

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

State Inventory No. 70-01093 **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 Thomas F. Binnie House
 other names/site number Field Site #: WH-197

2. Location

street & number 707 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) 84 Lot(s) Ex Tri Tract N PT 10' W Side of 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>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> 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 A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 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>01B02: Domestic /Multiple Dwelling/Apartment</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A09: House/Cross Gable</u>	foundation <u>03: Brick</u>
_____	walls <u>09: Asbestos</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 707 W. Fourth Street

Site Number 70-01093
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

1886

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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 2, 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, three-bay, cross gable house. The house sits on a brick foundation. The walls are frame, clad in asbestos siding. The cross-gable roof is clad in asphalt shingles. A rear addition extends from the rear of the house. The slope drops off sharply at the rear of the lot. All windows contain historic wood sashes.

A centered cross gable and full-width porch dominate the front (south) elevation. Non-historic iron lattice posts support the hip roof of the porch. A centered entry is located under the porch roof. The entry contains a wood cross-buck door with a single light in the top half. A two-light transom and a pair of three-light sidelights surround the door. Two two-over-two-light, double-hung windows flank the entry. The only second-story opening on this elevation is a single two-over-two-light, double-hung window centered on the cross gable.

The west elevation contains an asymmetrical fenestration that includes a pair of first-story, two-over-two-light, double-hung windows that appear to be centered in the front half of the elevation. Other first-story openings include a small, one-over-one-light, double-hung window that is located to the left of the front window pair; and a larger, two-over-two-light, double-hung window that is centered on the back half of the wall. Two second-story, two-over-two-light, double-hung windows are centered in the gable end. A single one-over-one-light wood window is located at the second-story's left side.

The east elevation contains a similar fenestration as the west elevation, except the small first-story window is lacking. A pair of first-story, two-over-two-light, double-hung windows appear to be centered in the front half of the elevation, with a two-over-two-light, double-hung window centered on the back half of the wall. Two second-story, two-over-two-light, double-hung windows are centered in the gable end.

The rear elevation features a one-story addition that extends out from the left side of the elevation. According to the 1946 and 1928 Sanborn maps, the rear elevation originally contained a narrow, full-width addition that contained an enclosed room on the left side and an open porch-like area on the right. The current addition continues to feature on its west elevation an open porch that sets under the overhanging gable roof of the addition. The rest of the addition appears to be living space. The north wall contains two windows in the left half of the wall. The addition's east wall contains at least one window. All the addition's windows are believed to contain one-over-one-light, double-hung sashes. The north wall of the original building contains a single one-over-one-light, double-hung window in the right half of the wall.

8. Narrative Statement of Significance

The Thomas F. Binnie House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. Pending further research, it may be individually eligible under

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Criteria A and/or B for its association with Thomas F. Binnie and the Scottish American Mortgage Company. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

The Thomas F. Binnie House appears to have been built in 1886. Thomas F. Binnie was an agent for the Scottish American Mortgage Company, which as based in Edinburgh, Scotland. He only lived in Muscatine for four years, apparently returning to Scotland in 1890. He appears to have continued to work for the Scottish American Mortgage Company, listed in the 1901 Scotland census as a manager of a mortgage company and upon his death in Edinburgh, Scotland, in 1916 as manager of the Scottish American Mortgage Company. This firm, like others in the 1870s and 1880s, turned to foreign investments in the United States for excellent returns, and utilized local agencies and inspectors. Binnie appears to have been such an inspector in Muscatine, with further later prominence as manager of the company. Little additional information is known about the Scotland American Mortgage Company at this time, or the later life of Thomas F. Binnie and its relationship to his time in Muscatine. With additional research, this house may prove to be significant for this association with the company or for its association with Binnie. Binnie sold this house to the Hudler family in 1890. Several members of the family continued to live there for nearly 60 years. The Hudler family does not appear to have made any significant contributions that impacted the history of Muscatine. No significant event is known to have occurred at this property. While the one-and-one-half story form with the centered front cross gable is an unusual form in Muscatine, the house also does not exhibit any significant architectural features that distinguish it from other mid- to late-1800's working class houses. In addition, although the house retains a large amount of integrity on its front and sides, the rear of the building has been substantially altered. Thus, the Thomas F. Binnie House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C at this time.

However, the Thomas F. Binnie House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The replacement of the earlier house on this lot by this house demonstrates the continued development of the neighborhood in this period. The one-and-one-half story form with the centered front cross gable is an unusual form in Muscatine. The house supports this potential historic district both historically and architecturally.

