

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

State Inventory No. 70-01030  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 James A. Pyatt House  
 other names/site number Field Site #: WH-078

**2. Location**

street & number 509 W. 3<sup>rd</sup> 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) 51 Lot(s) E 1/2 Lot 3 & W 15' Lot 4

**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**

<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>09A01: House / Front Gable Roof</u>	foundation <u>10A Concrete Block</u>
_____	walls <u>15B Vinyl</u>
_____	roof <u>08A: Asphalt / Shingle</u>
_____	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input 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  
City Muscatine

Address 509 W. 3rd Street

Site Number 70-01030  
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

Other dates

check if circa or estimated date

**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 Donald W. Bain, Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 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

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<u>James A. Pyatt House</u>	<u>Muscatine</u>
Name of Property	County
<u>509 W. 3<sup>rd</sup> Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This is a two-story, three-bay gable-front, frame house. It sits on a non-original concrete block foundation. The walls are frame, clad in vinyl siding. The gable roof is clad in asphalt shingle. A vertical wood slat fence approximately six feet high extends from the west side of the house to the property line (approximately 20 feet away), then turns 90 degrees and runs along what appears to be the west property line to the alley. The house has a rear entry directly to the second story indicating the possibility that the home is (or can be) used as a second story rentable unit. This house has no gutters or downspouts.

The full porch stretches across the front (south) elevation of the house and projects approximately eight feet. Sanborn maps indicate a one-story full porch on the house through 1912, and the two-story porch was added by 1919. This porch consists of square plan profile columns up through the second story porch. The two-story porch has a second floor access directly from a second story entry on the front façade. While the home has horizontal wood siding, the front porch is cloaked in vertical T-111 siding at the foundation and along the second story rail. The front porch has a wood guardrail, a five-foot wide wood stair (extending south three steps near the east end of the porch) with a wood handrail. The guardrail and handrail are constructed of wooden vertical baluster sections.

The south elevation also has two one-over-one-light double-hung wood windows and an insulated metal raised panel, door on the first story of the front façade. This entry is on the east side of the front elevation, suggesting a side passage interior plan. The second story has a 15 glazed panel single patio door and one one-over-one-light double-hung wood window. The second story door is on the west portion of the house's front façade. At the peak of the gable roof is an octagonal wood louver, presumably to vent the attic space.

The west side elevation contains what appears to be a 4 foot by 15 foot extension approximately at a midpoint of the west elevation. The extension is two-story also, and interrupts the gable roof at this location. This addition appears on the Sanborn maps between 1919 and 1928. This section has a one-over-one-light double-hung wood window on each of its three side – north, west, and south in each story. One of these six windows is a smaller (not as tall) window on each story. The front and rear sections have a one-over-one-light double-hung wood window on each story.

The east side elevation of the house has an angled bay window that appears to be original, and a entry in front of this window. The three-sided, two-story, bay window occurs approximately at the center of this elevation. Each side of the bay window has one one-over-one-light double-hung window. Also included on this elevation is a single-door entry just towards the front of the house. This entry has a small steeply pitched gabled, cantilevered roof covered with asphalt shingles. There are two small windows on the second story in this section in front of the bay window, the south window high up in the elevation is a single-light by single-light side-by-side sliding window. The lower center window in this section is a single-light over single-light double hung window. There is one small one-over-one-light double-hung window on the second floor near the rear of this house on this elevation and two small one-over-one-light

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double-hung windows on the first floor near the rear of the house on this elevation behind the bay window.

The north elevation is the rear of the house. The rear of the house has a slightly different roof line – still gable – but smaller than the rest of the house over what appears to be on original rear section for a distance of approximately 8 feet into the house. The 1888 Sanborn map shows a one-story rear section, and the 1892 Sanborn map shows a wider, two-story rear section. There is a wood stair with vertical wooden handrail from the rear yard up to the second story. The second story landing is uncovered except for the 18-inch roof overhang that occurs on this elevation and serves a single insulated metal door. There are two one-over-one-light double-hung windows on the second floor of this elevation. There are also two first-story one-over-one-light double-hung windows directly below the second story windows. In the gable of this elevation is a small wooden louver, slightly off-center to the peak of the gable.

A three garage bay frame garage sits behind the house. It is clad in vinyl. The garage is orientated with the plastic garage doors facing north into the alley. The east and west elevations are end gables with no openings. The south elevation facing towards the house has three individual wood doors to access each of the garage bays. This garage is depicted on the 1946 Sanborn map.

## 8. Narrative Statement of Significance

The James A. Pyatt 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.

