame addition. Each window contains twelve-over-twelve-light, double-hung sashes. There is also a multi-light, fixed sash window located in the lower left corner of the original brick wall. A small frame addition is attached to the original north brick addition's west wall. The west wall of this frame addition contains several openings. A centered entrance contains a flush-mounted wood door with nine lights in the upper half. Two one-over-one-light, double-hung windows flank the entrance. A gable dormer, similar in design to the dormers on the east elevation is also present on the roof of the original brick addition. Two windows are present in the dormer. Each window contains six-light, hinged sashes.

The owner constructed a sympathetic garage in 1996, according to city building permit records (Muscatine Permit #18837, 1996). The two-bay, side-gable brick garage is present along the north edge of the lot. A cross gable is attached to the southwest corner of the garage and extends towards the south. The front (north) elevation features two overhead metal garage doors. Each door contains a row of six, four-light windows centered across the upper half of each door. A wide brick wall separates the two doors. A pair of centered gable dormers is located on the north roof. Each gable contains four-over-four-light, double-hung sashes. The south elevation contains the exposed south wall of the side-gable section and the south wall of the cross gable. Little can be seen of the side-gable's south wall because the back yard is enclosed by a fence. A gable dormer is present on the side-gable's south wall. The gable is similar to the north elevation gables and contains a similar four-over-four-light, double-hung

# Iowa Site Inventory Form Continuation Sheet

Page 5

---

<u>Pliny and Adelia Fay House</u>	<u>Muscatine</u>
Name of Property	County
<u>112 Locust</u>	<u>Muscatine</u>
Address	City

---

window. The south wall of the cross gable has a centered pair of six-over-six-light, double-hung windows. The west side elevation of the garage contains only two openings in the west end of the side gable. Each opening is centered on the wall and contains a four-over-four-light, double-hung window on the first and second stories. The east side elevation has a similar fenestration.

A variety of landscaping and other design work has been completed on the property. A white, probably synthetic fence wraps around the back yard. The individual balusters vary in height, creating a wave effect along the fence. A wooden roof trellis covers a small patio between the garage cross gable and the frame addition attached to the west side of the original north brick addition. Portions of the trellis are supported by wood posts with braces. Various potted plants are scattered around the patio and other parts of the back yard. A brick sidewalk wraps around the east side of the garage and provides access from the house to the driveways on the north side of the garage. Flower gardens and small trees have been planted between the sidewalk and the garage and house. The front of the house also contains various plantings, as well as two sets of short steps that lead up from Locust Street to the front porch.

## 8. Narrative Statement of Significance

The Pliny Fay House is currently listed on the National Register of Historic Places under Criteria A and C. Additionally, it appears to be a contributing building in a potential "West Hill" neighborhood historic district.

The Pliny Fay House was listed on the National Register of Historic Places under Criteria A and C in 1998. It was cited for its significance in architecture and exploration/settlement. Architecturally, the Pliny Fay House is an excellent example of a mid-Victorian, Italianate residence that has retained most of its integrity. It is a traditional rectangular, side-gabled brick building with an Italianate porch and one-story kitchen wing. The centered front and back entrances established a symmetrical three-by-two-bay fenestration pattern that reflects the Georgian arrangement of interior space (National Register of Historic Places Nomination Form, 1998, Section 7, Page 1). The building's association with Muscatine's exploration/settlement is also significant. This building is representative of the first substantial homes built in Muscatine. These were properties located on a sharp bluff overlooking the business district and the Mississippi River. This location signaled the arrival of its residents to the elite financial and social top of Muscatine and the homes they built reflected that status (National Register of Historic Places Registration Form, 1998, Section 7, Page 1).

Additionally, the Pliny Fay House appears to be a contributing building to a potential "West Hill" historic district. It primarily falls within one historic context identified for the district: "19<sup>th</sup> Century Residential and Neighborhood Development." The development of the West Hill neighborhood established one of the community's first efforts to recognize the economic and social power of the early successful families of Muscatine. Pliny Fay was such a success and his decision to locate his new home in this neighborhood reinforced its image as the favored location of this group. It would have also encouraged other successful

# Iowa Site Inventory Form Continuation Sheet

Page 6

---

<u>Pliny and Adelia Fay House</u>	<u>Muscatine</u>
Name of Property	County
<u>112 Locust</u>	<u>Muscatine</u>
Address	City

---

individuals and families to consider the location for their residences. The house contributes historically and architecturally to the historic district.

