

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

State Inventory No. 70-00257  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 George W. Dillaway House  
 other names/site number Field Site #: WH-175

**2. Location**

street & number 501 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) 82 Lot(s) 5 & E 29' 6" 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	If Eligible Property, enter number of:		
	Enter number of:	Contributing	Noncontributing	
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	<u>1</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>1</u>	<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**

<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>04A: Mid-19<sup>th</sup> Century/Greek Revival</u>	foundation <u>03: Brick (with some replacement concrete blocks)</u>
_____	walls <u>05E: Metal/Aluminum</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 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 501 W. Fourth Street

Site Number 70-00257  
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 1860  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 Jim Rudisill, Planning & CD Coordinator

organization Muscatine Historic Preservation Commission date November 14, 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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George W. Dillaway House  
Name of Property

Muscatine  
County

501 W. Fourth Street  
Address

Muscatine  
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## 7. Narrative Description

This is a two-story, three-bay, late Greek Revival house. The house sits on a brick foundation, although at least the upper portion of the east elevation foundation has been replaced with a modified concrete block. The walls are frame, clad in aluminum siding. The hip roof is clad in asphalt shingles. The back of the property drops several feet before reaching the alley. A garage is located along the alley. It appears this might have been part of an original property, but it has been greatly altered and is no longer historic. The current owners are in the process of renovating the house, creating a question over the loss of integrity. No historic photograph of this property has been located.

The symmetrical, front (south) elevation includes three openings each on the first and second stories. A shed-roof porch spans the façade. Four round, metal clad columns support the roof. The first-story fenestration is lined in a row across the front of the elevation and beneath the porch roof. Each first-story opening is centered under the corresponding opening on the second story. The center opening of the first story is an entrance, with a wood door and full-length glass insert. The door is mounted flush to the elevation's wall. A five-light sidelight located on each side of the door. The remaining openings on the first story include two windows on each side of the entrance. Each window has four-over-six-light center sashes, with five-light sidelights on either side. The second-story fenestration includes three windows arranged in an equally space row across the front of the house. The two windows on the right both contain one-over-one-light, double-hung sashes, while the window on the left has six-over-six-light, double-hung sashes that are likely original.

The east elevation is relatively plain, with only four openings. There are two first-story windows with the same design as the first-story façade windows located on this elevation. There are also two second-story windows located directly above the first-story windows. The left window is a six-over-six-light, double-hung window, while the right window contains one-over-one-light sashes.

The west elevation has the same second-story window arrangement as the east elevation. The first story however contains a bay window on the left side. Each window of the bay contains one-over-one-light sashes. This bay is not shown on any Sanborn maps, so it is unknown when it was added. The remaining first-story opening is on the right and is a one-over-one-light, double-hung window.

The rear (north) elevation is currently undergoing renovation. There are four openings, but none of the inserts contain historic features. A non-historic glass sliding door is located in the left corner of the first story. To the right of this door and centered on the elevation wall is a one-over-one-light, double-hung window. The second story openings include a one-over-one, double-hung window that sets above and slightly to the right of the first story's glass slider. A smaller window with one-over-one, double-hung sashes is also on the second story, but located to the right of the elevation's center.

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No interior details are known about the property.

The existing garage might date to the original house date of 1860, but it has been extensively renovated and has lost most of its integrity. The hip roof might be all that remains of this building. The foundation has been removed and a replacement of concrete blocks has been installed. In addition, siding has been installed, covering any original wood work or masonry.

