

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Leith, Doctor Alexander R. (A.R.) and Louisa J., House

other names/site number \_\_\_\_\_

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number 117 W 6<sup>th</sup> Street  not for publication

city or town Wilton  vicinity

state Iowa county Muscatine zip code 52778

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: \_\_\_ A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer \_\_\_\_\_ Date \_\_\_\_\_

State Historical Society of Iowa  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register
- \_\_\_ determined eligible for the National Register
- \_\_\_ determined not eligible for the National Register
- \_\_\_ removed from the National Register
- \_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**

(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		site
		structure
		object
2	1	<b>Total</b>

Number of contributing resources previously listed in the National Register: N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single dwelling

Domestic/Secondary structure

**Current Functions**

(Enter categories from instructions.)

Domestic/ Single dwelling

Domestic/ Secondary structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late Victorian/ Queen Anne

**Materials**

(Enter categories from instructions.)

foundation: Stone/Limestone

walls: Wood/Weatherboard

roof: Asphalt

other:

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### Narrative Description

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**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Located on the northern side of 6th Street in Wilton, in Muscatine County, Iowa, the Doctor Alexander (A.R.) and Louisa J. Leith House is a two and a half story, Victorian-Queen Anne Classic style house with a one and a half story carriage house. The house has a wraparound porch, leaded glass windows, and a two story circular tower. Completed in 1904, it is located on lot 3 in the Butterfield Addition of the city. The neighborhood is an area of single-family houses. The house and carriage house are in excellent condition and all seven aspects of historic integrity are present. It remains on the original site of construction and only minor alterations to design elements, setting, materials, and workmanship have occurred. Additionally, feeling and association are maintained through the building's architectural details that reflect late 19th and early 20<sup>th</sup> century trends. The property also contains a garage built c. 1940 that is noncontributing and has minimal effect on the overall historic integrity of the property. The overall evaluation of integrity for this property is very good.

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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

### Exterior

According to *History of Wilton* by local historian Henry Wildasin, the Leith House and carriage house were built in 1904.<sup>1</sup> There is evidence of this in the original abstract as Louisa Leith bought the land/lot from Martha Pentzer in 1904 and no buildings were on it at that time.<sup>2</sup> The Queen Anne free classic detailing includes a two story circular tower on the southeast corner of the house, porches, leaded glass windows, and wood detailing. The Leith house is located on 6<sup>th</sup> Street in the town of Wilton, Iowa. The house is clad mostly in wood weatherboard with some areas in fish scale shingles, is capped by a complex cross-gable roof covered in asphalt with a brick chimney piercing it to the west, and sits on a rusticated ashlar, limestone foundation. The front facade faces south along 6<sup>th</sup> Street, while its long side wall, which includes the tower, lies on the east side. It is roughly three-bay by three-bay, 2-1/2 story house with a nearly full front (south) façade porch with a shed roof and Classical style columns, which wraps around to the west elevation. The footprint measures approximately 42 feet by 47 feet (1500 ft. each floor). Exterior wood has been recently painted in a five color scheme reminiscent of historic Queen Anne houses. Several windows on the first and second floor are leaded glass. Except where otherwise noted, almost all windows and their flat-profile surrounds are wood and original to the house. The exterior storm windows have been replaced with aluminum combination storm/screen assembly. The interior, wood windows are all original. The main large window on the front porch does not have an exterior window protecting it. A polycarbonate sheet was put in place to protect the window without obscuring the view of the window.

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There is a two story tower on the south-southeast side with curved glass windows. There is one large, third story front-facing gabled dormer on the south side and three large dormers with Palladian windows, one each on the west, east and north side of the third floor. There are leaded glass curved windows with a large lower pane and a decorative transom above. One is on the front south side, another is on the southeast corner of the house. There are also leaded glass windows on the east and north side first floor of the house.

**Site Description:** A concrete driveway extends north from West 6<sup>th</sup> Street, west of the house, leading to a large two car garage (non-contributing). The back yard is fenced on the north (contemporary wood picket), west and east side (contemporary chain link). There is a sidewalk from the back porch on the north side of the house to the carriage house (contributing). A mix of trees, foliage, planters accent the property. An old cistern has been uncovered back by the carriage house and has been adorned as a planter area.

**Front (South) Elevation:** The façade consists of three bays on each of the first and second floors and is topped by a dominant front-facing gable dormer clad in fish scale singles and featuring eave returns centered on the hipped roof that lights the top half story of the house. The primary entrance is centered on the façade and is accessed via wood steps up to the porch that spans this elevation and wraps around to the west where there is a secondary entrance. The porch has a asphalt-covered, shed roof, wood plank flooring, simple round spindle balustrade railing, squared lattice skirt screening, and paired classical-style columns sitting on limestone piers. The primary entrance consists of an oak door that has decorative detailing with a cut glass window in the upper portion and is original to the house. It is covered by a wood screen door with gingerbread details echoing the design of a four-paneled door. The fluted wood surround sits on plinths, echoing the base of classical-style columns.

To the west of the primary entrance is a bow window with a centered single lite window and flanked by two double-hung windows. To the east, the porch is screened in and contains three window screens currently shielded from the sun by a modern awning. The second floor contains a centered pair of fixed windows with leaded diamond panes. To either side are cottage windows, which are fixed in place and are windows for the walk-in closets in both bedrooms, with the top halves featuring leaded cut glass in a floral and geometric pattern. Centered above the paired fix windows of the second floor is the dormer lighting the upper half story. Paired fixed windows with leaded diamond panes is centered just above the second floor windows. Above this and within the gable peak is a single, smaller fixed window. All three sets of windows centered on the upper stories have decorative aprons, which is unlike those of the rest of the windows.

The south east corner of the façade features an engaged, two-story Norman Style round tower. The tower features two double-hung windows with combination aluminum storms and screens, curved leaded glass windows on each floor and is capped by a conical roof. Just above the windows on the first floor is wide frieze and cornice header with dentils and foliate designs at both corners.

**East Elevation:** To the north of the tower is a two-and-one-half story, front gable, single bay projection from the main body of the house. Windows are centered at all levels. On the first floor is a fixed, leaded glass window in an elongated diamond pattern with a cornice and plain frieze header

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and decorative apron. Just above this are paired casement windows topped with a fixed transom with leaded glass in a foliate and geometric pattern and a decorative apron. The front-facing gable peak of this projection is clad in fish scale shingles and features eave returns and a semi-circular arched cottage window with the upper sash containing leaded glass in a diamond pattern. The arched cornice header for this window also features an exaggerated and elongated "keystone."

To the north of this projection is the recessed, main body of the house, which consists of a single bay. Centered on the first floor level is a tripartite window with cornice and plain frieze header. The fixed central window is leaded glass in a floral design and it is flanked by a double-hung window to either side that are twice as long as the middle window. Below the middle window is a flat, decorative apron. Centered above this is on the second floor one double hung window.

**North Elevation:** This elevation features a gable-front, two-and-one-half story projection on the east half of the elevation with the west half appearing recessed and containing a small, non-historic enclosed porch at the first floor level, which offers another secondary entrance into the house. The eastern projection contains a centered, single set of windows at each level. A tripartite window with a larger center lite flanked by two smaller lights to either side that are separated by wide surrounds, capped by a cornice and plain frieze header, and a decorative apron is found on the first floor. Just above on the second floor is a double-hung window. The gable peak is clad in fish scale shingles, has eave returns, and a set of paired, diamond-pattern leaded windows. The wide surround header also features an exaggerated and elongated "keystone."

The recessed west half of the elevation has a small non-historic concrete deck and porch enclosure with a modern door to the first floor and two side by side double hung windows. There is a modern door to the basement on the northwest corner to the west of the deck. Just above the enclosed porch on the second floor is a double-hung window.

