

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

State Inventory No. 70-00464 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 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 Welch Apartments
 other names/site number Scott House, Field Site #: FS-039

2. Location

street & number 220-222-224-226 Iowa Avenue
 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) 34 Lot(s) 7; N. 80' Lot 6; E. 1/2 Lot 8

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	_____ 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 _____ Historical Architectural Data Base Number _____

Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01B02: Domestic/Apartment Building</u>	<u>50: Work in Progress</u>
<u>01D: Domestic / Hotel</u>	_____
<u>02E11: Commerce/Trade/Grocery</u>	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05D: Late Victorian/Queen Anne</u>	foundation <u>03: Brick 04: Stone?</u>
_____	walls <u>03: Brick</u>
_____	roof <u>08B: Rolled Asphalt</u>
_____	other <u>12: Ceramic Tile (Entry& Interior Hall)</u>

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input 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 220-222-224-226 Iowa Avenue

Site Number 70-00464
District Number _____

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)

02: Architecture

Significant Dates

Construction date

1851 check if circa or estimated date

Other dates

1872, c. 1915 1923-1924, 2005-2006 Remodels

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

James Latta

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 John Sayles, Volunteer; Devin Pettit, Vice-Chairman M.H.P.C. (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date September 23, 2004

street & number 215 Sycamore Street 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: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Welch Apartments</u>	<u>Muscatine</u>
Name of Property	County
<u>220-222-224-226 Iowa Avenue</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

The Welch Apartments dates to several periods of construction and remodeling. It was originally built in 1851 as a hotel facing Iowa Ave, and a separate stables (70-00977) was located in the rear portion of the lots either constructed at this time or in the 1870s when the hotel was remodeled. Between 1912 and 1919, one story additions were built in the courtyard behind the building, as well as behind the neighboring 218 Iowa (70-00978). An extensive remodeling occurred in 1923-1924 to convert the building to apartments. At this time, the section along 3rd Street was expanded to three stories as well, and skylights were installed in the old and new sections of the building. The exterior was also substantially updated in this period, adding several new features, and the current historic appearance of the building dates to this period of remodeling.

The Welch Apartments were listed on the National Register of Historic Places in 1977. The nomination describes that exterior as faced with "rough textured brick, dark brown in color and laid in stretcher bond." This face brick appears to date to the c.1923-24 remodeling. The primary elevation along Iowa Ave is divided into four bays by pilasters. The 224 storefront is the only one that appears to retain its historic configuration, with a recessed central entry between storefront windows and an upper story entry to the left. A steel lintel spans this storefront and the neighboring 226 at the corner. The corner storefront appears to have been remodeled in the 1960s or 1970s. The remodeling of the 220-222 storefronts also included the second story portion of this section. This portion of two bay windows dating to the 1923-24 remodeling was removed to accommodate these changes. According to the 1977 nomination, it appears that these changes were made prior to the original nomination and listing of the building on the National Register of Historic Places.

With this alteration, only the third stories of the 220-222 sections retain their bay windows. However, the 224 and 226 storefronts retain their original two-story bay windows, spanning the second and third stories. The bays are wood with metal mansard roofs and mansard pent roofs between the levels. Each contains a stained glass transom window, as well as decorative milled detail. Small one-over-one-light double-hung windows are located to the right of these bays. The frieze of the building has two rows of extensive brick corbelling. The bracketed cornice has five large brackets with urns dividing the bays with smaller interspersed brackets. The decorative pediment says "Welch Apartments," and is described as Flemish Renaissance style in the 1977 nomination.

The roof is made of rolled asphalt and has a belfry as well as the skylights from the 1923-24 remodeling. This belfry was apparently constructed shortly after this building was constructed and used to contain a bell that was first housed at the Iowa House located at Chestnut Street and Front Street. The Iowa House had been built in 1836 by Robert Kinney and soon after purchased a bell for the purposes of telling people when meals were ready, since a large number of people in town ate there (Randall 1983). When the bell was removed to the Scott House (Welch Apartments), it may have been used for the High School Bell, when the High School was located here from 1865-1869 (Randall, 1981). The skylights are decorative wood structures with windows. Carved wood detailing and brackets line the entablature. The skylights have a cross gable roof, and each of the gables has wood detailing and kingpost bargeboards.