The vinyl siding has compromised the historic integrity of the James A. Pyatt House and thus the house does not appear to be eligible under Criterion C for outstanding architecture. This home was an early home of George M. Titus and at the start of his long, productive career. His later home on 510 West 2<sup>nd</sup> street is a more significant home for its long association with Titus at the peak of his career. No other significant persons appear to be associated with this house. No significant events are associated with this house. Thus, the James A. Pyatt House does not appear to be individually eligible under Criteria A or B either.

The James A. Pyatt House does appear to be a contributing building in a potential “West Hill” neighborhood historic district. It reflects the neighborhood development of this area in the late 19<sup>th</sup> century. The house contributes historically and architecturally to this potential historic district.

The 1874 birds-eye view of Muscatine does not clearly show this house on this property, though a smaller house appears to be located here. James Pyaett (Pyatt) assembled the East 1/2 of lot 3 for around \$700, by buying the undivided 2/3 interest of the E1/2 of lot 3 at \$466 (Lots Book 8: 333) and the undivided 1/3 interest of the East half of lot 3 at \$233 on June 25, 1874 from D.P. Lawrence (Lots Book 10: 49). James A. Pyatt, engineer on Ferry Boat, was listed on the west side of Walnut near Front in

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1869-70. James Pyatt, Engineer, was listed in the 1876-77 directory at 74 W. 3<sup>rd</sup> and at the north side of 3 west of Spruce in the 1877-78 directory. There was no Pyatt listed in the 1879 or 1874-75 directories.

Charles Ridgeway assembled this property by buying E ½ of lot 3 from Pina Pyaett and husband on October 17, 1881 for \$1600 (16:316) and the west 15' of lot 4 from Clara Beedle on December 17, 1881 for \$600. The large price for half of Lot 3 indicates that a larger house already was constructed. There is no Charles Ridgeway listed in the 1877-78, 1879, and 1883 Muscatine City Directories. Charles Ridgeway et ux. sold the property on April 5, 1883 to the firm of D.C. Richman and George Titus for \$2000 (Lots Book 16: 781). With the similarity in price, it does not appear that Ridgeway made any improvements between 1881 and 1883.

George M. Titus, Richman and Titus, resident of Muscatine since 1877, was listed at 509 W. 3<sup>rd</sup> in 1883. George M. Titus is listed as a law student residing at the corner of 3<sup>rd</sup> and Spruce in 1879. George M. Titus lived in the house from 1883 until 1889. This house appears on the first Sanborn map to cover this block in 1888. 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. After moving to 510 W. 2<sup>nd</sup> Street (extant), 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 would make several significant contributions to the history of Muscatine, but his significance is best associated with the house at 510 W. 2<sup>nd</sup> Street (Richman 1911, Vol 2: 79; "Heart Attack Fatal to George M. Titus," April 10, 1947, 1).

Sarah Hoover bought the house from George Titus et.ux. on March 19, 1889 (Lots Book 21: 705). The 1870 census lists Henry Hoover as a 39-year-old insurance agent and his wife S.J. as a 35-year-old. Their son E. M. (Edgar M.) (4?) and daughter Bertha (1?), as well as Sarah's mother Sarah Hubbard (74), are also listed in the household. E.M. and Sarah had lived at 108 Spruce in 1883 and 604 E. 6<sup>th</sup> in 1886. In 1891, Edgar M. Hoover (a bookkeeper with Musser's) and Edith B. Hoover lived at the address. By 1893 Sara F. lived at the property. The 1900 Muscatine Directory indicates Sara, Bertha, and Edith B. Hoover (a nurse) lived at the house. The 1900 census indicates that Sarah Hoover, 64, was the head of the household, which included her daughter Mary B. (Bertha) (31, teacher), daughter Edith B. (28, nurse), son Raymond S. (27, cashier), and son Alden R. (23, school). All her children were born in Iowa, suggesting that the Hoovers had settled here by 1869. The 1902-03 directory indicates Sarah F., widow of Henry; Bertha, M. teacher; Edith B., supervisor of the Benjamin Hershey Memorial Hospital; and Alden R, no occupation; were living at 509 W. 3<sup>rd</sup>. Ray S. had married Christie and was living at 812 W. 3<sup>rd</sup>. By 1904 the Hoovers had all moved to 812 W. 3<sup>rd</sup> and 509 W. 3<sup>rd</sup> was vacant.

