

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

State Inventory No. 70-01052 **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 Edward Niver House
 other names/site number Field Site #: WH-135

2. Location

street & number 212 W. Fourth 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) 54 Lot(s) W 3.6' of Lot 8 & E 40" of 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	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	_____	Contributing _____ Noncontributing _____
<input type="checkbox"/> district	_____	_____
<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> structure	_____	_____
<input type="checkbox"/> object	_____	_____
	_____ buildings	<u>1</u> _____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	_____ Total	<u>1</u> _____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01B01: Domestic/Multiple Dwelling/Duplex</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>15B: Synthetics/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 212 W. Fourth Street

Site Number 70-01052
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

1901

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 Jim Rudisill, Planning & CD Coordinator (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 12-12-2005

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, two-bay, Queen Anne house that sets on a brick foundation. The walls are frame, clad in vinyl siding. The combination roof is clad in asphalt shingles. An open front porch extends across the façade. The house sets on an elevated lot and a set of iron steps with handrails on each side lead up the sharp incline to the front entry.

The front (north) elevation contains a two-story bay window with the front gable roof. An open porch extends out from the bay window end. Two simple, square columns support the porch's low-sloping hip roof. The roof has a short overhang. A short porch railing connects the two columns. There is no decorative fascia or other trim on the porch. Each story of the bay window contains three openings. A one-over-one-light, double-hung wood window is located in each center bay. The two, outside second-story openings and the outside opening on the right side of the first-story bay all contain slightly narrower one-over-one-light, double-hung wood windows. The left bay opening on the first-story bay is an entry with a flush-mounted one-over-one-light, double-hung combination storm door and an historic wood interior door with a nine-light glass insert in the top. The only remaining opening on the bay window end is a single-light, fixed sash attic window located in the upper gable. The remaining façade extends to the east. This area includes the original entry just to the left of the altered entry located in the bay window. The original entry also contains a non-historic storm door, and an historic wood door with a full-length oval light. A single-light, fixed sash, replacement window is located to the left of the second entry, likely at the base of interior stairs. The porch floor extends in front of the second entry and companion window. The porch roof also covers this area, but the roof overhang does not extend out as far as the porch roof in front of the bay window. The only remaining façade opening is a single-light, fixed sash, horizontal window that is centered in the wall above the second entry. This window matches another that sets at the same level on the east wall around the corner. Both of these windows are non-historic.

The east elevation contains an enclosed summer porch in the south corner of the second story. A group of six one-over-one-light, double-hung windows run from the corner across about three-fourths of the elevation. A single one-over-one-light, double-hung window is located to the right of the center on the remaining one-fourth of the gable. This second-story window however is set at a mid-level, possibly to provide natural stairway lighting. A companion to this window is located around the corner on the north (front) wall. The only first-story openings on the elevation include a pair of one-over-one-light, double-hung windows that are centered in the left half of the wall. A one-story enclosed rear porch extends the elevation further to the rear. The east wall of the porch contains a pair of centered one-over-one-light, fixed sash windows. A two-over-two-light, double-hung attic window is present in the upper gable, which is separated from the lower wall by a pent roof. The only other east elevation opening on the house is the non-historic, second-story, horizontal window previously identified as similar to the second-story window above the original entrance on the front elevation. The wall this window sets in is slightly recessed from the house's east gable end. The second-story window is the only opening on this wall. Its presence and shape, along with its companion on the façade and the non-historic, fixed sash window next to the historic entrance, suggests some type of alteration to the original appearance. This could be an effect

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caused by conversion of the house into apartments. A permit was issued on March 29, 2000 for a \$10,026 residing project (Muscatine Building Department, Permit #20504, 2000)

The dominant feature on the west elevation is the centered, two-story, extended bay. A pent roof extends over the bay window, which includes a large center opening on both stories, flanked by narrower openings in the outside bays. Both the first- and second-story center openings contain cottage windows, with a large lower sash and a smaller transom located immediately above it. Each of the outside bays on both stories contain windows with the standard one-over-one-light, double-hung sashes found on the other elevations. There are no visible openings in the main wall of the house that is north of the bay window. The back half of the main house contains a pair of one-over-one-light, double-hung windows centered on the first-story. A similar window is centered over this pair on the second story.