**(West) Elevation:** There is another two-and-one-half story, front gabled projection at the northwest side of this elevation. Windows at all levels are centered on the projection. The first floor contains a bay window featuring paired double hungs in the center and single double hungs on each side and is capped by a hipped roof. The bay window is not original and dates to an early 2000s remodel of the kitchen. On the second floor is a single double-hung window with a cornice and plain, wide frieze header. The gable peak features fish scale shingles, eave returns, and a Palladian-style window. All windows contain diamond-pattern leaded glass. The central, semi-circular arched window is double hung and the two smaller windows to either side are fixed. The window also features a cornice and wide, plain frieze header with an exaggerated and elongated "keystone."

The south wall of this projection contains a secondary entrance to the first floor that is accessed via a set of stairs on the west elevation that head to the wrap-around porch. The porch door that leads to the kitchen area, is original wood French window door with transom still in place. A screen exists for this door but has not been used because the house is air conditioned. There is also a single double hung window on the second floor that is topped by a cornice and wide, plain frieze.

On the recessed, main body of the house on this elevation is a centered, wide cottage window with leaded glass in the upper sash in a floral pattern. This window is a fixed window that is on the south wall of the parlor room. It is a sash window and is fixed in place. On the exterior view, it is within the screened porch section of the front porch. The front porch was originally all open without the

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screened - awning section. The section was added in circa 1940s by the son and daughter in law of the original owners. Just above the porch roof and centered on the second floor is a double hung window.

## Interior

The 3,000 square foot two-story Queen Anne house of the Leith family who built it has spacious rooms with 10 foot ceilings and 8 foot high doorway with sliding pocket doors which are paneled solid wood interior doors which offer the ambience of massive strength to the already refined and elegant entry hall. The interior of the Leith House features original oak wood work and trim (dark oak with 12-inch baseboards) and oak flooring. Windows have their original casings. Closets are original to the house and remain intact. Affording the versatility of space when open, these doors serve to close off the dining room before dinner during times of entertaining large numbers of guests, and add privacy to the family's use of the living room when desired. .

Central to the ground floor area is a large foyer that extends the length of the house and allows access to the four major rooms on the first floor. The entry vestibule, which features original ceramic tile and a cedar lined closet, provides access to the foyer through full length beveled-glass doors.

To the southwest is the living room with original fireplace. The fireplace features columns and a mirror. A hardwood sliding interior door closes this room off of the entry and parlor when needed.

Directly to the east across the foyer is the parlor/music room which has a formal entry from the foyer that features two hardwood columns as well as the curved wall and windows of the tower. Two other columns enframe the curved wall of the "tower". The original owner of the house lay in state in this room after his passing.

Entry to the formal dining room is at the end of the foyer. It has functional pocket doors that can close it off from the foyer. A butler door is on the west end of the dining room. This door leads to the kitchen area. The room also features a large lead-crystal chandelier, cross-beam ceiling and four cornered, petal lights. There is massive oak woodwork on the walls of this room. This room is now used as the family room.

A small corridor leads off the foyer to the kitchen area which is the remainder of the first floor living spaces. There is a walk in closet in this corridor. The kitchen was expanded and new appliances, counter tops and brick floor were added more recently. There is a built in pantry in the first floor breakfast room off of the kitchen to the north.

Showcased centrally is a 20-step grand staircase with ornate wooden curved i-shaped bannister and wooden pedestal columns on either side. There is an intermediate landing and built-in fully cushioned, walnut loveseat. Other points of interest include a walnut bench seat used for storage of table linens and a water closet (half bath) with a large storage space for bath accessories, both located under the grand staircase.

Another stairway to the second floor is accessed through the kitchen.

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The layout of the second floor remains similar to the original floor plan. There are four bedrooms on the second floor with a full bathroom. The full bathroom was upgraded by adding plum colored fixtures in the 1940s. All interior doors are original, paneled wood doors. The second floor woodwork and doors were lightened during the circa 1940 remodel of bathroom, but are original and intact. The base boards are approximately eight inches. The fourth bedroom on the west side of the second floor was originally the maid's quarters with a lesser finish and wider floor planks.

The basement is accessed via the staircase accessed through the breakfast area. It contains a shower area, furnace area and laundry area. The basement is bare stone walls with concrete flooring. Some of the foundation windows that are exposed to the front porch have been bricked in and three of the foundation windows have had block glass installed to help with lighting.

The wood-floored attic is unfinished and has the outside Palladian and decorative windows in the dormers on all four sides of the house as a source for light. The attic is all original with wood floor. No modifications have been to the attic space. It is accessed by a narrow stairway with a counter weighted trap door that can be raised up by hand when going into the attic and pulled down by a rope when leaving the attic.

### **Carriage House (Contributing)**

The exterior of the two story carriage house is wood weatherboard with an asphalt roof and limestone foundation. The footprint measures approximately 20 ft. by 30 ft. for a total of 600 sq. ft. for each floor. It is a one-by-two bay, gable-front building. The carriage house has been modified with four windows in the upstairs old hay. This space has been turned into an entertainment area. The ground floor is used for vehicle parking, lawn mowers, etc. A small shed on the southwest side of the carriage house was removed and replaced with a shed in the same footprint. The carriage house was placed 180 feet away from the main house so that the smell of horses was minimal.

**Front (North) Elevation-Carriage House:** The north side of the carriage house has two, plain, wood, sliding barn doors. The smaller one is on the second floor and the larger door is on the ground level. There is a small four lite window in the gable peak of the second floor. The doors are original to the carriage house.

**East Elevation-Carriage House:** There are two single-hung four over four lite replacement windows on the first floor. There are two single-hung four over four replacement windows on the second floor.

**West Elevation-Carriage House:** There are two single-hung four over four lite replacement windows on the first floor. There are two single-hung four over four lite replacement windows on the second floor.

**South Elevation-Carriage House:** There are two single-hung four over four lite windows on the second floor. There is a door in the middle of the south side that was replaced in 2012. There is also an attached garden shed on the southwest corner of this elevation that was replaced by the current owner in 2012. Much care was taken to match as closely as possible the exterior look of the carriage house. The original garden shed's build date is estimated around the late 1930s / early 1940s. It is attached to the carriage house and features shiplap siding, but there is no access/doorway from the shed to the interior of the carriage house. The windows on the 2<sup>nd</sup> level were replaced in 2012 and

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were done at the same time as the windows on the 2<sup>nd</sup> level on the west, north and east sides – the second level served as a hay mow and thus only had the sliding door and a small window in the north peak for exterior lighting.

### **Interior-Carriage House**

The interior of the carriage house has a large room on the main floor with a staircase on the south side leading up to the second floor which is a floored attic space. This second floor space is used for private music events with neighbors, family and friends and the lower level is used for storage. The staircase was added as the original access to the 2<sup>nd</sup> level hay mow was a ladder mounted to the south east corner where the stair case now enters the 2<sup>nd</sup> floor space. There was concrete floor poured on the ground level in circa 1990s by the previous owner. The second floor has the original wood planking floors.

### **Garage (noncontributing)**

The two car garage is 30-feet x 30-feet structure that was built in the late 1930s. It is a single story and features a double garage door with a row of eight faux-four-lite windows across the top on the south façade that faces 6<sup>th</sup> Street. It is capped by a pyramidal roof covered in asphalt shingles. The exterior is cedar siding. There are a total of four fixed windows. Two are on the east side and two are on the west side of the garage.

