

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

State Inventory No. 70-00237  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 Samuel H. Hughes House  
 other names/site number Field Site #: WH-107

**2. Location**

street & number 806 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) 41 Lot(s) 8

**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>05D: Victorian / Queen Anne</u>	foundation <u>03: Brick</u>
_____	walls <u>05E: Aluminum</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 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  
City Muscatine

Address 806 W. 3<sup>rd</sup> Street

Site Number 70-00237  
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)

02: Architecture

31: Other – neighborhood development

**Significant Dates**

Construction date

1888  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 Barb Sabbath, Volunteer / Rebecca Lawin McCarley, Consultant

organization Muscatine Historic Preservation Commission date February 21, 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: \_\_\_\_\_

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Samuel H. Hughes House  
Name of Property

Muscatine  
County

806 W. 3<sup>rd</sup> Street  
Address

Muscatine  
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## 7. Narrative Description

This is a two-story, three-bay, Queen Anne house. The house sits on a brick foundation. The walls are frame, clad in aluminum siding. The combination roof is clad in asphalt shingles. A decorative brick chimney is located near the middle of the house, and another chimney used as a vent is near the rear of the house. The house sits on a slight rise near the west end of 3<sup>rd</sup> Street. Historic concrete steps lead up the small hill to a sidewalk, which leads to the steps to the front porch.

The façade (north elevation) is defined by a slightly projected, two-bay, gable-roof section on the left (east) two-thirds of the house. The entry is located in the remaining portion of the façade, in the right bay. A shed-roof porch with a gable pediment over the access point stretches across the façade. The porch appears to be original, and it has turned columns, turned spindles, decorative woodwork under the frieze, and a decorative carved gable pediment with arch. The entry is located in a slightly project vestibule with floor to ceiling multi-light windows. The single-door entry has 15 lights, and it is flanked by five-light sidelights. The sides of the vestibule have 20-light windows. Two one-over-one-light double-hung windows are found on the remainder of the first story. Two one-over-one-light double-hung windows are located above these windows on the second story. An additional double-hung window on the second story is above the entry. This window has a "Queen Anne" style sash, with colored lights around the edges of the top and bottom sashes. A small fixed arch window is found in the front gable.

The east elevation is divided into three sections by the center, two-story, angle bay window. The front section has a one-over-one-light double-hung window on the first story, and a one-over-one-light double-hung window roughly above it on the second story. The bay window has a one-over-one-light double-hung window on each story of the two angled sides with no windows in the middle section. The non-historic siding may be covering original openings. The rear section of the east elevation has two small windows on the first story and a one-over-one-light double-hung window on the second story.

The west side elevation is also divided into three main sections, with the center section a slightly projected gable-roof section. The front section has a semi-circular window high on the first story, perhaps on the landing of interior stairs. The slightly projected gable-roof middle section has two one-over-one-light double-hung windows on each story. The rear section of the west elevation has a one-over-one-light double-hung window on the second story. The first story has an enclosed shed-roof section, which appears to be an earlier porch. An open porch wrapping around the southwest corner of the house is shown on the 1946 Sanborn map. It is unclear if the older porch has been enclosed or if this addition replaced the porch. No openings are found on the north elevation, and a one-over-one-light double-hung window is near the rear of the west elevation.

The rear elevation has asymmetrical openings. The southwest corner addition appears as a gable-roof addition from this view, and it has non-historic wood steps leading to a small patio on the south elevation of this addition. Sliding patio doors are centered on the south elevation of this addition. On the main house, two eight-light casement windows are roughly centered on the first story. The second story has a

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large one-light window on the left, a small one-over-one-light double-hung window just to the right of center, and a larger one-over-one-light double-hung window in the right bay. A small gable-roof dormer with one-over-one-light double-hung window is centered on the roof.