Cyrus Hawley appears to have constructed the first house at 707 W. Fourth Street (Lot 4, Block 84) between 1856 and 1859. He purchased the lot from D.C. Cloud on December 18, 1854 for \$160 (Book N, Page 746). The 1856 city directory lists him at the "ss Fifth w Broadway. The 1859 directory has him located on the "ns Public Square, w of Broadway," which likely is the current 707 W. Fourth location. He was involved in agricultural activities in and around Muscatine in the 1840s, and in 1850 he established a brickyard and continued to operate it until 1862. The 1856 directory identifies eight brickmakers, including Hawley, in the community. The 1859 directory showed a major drop, with only Hawley's operation at the corner of Sixth and Cherry; and Samuel Adams' yard on the "ns side of Eighth Street, between Sycamore and Cedar as the only brickyards operating. The 1860 census lists Hawley, nine other family members, and two laborers, who are assumed to be his employees. Apparently Hawley was

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sued sometime in the 1850s by Joseph Barnard. As a result of this lawsuit, the court assessed a \$1,258.58 judgment against Hawley and forced a sheriff's sale of Lot 4, Block 84.

After Hawley was forced to sell the property, it went through several owners, none of which appear to have lived here. Edward Southwick purchased the property for the judgment cost at the sheriff's sale that was held March 29, 1860 (Book U, Page 205). There is no directory record of Southwick living in Muscatine and no Edward Southwick is recorded in the 1860 census. William Barclay, physician, purchased the property on March 8, 1866 for \$1500 (Book 2, Page 397). Barclay did not live there. He sold it a few months later, on August 8, 1866 to John Smalley for \$1525 (Book 2, Page 398). Smalley also did not live there. E.P. and Theodora Day and Josephine (Day) Hill, whose relationship is unknown, bought the land on August 29, 1868 from Smalley for \$2000 (Book 4, Page 269). There is no record any of them lived in the house. Hill purchased the others' interest in the property on October 12, 1869 (Book 4, Page 623). Hill's location at this time is unknown. A few years later, on April 15, 1872, Hill sold the property to Cora and Semy Chaplin for \$1200 (Book 7, Page 330). It is unknown why Hill sold the property for such a low price – something may have happened to the original house or it may have involved other properties. Cora Chaplin later married Chester Weed. There is no record of them living in the house, and although it apparently continued to be rented, it is unknown who the tenant was.

The 1874 birds-eye view of Muscatine shows a large two-story, side gable house on this lot (707 W. Fourth, Lot 4, Block 84) on the north side of the public square. It appears to be five bays with a central entry, and a full porch stretches across the façade. The same drawing shows the house at 206 Cherry, about 3 blocks to the south. This house is a one-and-one-half-story, three-bay-wide house with a front centered cross gable. The 1874 birds-eye view also shows the east 2/3 thirds of Lots 7, 8, 9 in Block 84 (404-408 Broadway) as vacant.

On August 12, 1876, Cora (Chaplin) Weed sold Lot 4, Block 84 to Catherine Moran for \$1500 (Book 10, Page 698). The 1876-77 directory records George Moran, a brick moulder, as well as Francis Moran, laborer, living here. The location in the directory is listed as "ns Fourth, 3 w of Broadway," which would be this location. The Morans sold the property back to Weed on September 14, 1877 for \$1250 (Book 12, Page 174). It is unknown who lived in the house after Weed bought it back.

Cora (Chaplin) Weed sold the house on February 11, 1886 to Thomas Binnie for \$1200 (Book 21, Page 6). On March 2, 1886, Binnie took out a \$2000 mortgage on Lot 4, Block 84 from Jane Menzies Binnie in Aberdeen, Scotland (Book 19, Page 112). Thus, it appears that he demolished the earlier house, and built this house at that time. The current house is not the house shown on the 1874 birds-eye view, unless it was significantly modified. It is more probable that new construction occurred in 1886. The 1886-89 city directory lists Thomas F. Binnie working for the Scottish-American Mortgage Company, living 705 W. Third (misprint – no house here – should be Fourth). The 1889-91 city directory lists Thomas F. Binnie as a security inspector at 705 Fourth. While only living in Muscatine for four years, Thomas Fairbairn Binnie is an interesting local resident. He was born on July 8, 1852 in Stirling, Stirlingshire, Scotland to William and Janet Fairburn Binnie. His father's parents were Thomas and Jane Menzies Binnie, who died in 1874. He also had a sister, Jane Menzies Binnie, who lived in Aberdeen,