### **Alterations to Leith House**

The kitchen and mud porch were remodeled in the early 2000s with the west kitchen wall being “punched out” to install a bay window. The mud porch was a separate room from the kitchen and was eliminated and the kitchen / dining area were created as a single space by relocating the sink to an island/bar set up with a refrigerator space being constructed where the sink used to reside. There were two pantries on the south side of this area and shelving on the south wall to the back porch, which was removed for the kitchen table area. The kitchen radiator was removed and a floor tubular heating system was installed under the space. That tubular system is fed by the hot water boiler heating system. New windows were installed as part of the remodeling of the kitchen mud porch area. The south entry door to the kitchen from the main porch is still the original exterior door with interior door and transom.



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Figure 1: Photograph of the west wall of the kitchen which was punched out to install a bay window. Photo taken by owner Ted Marolf 8-12-19.

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Figure 2: A kitchen dining area replaced the mud room on the northwest corner of kitchen. Photograph taken by owner Ted Marolf 8-12-19.

Two of the three "china cabinets" or "pantries" were removed in the remodel – one original one remains as can be seen the collection of photos provided (photo # 9).

The original bathroom upstairs was remodeled in 1941 and has not been altered since other than different paint color schemes. The 1941 tub, sink and tile scheme remains.

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Figure 3: Photograph taken by owner Ted Marolf of renovation 8-12-19.

The east side of the front porch was “screened in” and had a canopy installed sometime after 1922 – probably circa 1940 when the house changed hands from father to son and the bathroom and garage projects took place. Central air was added in the late 1970s and ducting was installed in the attic space and in the basement space.

### **Statement of Integrity**

- Location: The Leith House was built in 1904 by Dr. A. R. and Louisa Leith. It sits on Lot 3 of Butterfield’s addition to the town of Wilton. The Leith House has not been physically moved and is in its original location and so has excellent integrity for this aspect
- Design: The Leith House integrity of design is very good. The Queen Anne features of the Leith House are the hipped roof with gable ends and a dominant front-facing gable. There is also a wraparound porch and a corner round tower. The Queen Anne design in the Leith House is also prominent in the variations in shape and distinctive patterns in exterior and interior decorative detailing.<sup>3</sup> Circa 1940, a garage was added to the property at the north east corner of the house. In 2010, the house’s exterior was painted green with gold and burgundy trim on windows, dentils, and decorative elements.

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- **Setting:** The integrity of setting for the Leith House is very good as it continues to represent the rich history of Wilton as one of the larger two-and-one-half story houses in the area. The area has always been residential with single family houses and tree-lined streets. While the carriage house no longer keeps a horse and buggy it remains a functional building as the present owners use this two story building on the north side of the property for entertaining and storage.
- **Materials:** The exterior skin of the house and carriage house is made up of cedar siding and the roof is asphalt with a limestone foundation. The materials used to build the Leith House and carriage house maintain most of their historic fabric. There have been updates mainly to the interior (upgrades to plumbing for an indoor bathroom and electrical) as well as the kitchen/mud room/dining room area and several window replacements, however, the past and present owners of this house maintained the majority of historic materials and, so, integrity of materials is very good.
- **Workmanship:** The integrity of workmanship is very good to excellent. It is best represented in the Queen Anne detailing and intricate wood features of the house and leaded glass windows as well as the masonry work in the rusticated ashlar, limestone foundation.
- **Feeling:** The Leith House articulates the historical architecture of the early 1900s on a grand scale for this small town. The house and carriage house express the nature of a particular time in history and the wealth of a budding community. Because of the very good to excellent integrity of the design, materials, and workmanship, the original owners would easily recognize the house today.
- **Association:** The Leith House reflects the historical link between architecture with the Queen Anne ornamentation, and the status of the wealthy medical doctor and businessman (Dr. A.R. Leith) who built them and, therefore, reflects very good association integrity. The house remains a beautiful and intact example of Queen Anne architectural style as well as a symbol of the wealth and success of the owner who created it.



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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

**Period of Significance**

1904

**Significant Dates**

1904

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

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### Statement of Significance

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Doctor Alexander R. (A.R.) and Louisa J. Leith House is eligible for its local significance under Criterion C. It derives its significance from its association with an important era of American residential architecture in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Queen Anne style was considered by many architects and builders of the era to be the first “true” American house style. The Leith House’s historic associations together with its character-defining features, such as leaded glass and curved windows, dentil wood features, circular towers, and porch-support columns, convey the specific time and place of its construction and use within Wilton’s wealthy families. The period of significance is 1904 when construction was completed and the house was placed in service. The Leith House has been a single-family dwelling since its construction.

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### Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

### Significance under Criterion C: Queen Anne Architecture

The Leith House is significant under Criterion C because of its strong association with the architectural features of the Queen Anne style. This two-and-one-half story house was built by the Leith family in 1904 and it is an excellent local example of this style of architecture. It boasts most of the expected characteristics seen in this style as interpreted in a small town, including complex, cross-gable roof shape, asymmetrical façade, varying surface textures, engaged tower, leaded glass windows, and extensive and highly decorative interior woodwork. Most Queen Anne style houses in Wilton were built close to the town’s historic business district as their owners were successful business and professional people. The Leith House served as the residence of the town’s earliest medical doctors, A. R. Leith and his son, G. G. Leith. The family lived in the house until 1976 when it was bought by the Latimer family.<sup>2</sup> It has continued to be a single-family house and is still on its original site.

### Queen Anne Style Houses in Wilton

Several other local examples of Queen Anne style houses are still extant in Wilton, but, other than the Henry E. and Ella M. (Knott) Nicolaus House (listed in the National Register in 2017) most do not feature the high level of integrity and attention to design detail as the Leith House. The following images offer the best local comparisons to the Leith House in terms of extant Queen Anne style residential houses. All original owners of these houses were professional and business people who moved in the same social circles as the Leiths.

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Figure 4: The Henry E. and Ella M. (Knott) Nicolaus House at 319 W. 4<sup>th</sup> Street in Wilton was built circa 1898 and was owned by Henry E. Nicolaus who was a business owner in the downtown commercial district. This house was listed on May 8, 2017 (NPS reference #100000968). Photograph taken 8-12-19.

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Figure 5: The Wacker House at 704 Maurer Street was built circa 1907 by John Wacker has been sided over original cedar siding and replacement windows but has some of the original wood details on dormers. John Wacker was a downtown commercial business owner. Photograph taken 8-12-19.



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Figure 6: The Griffith House at 803 Maurer Street was built circa 1883 and has maintained its original cedar siding, stain glass and leaded glass windows. Harry Griffith was a downtown commercial business owner. Photograph taken 8-12-19.

A number of related factors contributed to the success of the Queen Anne style. The rise of industrialism and railroad transportation after the Civil War not only changed the affordability of housing, but also affected the design and convenience of Victorian houses and made housing available in some form to most Americans.<sup>3</sup> By 1890s, pattern books and their offspring, journals and mass-circulation periodicals, were able to promote designs suitable for all tastes and pocketbooks. A new group of wealthy industrialists, bankers, physicians, and merchants emerged during this time and they wanted to build houses to reflect their new status.<sup>4</sup> The “high end” of the housing market was producing Queen Anne architecture of greater size and complexity, designed to satisfy the more affluent arm of the conspicuously consuming public.<sup>5</sup>

The Leith House is a well-preserved example of the Queen Anne style. This style had a significant impact on American residential architecture and is commonly referred to as the first distinctly American house design, providing a new sense of purpose to the newly emerging architectural profession in the late nineteenth century.<sup>6</sup> These American architects were the first to create a variety of designs from this style to meet their clients’ needs. It offered new approaches for interior layouts where rooms had large doorways and flowed into each other.

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An additional building includes the two story carriage house which sits on the north end of the property and has an alley entry. It's practicality for storing horse and buggy diminished throughout the years with the invention of the motor car and the construction of a double garage built on the West side of the Leith House circa 1940s.