Concrete steps and walk lead from the rear entry through the back yard to the garage along the alley. It was built in 1923, according to the current owner Pat Willis who was born in 1919. The two-car brick and concrete garage sits in the embankment at the southeast corner of the property, and a modern concrete block retaining wall stretches along the remainder of the property line. This garage does not appear on the 1928 Sanborn map, but it is shown on the 1946 Sanborn map. A non-historic two-car garage door is found on the south (front) elevation. The garage door for the cars is a wooden side-sliding door. A small window is on the west and east elevation.

Concrete steps and walk lead from the rear entry through the back yard to the garage along the alley. The two-car brick and concrete garage sits in the embankment at the southeast corner of the property, and a modern concrete block retaining wall stretches along the remainder of the property line. This garage does not appear on the 1928 Sanborn map, but it is shown on the 1946 Sanborn map.

## 8. Narrative Statement of Significance

The Samuel M. Hughes House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. Additionally, it contributes to a potential "West Hill" neighborhood historic district.

Samuel M. Hughes built the house at 806 W. 3<sup>rd</sup> Street in 1888 on property that his mother had owned for several years, likely prior to his upcoming wedding in October. He later took title to the property. Though he was a lawyer from 1874 to 1882, and a clerk to the district court in 1883 to 1884, at the time that he built this house, he was the cashier at Muscatine Savings Bank. He would later be chosen as cashier of Muscatine Savings Bank in 1894, which he served as until he retired in 1916. The Hughes sold this house in 1919 to Alva Randall Tipton. At the time, he was secretary of Roach & Musser Sash & Door Company, a prominent local company. He became general manager in the late 1920s and president by the early 1930s, a position he continued to serve into the early 1950s prior to dying in 1955. His wife continued to live here, and their daughter, Patricia Willis, continues to live there in 2006. Though both Samuel Hughes and A.R. Tipton were prominent local businessmen, at this time, it does not appear that either made contributions to Muscatine that made a significant impact on the community that meets the eligibility requirements under Criterion B. Likewise, though the Queen Anne architecture is relatively intact, the aluminum siding has impacted the historic appearance. At the same time, it retains several features characteristic of the style, including the decorative porch, bay windows, bracket detail, and original windows. However, several other significant examples of Queen Anne houses are found in Muscatine. The house does not appear to be associated with any significant events. Thus, the Samuel M. Hughes 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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<u>Samuel H. Hughes House</u>	<u>Muscatine</u>
Name of Property	County
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Address	City

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However, the Samuel M. Hughes House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It is associated with two prominent local families, those of Samuel Hughes and A.R. Tipton. Though other houses were built earlier in this section of the West Hill neighborhood, the construction of this large house on a vacant lot was indicative of the increasing density of housing in this period. In addition, other large houses replaced early small houses in the period. This house contributes historically and architecturally to this potential district.

Benjamin Hershey bought Lot 8 from David Warfield on October 4, 1855 (Lots Book Q: 47). Hershey sold it to Catherine M. Merry (Murry) on March 11, 1867, along with part of Lots 6 and 7 on the same day. Catherine had married David Lowry, who died in 1832, and they had three children: William E. Lowry, Sarah E. (Lowry) Hughes, and Samuel H. (Lowry) Merry. She remarried Dr. Samuel Merry soon after the death of her first husband, and the youngest son apparently adopted his last name. In the 1850s, they apparently moved to Muscatine County, and the family of Sarah and Thomas Hughes also moved with them. The 1860 census listed Catherine M. Merry in Montpelier Township, Muscatine County as a farmer. She owned \$54,300 in real estate. Her household included her youngest two children. Samuel H. Merry was 29 and a student of medicine. Sarah E. Hughes is listed as 38 with \$3,500 in real estate, apparently with two sons: William H. (11) and Samuel M. (9). Additionally, Daniel (38) and Louisa (37) Albright also lived on the property, owning \$1,000 in real estate. He was a gardener while she was a domestic servant. Finally, Andrew Neurer was listed as a farm laborer, with \$250 in real estate. Sarah E. Hughes moved to town around 1862 with her sons William and Samuel M., and they are listed on the northeast corner of 3<sup>rd</sup> and Cherry by 1869 (715 W. 3<sup>rd</sup> Street). Samuel H. Merry was listed as a physician in Sweetland Township in 1870. No listings could be identified for Catherine Merry or Sarah Hughes in 1870. Catherine M. Merry died on September 21, 1874. After Catherine's death, the property (front halves of lots 6 and 7, and all of lot 8) was transferred in family through William E. Lowry to Sarah E. Hughes on April 28, 1875 (Lots Book 14: 415).