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Welch Apartments</u>	<u>Muscatine</u>
Name of Property	County
<u>220-222-224-226 Iowa Avenue</u>	<u>Muscatine</u>
Address	City

The north elevation of the building along 3rd Street is roughly divided into seven bays. The first (east) three bays date to the original 1851 construction and 1923-24 remodeling. The three-story rear (west) four bays were built in the 1923 remodeling. Each of the first two bays have two one-over-one-light double-hung wood window on the second and third stories. A soldier course of brick acts as a continuous lintel. Three one-over-one-light double-hung wood window are also found on the fourth (attic) story. A two-story oriel window identical to the front windows spans the second and third stories of the third bay. An arched opening in the fourth bay provides light into an interior court, and a larger arched opening in the sixth bay provides access to another courtyard and exterior stairs to the basement. A two-story oriel window identical to the front windows spans the second and third stories of the fifth bay. With the slope of the lot, the seventh bay only appears to be two stories, with a similar one-story oriel window on the upper story and a storefront on the first story. The storefront has been remodeled, with an entry to the left of the large storefront window. The frieze and cornice detailing continues along this elevation. A second pediment identical to the one along Iowa Ave is centered on the building on this elevation as well.

According to the 1977 nomination: "There are twenty-six apartments (there will be twenty after the current remodeling is done, including four on the first floor for the first time), each quite different in plan, orientation and access. Corridor access and staircases vary in layout from floor to floor, with many walls and ceilings faced with pressed tin. A principal feature of the building is the series of approximately sixty skylights that shower the interior spaces with light. They are found not only in the stairwell and hallways, but also in living rooms, bathrooms, and kitchens. The apartments along the Iowa Avenue front on the fourth floor, for example, are dramatically skylit, the ornate enclosure of the lights visible above the cornice (there are no windows on the fourth floor along Iowa Avenue). On the 3rd and 4th floors, the corridors blossom into an open well, basically t-shaped in plan. The stairs here are not stacked, but require one to circumambulate the well. The well is skylit, the lights pierced into a caved ceiling faced with pressed tin. The apartments adjacent to the well contain windows which open onto it, thus providing light for rooms not adjacent to exterior walls" (Sinclair 1977).

Few if any alterations have been made since the listing in 1977.

8. Narrative Statement of Significance

The Welch Apartment Building is currently listed on the National Register of Historic Places under Criteria C. Additionally, it appears to be a contributing building in a potential downtown historic district.

The Welch Apartment Building was listed on the National Register of Historic Places under Criterion C in 1977. It was cited as "principally significant for the well designed interior, in which the need for special amenities of illumination and convenience of room layout has been successfully and imaginatively addressed. Of note is the stairwell, which lends itself well to being a common meeting place for residents. Exterior features, which also contribute to the significance of the building, are the protruding bay windows (oriel), metal cornice, and decorative enclosures for the fourth floor skylights. The cornice

Iowa Site Inventory Form Continuation Sheet

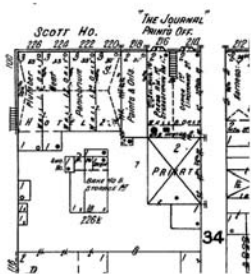
Page 5

<u>Welch Apartments</u>	<u>Muscatine</u>
Name of Property	County
<u>220-222-224-226 Iowa Avenue</u>	<u>Muscatine</u>
Address	City

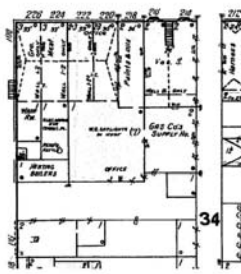
and window bays (oriels) are reflective of Queen Anne and Italianate architecture, and are pleasingly set off by the plainness of the dark brick walls. The Welch Apartment Block is representative of a group of structures scattered throughout the downtown commercial area of Muscatine, featuring one or two story projecting oriels, which lend the core of the city a certain distinctive character. These are two or three story brick commercial structures, with retail stores on the ground floor, and apartments above” (Sinclair 1977).

Additionally, the Welch Apartments appear to be contributing to a potential downtown historic district. As it only reflects its 20th century history in appearance, it falls within one historic context identified for the district: “20th century Business and Industry.” It contributes historically and architecturally to the historic district. It is among several buildings in the downtown with oriels. These buildings are typically either Italianate or Queen Anne, with the bays added to older buildings in the 1890s and early 1900s. The Welch Building is unique in that these elements that make the building significant architecturally were added so late in 1923-1924. This was near the end of a period of civic pride and accomplishment, which resulted in several new buildings in the downtown.

