

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

State Inventory No. 70-01019 **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 Mayes House
 other names/site number Field Site #: WH-052

2. Location

street & number 316 W 3rd
 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) 36 Lot(s) N 90' of Lot 10

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>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

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>05D: Late Victorian/Queen Anne</u>	foundation <u>03: Brick</u>
_____	walls <u>03: Brick</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 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 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 316 W 3rd Site Number 70-01019
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 1891 check if circa or estimated date
Other dates c.1910

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 December 5, 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, three-bay, Queen Anne house. The house sets on a brick foundation. The walls are brick. The gable roof is clad in asphalt shingles. The house sets on a level corner lot. County records indicate an attached brick garage was built around 1930. While the 1928 Sanborn map does not show this garage, neither does it appear on the 1946 revision. However, it is assumed that this is an oversight.

The front (north) elevation was altered between 1905 and 1912, according to the Sanborn maps. Ownership information suggests this occurred around 1910. The 1899 and 1905 Sanborn maps show a projected gable on the west half of the north elevation, with a porch in the corner to the left. This recessed portion of the façade was built forward to be flush with the front gable by the 1912 Sanborn map, as can also be seen in the brick change on the façade. At this time, a full-width porch, which wrapped around to the west side, also was built. The porch has brick columns on rusticated block piers. The west end of the porch was reconstructed to incorporate the one-car garage that is located to the right of the house at the end of the porch. A glass block window is located to the left of the non-historic overhead garage door. The single-door entry is located within the porch area in the east half of the house. It contains a combination aluminum storm door with an interior wood door with single-light glass insert that extends down most of the door's length. A picture window with transom is located to the right of the entry. The second story is divided into two sections, with the front cross-gable on the west portion. The end of the cross gable contains a set of three one-over-one-light, double-hung windows centered on the gable's second story. A stone lintel and stone sill extends across the entire opening. A louvered attic vent is located in the upper gable, which is clad in decorative shingles. On the second story to the east of the cross gable section are two one-over-one-light, double-hung windows with stone lintels and sills

The west elevation extends along Linn Street. The north portion of this elevation features the west wall of the front gable and the west wall of the attached one-story garage. The garage's west wall contains two centered block windows. The exposed second story of the cross gable's west wall contains a single one-over-one-light, double-hung window centered on the left half of the wall. A chimney extends up along the front gable's west wall near its junction with a two-story angled bay window that dominates the south half of the elevation. The angled bay is covered with a gable roof. The bay window has three one-over-one-light, double-hung windows on each story. A stone lintel is present over each window, with stone sills on the center windows and brick sills on the outside cutaway bays. Brackets support the corners of the gable roof above the angled bay window. The gable is clad in decorative shingles, and it has louvered attic vent.

The east elevation contains several openings, including a foundation window in the far right side of the wall. Two first-story openings are also present, including a glass block window at the far left side of the wall. A one-over-one-light, double-hung window is centered on the wall to the right of the block window. Three various-sized openings are present on the second story. Each contains one-over-one-light, double-hung windows. The largest window is located to the right of the wall's center, while a smaller window appears to be slightly to the left of the wall's centerline. An even smaller window is located to

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near the left edge of the wall and aligned with the center of the glass block window on the first story. All the windows have stone lintels and sills present.

The rear (south) elevation includes a one-story enclosed frame porch that extends from the center of the back gable to the east end of the house. The west wall of the porch contains a flush-mounted combination aluminum storm door. The south wall of the porch contains a second entrance at the east end of the wall. This entrance also contains a flush-mounted combination aluminum door. A pair of one-over-one-light, double-hung windows is present to the left of this door. There are no additional openings on the first story. The second story of the south elevation contains a single one-over-one-light, double-hung window centered in the gable end. A louvered attic vent is located in the upper gable, which has covered with decorative shingles. The south wall of the cross gable has a single one-over-one-light, double-hung window centered on the second story. The house windows contain stone lintels and brick sills.