## 8. Narrative Statement of Significance

The George W. Dillaway House does not appear to be individually eligible for the National Register of Historic Places under Criterion A, B or C. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

The George W. Dillaway House was actually constructed by Benjamin Hershey in 1860 as a wedding present for his daughter Sarah, however they never lived there, and an intermediary owner sold the property to George W. Dillaway in 1866. Dillaway had arrived in Muscatine from his native Massachusetts in 1857 and soon after was engaged in the crockery and queensware business. He is the only china, glassware and queensware dealer listed in the 1859-60 city directory and one of two dealers listed in the 1866 directory. His original business location was at 208 W. Second, which is extant and exhibits good integrity. In addition to his business activities, Dillaway also became involved in local politics and other civic activities. At least one subsequent owner, William and Margaret Randall, were well-known and active members of the community, but neither appears particularly significant in the history of Muscatine. There is no evidence of any significant historic event occurring at this property. Also, the house has been altered by renovation. Aluminum siding has been installed, several of the original windows have been replaced, a portion of the foundation replaced and eaves and fascia covered or replaced. Although the building does retain its general sense of scale, location and proportion to the surrounding area, it is not a quality example of late Greek Revival architecture, particularly in comparison with other houses like 608 W. 2<sup>nd</sup> Street (70-00189). The garage that is also located on this property has lost nearly all its integrity and would not be a contributing feature to this property. Thus, the Dillaway House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B or C.

However, the George W. Dillaway House does appear to be a contributing building to a potential "West Hill" neighborhood historic district, under both a 19<sup>th</sup> and 20<sup>th</sup> century neighborhood development context. The house was originally built to provide a home for a young, newly wedded couple. Although that marriage almost immediately failed, the house continued to contribute to the neighborhood through its association with other well-known and established businessmen and professionals. Through these associations, along with its architecture and history, this property contributes to a potential historic district.

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Though not the builder, George W. Dillaway was the first resident of this house. Benjamin Hershey constructed this house in 1860 as a wedding gift to his daughter Sarah and her future husband William Brannan. Although the couple was married, they never lived in the house and divorced soon after (Muscatine History Notes, Vol. 3, 1989, page 85). The property remained in their name until January 15, 1866 when it was transferred to Alexander Jackson under a deed of trust (Book 1 Lots, Page 501). He sold it on March 13, 1866 to George W. Dillaway (Lots Book 1: page 614). According to the 1859-60 city directory, Dillaway was operating the only crockery shop in Muscatine during this period. His first shop at 208 W. Second is extant with good integrity. The 1860 census lists George W. Dillaway as a 29-year-old merchant with \$1,500 in real estate. His household included his wife Lucretia (24), daughter Lucretia (7), son George W. (3), and servant Kate Ryan (23). The 1866 city directory is the first to list Dillaway, placing him at "4<sup>th</sup> nw cor Spruce." That general description continued through the city directories until the 1876-77 issue, when it was 58 W. Fourth. The 1877-78 directory returned to "4<sup>th</sup> sw cor Spruce." The 1883-86 directory was the first to provide the modern address of 501 W. Fourth. In 1875 Dillaway began to take an interest in civic affairs and became the first president of the newly formed Muscatine Water Works Company. He later served two years as a city alderman and then was elected mayor in 1879, 1880 and 1881. He also took a strong interest in the city fire department and one of the companies was named after him. When he died in 1900, news of his unexpected death shocked residents. News reports called him one of the community's "most public-spirited and loyal citizens." (G.W. Dillaway Dead," April 9, 1900, 1). The 1900 census continues list Lucretia (64) at 501 W. Fourth Street with her daughter Lucretia Lane (47, married). Dillaway's wife, Lucretia, continued to live at 501 W. 4<sup>th</sup> until her death in 1902.