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appears to be the source of the 1886 mortgage. In the 1871 Scotland census, he lived in Calton, Glasgow (same location his grandmother died in 1874), and he worked as a mechanic. In the 1881 Scotland census, he lived in Barony, Glasgow, and he worked as a builder. He married Isobel Marshall on January 22, 1883 in Patrick, Glasgow, and the marriages records indicate he was working as an inspector of mortgage agencies. His daughter Janet Margaret Binnie was born on May 28, 1884 in Hillhead, Glasgow, Scotland. He appears to have moved to the United States in 1885 or 1886, as his son William Binnie was born on June 15, 1886 in Muscatine. His father, Rev. William Binnie, died on September 22, 1886 and the probate records also indicate his residence as Muscatine, Iowa. He may have traveled directly to Muscatine, purchasing this property on February 11, 1886. Ship records do indicate that he made at least one trip to Scotland and back to New York in 1888, while living in Muscatine (Binnie Family History, Philippa Binnie, WorldConnect, RootsWeb.com, online at <http://wc.rootsweb.com/cgi-bin/igm.cgi?op=GET&db=pippabinnie&id=I2350>).

His move to Muscatine appears to be directly related to his 1886-1889 city directory listing as working for the Scottish American Mortgage Company. From the mid-1870s to the 1890s, British and Scottish capitalist became interested in foreign investments, particularly in developing areas of the United States such as the upper, western Midwest. Farm loans and land would supplement investment in other areas. Though little is know about this trend at this time, it is known that one Scottish investment firm moved into the Dakotas in the 1870s, followed by seven in the 1880s including the Scottish American Mortgage Company, representing this growing trend in this period. The Scottish American Mortgage Company was based in Edinburgh, Scotland. Some of the oldest firms, such as the Scottish American Mortgage Company and Edinburgh American Land Mortgage Company, initially employed an American board of directors or an American banking firm to oversee investments in the US. These arrangements, however, proved to be expensive and redundant and were quickly replaced by decentralized agency systems in the loan districts. The firms employed a traveling inspector, a fellow Scot with experience in the business, to visit the agents and to report directly to the home offices in Scotland. This agency-inspector structure worked very well and all of the firms used it (McFarlane 1976: 113-118). The 1883 marriage record indicates Thomas Binnie worked as an inspector of mortgage agencies, perhaps for a form of the Scottish American Mortgage Company in Scotland. Thomas F. Binnie appears to have settled in Muscatine as a local representative for the company as noted in the 1886-89 city directory, with his listing in 1889-91 amended to security inspector. He sold this house in 1890, and apparently moved back to Scotland. When he traveled from Liverpool to New York in March 1891, he is indicated to be an inspector. He continued to make regular trips to the United States over the next two decades. The 1901 Scotland census records Thomas F. Binnie as a resident of Edinburgh and manager of a mortgage company, assumed to be the Scottish American Mortgage Company. He died on December 16, 1916 in Edinburgh, working as the manager of the Scottish American Mortgage Company at the time of his death (Binnie Family History, Philippa Binnie, WorldConnect, RootsWeb.com, online at <http://wc.rootsweb.com/cgi-bin/igm.cgi?op=GET&db=pippabinnie&id=I2350>).

While it appears that Thomas F. Binnie took out a mortgage in 1886 for the construction of this house, it is possible that there was another purpose, and this house was moved to this lot. A fellow Scotsman, George MacKenzie, had lived across the street at 408 Broadway since 1883. Prior to his purchase, on

