

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

State Inventory No. 70-00174 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 Coe House
 other names/site number Field Site #: WH-006

2. Location

street & number 321 West 2nd 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) 36 Lot(s) W½ of Lot 2

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:
<input checked="" type="checkbox"/> building(s)	_____	Contributing _____ Noncontributing _____
<input type="checkbox"/> district	_____	_____
<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> structure	_____	_____
<input type="checkbox"/> object	_____	_____
	_____ buildings	<u>1</u> _____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	_____ 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 _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 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>01A01: Domestic / Single residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>03B: Early Republic/Federal</u>	foundation <u>03: Brick 04B: Sandstone</u>
_____	walls <u>03: Brick</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 321 W. 2nd Street

Site Number 70-00174
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 1880 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 Rob Wilson, Volunteer Devin Pettit, Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date October 17, 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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<u>Coe House</u>	<u>Muscatine</u>
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7. Narrative Description

This is a two-story, two-bay, brick building. The building sits on a stone foundation. The stone is not visible from the exterior due to the brick veneer extending below grade. However, the stone is visible from the basement of the adjoining residence at 323. The walls are brick. The house has two shallow gable roofs. One gable runs parallel to the front of the house and the other runs perpendicular to the main gable over the rear wing of the house. Both roofs are clad in asphalt shingles. The overall original appearance of the house is simple in proportions, likely similar to a basic example of Federal style architecture. The oriel windows, and possibly segmental arch openings and one-over-one-light double-hung sashes, were added during a 1890s period of remodeling. The house sets very close to the public right-away, similar to a commercial building location.

The front of the building (south elevation) at the first story has two one-over-one-light double-hung windows and a single entry to the left of the windows. A segmental arch lintel is formed with the brick over the windows and entry. There is a small transom over the entry door. At the second story, a pair of flat roofed, dominating oriel windows cantilevers over the public sidewalk below. The oriel windows distract from the original utilitarian appearance of this building. The oriel windows were added circa 1895, when many oriel windows were added to commercial properties throughout Muscatine. The 1899 Sanborn Map, indicates the windows in place for the first time. The indication of the oriel windows does not appear on previous maps (1892, 1888, etc.).

The west elevation is completely covered by the attached residence at 323. The buildings are attached for approximately 1/2 of the west elevation. The remaining 1/2 of the west elevation has approximately five feet of separation between the houses. This space is at the same location of the rear wing of the house. There are three windows, two at the first story and one at the second story with details similar to the windows at the south elevation. These windows have one-over-one-light double-hung wood sashes. These windows have segmental arch lintels. There is a single double-hung window in the north wall that connects the two houses together. This small window is at the landing of the stairway in the house.

The north side of the house (rear wing) has four, four-over-four-light, double-hung windows. There are two windows at the first story and two at the second story. The windows one-over-one-light double-hung wood sashes and segmental arch lintels. There is a small single story addition with a rear door and a shed roof attached to the northeast corner of the house nestled in the space created by the offset of the rear wing and the east wall of the house. This addition was built between 1899 and 1905, according to Sanborn Maps. The addition is constructed with wood framing and is finished with a wood siding, unlike the rest of the brick house.

The east elevation of the house has few architectural elements. There is a pair of four-over-four-light, double-hung windows at both stories. There is also a small double-hung attic window in the gable. A simple fascia covers the shallow overhang of the gable roof.

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There is no garage on the property. However, early Sanborn maps do indicate a structure at the location of a garage/ carriage house. The maps from 1883 to 1899 indicate the same small carriage house structure at the alley. The 1905 Sanborn map shows a much larger structure. This larger structure appears as late as the 1928-1946 Sanborn map. Presently, there is no structure at this location.

