

1-101177

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

STATE:	IOWA
COUNTY:	MUSCATINE
FOR NPS USE ONLY	
ENTRY DATE:	AUG 27 1974

(Type all entries - complete applicable sections)

1. NAME

COMMON:

AND/OR HISTORIC:
McKibben, S. M. House

2. LOCATION

STREET AND NUMBER:
West side of Walnut Street between Front and Second, Lot 5, Block 14 of
the Original Town

CITY OR TOWN:
Muscatine

CONGRESSIONAL DISTRICT:
First

STATE: Iowa CODE: 14 COUNTY: Muscatine CODE: 139

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) Not occupied in last 8 years

4. OWNER OF PROPERTY

OWNER'S NAME:
The City of Muscatine under authority of the City of Muscatine

STREET AND NUMBER:
Community Development Urban Renewal Office
114 Second Street

CITY OR TOWN: Muscatine STATE: Iowa CODE: 14

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Muscatine County Courthouse

STREET AND NUMBER:
Recorder's Office

CITY OR TOWN: Muscatine STATE: Iowa CODE: 14

6. REPRESENTATION IN EXISTING SURVEYS

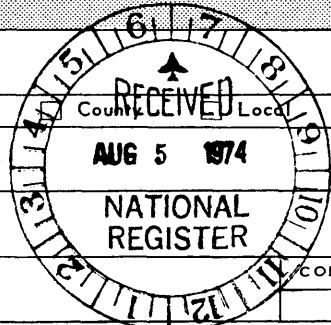
TITLE OF SURVEY:

DATE OF SURVEY: Federal State

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:



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STATE:

COUNTY:

ENTRY NUMBER

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

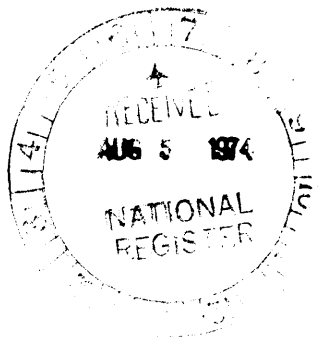
The S. M. McKibben House is located near the Mississippi River on the lower half of block 14 of the original town which during the 19th Century was a predominantly residential area adjacent to the Muscatine business district. The house is a two-story (approximately 40' x 25') double house constructed of red brick in common bond with headers every 8th course. The structure illustrates the influence of a Colonial Style of American architecture according to the Margaret N. Keyes, Ph.D., stylistic classifications for residential architecture although perhaps a simple Federal style designation, or a New England style influence is more appropriate given the date of construction and the background of the builder.

The front facade has a symmetrical arrangement of openings: 12-light smaller windows; 2 or 3-light door headings; and on the second floor of each residential unit, a large 12-light window which opens onto a balcony. The original porch entrances, front doors, first floor windows and window headings have been removed or replaced. Additionally, the cast iron railings of the cantilevered balconies were removed and retained by the Fryberger family when the building was scheduled for demolition. The two houses were heated by stoves which flued to in-wall chimneys located in the outer gable ends of the house along the apex of the roof. The rear facade is also a symmetrical arrangement of openings almost identical to the front with the elimination of the balconies and the use of the smaller 12-light window in their place. Gable end facades have no openings on the basement or first floor levels; the second floor has one 12-light window on the Walnut Street side of the wall; and the below gable space of the attic is accentuated by a centrally placed arched window (it is presumed that the stove flues are double inside the wall and converge around the top of this attic opening).

In 1964 repairs were begun on the building so that it could be used as a rental property. It was at that time that major brick work of walls (mainly on the rear facade) and lower window sills, the replaced roof, the replaced lower story windows, and the repaired chimney was carried out.

The McKibben-Fryberger House room arrangement is as follows: an open dirt basement, 3 rooms on the first floor, 3 rooms on the second floor, and an open attic.

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5. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **1866-1869** date of construction

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

The McKibben House stands as a well-preserved example of double house construction in Muscatine. Maintaining both its interior and exterior integrity, it is one of few early structures that remain in the oldest residential section of this river town. One noted family who lived temporarily in this part of old Muscatine (1850's) was that of the American author Samuel Clemens ✓

The builder, Samuel N. McKibben, was an early settler and businessman of Muscatine. The New England, Federal, and colonial overtones of this building are perhaps suggestive of McKibben's earlier life, being formerly from Pennsylvania. Arriving in Iowa prior to 1856, by the mid-1860's his prosperous business ventures enabled him to build this residence for his family between 1866 and 1869. Initially operating as a lumber merchant, by the time this house was being completed McKibben was engaged in the saloon business and cultivator manufacturing. Within yet another six years, his business involvements encompassed merchandizing groceries, provisions, etc.

Immediately threatened by Urban Renewal Plans, this building has aroused the concern of prospective developers who would like to rehabilitate if not restore it.



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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Keyes, Margaret N., Nineteenth Century Home Architecture of Iowa City, Iowa. Iowa City: University of Iowa Press, 1966.
 Richman, Irving B., ed. History of Muscatine County, Iowa. Volume I, Chicago, Illinois: The S. J. Clarke Publishing Co., 1911.
 Muscatine City Directory 1856, 1859, 1866, 1869, 1874

10. GEOGRAPHICAL DATA

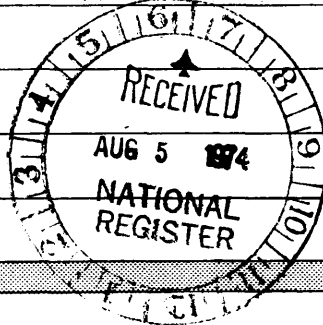
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		41° 25' 20"	91° 02' 32"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

UTM
15/663600
4587310

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than one acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: D. Kent Sissel

ORGANIZATION: _____ DATE: November 20, 1973

STREET AND NUMBER: 2801 Mulberry Avenue

CITY OR TOWN: Muscatine STATE: Iowa CODE: 14

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Adrian D. Adams

Title Historic Preservation Officer

Date August 1, 1974

I hereby certify that this property is included in the National Register.

A. R. Mortensen
 Director, Office of Archeology and Historic Preservation

Date 8/27/74

ATTEST:

Charles Offenberg
 Acting Keeper of The National Register

Date 8-27-74