

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

State Inventory No. 70-01027  **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 Fulliam Rental House  
 other names/site number Field Site #: WH-067

**2. Location**

street & number 414 W. 3rd St.  
 city or town Muscatine  vicinity, county Muscatine  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original Town Block(s) 37 Lot(s) E 32' W 38' Lot 9

**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)	_____	<u>1</u>	buildings
<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	objects
<input type="checkbox"/> object	_____	_____	Total
	_____	<u>1</u>	

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>07E: Late 19<sup>th</sup> &amp; Early 20<sup>th</sup> Century American Movements/Bungalow/Craftsman</u>	foundation <u>10A: Concrete/Block (rusticated)</u>
_____	walls <u>06: Stucco</u>
_____	roof <u>08A: Asphalt/Shingle</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 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 414 W. Third Site Number 70-01027  
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 1914  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 Daniel G. Clark / Jim Rudisill (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date May 14, 2006

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

---

<u>Fulliam Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>414 W. Third</u>	<u>Muscatine</u>
Address	City

---

## 7. Narrative Description

This is a two-story, two-bay, gable-front house. It sits on a rusticated concrete block foundation. The walls are stucco. The roof is clad in asphalt shingles. This house and the house immediately east of it at 412 W. 3<sup>rd</sup> are mirror images of each other, and most likely were constructed at the same time and by the same builder. The rear of the house at 412 W. 3<sup>rd</sup> Street has been altered historically; otherwise all the elevations of both houses contain the same fenestration and design. The foundation of each porch is also different. The porch at 412 W. 3<sup>rd</sup> has a brick foundation around its entire perimeter while the foundation of 414 W. 3<sup>rd</sup> is open with rusticated concrete block piers at support points. The only decorative features on 414 W. 3<sup>rd</sup> are slightly arched crowns over the windows and doors. Neither house features any ornamentation or other decorative features on the friezes, eaves or other building surfaces. The back of each lot drops off sharply at the rear.

The front (north) elevation of 414 W. 3<sup>rd</sup> features an open front porch with an asymmetrical façade created by an off-centered access opening and set of steps. The entry and double-hung window are centered in the left half of the house while the cottage window is centered in the right half. The porch access is located to the left of the porch center, aligned with the house entry. Three stucco-covered columns support the porch's hip roof. The porch columns create two equal openings, with the porch access steps located just to the left of the center column. The access steps lead to an entry on the house that contains a flush-mounted, historic, wood door with a single-light in the upper portion. A single one-over-one-light, double-hung window is located to the left of the entry. A fixed, two-light cottage window with a transom window is located to the right of the entry, in the right half of the façade. A pair of windows is centered on the second story. Each of these windows contains one-over-one-light, double-hung, historic, wood sashes.

The east side elevation contains a centered entry with a flush-mounted aluminum storm door and historic wood door with an upper window. An opening with a single, fixed window is located directly above the entry. The remaining opening on the east elevation of the original house contains a pair of one-over-one-light, double-hung wood windows that is centered on the back half of the wall.

The west side elevation contains three openings. The right opening is a single window containing one-over-one-light, double-hung wood sashes. It is centered in the north half of the wall. The back opening features a pair of similar windows set to the right of the wall's center. A gable-roof dormer is centered on the roof. It contains a single-light, fixed attic window.

Unlike the rear elevation of the house at 412 W. 3<sup>rd</sup> Street, the rear elevation of 414 W. 3<sup>rd</sup> Street has not been altered by any construction. An original one-story screened porch covers slightly more than the east half of the back wall. There does appear to have been a shortening of the rear porch's width between 1919 and 1928, according to the Sanborn maps, but no additional height added to the porch. The porch is covered by a low-sloping hip roof and supported at the corners by rusticated cement blocks. The back wall of the porch has been screened-in with five openings. The two openings on the left are

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

Fulliam Rental House	Muscatine
Name of Property	County
414 W. Third	Muscatine
Address	City

---

narrower than the three openings on the right. All of them contain full screens, except for the middle opening, which contains a flush-mounted screen door. A set of steps provides access to the porch entry. Additional porch openings include two screened openings on both the east and west elevations. A single-light, fixed window is located over the porch's right side and possibly provides natural light for a stairway. A pair of one-over-one-light, double-hung windows is centered in the upper gable. The remaining opening on the back wall is a one-over-one-light, double-hung wood window located to the left of the porch on the first story.

