

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

State Inventory No. 70-01063  **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 House  
 other names/site number Field Site #: WH-154

**2. Location**

street & number 402 West 4<sup>th</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) 52 Lot(s) 7

**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	_____ 2 buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	_____ Total	_____ 2 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>01B02: Domestic/Apartment Building</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: Synthetics/Vinyl</u>
_____	roof <u>08A: Asphalt/Shingles</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 type="checkbox"/> Yes <input checked="" 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 402 West 4<sup>th</sup> Street Site Number 70-01063  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1857  check if circa or estimated date  
Other dates  
1990's ? - significant remodeling

**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 Devin Pettit/Volunteer (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date 11/25/05  
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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House	Muscatine
Name of Property	County
402 West 4 <sup>th</sup> Street	Muscatine
Address	City

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## 7. Narrative Description

This is a two story, three bay, gable-front, frame house. The house sits on a concrete block foundation, with a little bit of sandstone visible on the northeast side of the house's foundation. The walls are clad in vinyl siding. There is a brick chimney in the center of the roof.

The front (north elevation) includes a small entry wood porch with two decorative wood posts and a center gable roof that is clad in asphalt shingles. There are double doors that each have two panels and twelve light windows. On the first story are two paired windows that have six-over-six-light double-hung vinyl sashes. The second story has one six-over-six-light double-hung vinyl window. It appears that the vinyl siding has covered other openings. The attic level has a vent. The soffits are vinyl as well.

A photograph from circa 1914 shows a shed-roof porch used to extend across the front (north elevation), with a front gable above the entry portion of the porch. The original porch has been removed, except for front gable portion at the entry, which also retains its wood columns. The front (north) elevation on the first story shows a historic entry or large window on the east side of the front that has been replaced with the pair of vinyl windows. On the second story, the photograph shows a window that has been removed or simply covered by the new vinyl siding. The existing window is in its historic location. The windows throughout the house appear as six-over-six-light double-hung windows and have been replaced by six-over-six-light double-hung vinyl windows. The shutters on the second story have all been removed along with one of the windows on the first story on the east elevation on the rear section of the house. The photograph does not show the west elevation. There are historic elements that remain, such as a chimney and a bay window on the east elevation (Record Printing Company 1914: 91).

The east elevation of the first story includes a rectangular, possibly leaded, glass window that has what appears to be a protective glass window on the outside. There is also a one-story bay window with three six-over-six-light double-hung. There is a basement window on the east elevation, as well as a second brick chimney. The second story of the east elevation includes three six-over-six-light, double-hung vinyl windows. Curved rafter tails are under the eaves on this elevation.

The west elevation has two six-over-six-light double-hung vinyl windows on each of its two stories. Like the east elevation, the west elevation has curved rafter tails under the eaves.

There are no windows or architectural details in the rear (south elevation), but there are a couple of what appear to be original sections, according to the earliest available Sanborn Map in 1899. The section closest to the house is two stories with the east elevation having a casement window and an entry with a metal door. The second story on the east elevation has one six-over-six-light double-hung vinyl window. The west elevation has one one-over-one-light double-hung vinyl window, and the second story also has a one-over-one-light double-hung vinyl window. At the rear of the two-story section there is a one story enclosed porch addition. On the east elevation is a set of wood steps that leads to an entry with a metal

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door. There is one one-over-one-light, double-hung window on the rear (south elevation). The roof over this addition is a gable roof and is clad in asphalt shingles.

The detached garage is located at the back of the lot along the alley. The hip-roof, one-story garage was built sometime between 1928 and 1946, according to the Sanborn maps. The wood doors are historic. The garage itself has had vinyl siding applied. There is a two-panel door on the north elevation, facing the house, along with two six-light windows on each side of the entry. The roof is clad in asphalt shingles.

## 8. Narrative Statement of Significance

The house does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C. It also does not appear to be a contributing building to a potential "West Hill" neighborhood historic district due to the later alterations.

The house has lost much of its integrity through the addition of vinyl siding, replacement of the windows, resizing and relocation of windows, and conversion of the house into a two-family dwelling with the addition of a second front entry. Additionally, most of the original full porch on this house has been removed, leaving only a small entry porch. Overall, the house no longer conveys its historic appearance. Thus it does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C. Furthermore, it no longer appears to be a contributing building to a potential "West Hill" neighborhood historic district with this loss of integrity.

The house was probably built by or for Luke Sells in 1857. Luke Sells bought this property (lots 6&7) from James Bovlaud and James Cook on April 21, 1854 (Lots Book M: 524). Luke Sells then sold it to his wife Susanna Sells on February 27, 1855 (Book O: 118). Luke and Susanna Sells were not listed in the 1856 city directory. In 1857 Susanna Sells and her husband sold the property to Charles Nealley (Lots Book S: 23). In 1859 Luke Sells is shown as living at this location (4<sup>th</sup>, s.w. corner Linn). The city directories show him as a partner in Lemp & Sells, a dry goods business on 2<sup>nd</sup> Street. The 1860 census lists him as a 31-year-old merchant with \$4,000 in real estate. His wife Susanna was 26, and they had a nearly 1-year-old son Edward. In 1866 Susanna Sells and her husband Luke are shown as buying the property back from the estate of Charles Nealley, who had died on April 4, 1861. In 1866 the Sell's are still listed as 4<sup>th</sup> Street s.w. corner Linn (Book 2: 93-4; Muscatine Journal Index). It is possible that they actually lived in a house on Lot 6, on the actual corner, rather than in this house. However, the overall form is consistently with houses built in the 1850s and 1860s.