The house and garage both appear between 1892 and 1899, according to Sanborn maps. The maps also show Lot 10 being split during that period, with the north portion (assumed to be the North 90') parceled out by 1899 from the rest of the lot. The 1899 map shows an auxiliary building in the new parcel's southeast corner, the same location as the present building. This garage is a brick building with a non-historic overhead door that stretches across most of the building's front (west) elevation. It is covered by a gable roof with asphalt shingles.

8. Narrative Statement of Significance

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

Uriah and/or Margaret Mayes appear to have built this house around 1891-92 as a family home. Margaret sold it to Henry and Matilda Umlandt in 1897. The couple was married on January 30, 1895, and the house appears on the 1899 Sanborn map. Henry is listed in the 1900 city directory as a saloon owner and treasurer of the Automatic Pearl Works. That organization was later incorporated into the Automatic Button Company, which eventually employed about 500 people in Muscatine. Though the Automatic Button Company was a significant local business, the majority of his years associated with the success of this company were spent while living at 1707 Mulberry (c.1904-1926). There also does not appear to have been any significant event on the property. In addition, although the house has retained much of its original integrity, the addition of the garage has substantially altered its original Queen Anne appearance. Several other homes in the neighborhood and community are better examples of this style. Thus, the Mayes House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C

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However, the Mayes House does appear to be a contributing building in a potential “West Hill” neighborhood historic district. Henry and Matilda Umlandt had only been married a few years when they chose to purchase the property and raise their family in the neighborhood. They likely had one or two children by then and Henry was just beginning to emerge as an important player in the development of the pearl button industry in Muscatine. The Umlandt’s decision to locate in the neighborhood was likely seen as further evidence of the area as an attractive neighborhood for executives with a young and growing family. This impression would have boosted the neighborhood’s growth and development. This house significantly contributes to the history and architecture of this potential historic district.

Margaret and Uriah Mayes bought all of Lot 10, Block 36 from Ada Cornelia Daut on August 5, 1886 (Book 21, Page 140). That same day, they took out a \$750 mortgage from Titus and Jackson for only the North 90’ of Lot 10. The 1883 Sanborn map shows a house on Lot 10, but it is located in the middle of the lot and carries a 505 Linn Street address. The 1888 map shows this house gone and a new house in the south end of the lot. This house could have been built by either Daut or Mayes. In 1883 and 1886 city directory, Mayes is listed at 210 Linn, working as a carpenter. Mrs. U.C. Mayes was a dress maker. In 1889 city directory, Mayes was listed at 210 Linn and working as a carpenter. In 1888, the north 90’ of Lot 10 was still a vacant lot. The original 1886 note of Mayes’ was due in one year, but apparently was not paid in full until October 2, 1889. That is also the date that a second mortgage was taken out with Anna Marie Van Lent. It was for \$300 and was on the same North 90’ of Lot 10 (Book 19, Page 372). That note was repaid on July 9, 1892. The 1892 Sanborn map continues to show the north 90’ of Lot 10 as vacant, with a house at the south portion at 211 Linn, so apparently these mortgages were leveraged on the land for other investments. Interestingly, in 1891 Uriah C Mayes was listed at 318 West 3rd, as a carpenter. Thus, a house may have been under construction or near complete by the end of 1891. U.C. Mayes died September 16, 1891, at 64 years and 7 months old. He was noted to have been as a carpenter. In 1893, the directory lists Margaret as a widow in 316 West 3rd. Thus, it appears that a house was built by this time – likely around the time of Uriah’s death. In 1895-1897 city directory, James Mayes is the only listing at 316 West 3rd. He was a foreman at the Muscatine Journal comp room.