8. Narrative Statement of Significance

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

There are apparently no major events associated with the Coe House. None of the people appear to be particularly important in association with this house either. Justin Coe, who likely built this house, was a book seller, but he is more associated with another house in the potential district. This house also is not important architecturally. The oriel windows that were added in the 1890's distract from the original appearance of this house. There are better examples of this style in this district and in Muscatine. However, the addition of the oriel windows is interesting from the perspective of the development of this building, particularly in comparison with other buildings in town in this period. Thus the Coe House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Coe House does appear to be a contributing building to in a potential "West Hill" neighborhood historic district. This is one of eight homes on this side of the block that are made of brick, and have good integrity. These eight homes on this side of the block are an excellent example of 19th century neighborhood development. Thus it appears that the Lewis Coe house appears to be a contributing building to a potential "West Hill" neighborhood historic district.

Lewis Coe bought the southwest (west) ½ of lot 2 and the northeast (east) 1/3 of lot 1 from Joseph Walliker on September 14, 1855 (Lots book P: 47-8). Lewis Coe is then mentioned in the city directories starting in 1859. The address is listed as the north side of second between Linn and Pine. Lewis is listed as being a cooper-steam cooper shop and stave manufacturer with Coe and Wells. Coe and Wells was located on the north side of second between Oak and Spring. Lewis Coe's son Justin is listed as living on the north side of second between Pine and Linn, with no occupation listed. In 1866 both Lewis and Justin are listed at 76 Second Street (likely this house). Lewis is still listed as a cooper, with Justin being listed as working at Demorest and Coe, which was a book and stationary store. In 1869, Justin Coe, is listed as being at 76 Second with his occupation listed as being in the books and stationary business. Lewis Coe is now listed as being on Newell road. In 1874 Justin Coe is listed as being on the north side of Second, East of Linn. Justin's occupation is still listed as with Demorest and Coe.

The 1874 birds-eye view shows an interesting arrangement of buildings on this lot. There are two buildings that appear to be connected, with a forward sitting two-story, four-bay, hip-roof building where this current one sits. The attached building, where 323 currently sits, is setback, and it is a two-story,

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three-bay, side gable building. The current building at 321 actually appears smaller than this building depicted in 1874. The 1883 Sanborn map shows that the current 321 sits near the front of the property, with no attached building at 323. Likewise, the 1888 Sanborn map shows the same arrangement. It is not until the 1892 Sanborn map that the adjacent, connected, setback 323 appears again. Thus, it is possible that the current building at 321 was not constructed until between 1874 and 1883. The current 323 was definitely not constructed until 1892. The 1879 city directory lists Justin at 76 Second, with the occupation the same as in past directories. The 1880 census lists Justin Coe (40, Books and Stationary), Ellen (36, Keeping House), Jessie (13, Daughter, At-School), Sophia (7, Daughter, At School), and Barbara Hahn (21, Servant). In 1883 Justin's address is listed as 321 West 2nd Street, after the modern addresses were assigned. Assuming that the house was rebuilt in this period, it was constructed around 1880.

On November 18, 1885, Isabella Ogilvie bought this property from Lewis Coe (Lots Book 18: 733). City directories list Charles Ogilvie and his wife Lucy living at 321 West 2nd Street, from the 1886 directory to the 1891-92 directory. Charles Ogilvie is listed as an insurance agent and being involved in real estate. Charles's parents Adam and Isabella Ogilvie were among the earliest settlers to this community. Isabella lived at Ninth and Oak Street as a widow at this time. Isabella Ogilvie died on December 27, 1891. Isabella left the portions of the two lots and the "Brick building thereon" to Lucy Ogilvie, her daughter-in-law (Probate Record 6: 483). That brick building was likely only 321.

The Ogilvie's built a new house for themselves on the East 1/3 of lot 1 (the current house at 323), which they already owned in 1892. In 1893 the Ogilvie's are listed at 323 West 2nd Street. They sold the West 1/2 of lot 2 to T.R. Fitzgerald who was a real estate agent on December 10, 1892. The house at that point was used as a rental, and it is unknown who was living here until 1899 when S.L. Culp was shown as living here. S.L. Culp is shown as working for S.G. Stein. During this period between 1892 and 1899, the second story oriel windows were apparently added to the façade, as seen on the Sanborn maps. This was a common addition to commercial buildings in the nearby downtown in this period.