From 1875 to around 1890, Sarah Hughes owned approximately the front halves of Lots 6 and 7 and all of Lot 8. She lived at 715 W. 3<sup>rd</sup> Street (northeast corner of 3<sup>rd</sup> and Cherry) with her sons William H. and Samuel M., and this land holding on the opposite corner may have been retaining to preserve her view. It does not appear that she constructed any buildings on any of the lots. According to Richman's 1911 history of Muscatine, her son Samuel M. Hughes built the house at 806 W. 3<sup>rd</sup> Street in 1888. City directories confirm that he was listed at 715 W. 3<sup>rd</sup> Street in 1886 and then 806 W. 3<sup>rd</sup> Street in 1889-92. On February 9, 1891, Sarah officially sold Lot 8 to her son Samuel M. Hughes (Lots Book 14: 503). Samuel M. Hughes was born to Thomas and Sarah Hughes on July 31, 1851, and he was the grandson of Dr. Samuel and Catherine M. Merry. Thomas died in Muscatine County in 1860, and Samuel moved with his mother and brother to Muscatine in 1862, where he attended Greenwood Academy. He attended the College of the Christian Brothers at St. Louis, and then graduated from the academic and law departments at the State University at Iowa City, Iowa with the class of 1874. He practiced as a lawyer from 1874 to 1883. He served as clerk of the district court from January 1883 to May 1884, when he resigned to become cashier of the Muscatine Savings Bank (Richman 1911, Vol. 2: 596).

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Samuel M. Hughes apparently built the house at 806 W. 3<sup>rd</sup> Street in 1888 in anticipation of his upcoming wedding. He married Clara A. Brown on October 25, 1888. The 1889-92 city directory first lists him at this address as a cashier at Muscatine Savings Bank. He was chosen as cashier for the First National Bank in 1894, and is listed as such in the 1895 city directory. The 1900 census lists Samuel M. Hughes as a 48-year-old cashier at 806 W. 3<sup>rd</sup> Street, which he owned. His household included his wife Clara A. (33), son Edward T. (10), son Robert W. (8), son Louis S. (2), and daughter Florence M. (9 months). A servant Ellen Healy (16) was also listed with them. The 1910 census continues to list the entire family at this address: Samuel M. (58, bank cashier), Clara A. (43), son Edward T. (20), son Robert W. (18), son Louis S. (12, school), and daughter Florence M. (10, school). City directories throughout this period continue to indicate Samuel as a cashier at First National Bank. In 1911, sons Edward and Robert had separate listings, with Edward working as a bookkeeper at Citizen's Railway and Light Company and Robert working at Barry's. In 1916, Samuel is listed as retired, and he continued to live at 806 W. 3<sup>rd</sup> Street with his wife Clara, son Louis S. and daughter Florence, who were both listed as students. Neither Robert nor Edward are listed in town, and Samuel M. and Clara disappear from city directory listings in 1919.

Samuel M. and Clara Hughes sold the house in 1919. According to local cemetery records, Clara was buried on March 15, 1924, and Samuel M. was buried on December 28, 1932, after dying at the home of his daughter on December 26. Samuel's obituary notes that he graduated from the academic and law departments at the University of Iowa in 1874. He practiced as a lawyer for nine years, and he was appointed clerk of the district court in January 1883. He resigned in May 1884 to become cashier of the Muscatine Savings Bank. He was chosen as cashier of the First National Bank in 1894, and he continued in this position until he retired in 1916. Three sons and one daughter survived him – Edward T. Hughes, Parsons, KS; Robert W. Hughes, Downers Grove, IL; Louis S. Hughes, Yankton, SD; and Florence M. Wagner, Muscatine. Interestingly, A.R. Tipton was a pallbearer ("Samuel Hughes Taken by Death," *Journal*, December 27, 1932, 1).

