

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

State Inventory No. 70-00188  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 P.M. Musser House  
 other names/site number Field Site #: WH-025

**2. Location**

street & number 516 W. 2<sup>nd</sup> 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) 7 Lot(s) 9 & 10

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

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing    Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>2</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>2</u> Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).  
 Title A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 70-016

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic / Single residence</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05D Queen Anne</u>	foundation <u>03 Brick</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 checked="" type="checkbox"/> Yes <input 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 516 W. 2<sup>nd</sup> Street

Site Number 70-00188  
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)

02 Architecture  
31: Other – Neighborhood Development

**Significant Dates**

Construction date 1885  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 Jay Brady, Chair (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date November 30, 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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P.M. Musser House  
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## 7. Narrative Description

This is a two-story, four-bay, Queen Anne style asymmetrical house, with some Italianate details. The house sits on a brick foundation. The walls are brick. The asymmetrical combination hip-gable roof is clad in asphalt shingles. The house sits on a beautifully landscaped and manicured lawn. An older stone wall runs along the sidewalk on 2<sup>nd</sup> street and at the east edge of the property. A flight of concrete steps lead to a sidewalk located at yard level.

The front elevation consists of a three-bay section, two-story bay window with gable roof, and the front of the enclosed c.1920s porch. The single story porch fronts the bays east of the bay window and has four brick columns. This porch replaced an earlier wood porch between 1919 and 1928. A brick knee wall spans the space between the columns and has rectangular panels with borders created by bricks turned on end. The columns are topped with stone or concrete capstones and support a sloping roof from the house. The roof has simple eave lines with wood beams spanning between columns. The entry of the porch has a front-gable section with the area above the roof beam clad in fish scale wood siding. The roof eave of the gable has decorative square inlays. The entry is located in the west bay. The entry is framed in wood with single sidelights on each side and single light door transom above. The door and sidelights are divided by wood divider in their lower section. A flight of concrete steps leads from the yard-level sidewalk to the porch. The porch windows are divided into three main vertical panels with each panel divided by thinner dividers into a single-light window transom over two side-by-side vertical lights. The bottom sill is wood. The entry into the house on the first story is wood with sidelights and door transom. Two original single-over-single-light double-hung windows with wood sashes, wood sills, wood arched window hoods with segmental brick inlays, scrolled upper lip and lower edge are found to the left of the entry. The second story has three original single-over-single-light double-hung windows with wood sashes, wood sills, wood arched window hoods with segmental brick inlays, scrolled upper lip and lower edge, which are vertically aligned with the windows and entry below. The roofline has Italianate style brackets. This hip roof section has a three sided dormer with a larger single-over-single-light double-hung center window and a shorter single-over-single-light double-hung window in each of the two sides. The bay has clapboard siding and a six-sided hip roof. The west bay on the north elevation of the main house is a three-sided, two story, bay window with the same double hung windows in the two side sections. The center window is a single-light window with a single-light window transom with wood framing, stone sills, wood arched window hoods with segmental brick inlays, scrolled upper lip and lower edge. The bay window rests on a foundation that has a capstone border at the interface between the basement and first floor. The bay window has a gable roof and roof corners project over the angled bay window with the projections supported by decorative brackets. The roofline has Italianate style brackets. The front of the enclosed side porch extends the elevation further to the west. The enclosed porch has a large framed-in, two story, six window set, with three windows per story. The windows are single-over-single-light double-hung windows with narrow single-light rectangular window transoms. The vertical space between the window sets has decorative borders and a rectangular decorative design. A vertical brick corner column supports the roof and frames.

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The c. 1891 photograph of the P.M. Musser House appears for the most part the same as today. The notable differences are the front (north) wrap around porch and the west side porch. The wrap around front porch in 1891 has a roofline that is very similar to today's wrap around porch with front porch gable above the steps leading to the front door. The roof was supported by simple rectangular wood columns. The current roof is supported by brick columns and is screened in unlike the open porch of 1891. The side porch is a simple sloped roof porch, open, with rectangular wood columns located where today's two story enclosed brick addition now sits. The window hoods and sills appear to be the same as today's. The 1891 house does not have the three-sided dormer in the roof. The c.1901 Picturesque Muscatine photograph shows the three-sided dormer in the roof and the front wrap around porch is enclosed but the columns are wood.