After Lucretia Dillaway died, the property was sold on October 28, 1904 to Charles and Rebecca Kincaid (Book 39 Lots, Page 55). Charles Kincaid was one of Muscatine's oldest native residents when he died on February 2, 1933. He was also likely one of the last Civil War veterans in the community. He was born in 1843 in Muscatine County, and served in the Civil War from 1862 to 1865. He eventually was promoted to captain. Kincaid married Rebecca Hayward of St. Louis, Missouri on September 20, 1866. She died on March 2, 1926 ("Charles Kincaid Dies Here at 89," February 2, 1933, page 1). His obituary did not describe his occupation or professional career, but he was identified in some city directories, including the 1916 directory, as a bridge contractor. The 1904 directory lists them at 409 E. Fifth Street, and the Kincaids are first recorded at 501 W. Fourth in the 1907 directory, where they continued to live until their respective deaths in 1926 and 1933. Kincaid's occupation is not listed in the 1907 city directory, but the 1900 and 1910 censuses both list him as a bridge builder. The 1900 census also listed the following in his household: Charles, 56; Rebecca, 55; daughters: Mary, 27; Anna, 25; and Gertrude, 23; and son Alfred, 20. The 1910 census recorded Kincaid, 66; Rebecca, 64; Anne, 35; Gertrude, 31; and William Kincaid, 67, a widower brother of Charles. The 1920 census also lists Charles Kincaid, at age 76, as a bridge and iron work contractor. His household includes his wife Rebecca (74), daughter Anna (44), daughter Gertrude (43), brother William (73), and daughter Mary Brown (46) and her daughter Ruth (8). Anna Kincaid McCabe acquired the property in 1922 (Lots Book 76; p. 463), but city directories indicate Charles and Rebecca Kincaid continued to live there. Both Charles and Rebecca were listed in the 1923-24 directory, although Charles' occupation continued to be unlisted. Rebecca died on March 2, 1926. The 1927 directory noted Kincaid was retired, and he is only listed in the 1927 through the 1931 directory. He died on February 2, 1933.

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Anna Kincaid continued to be listed at 501 W. Fourth through the 1941-42 directory. She was a schoolteacher. Anna's sister Gertrude was the only Kincaid listed at 501 W. Fourth in the 1943 city directory. No occupation was recorded for her.

William D. and Margaret N. Randall bought the property on June 19, 1943 (Lots Book 103; p. 521). William was a well-known and respected attorney in the community. He was also a former editor of the *Muscatine Journal* and was interested in the community's local history. He wrote "Little Known Stories of Muscatine." He died in 1952 ("W.D. Randall, Well Known Local Attorney, Dies," August 13, 1952, p. 1). Margaret continued to live there until 1966, when she sold it to Eldon and Vonnie Benedict (Book 229 Lots, Page 594). She died in 1978 at a local nursing home. Margaret was also an active member of the community. She helped found the Muscatine River Bend Girl Scout Council and was a member of the State Historical Society of Iowa (Margaret Randall Obituary, November 27, 1978, p 15).

## 9. Major Bibliographical References

Carlson, Jo Ann and Diane Mayer-Day, ed. *Muscatine History Notes*, V. 3., Musser Public Library, 1989, p. 85.

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

"Charles Kincaid Dies Here at 89," *Muscatine Journal*, February 2, 1933, page 1.

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

*History of Muscatine County, Iowa*. Chicago: Western Historical Company, 1879, p. 601.

Margaret Randall Obituary, *Muscatine Journal*, November 27, 1978, Page 15.

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).

"W.D. Randall, Well Known Local Attorney, Dies," Obituary, *Muscatine Journal*, August 13, 1952, Page 8.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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**Location Map**



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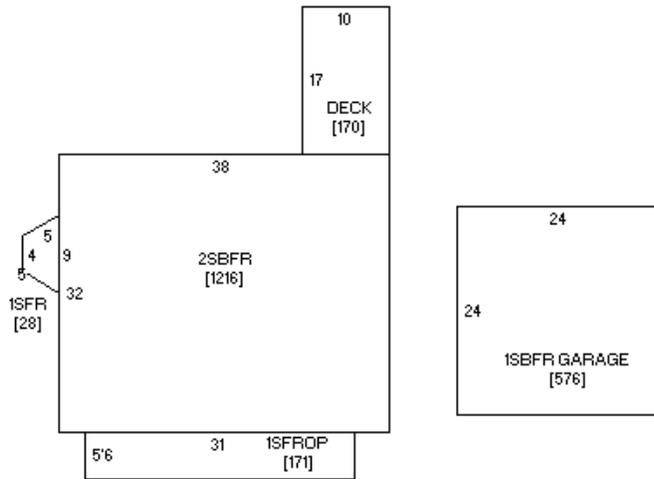
George W. Dillaway House  
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## Plans of buildings on site (from assessor's office)



(front – W. 4<sup>th</sup> Street)

## Photograph of building (digital image)