Pliny Fay constructed this house around 1855, making it one of the early set of homes built on the bluff that would eventually be called "West Hill". The house was moved a few feet from its original location sometime before 1874, apparently because it was too close to the bluff's edge. The move did little to limit the sweeping view of the Mississippi River, Muscatine Island and the Illinois shoreline from the house. At the time the building was listed on the National Register of Historic Places in 1998, the only alterations that had been made to it were the removal of a porch from one gable end prior to 1888 and the addition of a second-floor bathroom to the rear of the house in 1920s. There had also been some minor interior remodeling and construction of a new detached (?) garage. In 2002, an addition was added to the house's southwest corner. This addition does not substantially impact the building's integrity and was constructed by the property owner to meet additional building needs.

According to the 1998 National Register application, Pliny Fay purchased Lot 6 and the northwestern 100 feet of Lot 5 from Suel Foster in 1853 for \$500. Fay then purchased an additional 41 feet of Lot 5 from Foster in 1855, after Foster had sold the southeastern 141 feet to the Mississippi & Missouri Railroad. Fay then enlarged his property in 1865 when he and his wife bought Lot 7 from Stephen Whicher. The 1856 city directory identifies Pliny Fay's residence at "es Pine s Fourth," indicating the house was likely not ready for occupancy when that directory information was collected. However, in the 1859 directory, the Fays are recorded as living at "ws Locust b 1<sup>st</sup> and 2d," which corresponds to the present location. Comparing the 1860 census record with Fay's neighbors listed in the 1859 directory also confirmed the family was at the Locust Street location in 1860. According to the 1860 census, Fay, 48; his wife Adelia, 45; son Hamilton, 18, a clerk; and daughters Mary, 17; Ellen, 15; and Elizabeth, 12 are all recorded at Locust Street. In addition, Terry Orange, 22, no occupation or family association recorded; and Mattie (?) McClark (?), 18, a servant, were also listed. The 1866 city directory also continued to list Fay, now the Second District U.S. Assessor, at "Locust nw cor Front." The 1870 census also recorded the family there. Members recorded then included Fay, 58, druggist and assessor; Adelia, 56; Hamilton, 27, druggist; and Elizabeth, 22. Elizabeth's occupation was not legible.

In 1874, Stephen P. Sawyer was listed as living at corner of 2<sup>nd</sup> and Locust. In 1876, Stephen P Sawyer was listed at corner of 2<sup>nd</sup> & Locust and working at McQuesten and Sawyer. F.P. Sawyer, employed with Webster and Williams, was listed as the resident in the 1879 directory. F. P. Sawyer is Stephen P., Aura and Jennie's father. The Sawyers appear to have continued living at the resident through the 1899-1900 city directory. In the 1886 city directory, S.P. Sawyer works at McQuesten & Sawyer and resided at 112 Locust. In the 1889 city directory, S.P. Sawyer lived at 112 Lucas Grove. Lucas Grove was said to be an extension of 4<sup>th</sup> street, northwest of city limits. Locust street was listed so this was probably a mistake. In the 1893 city directory, S.P. Sawyer was listed at 112 Locust and he was retired. In the 1897 city directory, S.. Sawyer was listed at 112 Locust and working for McQuesten & Sawyer.

In 1900, Stephen P. Sawyer, F.P. Sawyer's father and vice-president for McQuesten & Sawyer Company, a hardware business, was listed as the resident. The 1900 census confirmed Sawyer, 68, as

# Iowa Site Inventory Form Continuation Sheet

Page 7

---

<u>Pliny and Adelia Fay House</u>	<u>Muscatine</u>
Name of Property	County
<u>112 Locust</u>	<u>Muscatine</u>
Address	City