The rear of the house shows the back gable and the south walls of the enclosed, second-story summer porch and the first-story back porch. Openings on the summer porch's south wall continues the window grouping seen on the porch's east wall, except only three windows are located on this elevation. Each window matches the style and design of the east elevation windows. The back porch features a centered entry flanked by two single-light, fixed sash windows that also match this porch's east elevation windows. The back porch's entry contains a flush-mounted one-over-light, double-hung combination storm door. The back end of the main gable contains two openings on both the first and second stories. The second-story openings are each centered in one-half of the wall. They contain one-over-one-light, double-hung sashes. The first-story openings include a similar window centered in the right half of the wall. The left half however contains a centered one-by-one casement window that appears to contain either hinged or sliding sashes. A single-light, fixed sash attic window is located in the upper gable.

8. Narrative Statement of Significance

The Edward Niver 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.

Edward Niver built this house around 1901, apparently enjoying his business success. He, together with his partner F.W. Moynahan, formed the Niver Iron Foundry Company in 1881. The 1883-86 city directory lists three foundry or machinist factories in the community, and there are four listed in the 1897-99 directory. The Niver Iron Foundry was not listed in the 1899 Leading Businesses in Muscatine. Specific information on Edward Niver could not be found. It appears likely he and his family moved from the area after the business closed. Despite his business activity in the community, Niver does not appear to be a significant figure in Muscatine's history. In addition, no event appears to have occurred on the property that significantly affected the community's history. The house does retain a large amount of integrity, but some alterations appear to have been made to the building. The newer siding also limits this building's architectural significance. Thus, the Edward Niver 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 Edward Niver House does appear to be a contributing building in a potential “West Hill” neighborhood historic district. Although Niver was not a significant historical figure in Muscatine, he was a successful businessman who helped employ over 20 people in the area. His success lead him to build this house in a growing section of the community near the turn of the 20th century. His combination of successful business activity and housing construction helped to maintain the West Hill’s development and likely contributed to others making the decision to locate in the area. The house retains enough of its original features to contribute historically and architecturally to this potential historic district.

Edward Niver built this house around 1901, according to property records, Sanborn maps, census records, and city directories. He bought the property on September 6, 1899 through a trustee from J.J. and Nellie Russell (Book 32, Page 584). The 1899 Sanborn map does not show any building on the lot, but by the time the 1905 map is published, a house is sitting there. Although there appears to be some increase in width between 1919 and 1928, the basic footprint continues to the present time. Other alterations appear on this block in this span, which appear to be a more accurate re-drawing of the block. The 1900 census records the Niver family still living at 606 Chestnut and shows no record for 212 W. Fourth. It does list 208 W. Fourth and 216 W. Fourth. The first listing in a city directory for 212 W. Fourth appears in the 1904 volume, identifying Ed. Niver as the resident.

Edward Niver, together with his partner F.W. Moynahan, formed the Niver Iron Foundry Company in 1881. The 1883-86 city directory lists three foundry or machinist factories in the community. There are four listed in the 1897-99 directory. Niver was born in New York in 1841 and was over 52 years old when he and his wife Josephine built this house. The 1900 census lists a large family living at 606 Chestnut, which they rented: Edward Niver (head, 52, foundryman), Josphine (wife, 46), Alice (daughter, 18), Julia (daughter, 14), Margaret (daughter, 13), Ira A. Wyant (step-son, 18), Josephine Wyant (step-daughter, 16), and Florence Wyant (step-daughter, 15). Niver continues to be recorded as operating a foundry in the 1910 census, and the household at 212 W. 4th Street is nearly as large though different: Edward (head, 63, foundry), Josephine (wife, 56), Julia (daughter, 33, student), Florence E. Wyant (daughter, 24, school teacher), Wyant Lamont (grandson, 11), May Lamont (granddaughter, 6), and one boarder – G.G. Gordon (25, merchant).