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April 19, 1882, the *Journal* reported: "Mr. J.P. Walton is moving Capt. Clark's dwelling to the school lots, on reservoir square and the Captain will reside there until his chateau on the bluff is up and ready for occupation, when he thinks of presenting the cottage to some deserving local editor" (*Journal*, April 19, 1882, 2). This location was property that Clark owned at 408 Broadway (east 2/3 of Lot 7 and north 1/2 of east 2/3 of Lot 8, Block 84). The 1874 birds-eye view indicates the moved house from 206 Cherry was very similar in design and size to the current house at 707 W. 4th Street, as opposed to the house currently at 408 Broadway with two asymmetrical front gables (see 70-01105). Binnie was associated with MacKenzie through a transaction involving the south 10 feet of the property, apparently to clarify the property line. A relative of George, William MacKenzie, actually retained title to 408 Broadway, transferred from George soon after his purchase in 1883. F.P. Sawyer provided George M. MacKenzie with a quitclaim deed for the S10' N1/2 E2/3 of Lots 7, 8 & 9, Block 84 on December 26, 1888 (Book 14 Lots, Page 418). This transaction seems to have occurred to clean up the actual property associated with the two houses on these lots: 404 Broadway (East 2/3 of about Lot 9 and south half of Lot 8) and 408 Broadway (East 2/3 of about Lot 7 and north half of Lot 8). The next day, on December 27, 1888, George M. MacKenzie gave a deed for the S10' N1/2 E2/3 of Lots 7, 8, and 9 to Thomas F. Binnie (Book 14 Lots, Page 419). Thomas F. Binnie then gave a quitclaim deed to William and Elizabeth MacKenzie, Dundee, Scotland, for the same parcel (S10' N1/2 E2/3 of Lots 7, 8, 9) on March 1, 1889 (Book 14 Lots, Page 424). While it seems to have been a way to clarify ownership not associated with actual property transfer, it does demonstrate a connection between George MacKenzie and Thomas F. Binnie. No information has been found at this time to say that the original house at 206 Cherry was moved originally or a second time to 707 W. 4th Street, but a known connection between Binnie and MacKenzie suggests at least the remote possibility. Regardless, the house that Clark would move appears on the 1874 birds-eye view as a two-story house with a single front cross gable. This map is typically accurate to this level of detail, suggesting that the this house with two, asymmetrical cross gables currently at 408 Broadway is not actually the house located on Cherry Street and moved by Clark.

Interestingly, George MacKenzie appears to have taken over Thomas Binnie's inspector job for the Scottish American Mortgage Company after Binnie's move in 1890. He had working experience, listed as a mortgage company inspector in 1883-86 city directory and secretary of the Muscatine Mortgage and Trust Company in the 1886-89 directory. In the 1889-92 city directory, his occupation is not recorded. Binnie sold his property in 1890, apparently returning to Scotland. George MacKenzie, a foreign securities inspector, is listed at 408 Reservoir in the 1891-92 directory. The 1893 directory records him at 408 W. Broadway and identifies his occupation as an inspector for a mortgage company. The 1895-96 city directory carries a similar listing for George as the 1893 edition. Unfortunately, since a company is not listed, it cannot be confirmed that he was then working for the Scottish American Mortgage Company. The 1897 city directory does not list George MacKenzie in Muscatine. Interestingly, after falling rates in the Middle West left only widely scattered loans there, the Scottish investment firms retained only a few large agencies and created central offices (manned by trusted Scots) from which other loans in the region were serviced, beginning in 1896. In 1897, the Scottish American Mortgage Company opened its own central office, shared with other firms, in Kansas City (McFarlane 1976: 117-118). The 1900 census records George (51) and Anna in Kansas City with their children. He worked as a loan inspector. The family moved to New Jersey by 1910.

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Emma Hudler purchased the property at 707 W. Fourth Street from Thomas F. Binnie on August 16, 1890 for \$2500 (Book 22, Page 299). The increased value between Binnie's purchase in 1886 and sale in 1890 does suggest a change to the property in this period. There are two Hudlers listed as residents of 707 W. Fourth in the 1891-93 city directory. These include Emma's father Daniel M. Hudler, insurance, and apparent brother W.A. Hudler, a clerk at Swans Jewelry. The 1893-94 directory continued to list D.M. Hudler and William A. Hudler as residents. D.M. was identified as a traveling salesman and William was a railroad agent. The 1895-96 directory listed Rev. D.M. Hudler and Emma, a dressmaker, as the residents. D.M. Hudler was still listed in the 1897-98 directory as a resident, along with Earl (Hudler?) and Emma. Emma is still identified as a dressmaker. D.M. Hudler was also listed as the minister for the Church of God. The 1900 census confirms Daniel Hudler, 62, as the father of Emma, 38, and Earl, 19. Others listed in the census include Daniel's wife Christina (also listed as Anna), 56. William Hudler is not listed in the census.

Various members of the Hudler family continued to live in the house for the next 50 years. Daniel and Christina are both listed through the 1908-09 directory. The 1910 census listed Anna as the widowed head of the household, with daughters Emma and Carrie and son Will. Others listed in the 1910 census were boarders Thomas and Genevieve (Wilson?). Anna was listed for the last time in the 1911 directory. The 1920 census recorded Emma as the head of the household at 707 W. Fourth. It showed her as the property owner with a mortgage. Her widowed aunt, Mary Palmer, 69, was living with her, along with boarders John W. and Ethel Griffin. Hudler worked as a corsetiere at home while Griffin was recorded as an optician at a jewelry store. Emma's obituary later notes she originally was born in Louisa County and moved to Muscatine in 1889. It is possible they initially moved to this location and formally bought this house in 1890. Emma worked as a dressmaker and sales lady out of her home for most of her life. Emma continued to be listed in most of the directories in the 1920s, 1930s, and 1940s, with her last listing here in the 1949 directory. She died at a nursing home on February 18, 1956 at the age of 94.