---

the owner at 112 Locust, along with his daughter Aura, 39; and daughter Jennie, 20. No occupation was listed for either girl. In addition, servant Anna Briniman (?) is also listed. Stephen Sawyer was born in 1832 in Massachusetts and arrived in Muscatine in 1871. He had married Frances Gillitt on June 21, 1853. She died in 1897. He joined with his cousin William Wirt McQuesten to form the business partnership in 1894. Samuel Sawyer, another son, later took over his father's interest in the business, while a son of McQuesten assumed ownership of his father's interest (History of Muscatine, 1911, 612). The 1908-09 city directory continued to list Stephen P. Sawyer, now retired, as the resident. The 1910 census also continued to record Sawyer at 112 Locust and the owner. Other residents at the house included Aura (no occupation listed) and servant Margaret Lyons, 20 (?). The 1911 directory listed Stephen, Samuel (also retired) as the residents and Stephen's daughter Aura as a boarder. No occupation was listed for Aura in the directory. Stephen P. Sawyer appears to have died around this time.

His daughters continued to live at this location. In 1913 city directory Aura Sawyer was listed here, and in 1916 A.A. Sawyer was listed here. The 1919 city directory listed Aura Sawyer as the resident. The 1920 census confirmed her at that location and further identified Aura Sawyer (59) as the owner. Her sister, Ida Welker, 64, widow of Fred, is also listed as a resident. Neither woman was working, according to the record. In addition to the two sisters, a servant, Anna Van Yesseldyck, 39, a Dutch immigrant, was also recorded as a resident. The two sisters continued to be listed as residents of the house through the 1931 city directory. In 1934 the city directory listed Mrs. Ida (Fred) Welker as living there. In the 1940, 1943, 1946, and 1949 city directories, Ora Sawyer was listed as living there, with no occupation. This appears to be a phonetic spelling of Aura. In 1952 and 1954 city directories lists Aura Sawyer was living there with no occupation listed. Aura A. Sawyer died on February 4, 1956 at age 95.

The house then passed completely to her sister, Jennie. In 1956 the city directory listed Mrs. Jennie Day with no occupation listed. Jennie Day was listed in subsequent directories, with no occupation. Mrs. Jennie S. Day was born October 20, 1874 and died October 5, 1968. She was the daughter of Stephen and Frances Gillett Sawyer. Her survivors included Donald S. Day, Mrs. Aura May Durham (her niece), S.G. Stein Jr. (her nephew) and Mrs. Maude Ross (her niece).

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920.

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

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

Jennie S. Day. *Muscatine Journal*, October 5, 1968, p 3.

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

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00498

Related District Number 70-01005

Page 8

Pliny and Adelia Fay House  
Name of Property

Muscatine  
County

112 Locust  
Address

Muscatine  
City

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





# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00498

Related District Number 70-01005

Page 9

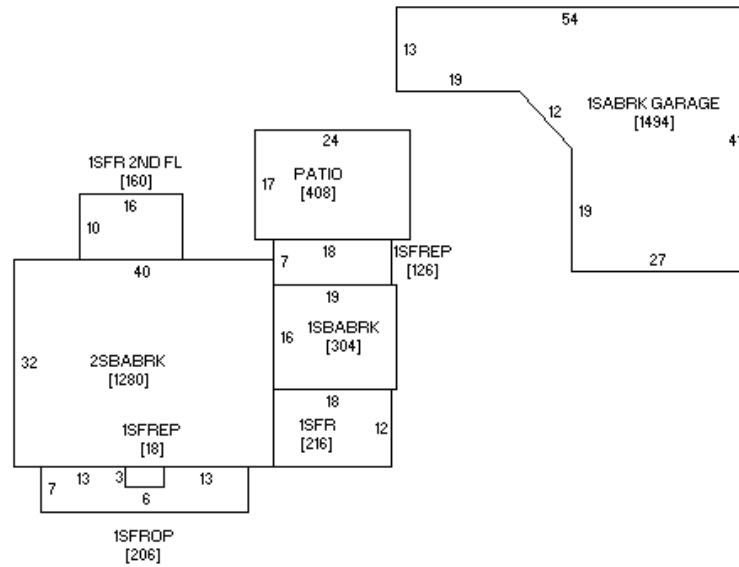
Pliny and Adelia Fay House  
Name of Property

Muscatine  
County

112 Locust  
Address

Muscatine  
City

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



(front – W. 2<sup>nd</sup> Street)

## Photograph of building (digital image)