Margaret Mayes, widow, sold the North 90’ of Lot 10 to Henry and Matilda Umlandt on September 30, 1897 for \$2325 (Book 30, Page 278). This price definitely indicates a house. The 1899 Sanborn map shows the house, with a notation that it had brick veneer. Henry Umlandt is not listed in the 1894 city directory, but he married Miss Matilda Franz on January 30, 1895. Henry Umlandt was born in Germany in 1869 and immigrated to America in 1882. Matilda was born in Muscatine in 1872. In the 1895 or 1897 city directory, there was no Henry listed. In the 1895 city directory, there is a Harry Umlandt listed as a clerk at Houdek’s which was at 301 Sycamore. In 1897, Umlandts were listed at 407 ½ West 4th or 1202 4th. There are two Henrys listed. They appear to have moved to this address after buying the house late in 1897. The 1899-1900 city directory shows Henry Umlandt living at 316 W. 3rd Street. He works at Morgan and Umlandt. In 1900, Henry Umlandt is listed at this address, with Matilda having died on March 10, 1900 (Richman 1911, Vol 2: 621). Matilda’s obituary reported she died following the birth of her third son, Arthur. In addition to that child and her husband, she was also survived by sons Harold and Carl. Henry worked at the saloon at 425 E 2nd Street, and he is treasurer for Automatic Pearl Works at 509 E 3rd Street in 1900. In the 1900 census, Henry Umlandt (age 31, treasurer for button company) is

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listed as well as Harold (son), 4 years old; Carl (son), 2 years old; Arthur (son), 3 years old; and his sister in law (name is hard to read- perhaps Tena Franz?), age 36 years old.

Shortly before Matilda died, Henry Umlandt and John Weber had organized the Automatic Pearl Works. Henry was listed as treasurer in the 1900 city directory. In 1903 that was incorporated into the Automatic Button Company. Officers included Henry Umlandt as president and general manager; his brother Peter as vice president; another brother William as the treasurer; and H.H. Hock as the secretary. The company eventually produced about 7000 gross of pearl buttons each day and employed 500 people (Richman 1911, Vol 2: 621). In the 1902 city directory, Henry Umlandt was listed as working in a saloon (425 E. 2nd). He lived at 316 West 3rd. There was also a John Umlandt listed as working as a bartender and living at 316 West 3rd. Henry married Lillian Hagermeister on June 15, 1904. The Umlandts, Henry & Lillian, were listed as living at 1707 Mulberry from 1908 through 1923 city directories. Before that in the 1904 city directory, CL Hagermeister was listed as living at 1707 Mulberry. Lillian was a Hagermeister, probably a family home. He also went on to become involved in helping to organize the Muscatine Building and Loan Association, the Fairview Land Improvement Company, the Muscatine Produce and Pure Ice Company, the Muscatine Motor Company and the National Association of Pearl Button Manufacturers. He also served on the Muscatine School Board (Richman 1911, Vol 2: 621).

The property (North 90' of Lot 10, Block 36) eventually transferred to Harold Umlandt, who is not listed as a resident there in any city directories. No transactions were found. In 1907, W.D. Peck lived there. He was the proprietor of Muscatine Business College. Maurice and Tobias Toben are listed as the residents in the 1908-09 city directory. Toben was associated with Toben, Malone and Company.

Umlandt sold the property to James G. & Amanda Hugunin on June 2, 1909 (Book 40, Page 408). It is unknown if they lived there, but they sold it quickly on August 30, 1909 to A.S. Garland. Garland is listed in the 1910 census as the owner of 316 W. Third. In addition to him, his wife Bessie, 21 and son Harry, eleven months, are both recorded at the property. Garland was identified as the manager of a button operation. In 1911 A.S. & Elizabeth Garland are listed. He is the manager of the Pioneer Pearl Button Company. In 1913, it is listed as vacant. It was likely after Garland bought the property in 1909 and before the Sanborn map in 1912 that the front elevation alterations were made.