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On July 8, 1905, John G. Gettert purchased the property from Sarah Hoover (Lots Book 38: 273). In 1907, John H. and Amanda Gettert lived at the property. He was an agent of U.S. Express. From 1908 through 1913, Getterts lived at various locations on Hershey Avenue and rented the house at 509 W. 3<sup>rd</sup> St. The 1911 directory lists Roy F. Johnson as a mail clerk with wife Nellie. The 1913 directory lists Roy as U.S. Railway mail clerk with wife Nellie. Mrs. Nellie M. Johnson was listed as a piano teacher. John H. Gettert, wife Amanda, and Naomi, student were back living at 509 W. 3<sup>rd</sup> in 1916. John was now listed as agent of Adams Express Co. In 1919 Fred H. Winn and wife Naomi was listed at 509 W. 3<sup>rd</sup>. Fred was a bookkeeper at Huttigs. H.R. Frank and wife Edna rented 509 ½ W. 3<sup>rd</sup> St. Mr. Frank was a boys secretary at the YMCA.

The property at this time went through a series of ownership changes with Titus Loan and Investment buying from John G. Gettert on March 1, 1920 (Lots Book 53: 620). Frank and Alice Wilford bought from Titus Loan Investment on April 19, 1920 (56:121). Julian Havercamp bought from Frank and Alice Wilford on April 2, 1921 (59:53). Edward Glick bought from Julian Havercamp on December 1, 1922 (61:104) and Mildred Lane buys from Edward Glick on May 27, 1924 (63: 145). Lanes would continue to own until 1946.

During this period the home continued to be used a rental. Julian E. Havercamp, salesman at Havercamp's Drug Store and wife Vera lived on the first floor in 1921 with Harry C. Kelison, district manager Met Life and wife Rose living on 2<sup>nd</sup> floor in 1921. In 1923-24 Jacob B. Becker, proprietor of Economy Store and wife Dorothy were on the first floor and Edward A. Glick, proprietor of the Economy Store and wife Marie were on the second floor.

From 1927 through 1946, Mrs. Myrtle A. Lane, widow of Walter, lived in the first floor, owning the property. She operated Mrs. Lane's Beauty & Gift Shop during this period until 1940-41. She rented the upstairs apartment to various tenants including 1927- Cliff Reckow, musician at A-Muse-U and wife Sue. 1929-vacant, 1931 Fred Bridges, traveling salesman for Swift & Co, and wife Margaret, 1934 - Bernard T. Harper and wife Lois, Cyrenius A. Peck and wife Margaret E., president-treasurer of C.A. Peck Co., Inc., 1936-37 - Ella M. Martin credit manager of mcColm Co., and 1938-39 - Sameuel H. Meltzer, salesman Henderson's Garage, and wife Govendolyn.

Vernon and Mary Thede bought the property from Walter and Mildred Lane August 14, 1946 (117:409). They continued its rental unit status with Gordon Sineford listed downstairs in 1949 with Walter H. Terwische sales engineer at Carver Pump and wife Alvina J. Subsequent residents include: 1952 - Gordon F. Sineford engineer at Grain Processing and wife Helen, with Goerge Paul employee of Granin Processing and wife Joan living upstairs; 1954 - William J. Pritz Factory controller H.J. Heinz Co., and wife Elizabeth K with Robert H. Ule upstairs; 1956- Joab Moore salesman for Radiant Glass Distillers living with wife Marian with Robbert H Ule, department head of H.J. Heinz Co., with Mary J, clerk at H.J. Heinz; 1958 - Oscar Seright and wife Bernice - Oscard driver oat Industrial Mlasses. Eldon J. Maxosn advertising Coca cola Co., and wife Jean M. lived upstairs; and 1959 - Walt W. Wittkoff, machinist and wife Margaret with Robert L. Bishop, employee Roach and Musser Millwork and wife Barbara lived upstairs.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Name of Property	Muscatine County
Address	Muscatine City

**9. Major Bibliographical References**

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

City Directories, Muscatine. Various publishers, 1894-1959. Available as the Musser Public Library.

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

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

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**



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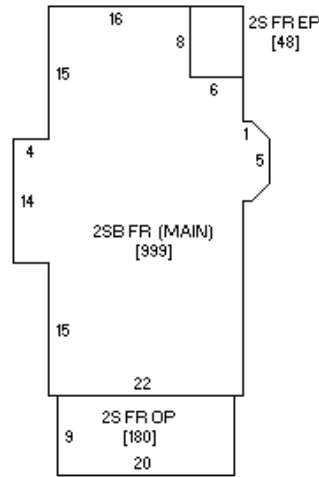
James A. Pyatt House  
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City

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



(front – W. 3<sup>rd</sup> Street)

## Photograph of building (digital image)