A 1922 and 1939 Sanborn maps show the Leith House facing 6<sup>th</sup> Street and the carriage house facing Wate Street. A non-contributing garage built on the west side directly back on the northwest corner of the house was added later.

## **House History**

In 1851 Benjamin C. Kauffman bought land from the United States. Then in 1856 the land was platted as Butterfield's Addition to the Town of Wilton, Muscatine County, Iowa. In December of 1903, Louisa J. Leith bought Lot Three of Butterfield's Addition from Martha Pentzer. Then in 1904, the Dr. A.R. Leith family built the house and carriage house. They lived in the house until 1939 when his son, Dr. G.G. Leith and members of his family occupied it until 1976 when it was sold out of the family. .

Dr. A.R. Leith was quite successful as a practicing physician. After receiving his diploma in 1882 from the University of Iowa Medical College he came to Wilton to begin his practice. He also served as president of the Union Savings Bank of Wilton until his death in 1930. In addition, he served as mayor of the town for one term and was a member of the Board of Education for several terms. His son, Dr. G.G. Leith, followed in his father's footsteps and became a practicing physician working alongside his father beginning in 1903 as well as holding various offices at the Union Bank and Board of Education.<sup>1</sup> The Leith doctors owned a commercial building downtown where they practiced medicine in an office in the upper floor.

## **Architect**

Asymmetrical Queen Anne houses, popularized at the end of the nineteenth century by Barber, Shoppell, Palliser, and others, with corner towers, projecting façade trims and bays and elaborate and a mixture of wood designs and materials were often featured in pattern books, so there were almost no regional differences.<sup>5</sup> Queen Anne houses, with every conceivable type of trim, were built in towns across America during the late nineteenth and early-twentieth centuries. These books, along with house plans, often also provided plans for landscaping, interior design, and furniture style, allowing little for the imagination.<sup>7</sup>

Extensive research was unable to locate a name of an architect for the Leith House. But given the time period in which this house was built an assumption could be made that this house was a product of a pattern book of Queen Anne styles built by a local contractor.

## **Archaeological Assessment**

An archaeological investigation was not a part of this nomination. Additional research may identify archaeological sites that could contribute to the overall historical significance of the property.

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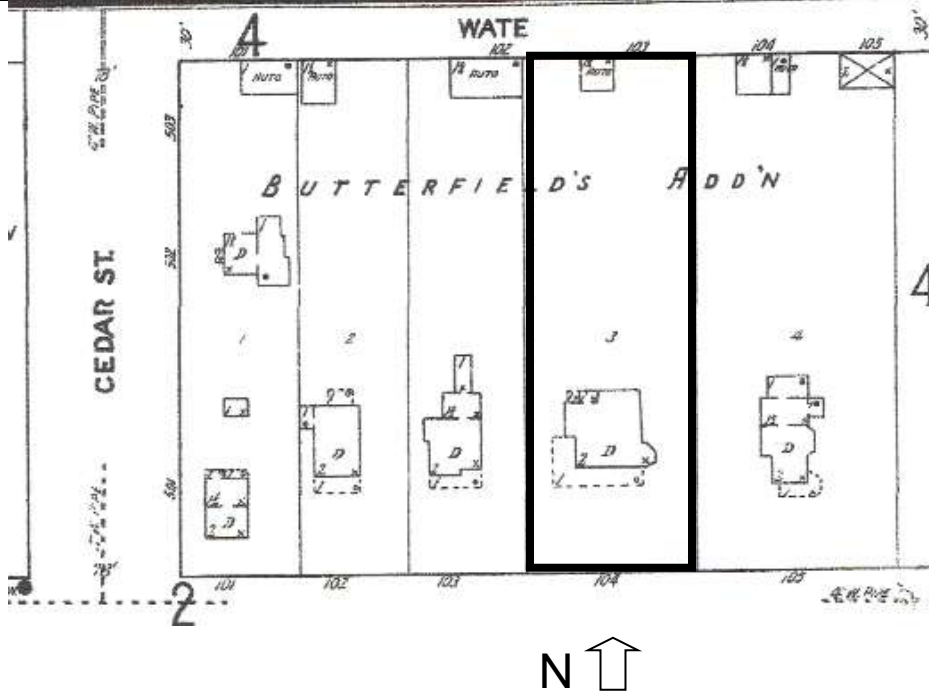


Figure 7: Sanborn Fire Insurance Map of 1922. Leith House outlined in black.

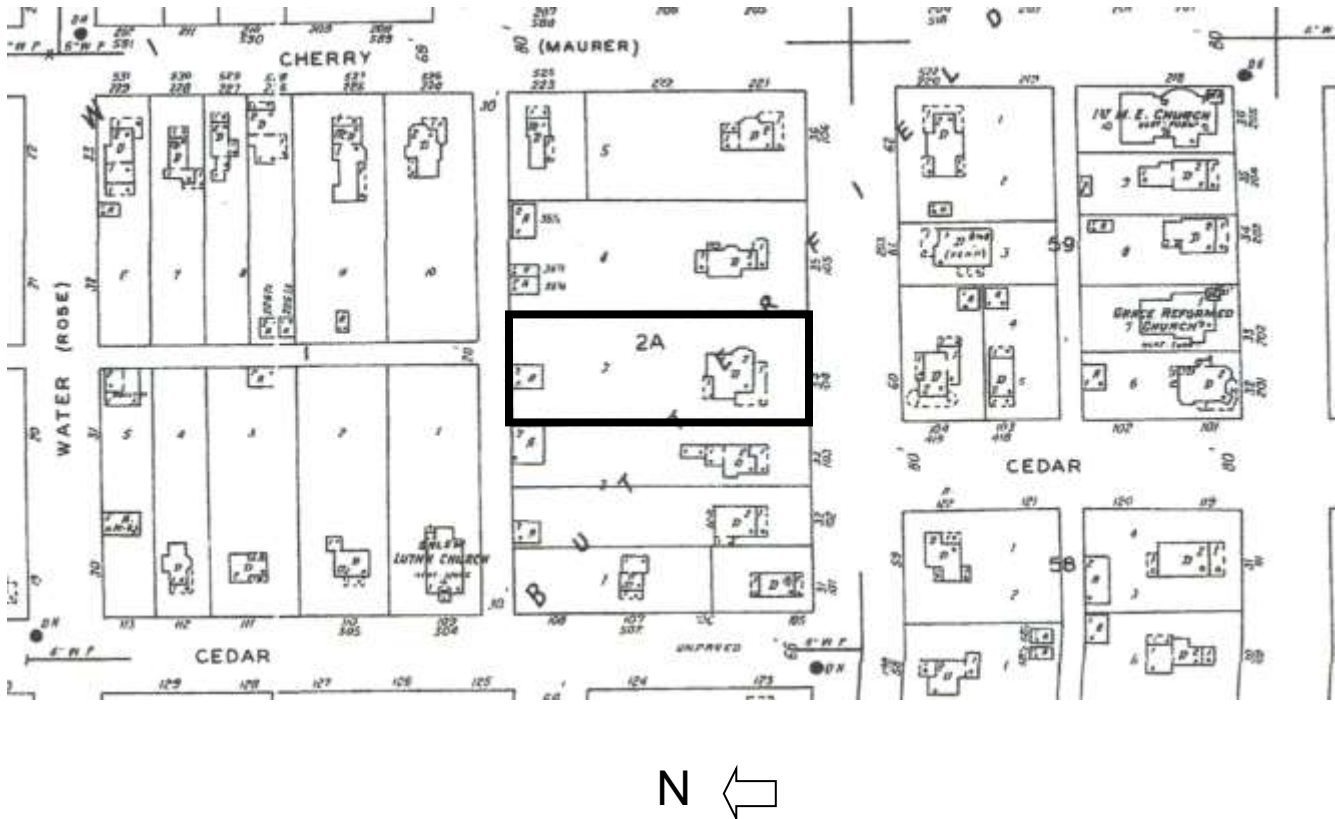


Figure 8: Sanborn Fire Insurance Map of 1939. Leith House outlined in black.