By the 1920 census, no occupation is listed for Edward Niver. By then he was 72 years old and likely had retired because of his age or health. The 1920 census only listed Niver, his wife and a granddaughter. The foundry, which may have provided a major share of the cast iron building materials in Muscatine, continued to operate under the management of Kate C. Moynahan (widow of Frank, Niver’s partner). It was still listed in the 1927 city directory with Kate Moynahan as the owner, indicating Niver had probably sold out his share by then. The Niver Iron Works was not listed in the 1929 directory, although Kate Moynahan was identified as the resident at 401 E. Fifth. The Barry Company and Vance & Baker, previously listed under foundries in the 1927 directory, were now the only listings under machinery manufacturers. The last known address for Niver was 601 W. Fourth from the 1923-24 city directory. No Nivers were listed in the 1927 or 1929 directories, indicating they might have moved from the area. No obituary or death notice on either Ed or Josephine Niver could be located.

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Niver sold the house to Clarence W. and Edna Richard on March 8, 1922 (Book 59, Page 482). Sometime between 1919 and 1928 the house footprint appears to enlarge, although the general shape stays the same. This appears to be part of a general correction for the block rather than an actual change. The Richards appear to have acquired a small piece from the adjoining lot, possibly around 1929, but no record could be found for the transaction. Richard was the owner of the CER & Sons packing house. The couple is listed in both the 1923-24 and 1927 city directories as residents at 212 W. Fourth. Edna Richard, widow of Clarence W., is listed as the resident in the 1929 directory. She continued to be listed as the resident through the 1936-37 directory.

U.C. Luke purchased the property on July 23, 1937, apparently as a rental investment (Book 90, page 116). There is no record in the city directories that Luke ever lived in the house. The 1938-39 directory does list Dan and Mildred Bennett as living there. Bennett owned the Bennett Central Oil and Grease station. The 1940-41 directory listed Monroe Knouse and Mrs. Florence Malloy at the address. A second address, 212-1/2 W. Fourth, would not appear until the 1943 city directory was published, but it appears this marks the first time the building was used for apartments. Malloy, a widow of Jas. and a clerk; and Knouse, who was a defense worker, continued to be listed in the 1941-42 directory, along with Mrs. Alma Green, whose occupation was not listed. The 1943 directory finally identifies two addresses for the house, indicating it had been split into apartments. Knouse, who is now listed with his wife Mildred, is still a resident at 212 W. Fourth, while Mae Fredmore is shown as living at 212-1/2 W. Fourth. No occupation was shown for Fredmore.

On May 4, 1944 Luke sold the property to Patricia Barloon (Book 108, Page 299). Barloon is not listed as a resident in the 1946 directory. Glen Dautt, a machine operator with the Iowa Pearl Company, is shown in the directory as the resident at 212 W. Fourth. Mae Predimore, widow of Rigney, is listed at 212-1/2 W. Fourth. No occupation is shown for Predimore. When the 1949 directory is published, Barloon has moved into the house at 212-1/2 W. Fourth. No occupation is listed for Barloon in the 1949 directory, but the 1952 edition does list her as the manager of the Muscatine County Credit Bureau. The 1949 directory also lists Marvin Werner at 212 W. Fourth. Werner, an engineer with Stanley's, continues to be listed in the 1952 directory, this time with his wife Jeanne. Barloon also is listed. In the 1954 directory and in future issues, Barloon is listed as the only resident.

Kaye L. Petersen acquired the property through a court officer's deed on April 14, 1978 following Barloon's death.

9. Major Bibliographical References

Carlson, Jo Ann & Diane Mayer-Day, Editors, "Niver Iron Foundry Co," Muscatine *History Notes*, V. 3, Musser Public Library, 1997, page 183

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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Site Number 70-01052
Related District Number _____

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Name of Property	Edward Niver House	Muscatine County
Address	212 W. Fourth Street	Muscatine City

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

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

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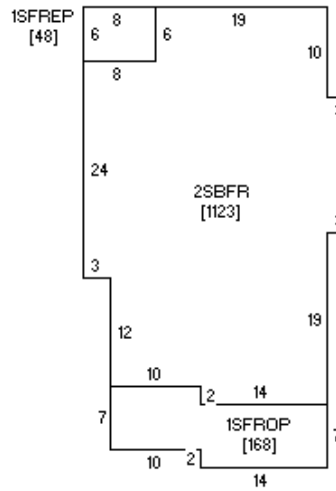
Edward Niver House
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Plans of buildings on site (from assessor's office)



(front - 4th Street)

Photograph of building (digital image)