The west elevation has four bays. The north (front) bay is the enclosed two-story side porch, which was added between 1919 and 1928. It has five single-over-single-light double-hung windows with narrow single-light rectangular window transoms on each story. The vertical space between the window sets has decorative borders and a rectangular decorative design. A vertical brick corner column supports the roof and frames the window set framing. The elevation rests on a foundation that has a capstone border at the interface between the basement and first floor. The north center bay is narrow and has a protruding rectangular bay window and chimney. The bottom starts just above the foundation capstone with a segmental brick arch support. The first story section has a single-light window with sill and window hood to match the rest of the windows of the house. The area between the first and second story windows has decorative brickwork and a wood inlay with a circular decorative center and four rectangular points. The second story chimney window is a single-light stained glass window with same window hood and sill as rest of the house. Above the second story, the chimney narrows with the base of the narrow section occupied by a decoratively carved wood piece. The gable roof of the bay is steeply pitched with the chimney running through the middle of the peak. A single-over-single-light double-hung window with wood sashes and frames is on each side of the chimney. The wall of the north center bay is beveled to the south and contains vertically aligned single-over-single-light double hung windows with wood sashes and the same sills and window hoods as the rest of the house. The south portion of the elevation is set back from the north portion of the elevation. The south two bays have vertically aligned single-over-single-light double-hung windows with wood sashes and the same sills and window hoods as the rest of the house.

The east elevation is brick and has four bays. All the windows of this elevation are single-over-single-light double-hung windows with wood sashes and wood/stone sills. The first story of the north (front) two bays is dominated by the porch wrapping around from the front. The porch has three bays in this elevation and retains the same elements as the front porch. The center bay has a gable roof with same elements as the front porch. The second story north bay has no openings. The second floor north center bay has a single-over-single-light double-hung window with decorative window hood and sill. A chimney is adjacent to the window and has decorative brick designs including brick arch. The south center bay is a three-sided, two-story bay window with a window in each side of each story of the bay. The gable above has a pair of single-over-single-light double-hung windows with wood frames and

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sashes surrounded by siding. Each of the second story windows in the sides of the bay window have overhanging window roofs supported by large converging brackets. The rear bay has a first story window vertically aligned with a second story window. The second story window has segmental brick arches but no decorative window hood like most of the other windows of the house. The first story window has the same decorative window hood as the other house windows.

The three-bay rear elevation has a two-story rear porch centered in the elevation. The rear porch protrudes from the main house and has the entry located in the west side of the porch. The porch windows are single-over-single-light double-hung windows with five in each story with the center three set together with the outer windows slightly separated. The porch is wood frame with vertical panels between the first and second floor and decorative wood carvings and inlays. The sloping house roof extends over the porch. The roof has a gable-roof dormer with a portico covering a balcony on the roof. The dormer has an entry with narrow single-over-single-light double-hung windows on either side. The porch has a wood rail with vertical rectangular rails and a decorative wood lattice at the porch roof eave. The porch roof is supported by turned porch columns with decorative carved brackets. The gable is plain with clapboard siding. The rear windows in the west and east bays at the rear do not have the same decorative window hoods as the rest of the house except for the first story window in the east bay. The first story window in the east bay has the same window hood and sill as the rest of the house. The east bay first story window is vertically aligned with the second story window. Both windows are single-over-single-light double-hung windows with wood sashes. The bay to the west of the porch has a large segmental arch window opening with wood sill in the first floor. The window has a three window set framed to fit the opening with the arch section solid wood panel. The windows are narrow six-light-over-single-light double-hung wood windows. The second floor window is a single-over-single-light double hung window with segmental brick arch and wood/stone sill. The roof eave has decorative Italianate style brackets with a single-by-single light window in the wood frame and panel parapet between the top of the brick and the roof eave.

The garage is single story brick building with basement below and a parapet style roof with hidden sloped rolled roof. The garage appears to have replaced an earlier structure on the same location between 1912 and 1919 according to the Sanborn Maps. The roof parapet is capped by capstone. The garage opens to the west and has a narrow double stall overhead door with wood frame. The door has a narrow roof overhang with paired brackets at each end and a non-original basketball hoop in the center. The roof overhang is shingled with shakes. Decorative wooden ladder-style trellises run up the two outer corners of the elevation. The roofline has the two outer sections higher than the middle section. Two brick columns with capstones and decorative planters guard the entrance to the drive. The south elevation has both the basement and first story elevations visible due the slope of the terrain. The alley runs parallel to this elevation. The basement level has two sets of single-over-single double hung windows with rectangular sills and lintels in the west and west center portions of the elevation. Some of the brick at the basement level has been coated. The first story level has the two sets of the same style windows vertically aligned above the basement level windows. The east half of the elevation shows evidence of two older windows that have been bricked in. The center window has a rectangular lintel while the east window has a segmental brick arch. The bricked in openings are set between the current

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first and second floor windows. A side entrance basement wood door is located beneath the east window. The roofline is sloped from north to south with gutter along the south eave. Brick parapet wraps around the west and east sides. The east elevation is similar to the west elevation with a six-over-six-light double-hung window set in the first story level in the north quarter of the elevation. The elevation has the same decorative ladder style trellises running up each corner and a decorative roof overhang with paired decorative brackets and wood shakes. Some of the basement level brick has been coated. The north elevation has the same decorative ladder style trellises running up each corner and a decorative roof overhang with paired decorative brackets and wood shakes. The elevation has four single-over-single-light double-hung windows in the first floor elevation and a set of steps running down from the ground at the first floor to the ground at the basement level. There is a non-original galvanized steel fence that runs along ground parallel to the steps. The house has older trees and shrubs with nice landscaping.