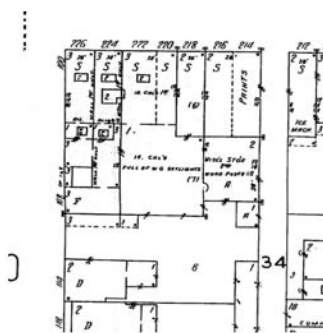
This building was built in 1851 by James Latta of Grandview, Iowa. It was called the City Hotel at first (Walton 1899: 104). There were businesses on the ground floor from the beginning. The earliest businesses in the building include the Stewart Bakery, George Hoerr Bakery, Andrew Wilke Bakery, and Michael Kautz Bakery, all of these in the 226 storefront, and lasting from circa 1869 to circa 1902. There was also the Schwertferger Cigar Store here in the 1880’s in the 224 storefront, it was one of many retail cigar stores in the town at that time.



1912 Sanborn



1919 Sanborn



1928 Sanborn

After the building opened, as stated above, the hotel on the top floors was known as the City Hotel. By 1872 the Hotel was remodeled and renamed the Scott House, after the owner J.K. Scott. A livery and bake house was located in the rear half of the lots by 1883. In the next few years, the building’s name would change a number of times, only to come back to be named the Scott House (Walton 1899: 104; Richman 1911: v. 1, 301). The Scott House remained until circa 1915, when a Mr. Joseph Bilkey bought the building and apparently enlarged it with one-story rear sections, per the Sanborn Maps of 1912 and 1919. It was at this time as well that it became known as the Bilkey Apartments.

Iowa Site Inventory Form Continuation Sheet

Page 6

<u>Welch Apartments</u>	<u>Muscatine</u>
Name of Property	County
<u>220-222-224-226 Iowa Avenue</u>	<u>Muscatine</u>
Address	City

In 1923-1924 an extensive remodel of the building occurred. This remodel included at least the apartments, as the city directory states in 1923-24 that the apartments were unfinished. It is likely that the exterior rebricking, addition of the oriels, and pediments occurred at this time. Shortly after the remodel, J.M. Welch of Los Angeles, California bought this building in 1925, along with a few other buildings nearby that are now non-extant, for \$220,000. J.M. Welch had at one time lived in Rock Island Illinois, and had been at one time the President of the Illinois Oil Company ("J.M. Welch Buys Bilkey Holdings for \$220,000" *Muscatine Journal*, Dec. 14, 1925, 2).

In the years that followed the remodel, a number of businesses have occupied the first floor storefronts, but most of them not particularly important. The two most important were probably the Ed Leu Garage, and Lupton (Toyne), Printing. The Ed Leu Garage was established in March 1922 on Walnut Street by the high bridge. In about 1926 they moved to 115 West Front, and in 1929 moved to 220-222 Iowa Avenue. They were a dealer for DeSoto's, Plymouths, Diamond T trucks, as well as the Littlemac, a car that was built in Muscatine between 1929 and 1931. This business also provided a complete service and repair department ("Ed Leu Garage," 1940, 132; Carlson 1984: 154).

The Lupton Press was started in 1943 by Lyle Lupton. Lyle Lupton came from Chariton, Iowa, having been employed as a printer there. When Lyle came to Muscatine he joined the printing company formally known as the Hawkeye Specialty and Printing Company on May 16, 1923, and the name Weis and Lupton Printing Company was adopted. The company was founded by Gustav Weis on October 4, 1915 at 120 East 3rd Street. Mr. Weis had been a printer for the *Muscatine Journal* and *News Tribune*. In 1943 Lawler Printing moved into the 120 East Third Street location, while Lyle Lupton moved to 224 Iowa. This business became Lupton and Toyne in the 1950's, and remained at this location until the early 1990's. The company today is located in the Western Mall on Oregon Street. ("Weis and Lupton Printing," 1940, 108).

At that time of the nomination in 1977, the ground floor was occupied by commercial businesses. Currently plans for the building by the current owner, Chris Ales, call for an extensive remodeling and conversion to senior housing in 2005-2006. The first floor will have some new uses, including a community center in the 220-222 storefront for the residences in the apartment block. Four apartments will be constructed toward the rear elevation of this storefront. Elevators will also be added to this building for the first time, this also at the rear of the 220-222 storefront. The 224 storefront will house the apartment manager's office, and the 226 storefront will be the site of the beauty shop that had been located toward the rear of the building in the section facing Third Street.