On July 21, 1919, Samuel M. and Clara Hughes sold Lot 8 to Alva Randall and Leila Tipton (Lots Book 53: 233). The 1916 city directory listed A.R. Tipton as bookkeeper at Roach & Musser Sash & Door, and he is listed as secretary by 1919. The 1920 census lists Randall Tipton at 806 W. 3<sup>rd</sup> Street, which he owned. He is listed as a 31-year-old secretary of a sash and door mill. His household included his wife Leila (31), daughter Patricia G. (10 months) and a servant Rina Pool (24). City directories continue to list him as secretary at Roach & Musser through the mid-1920s, and by 1927 he is listed as manager. The 1930 census lists A. Randall Tipton as 41, owning \$8,000 in real estate. He was 25 when first married (1914), and he was general manager of a sash and door factory. His household included his wife Leila E. (41), daughter Patricia G. (11), and a servant Janell Chandler (26). By 1934, Alva R. Tipton is listed as president of Roach & Musser, and city directories into the early 1950s continue to list him as president - general manager. Patricia G. continues to be listed with her parents through 1949, when she worked as a lab tech. Alva Randall Tipton died on November 1, 1955. Patricia Gail Tipton Willis was his only surviving heir.

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Leila E. Tipton continued to live at 806 W. 3<sup>rd</sup> Street after his husband's death. The 1956 city directory lists her at this address as a widow. Her daughter Patricia and son-in-law Vernon Willis lived at 1588 Washington at this time. The families continued to live at these addresses through the 1960s and into the 1970s. In 1972, Leila is listed at Valley View Manor, a nursing home. Vernon and Patricia Willis with their two children (Debra Lin Willis & Randall Tipton Willis) moved into 806 W. 3<sup>rd</sup> Street in April 1972. Vernon was associated with Willis Cabinet and Flooring. In 1975, the aluminum siding was installed. Leila E. Tipton died on February 26, 1977. On February 19, 1980, the property was officially transferred to her daughter Patricia G. Willis. Vernon and Patricia Willis continued to live here, until Vernon died in November 2000. Patricia continues to own the house and lives at this location in 2006 at the age of 87.

## 9. Major Bibliographical References

"A.R. Tipton Dies At Home After Extended Illness," *Muscatine Journal*, November 1, 1955, 1.

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920, 1930.

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

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

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

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

"Samuel Hughes Taken by Death," *Muscatine Journal*, Dec 27, 1932, 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.

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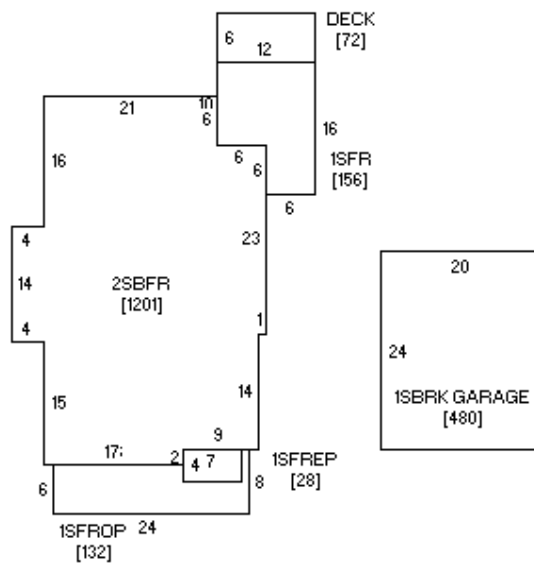
806 W. 3<sup>rd</sup> Street  
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## Location Map



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





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## Photograph of building (digital image)