## 8. Narrative Statement of Significance

The P.M. Musser House appears to be individually eligible for the National Register of Historic Places under Criterion B. Additionally, it is a contributing building in a potential "West Hill" neighborhood historic district.

P.M. Musser appears to have built this house in 1885. P.M. was a member of the prominent Musser lumber family, which was started by his uncles, Peter and Richard, in the 1850s. The Musser Lumber Company was organized in 1881, taking over all the assets of Musser & Company. The officers of the new company were: Peter Musser, president; Richard Musser, vice president; P. M. Musser, secretary and treasurer; and C. R. Fox, yard superintendent. They were associated with several other lumber interests along the Mississippi River to ensure a steady supply of logs from the upper Mississippi. P.M. Musser was a key lumberman in the Midwest lumber industry and took the Musser Lumber Company to prominence as a large milled lumber supplier for much of the upper Midwest. Musser Lumber Company and associated business was a very key component of Muscatine's prosperity and growth in the 1880s and 1890s. Additionally, he had a sense of civic responsibility. His community gifts were also very notable – library, cemetery chapel, Musser Park, and first mechanized fire truck leading to a paid, mechanized fire department. He lived here until his death in 1919. Integrity is good, with historic porch alterations in the 1920s. Overall, the form and design of the house reflects the time that P.M. Musser lived in this house. Thus, the P.M. Musser House appears to be individually eligible for the National Register of Historic Places under Criterion B for its association with P.M. Musser.

It was later associated with Dr. J.L. Klein, who was a prominent and respected physician who practiced in Muscatine for 50 years, was one of the founders of Bellevue Hospital in Muscatine, and was an active leader in the local, state, and regional medical societies. He lived here at 213 W. 3<sup>rd</sup> Street from around 1905 to 1928, when he moved to this house where he lived until his death in 1947. This earlier period is more prominently associated with his activities in Muscatine, including the founding of Bellevue Hospital

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in 1905. Thus, the house at 213 W. 3<sup>rd</sup> Street appears better associated with this significant contributions to Muscatine.

The P.M. Musser House also appears to be a contributing building in a potential "West Hill" neighborhood historic district. Its strong integrity and association with prominent leaders of the community make it an important house in a potential West Hill historic district.

Peter Miller Musser purchased the property from Elisa A. Hanna, widow of Thomas Hanna on September 28, 1884 (Deed Bk 18: 413). Thomas Hanna had purchased the property from Theresa L. Olds on May 2, 1865 (Deed Bk 1:27) and built an earlier house on this site. Peter Musser was listed at Front 2e of Walnut in 1878 and at 516 W. 2nd in the city directories from 1884 to his death on May 22, 1919. Peter Miller Musser was born in Whitehall, Pennsylvania on April 3 1841. He assisted his father in the family store until came to Muscatine, Iowa, in March 1863 to work with his uncles, Richard and Peter Musser, in their lumber business. After a year in Muscatine he moved to Iowa City and his uncle, Peter Musser, put P. M. Musser in charge of their Iowa City yard. On December 19, 1865, Mr. Musser married Miss Julia Elizabeth Hutchinson, a daughter of Robert and Julia M. Hutchinson, of Iowa City. She bore four children, Cliff, Laura, Helen and John. Laura died in infancy, and Helen, 13, and John, 6, died of diphtheria in the winter of 1888 (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal*, May 23, 1919, 1).