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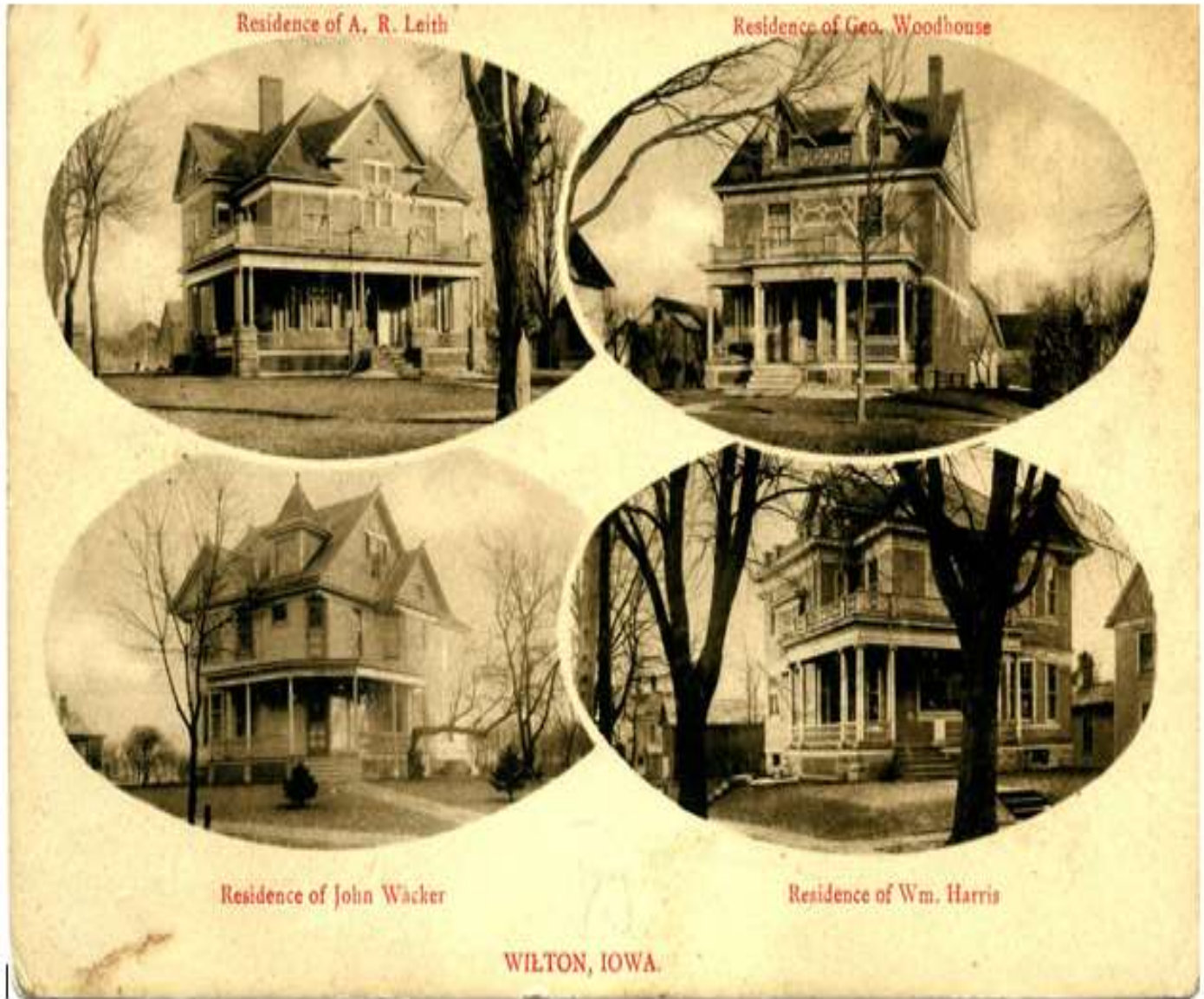


Figure 9: 1912 Postcard. The Leith House is in the upper left hand corner. The other three houses are still in Wilton and continue to be single family houses. This photo is courtesy of Ted and Deborah Marolf.

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*Use this Book*

**F. S. Abbott, Veterinary Surgeon**  
 Phone 314 Wilton Junction, Iowa

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**Wilton Savings Bank**  
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 4% INTEREST PAID ON SAVINGS DEPOSITS  
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 AND APPLIANCES  
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**FARMERS SAVINGS BANK**  
 Phone 88 4% Or Savings Deposits Wilton, Iowa

44	Kunze, Mrs. Mary	Res
A100	Kueppen, Albert	Farm
A704	Kraus, Earl	Res
7	Kretschmar, Herman W., Auctioneer	Farm
2247	Kuening, Elma	Farm
1325	Kuhl, Fritz	Farm
1428	Kuhl, John	Farm
6	Lang, H. W.	Grocery
83	Lamp, H. W.	Res
212	Lang, Mrs. Elizabeth	Farm
A400	Lang, Ben	Res
155	Lang, Mrs. Anna	Farm
A090	Lang, Joe	Farm
2700	Lang, Newton	Res
197	Lang, William	Farm
A194	Langford, Walter	Farm
2016	Langley, Guy M.	Res
090	Latchar, F. A.	Farm
1890	Latsamp, Almond	Res
100	Latsamp, Frank W.	Produce Co.
228	Latsamp, Frank W.	Farm
4099	Latsamp, P. M.	Farm
1258	Lauer, Ceyla	Res
431	Lauer, H. F.	Farm
1721	Lawler, Leonard	Res
337	Lawson, Mrs. Ethel	Farm
1549	Leah, William	Farm
A368	Leach, Harvey	Res
108	Leach, William J.	Farm
A301	Leegins, William	Office
6082	Leith, A. R.	Res
89	Leith, Dr. A. R.	Res
6083	Leith, Dr. G. G.	Res
A407	Leimbuehler, Frank	Res
282	Leiker, A. M.	Farm
A151	Leiker, Howard	Farm
A808	Leiker, J. W.	Res
323	Leiker, Walter	Farm
2424	Leih, Henry	Farm
2165	Leih, Harry	Farm
A746	Leih, Jacob	Farm
A360	Lincoln, Charles	Farm
A109	Lincoln, George Sr.	Farm
1040	Lincoln, Roy	Farm
A433	Long, Len E.	Produce
2402	Long, Ralph E.	Res
226	Long, Ray	Res
210	Looney, Mrs. Catharine	Grocery
2282	Looney, W. A.	Res
2285	Looney, W. A.	Farm
A461	Luehys, Henry A.	Tin Shop
39102	Luehys, John	Res
20150	Luehys, John	Res
321	Luehys, Clifford	Res
217	Lumber, Rev. M. K.	Farm
A381	Lunsw, Henry	Farm

Figure 10: 1939 phone book with Doctors A.R. and G.G Leith in shaded area both office and residence.