## 8. Narrative Statement of Significance

The Fulliam Rental 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.

Prominent Muscatine physician and surgeon E.B. Fulliam, Sr., constructed this house and a twin house next door at 412 W. Third around 1914. Two primary reasons for the construction are possible. One speculation is he built the houses for his daughters, Hortense and Gertrude, keeping both identical to prevent any family feuding. The second possibility is that he built both houses as rentals, and after selling 412 to Gertrude, felt obligated to make a similar gesture to Hortense. Fulliam and his wife Jeannette, who was actually the girls' stepmother, had earlier moved to 416 W. Third. Fulliam was born on March 10, 1854 in Muscatine. He was a successful physician in the community, as well as a five-time mayor, state legislator and business leader. However, there is no evidence he ever lived in this house, and if built for his daughter Hortense, she is only listed as a resident for a brief time around 1929. No significant historical event is known to have occurred at this location. The integrity of the house is generally good, with historic windows and doors present. It is also interesting to note the mirror images of this house and its neighbor at 412 W. Fourth. It is unknown if this was a unique construction project in the neighborhood, but it likely was at least an uncommon effort. However, other Craftsman style homes are located in the neighborhood and the houses at 412 and 414 W. Third do not exhibit any unusual architectural feature or characteristic that make them particularly significant. Thus, the Fulliam Rental House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, future research could show the construction of these houses was a unique event that was rarely duplicated in the community. If that was demonstrated, it would appear the two houses would qualify as individually eligible for the National Register of Historic Places under Criteria A as a significant neighborhood development.

However, the Fulliam Rental House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. This house and its neighbor at 412 W. Third were built by E.B. Fulliam, Sr. Duplicate houses were also constructed at 209 W. Fourth and 211 W. Fourth; although these appeared to be more directly tied to rental use. Fulliam's decision to build the houses would have demonstrated to his neighbors and the community in general that he continued to view the West Hill as an area of growth and stability. Such a demonstration by a former civic leader and a trusted physician would have solidified

# Iowa Site Inventory Form Continuation Sheet

Page 5

---

<u>Fulliam Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>414 W. Third</u>	<u>Muscatine</u>
Address	City

---

the neighborhood's reputation as a good location to raise a family, further strengthening its position in the community. This house contributes to the historical and architectural significance of this potential historic district.

Dr. E.B. (Edmund) Fulliam, Sr. constructed both this house at 414 W. Third and a companion house next at 412 W. Third around 1914. Although speculation, it is possible he constructed both houses for his two daughters, Hortense and Gertrude. The other possibility is he built these as rentals, and after selling 412 W. Third to Gertrude, offered Hortense a similar proposal for 414 W. Fourth. Although Fulliam purchased the W. 10' of Lot 8 and all of Lots 9 and 10, all in Block 37, from Eustace P. Hunt-Smith on September 28, 1912 (Book 45; Page 81). The \$1 consideration paid for the property indicate some other property exchanged hands, since there is no evidence Hunt-Smith or Fulliam were related. The house at 414 W. Fourth is located on a portion of Lot 9. An earlier house is present on the 1912 Sanborn map, but Fulliam appears to have demolished this house and constructed the two new houses soon after the purchase. Both houses appear on the 1919 Sanborn. Fulliam and his wife Jeannette, who was actually the girls' stepmother, were already living at 416 W. Fourth. Fulliam was a well-known and successful physician, surgeon, business and civic leader in the community. However, these activities were prior to his acquisition of the 416 W. Third properties and he is better associated with other properties. In addition, Hortense Fulliam later married and is only recorded as a resident of 414 W. Third in the 1927 and 1929 city directories, although she continued to own it until 1945. The rest of the time the house was used as a rental. Drotz's location during the time she was not living at 414 W. Third is unknown. No Drotzes are listed in any Muscatine city directories from 1916 through 1927. In addition, no Hortense Drotz appears in the 1910, 1920 or 1930 nationwide census records.