A.S. and Bessie Garland sold the North 90' of Lot 10 to Henry F. Kath on January 2, 1914 (Book 45, Page 636). Kath and his wife Ernestine are listed here in the 1916 through the 1946 city directory. Kath worked in a variety of positions, including president of the Kath Company, dealers in mussel shells. His occupation 1919 was listed as President of the H.F. Kath Co. shellbuyers. The 1920 census confirms the Kath family at 316 W. Third. He is identified as a clam shell dealer in the census. Kath, 47, is also listed as the property owner. Kath is also listed as working for H.F. Kath Co. shellbuyers in the city directories from 1923 through 1940. In the 1943 city directory, Henry Kath is listed as a harness dealer from 116 Chestnut and living at 316 West 3rd. Henry Kath died on February 19, 1945 at age 72. According to his obituary, He was a shell buyer and proprietor of the Kath Army Store. He was the son of Christian and Anna Kath born August 31, 1872, and he lived in New Boston, Illinois before coming to Muscatine. He married Ernestine A. Fedder on November 5, 1901 in St. Louis, Missouri. He had one sister, Mrs.

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Matilda Laird of New Boston (*Muscatine Journal*, February 19, 1945, 5). In 1946, Mrs. Ernestine Kath lived there along. Ernestine died on April 27, 1948. The property was listed as vacant in the 1949 city directory.

Ernestine Kath's estate sold the property on September 15, 1949 to E.F. Russell (Book 127, Page 431). Russell sold it to C.J. Rosenberger and Charolotte I. Ruby on December 27, 1949 (Book 143, Page 32). Rosenberger, an attorney, was listed as the resident in the 1952 city directory. Charlotte I Ruby sold her half interest in the property to C.J. Rosenberger on March 21, 1953 (Book 143, Page 330). Rosenberger is listed in the city directories from 1954-1960 as living at 301 West 11th. The 1954, 1956 and 1958 city directories list Henry and Florence Naber Jr., who was a salesman for the Hetzler Dairy, as living at 316 W 3rd. In 1959 city directory, Gregg & Charlene Schroeder are listed as living there. He worked in the lab at SJ Hoffman and there was a 316 ½ West 3rd listed. Richard & Bertha Herald were listed as living there. He was a fieldman at H.J. Heinz. In 1961 city directory, the 316 West 3rd was listed as Richard and Bertha Herald with 316 ½ West 3rd listed Charles Huyett, a teacher at the Junior College.

Rosenberger sold the property on September 6, 1974 (Book 206, Page 511)

9. Major Bibliographical References

Census Records, United States Census Bureau, 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.

"Mrs. Henry Umlandt Dead," *Muscatine Journal*, March 12, 1900, 3.

"Henry Kath, 72, local business man, succumbs," *Muscatine Journal*, February 19, 1945, 5.

"Henry Umlandt", *Muscatine Journal*, April 5, 1926, 3.

Richman, Irving B. *History of Muscatine County, Iowa. Vol. II, Biographical*, Chicago: S.J. Clarke Publishing Company, 1911, Page 621.

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.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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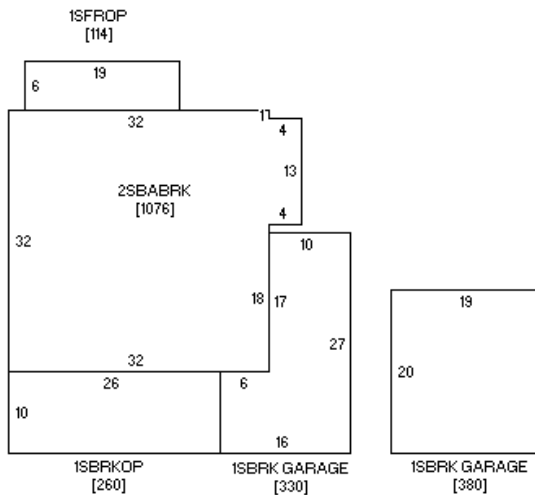
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Location Map



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



(front – W. 3rd Street)

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Photograph of building (digital image)