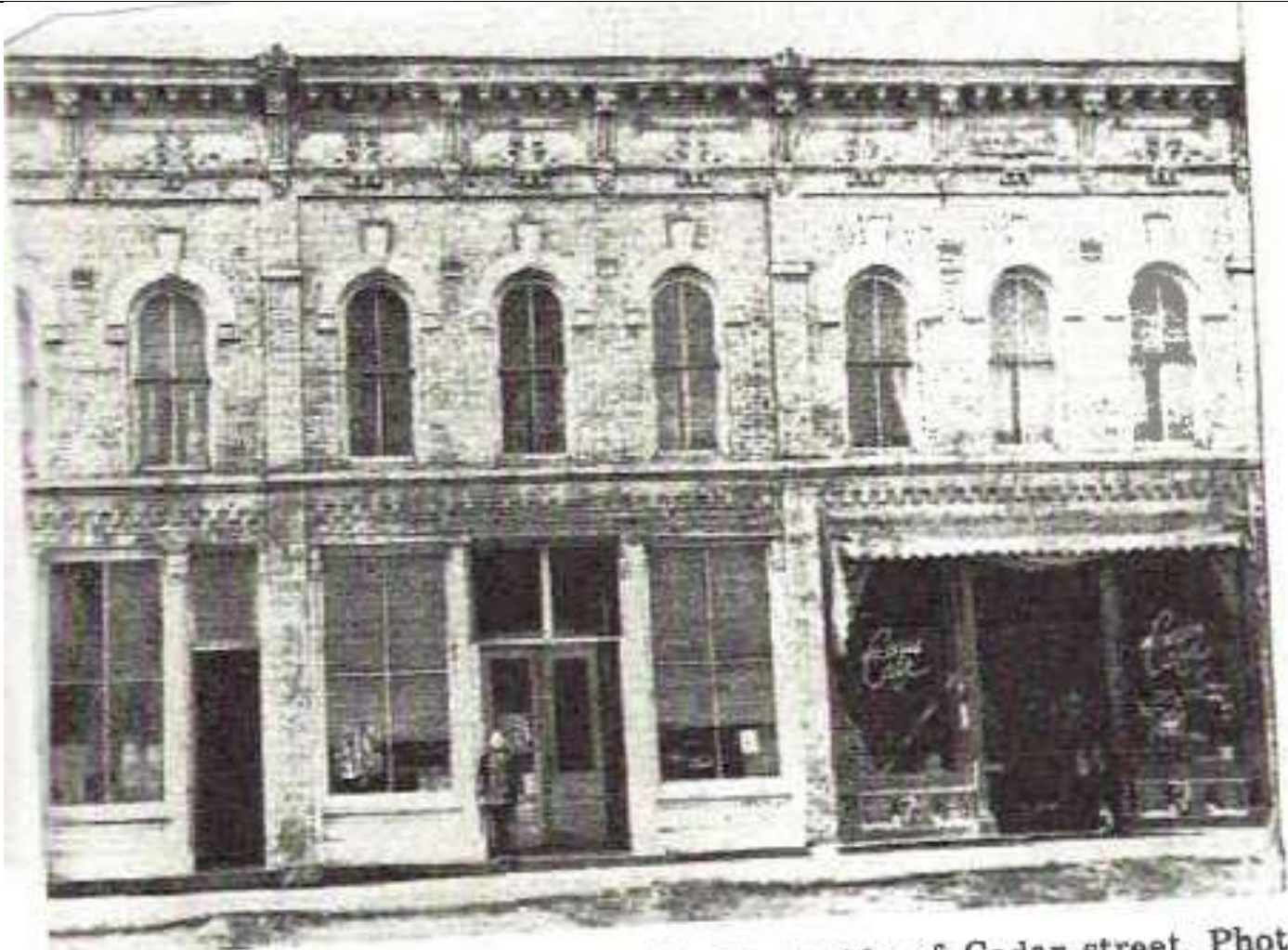


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A view of the Leith buildings on the West side of Cedar street. Photo taken in March, 1947. On the left is a partial view of the Wilton, Plumbing, Heating and Sheet Metal Works, center building is the Wilton Advocate office with Lester E. Lorenz, jr., standing in the doorway—Dr. G. G. Leith's office is upstairs; next is the Lill and Tink's Cafe, operated by Lillie Anne Maurer and Harlan Beinke.

Figure 11: Picture of Leith Commercial building on Cedar Street in downtown Wilton in 1947.<sup>1</sup> Doctor G.G. Leith's office was in the upper floor.

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Figure 12: Picture is the Leith Commercial Building on Cedar Street in downtown Wilton in 2019. This building was recently rehabilitated with the help of a Community Development Block Grant. Photograph taken by Rebeckah Allgood 8-12-19.



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Figure 13: 1909 postcard of the Leith House neighborhood facing west. The Leith House is second one in. This photo is courtesy of Ted and Deborah Marolf.



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Figure 14: 2019 photo of Leith House neighborhood facing west. The Leith House is second one in. Photograph taken by Rebeckah Allgood 8-12-19.

<sup>1</sup> Henry Wildasin's Revised History of Wilton, Iowa 1947

<sup>2</sup> Abstract of Title. Muscatine County Abstract Company.

<sup>3</sup> Kimball, Fiske S. *American Architecture*. New York: AMS Press, Inc. 1928; Hammett, R.W. *Architecture in the United States*. New York: John Wiley and Sons. 1916; McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York; Alfred A. Knopf. 1988; Maass, John. *The Gingerbread Age*. New York; Greenwich House. 1983; Williams, Henry L. & Williams, Ottalie K. *A Guide to Old American Houses: 1700-1900*. New York: A.S. Barnes and Co., Inc., 1962 (as cited in McAlester herein) 62

<sup>4</sup> Clark, Clifford E. Jr. *The American Family House 1800-1960*. Chapel Hill: University of North Carolina. 1986; Roth, Leland M. *History of American Architecture*. New York: Harper and Row, (as cited in McAlester herein) 63

<sup>5</sup> Reiff, Daniel D. *Houses From Books*. The Pennsylvania Press 2000. 274

<sup>6</sup> McAlister, Patricia. *Housing and Society Journal*. Volume 23 No. 3, (1996) article: *Queen Anne Style House: Influences on American Architecture*. 75

<sup>7</sup> Walker, Lester. *American Shelter*. The Overlook Press 1981. 152

<sup>8</sup> 1922 and 1939 Sanborn Maps

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### 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*1930 telephone book*, Wilton Telephone Company.

*Abstract of Title* for Lot 3 of Butterfield's Addition to the Town of Wilton in Muscatine County, Iowa.

Anon. *A Twenty Years' History of Wilton..... 1854 to 1876*. Reprinted in *Wildasin's Revised History of Wilton, Iowa...1877 to 1947*. Wilton: Rider & Stevenson, Printers, 1876.

Clark, Clifford E. Jr. *The American Family Home 1800 – 1960*. Chapel Hill: University of North Carolina. 1986

Hammett, R. W. *Architecture in the United States*. New York: John Wiley and Sons. 1916

Kimball, Fiske S. *American Architecture*. New York: AMS Press, Inc. 1928

Maass, John. *The Gingerbread Age*. New York: Greenwich House. 1983

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McAlister, Patricia. *Housing and Society Journal*. Volume 23 No. 3, (1996) article: *Queen Anne Style Home: Influences On American Architecture*. 75

Roth, Leland M. *History of American Architecture*. New York: Harper and Row. 1970

Williams, Henry L. & Williams, Ottalie K. *A Guide to Old American Houses: 1700-1900*. New York: A.S. Barnes and Co., Inc.

Reiff, Daniel D. *Houses From Books*. Pennsylvania Press 2000. 274

Walker, Lester. *American Shelter*. The Overlook Press. 1981. 152

Sanborn Map Co. fire insurance maps of Wilton, 1922, 1939

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State Agency
  - Federal Agency
  - Local Government
  - University
  - Other
- Name of repository: Wilton Public Library

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 41.590878 -91.017989 3 \_\_\_\_\_  
Latitude Longitude Latitude Longitude

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude Longitude Latitude Longitude

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The Leith House is bounded to the south by 6<sup>th</sup> Street, to the west by the western neighboring property line, to the north by Wate Street, and to the east by the eastern neighboring property line in Wilton, Muscatine County, Iowa. It occupies the south fractional half of the northwest quarter and the north fractional half of the southwest quarter of Section six, in Township 78 north of Range one West of the Fifth Principal Meridian. Out Lot Three (3) in Butterfield's Addition to the City of Wilton, in Muscatine County, State of Iowa.