9. Major Bibliographical References

City Directories, Muscatine. Various Publishers, 1856-Present. Available at the Musser Public Library.

Carlson, Jon. *Muscatine: A Pictorial History*. Rock Island: Quest, 1984.

Iowa Site Inventory Form Continuation Sheet

Page 7

<u>Welch Apartments</u>	<u>Muscatine</u>
Name of Property	County
<u>220-222-224-226 Iowa Avenue</u>	<u>Muscatine</u>
Address	City

"Ed Leu Garage," *Muscatine Journal Centennial Edition*, May 31, 1940, 132.

"J.M. Welch Buys Bilkey Holdings For \$220,000," *Muscatine Journal*, December 14, 1925, 2. Found in "Muscatine File" under title "Historic Buildings: Welch Apartments, located at Musser Public Library.

Randall, William. *Little Known Stories of Muscatine*. Volume 2, Muscatine: Musser Public Library, 1981.

Randall, William. *Little Known Stories of Muscatine*, Volume 4. Muscatine: Musser Public Library, 1983.

Richman, Irving. *History of Muscatine County*. Volume 1. Chicago: S.J. Clarke Publishing Company, 1911.

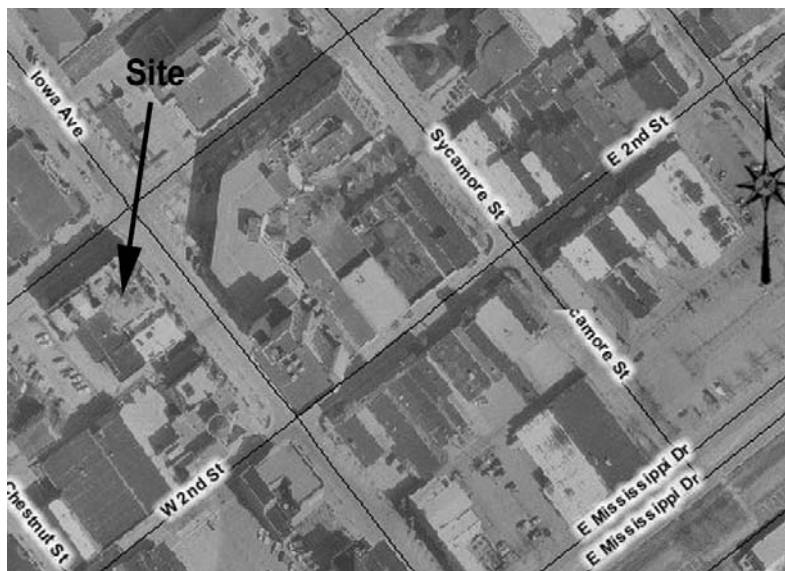
Sanborn Map Company. "Muscatine Iowa," *Sanborn Fire Insurance Maps*. Pelham, New York: Sanborn Map Company, 1883, 1888, 1892, 1899, 1905, 1912, 1919, 1928, 1946. Accessed online at: sanborn.umi.com

Sinclair, David. "Welch Apartments," National Register of Historic Places nomination form, 1977. On file at the Iowa State Historic Preservation Office.

Walton, J.P. "The Early Hotels," *Pioneer Papers*. Muscatine, 1899.

"Weis and Lupton Printing," *Muscatine Journal Centennial Edition*, May 31, 1940; 108

Location Map



Iowa Site Inventory Form Continuation Sheet

Page 8

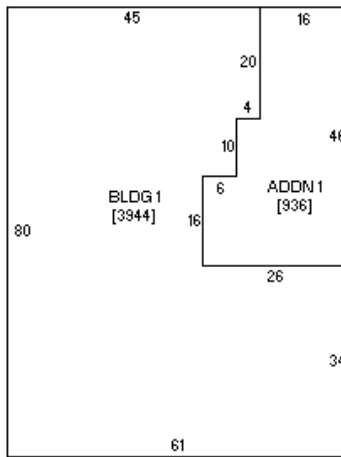
Welch Apartments
Name of Property

Muscatine
County

220-222-224-226 Iowa Avenue
Address

Muscatine
City

Plan (from assessor's office)



(front)

Photograph of structure (digital image)