By 1900 Joseph Miller bought the property, but the date can not be found at this time. The city directories show J.K. Miller and his wife Ella living here from 1900 thru 1903. No occupation is listed for Mr. Miller. In 1900 the census shows Joseph Miller (55), Ella J. (50, wife), and Ella Nealey (29, Ella J.'s Daughter). In 1904 the city directory lists Joseph Kline and his wife Mary as living here. Joseph worked in real estate. The Miller's remained the owners of the property when the Kline's lived here. During this period a one-story addition was made to the northeast corner of the house according to the Sanborn Maps.

On March 2, 1905 Albert Sherwood bought this property from Joseph Miller (Lots Book 38:147). The city directories show Albert Sherwood and his wife Helen living here from 1907 to 1916. Albert is shown as retired in the 1907 city directory, but from 1908 to 1913 he is shown as having a popcorn stand at 2nd and Sycamore. In 1916 Albert is shown as a popcorn vendor for Palace Theatre. Also in 1916 Albert and his wife Helen are joined by J.W. Bodkins and his wife Melvina at 321, where J.W. is listed as being an owner of a barber shop. The barber shop was at 118 Iowa Avenue.

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The next owners of the property are Bertha Boiles and Atta Hoopes, but a date could not be found. In any case they sell it quickly to John Rowan on April 14, 1917(Lots Book 50:454). The 1919 city directory shows C.A. Owen, and his wife Dorris living here. Mr. Owens is shown as being an engineer for the Chicago, Rock Island and Pacific Railroad.

On October 22, 1920, Fred Eis bought this property from John Rowan (found in transfer book, not in deed book). Fred Eis also owned the property at 317-319. The city directory for 1921 shows Earl Wood living here with his wife Lena, and two sons; Clinton and Merle. Earl Woods is shown as a fireman for the CRI & P Railroad in 1921 and 1927 to 1931. In 1923-24 Earl Woods is shown as an engineer for CRI&P Railroad. Both sons are listed as students at Muscatine High School in 1921, and then they are both listed as working at H.J. Heinz in 1923-24. In 1927 Clinton is still listed as working for H.J. Heinz, with Merle listed as a school teacher. In 1929 Clinton is listed as a foreman-presumably at Heinz, and his brother Merle is simply listed as a laborer. In 1931 Clinton has moved out of the house, and gotten married, Merle is still living at the house and is listed as a student. In 1934 Martha Strain is listed here with no husband listed and no occupation listed. From 1936 to 1939 William Randolph is listed here with his wife Emma. William is simply listed as a laborer.

In 1940 Anna Florence moves in, with no husband listed, and proceeds to live here until 1975. She does not buy this property, however, until August 25, 1953 (Lots Book 148: 51). Before she owned it John Kindler had bought this property from the Fred Eis Estate probably on December 31, 1945, when the property Fred owned was sold next door, but the transfer could not be found. Anna Florence is shown as working for the Automatic Button Company from 1940 to 1964, and then as being retired the rest of the time she lived here in 1975.

9. Major Bibliographical References

Census Records 1880, 1900

City Directories, Muscatine. Various publishers, 1856-1975. Available as the Musser Public Library.

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

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

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.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 70-00174
 Related District Number 70-01005

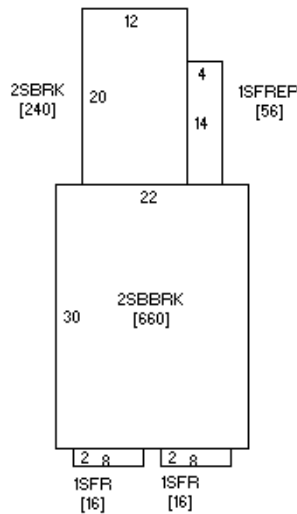
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Location Map



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



(front – W. 2nd Street)

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Photograph of building (digital image)