**Boundary Justification** (Explain why the boundaries were selected.)

The nomination property includes the entire parcel historically associated with the Leith, Doctor Alexander R. (A.R.) and Louisa J., House.

**11. Form Prepared By**

name/title Rebeckah Allgood, Volunteer date 8/10/2020  
organization Wilton Certified Local Government Commission telephone 563-299-4721  
street & number 210 W. 4<sup>th</sup> Street email wiltondev@netwtc.net  
city or town Wilton state Iowa zip code 52778

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).



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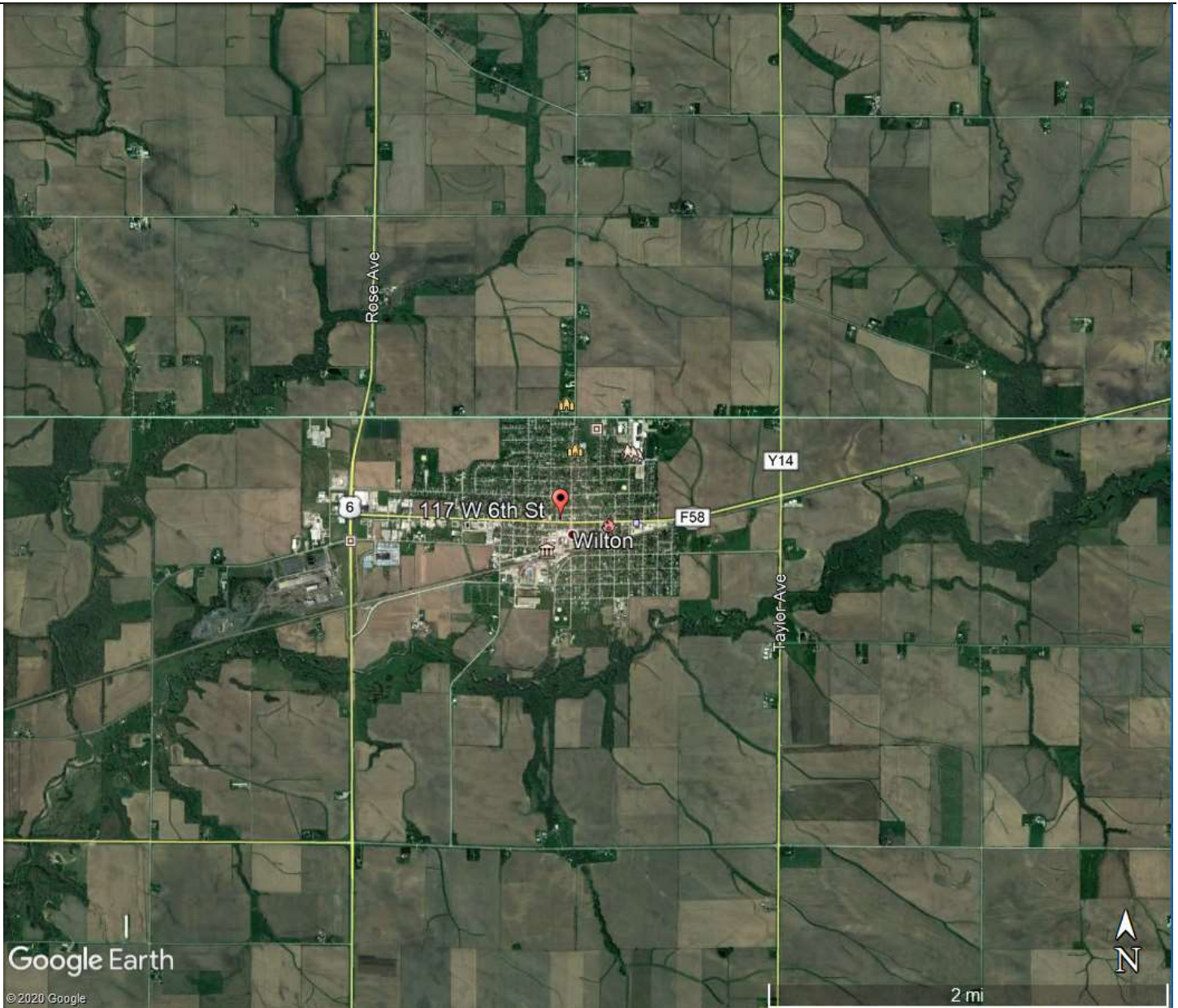


Figure 15: The Leith House is marked by the red marker at 41.590878, -91.017989. Google Earth, 2019.

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Figure 16: Local Location Map of Leith property. Property boundary marked heavy white line. Source: Muscatine Area Geographic Information Consortium (MAGIC), accessed February 21, 2020. N ↑