On June 12, 1869, Susanna Sells and her husband Luke sold the property (Lot 6&7) to Joseph Parham (Lots Book 4: 530). He is listed at s.w. corner of 4<sup>th</sup> and Linn in the 1869 city directory as a lumber merchant. He is listed as living at this address thru the 1877-78 city directories. Likewise, it is possible that they actually lived in a house on Lot 6, on the actual corner, rather than in this house. However, the 1874 birds-eye view of Muscatine shows a two-story gable-front house roughly on Lot 7. The area to the east to Linn (lot 6) appears to be sloped down to the street. Thus, it appears that this house was built at

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least by 1874. In 1883, no entries can be found on who was living at what now is shown to be 402 W. 4<sup>th</sup> Street, however, the Parham family still owned the house at this time.

The 1886-87 city directory shows that A.G. McColm and his wife Elloura Cowles moved into 402 W. 4<sup>th</sup> Street. Andrew Greenlee McColm was the Vice-President of McColm Grocery. In 1889, this house (Lots 6&7) was purchased by R.T. Wallace from the heirs of Joseph Parham (Book 22:51). He moved in along with his son William. Robert Thompson Wallace was born in Pennsylvania in 1826, and came to Muscatine in 1856. He initially worked as a salesman, then as an agent for the steamboat companies. After doing this for eleven years, he left this job for health reasons, and got into the grocery business with Fred Beach. This lasted two years, at which time he sold his interest to Fred Beach, and moved to Chicago. While in Chicago he got involved in the building materials business. In 1876, he moved back to Muscatine, and in 1881 began dealing in wood, coal, and other building materials. In 1882 R.T. Wallace was elected mayor of Muscatine, and was re-elected in 1883 and 1884. R.T. Wallace's son, William N., also lived at the house with his father, along with being involved with their business. R.T. Wallace's wife had died in 1868 (*History and Biographical Album of Muscatine County* 1889: 287).

The city directories show that the Wallaces were both here from 1889 to 1899. The 1899 Sanborn map, the first to cover this block, clearly shows Lot 6 and 7 combined, with a house on lot 7 and garage at the rear of lot 6. By 1900, William Wallace was living here with his wife Jessie, and they continue living here through 1929. The 1920 census lists William Wallace (55, coal yard), his daughter Helen L. (21), and his father-in-law Justin E. Coe (80) at 402 W. 4<sup>th</sup> Street (Coe had owned property further down the block at 414 and 412). Mr. Wallace's occupation changes from his family business in building materials to an agent of the Illinois Oil Company in 1923. During William's tenure, he made a few changes to the house, including the bay window on the east elevation that was added between 1899 and 1905, and the front porch modified in the 1920's. The original porch had a circular portion on the east end that may have had a conical roof much like that of 311 West Third Street today. It was also during the 1920's that a back porch addition was enclosed.

In 1936, Robert T. Wallace Jr. and Helen Wallace, heirs of William and Jessie Wallace, sold the house (Lots 6&7) to Frederick Vetter (Book 85: 401). They rented it to Thelma Kinzle, who lived here until 1942. Thelma was a sales woman for the Batterson Department Store. Sometime between 1928 and 1946, a garage was added at the back of the lot.

In 1942 Art Nicholson bought Lot 7 (Lot 6 separately sold by Frederick Vetter in 1939) from Frederick Vetter, and he moved in with his wife Verna (Book 102: 232). Mr. Nicholson was the County Treasurer, and Mrs. Nicholson was an office manager for Peter Products. They continued to live here through the 1950's.

In the late 80's or early 1990's this house went under a complete make over making it lose integrity, as well as converting the house into two apartments.

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Site Number 70-01063

Related District Number 70-01005

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House Name of Property	Muscatine County
402 West 4 <sup>th</sup> Street Address	Muscatine City

## 9. Major Bibliographical References

City Directories, Muscatine. Various publishers, 1883-1959. Available as the Musser Public Library.

Deed /Abstract Records, Records 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.

Muscatine Journal Marriage and Death Records, Musser Public Library, Muscatine Iowa.

*Portrait and Biographical Album of Muscatine County, Iowa.* Chicago: Acme Publishing, 1889. 287

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](http://Sanborn.umi.com).

## Location Map



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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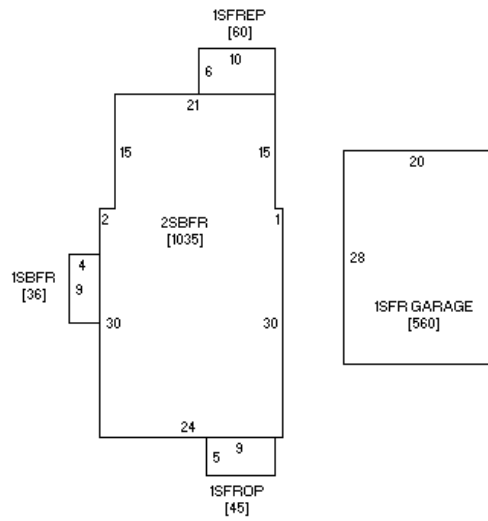
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**Plans of buildings on site (from assessor's office)**



(front – W. 4<sup>th</sup> Street)

**Photograph of building (digital image)**