The first reported resident of the current house at 414 W. Third is F. H. Hoffman, who is listed in the 1916 city directory. Hoffman's occupation was not recorded in the directory. The 1919 directory identifies E.D. Morse as the resident. His occupation also was not recorded.

Two property transfers and various census and directory reports confuse the ownership trail of 414 W. Third between 1920 and 1926. The 1920 census shows Mattie Geiss, 52, living in the house. However, the census also records her as the owner, possibly meaning the end of Fulliam's plans to have his daughters live nearby. The census lists Geiss' occupation as none. Others in the household include Geiss' sister Nina, 50; and boarder Frank J. Albert, 22, a button company salesman. City directories from 1921 to 1924 also list Geiss as the resident. The directory also fails to list an occupation for her. Although the 1920 census clearly identifies Geiss as the property owner, county transfer records show a different situation. According to the recorded transactions, Geiss purchased a surveyed portion of Lot 9, Block 37 on November 24, 1924 (Book 63; Page 370). It is unknown why the 1920 census record would identify Geiss as the owner when that development did not actually happen until 1924. Possibly the sale was a part of a contract purchase. In any case, Geiss was unable to hold onto the property and it apparently reverted either to Fulliam's estate or to Drotz.

According to county records, Hortense acquired it on March 30, 1926 from her parents for \$1 (Book 66; Page 296). City directories from 1927 and 1929 report Drotz as the resident. No occupation is listed for

# Iowa Site Inventory Form Continuation Sheet

Page 6

---

Fulliam Rental House	Muscatine
Name of Property	County
414 W. Third	Muscatine
Address	City

---

her. Drotz then appears to begin renting the property. In 1931 the resident was Kenneth F. Honts, according to the directory from that year. His wife's name was Emma and he worked as a salesman for the Tradehome Shoe Store. Jos. J. and Grace B. Rogers were listed as the residents in the 1934 directory, while Arthur and Dorothy Riley were the recorded residents in the 1936-37 directory. Rogers was a conductor, while Riley's occupation was not listed. From 1938 through 1943, the directories listed Elmer C. and Myrtle Hail as the residents. He was listed as a bartender at the Hub tavern in all three directories.

Drotz sold the property on March 3, 1945 to A. Eugene and Ivy M. Faulkner (Book 112; Page 100). He and Ivy are listed at 414 W. Third from 1946-49, according to the directories from that period. Faulkner was a clerk for the CRI & P Railroad.

On June 30, 1951, J.A.H. and Helen F. Will purchased the house from Faulkner and his wife (Book 138; Page 540). They do not appear as residents at 414 W. Third, but the 1952 directory does list Roy Reeves as the resident in that year. Reeves was married to Anna and worked as a bartender at the Palace Billiard Parlor. The house was vacant in 1954. Paul H. and Janet Warlow were listed in the 1956 directory as the residents. Warlow worked as a foreman for the telephone company. In the 1958 directory the residents were Richard C. and Lech Lacy. He was a project engineer at Stanley Engineering. Mrs. I. Marjorie Furnas was listed as the resident in the 1959 directory. She operated the Hart Beauty and Gift Shop. The Faulkners continued to own the property through this period. A property deed change on October 26, 1976 showed the Faulkners were still listed as the owner in that year.

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 1880, 1900, 1920.

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

"Dr. E.B. Fulliam, Sr., Prominent Physician Dead," *Muscatine Journal*, January 6, 1927, page 1.

*Portrait and Biographical Album of Muscatine County, Iowa*. Chicago: Acme Publishing, 1889. page 465

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, 27.

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 Site Inventory Form Continuation Sheet

Page 8

---

Fulliam Rental House  
Name of Property

Muscatine  
County

414 W. Third  
Address

Muscatine  
City

---

## Photograph of building (digital image)