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Name of Property

County and State

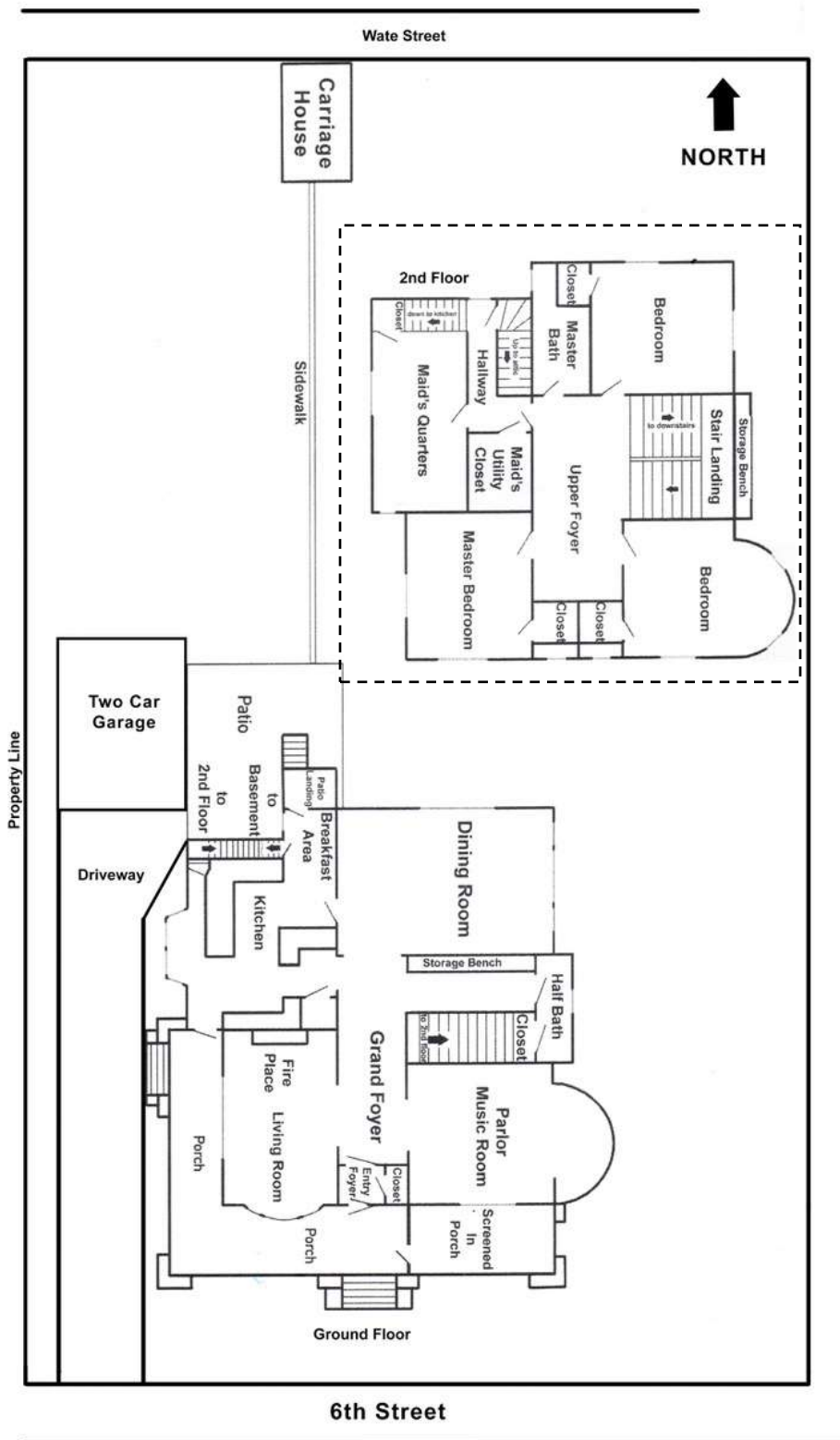


Figure 17: Leith House Floor Plan. Second floor inset on site plan. Carriage House is contributing. Two car garage is noncontributing. Drawn by owner Ted Marolf 8-12-19. Not drawn to scale

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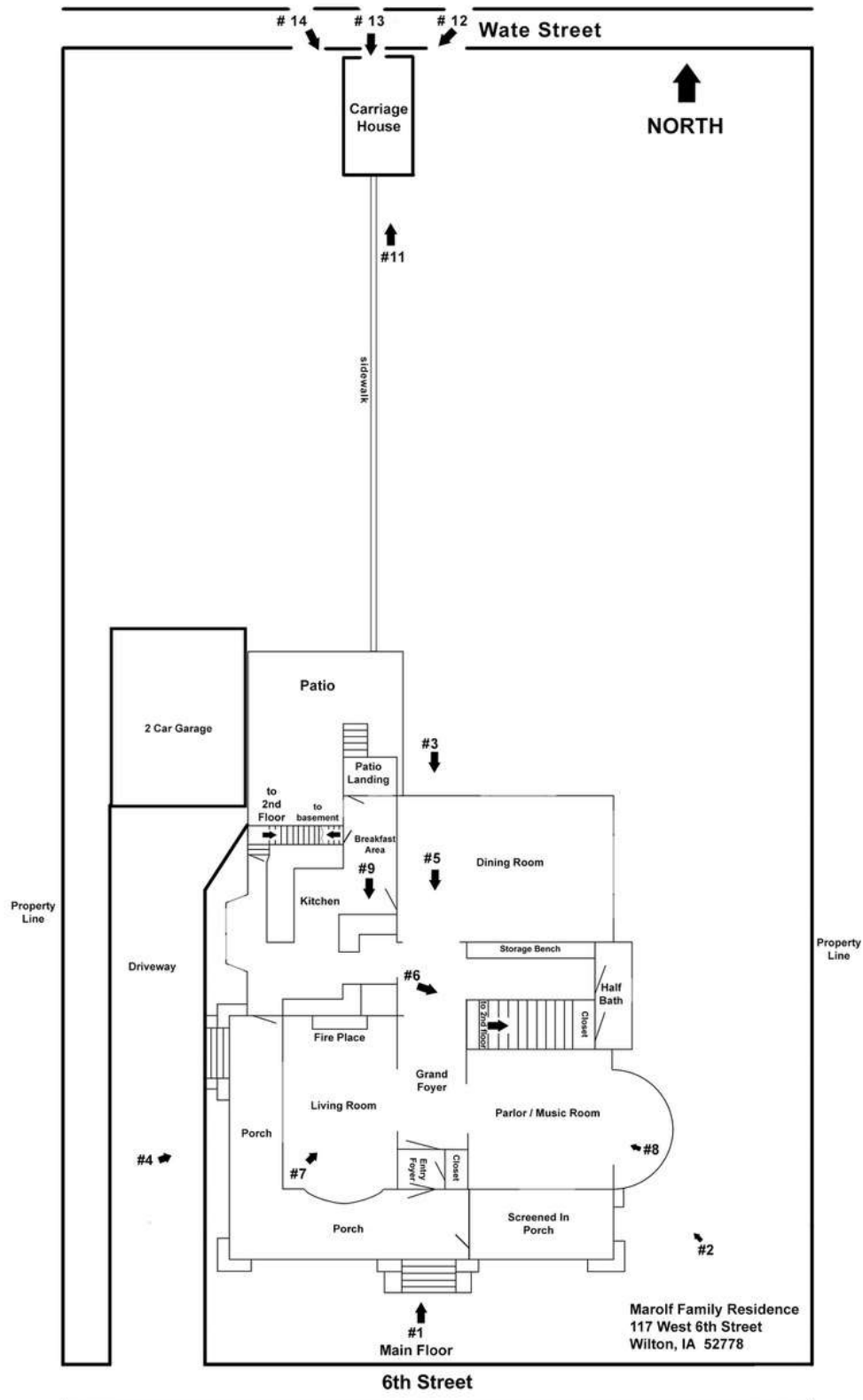


Figure 18: Photo Key Leith House and carriage house (contributing). **Two car garage is noncontributing.**



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Louisa J., House  
Name of Property

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**Photographs:**

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Leith, Doctor Alexander R. (A.R.) and Louisa J. House  
**City or Vicinity:** Wilton  
**County:** Muscatine **State:** Iowa  
**Photographer:** #1 – 14 Photographs by Ted Marolf; #15 and #16 by Rebeckah Allgood  
**Date Photographed:** November, 2018 and August 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 of 16: (Iowa\_Muscatine\_Leith House\_0001)

Leith House front façade on south side.

Photo #2 of 16: (Iowa\_Muscatine\_Leith House\_0002)

Leith House east side façade.

Photo #3 of 16: (Iowa\_Muscatine\_Leith House\_0003)

Leith House back of house north façade.

Photo #4 of 16: (Iowa\_Muscatine\_Leith House\_0004)

Leith House west side façade.

Photo #5 of 16: (Iowa\_Muscatine\_Leith House\_0005)

Leith House entry foyer facing south.

Photo #6 of 16: (Iowa\_Muscatine\_Leith House\_0006)

Leith House 1<sup>st</sup> floor grand staircase facing east.

Photo #7 of 16: (Iowa\_Muscatine\_Leith House\_0007)

Leith House 1<sup>st</sup> floor living room facing northeast.

Photo #8 of 16: (Iowa\_Muscatine\_Leith House\_0008)

Leith House 1<sup>st</sup> floor parlor-music room facing west.

Photo #9 of 16: (Iowa\_Muscatine\_Leith House\_0009)

Leith House 1<sup>st</sup> floor breakfast room built-in pantry.

Photo #10 of 16: (Iowa\_Muscatine\_Leith House\_00010)

Leith House 2<sup>nd</sup> floor upstairs foyer facing east.

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Louisa J., House

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Photo #11 of 16: (Iowa\_Muscatine\_Leith House\_00011)  
Leith Carriage House south façade.

Photo #12 of 16: (Iowa\_Muscatine\_Leith House\_00012)  
Leith Carriage House northeast corner façade.

Photo #13 of 16: (Iowa\_Muscatine\_Leith House\_00013)  
Leith Carriage House north façade.

Photo #14 of 16: (Iowa\_Muscatine\_Leith House\_00014)  
Leith Carriage House northwest corner façade.

Photo #15 of 16: (Iowa\_Muscatine\_Leith House\_00015)  
Streetscape on 6<sup>th</sup> Street of Leith House facing west.

Photo #16 of 16: (Iowa\_Muscatine\_Leith House\_00016)  
Streetscape on 6<sup>th</sup> Street of Leith House facing east.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.