She and her family transferred Lot 4, Block 84 to J.E. Havercamp on October 27, 1941 (Book 97, Page 581), meaning Emma rented the house for a period. The Havercamps transferred the house back to Emma Huddler and her children on December 1, 1943 (Book 112, Page 8). The Huddler family then transferred the property to Matilda Burnett on October 14, 1944 (Book 110, Page 430). Once again, Emma continued to live in the house. In 1946, the house was either converted into apartments, or housekeepers and caregivers stayed there. The 1946 directory actually only lists Ralph and Thelma Burnett (relationship to Matilda unknown) there, but Emma likely also lived there because she was back in the 1949 directory. Burnett was a driver for Gremmels Cigar Store.

The house was again sold in 1947. The Matilda Burnett Estate sold it on June 27, 1947 to Paul Schreurs (Book 123, Page 114). He transferred it to Frank and Nellie Peyerl on September 23, 1947 (Book 126, Page 119). There is no record of either Schreuers or Peyerl living there. The Peyerls sold Lot 4, Block 84 to Charley M. and Clara Buttgen on August 15, 1948 (Book 129, Page 508). Emma was still listed in the 1949 directory, along with Charles Baltigen and Mrs. Nellie Moore. In the 1952 directory, Clara Baltigen was listed with her husband. Others listed in the directory include Clifford and Mildred Bierman, Emma

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Hudler and Mrs. Moore. Baltigen worked as a salesman for Metzger, while Bierman was a foreman for Carver Pump. Mrs. Moore was listed as an employee of Mississippi Valley Grain.

Alfred P. and Mona Manatt bought the property on November 24, 1953 (Book 148, Page 244). The 1954 directory listed Alf Manatt and Robert and Marian Fisher as the residents. Manatt was a painter for Home-o-Nize and Fisher worked for Bendix Aviation. Manatt continued to be listed in the 1956 directory, but his wife Mona was also listed this time. Others at 707 W. Fourth included Curtis and Florence Steenburgen and Keith and June Faulkner. Steenburgen worked as a clerk at Better Homes Furniture and Faulkner was a clerk at H.J. Heinz. The 1958 directory still listed the Faulkners at this house and also Cletus and Audrey Kurriger. He was an insurance agent.

The Monatts sold the property on January 15, 1958 to Barbara Duvall (Book 176, Page 21). She sold it on September 1, 1960 to Alfred and Shirley Oppelt (Book 192, Page 294).

9. Major Bibliographical References

Binnie Family History, compiled by Philippa Binnie, WorldConnect, RootsWeb.com, online at <http://wc.rootsweb.com/cgi-bin/igm.cgi?op=GET&db=pippabinnie&id=I2350>. Last Update: December 2005.

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

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

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

"Emma Hudler, Age 94 Years, Goes in Death," *Muscatine Journal*, February 20, 1956, Page 6

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.



house later moved by Clark

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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McFarlane, Larry A. "British Agricultural Investment in the Dakotas, 1877-1953," in *Business and Economic History: Papers Presented at the Twenty-Second Annual Meeting of the Business History Conference*. March 12-13, 1976. Edited by Paul Uselding, Bureau of Economic and Business Research, University of Illinois. Online at www.h-net.org/~business/bhcweb/publications/BEHprint/v005/p0112-p0126.pdf

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Location Map



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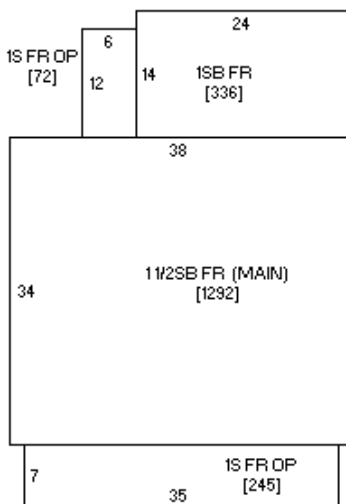
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Plans of buildings on site (from assessor's office)



(front – W. 4th Street)

Photograph of building (digital image)