The business of the Mussers in Muscatine was established in 1855 under the firm name of Hoch, Musser & Company, but Mr. Hoch withdrew in 1858 and the firm name was changed to R. Musser & Company. In 1871 the firm of R. Musser & Company built their sawmill on the Mississippi river in South Muscatine, Iowa. P.M. Musser was one of the stockholders. In 1873 the company became P. M. Musser & Company after Richard Musser retired. In 1873 P.M. Musser and John W. Porter purchased the Iowa City yard of R. Musser & Company and assumed the firm name of Musser & Porter, which continued until Mr. Porter's death in 1883. In 1875 P.M. Musser back moved to Muscatine, residing at first on East Front Street. The sprawling saw mill constructed on the south edge of Muscatine in an area that became known as Musserville and was later incorporated into the city of Muscatine. P. M. Musser had general charge of the office and the sale of the products of the sawmill while his uncles, Richard and Peter, took care of the manufacturing department. In 1876 Richard Musser once more took an interest in the business and the firm name of Musser & Company was adopted. The Musser Lumber Company was organized in 1881, taking over all the assets of Musser & Company. The officers of the new company were: Peter Musser, president; Richard Musser, vice president; P. M. Musser, secretary and treasurer; and C. R. Fox, yard superintendent, while John Musser of Adamstown, Pennsylvania, was the only other stockholder. In 1881 the company again rebuilt and enlarged its mill which they fitted with the most modern and improved machinery, making it one of the most complete and capacious saw mills on the Mississippi River with capacity for manufacturing 50,000,000 feet of lumber, 12,000,000 lath and 12,000,000 shingles for the working season and its annual manufacture was placed at those figures until the decline of the industry in this section. In 1882 the company erected a planing mill detached from the saw mill which afforded facilities for dressing lumber and the manufacture of flooring, siding, and boards to the extent of its trade. P.M. Musser moved to this home on West Second Street on the bluff

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after building it in 1885. This move coincided with the peak of the Musser Lumber Company in the 1880s and 1890s (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal*, May 23, 1919, 1).

Large tracts of pine lands were owned by the Musser Lumber Co., along the Chippewa in Wisconsin and in the Minnesota lumber region. The logs were cut by contract and rafted by the Mississippi River Logging Co., a prominent lumber corporation of which the Musser Lumber Co., as one of the incorporators and a large stockholders. The Musser Lumber Company owned and operated its own fleet of rafting steamers for about twelve years including the "Silver Wave", the "LeClaire Belle" and the "Musser" for two years. The company's plant covered an area of thirty-five acres and the yards were stocked according to the season of the year to the amount of from 8,000,000 to 25,000,000 feet of lumber and a proportionate amount of lath and shingles. The enterprise became one of the foremost business concerns of the upper Mississippi valley. It is estimated that during its life from 1855 to 1904, the Musser Lumber Company cut an aggregate, which closely approached 2,000,000,000 feet of lumber. (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal*, May 23, 1919, 1).

In the 1890s, P.M. Musser lived in this house at 516 W. 2<sup>nd</sup> Street with his family. He is listed at Cook Musser & Co. and Secretary-Treasurer at Musser Lumber Co., in the 1886 to 1896 city directories. In 1897-1900 city directories listed him as president of Cook Musser & Co. State Bank & Trust Company and Secretary of Musser Lumber Co. The 1900 city directory lists him as living at 516 W. 2<sup>nd</sup> with wife Julia and as president of Cook Musser & Co. State Bank & Trust Company and Secretary of Musser Lumber Co. The 1900 census lists P.M. Musser, 59, lumber dealer, born in Pennsylvania and married to Julia, age 55, for 34 years as owning and living at 516 W. 2<sup>nd</sup>. A son, Clifton, lumber dealer, age 31, was listed as living with them. During this period, Peter M. Musser was also prominent in other activities to improve the community of Muscatine. Mr. Musser served as president of the Muscatine State Bank, formerly the Cook, Musser & Company State Bank. He was involved in real estate development by the late 1880s, which became the Muscatine Improvement and Manufacturing Company in the early 1890s. Their goal was to develop the new Park Place addition, using the revenue from the development to "securing substantial manufacturing concerns." Officers in 1893 included fellow lumber baron William Huttig, president; Peter M. Musser, vice president; J.L. Hoopes, secretary; G.A. Funck, treasurer; and S.A. Collins, manager. In 1896, Mrs. Peter M. Musser donated a home at 1119 Mulberry Street for the Old Ladies Home. Peter Musser also built the Greenwood Chapel in Greenwood Cemetery in memory of his wife. Soon after the turn of the century in 1901, he built a public library for the community at the corner of Iowa and 3<sup>rd</sup> Streets. He also contributed to the construction of the First Methodist Episcopal church and contributed to Iowa Wesleyan College in Mt. Pleasant. He was also involved in other civic, commercial, and industrial enterprises in Muscatine (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal*, May 23, 1919, 1).

The Mussers' affiliated business, Muscatine Sash & Door Company, continued to grow in the early 20<sup>th</sup> century. As the supply of logs was depleted, the Musser Lumber Company sold much of its interests to the Fox, Hutchinson & Lake Company in 1903, and then closed and dismantled their mill in 1905. Part of their land holdings were donated as Musser Park to the city by P.M. Musser son, Clifton. The Musser



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Lumber Company continued to function until after Peter Musser (P.M. Musser's uncle) died in 1910. The 1907 city directory lists P.M. Musser as president of Cook Musser & Co., State Bank & Trust and secretary treasurer of Musser Lumber & Box Co. The 1910 Census lists P.M. Musser with his wife Julia at 516 W. 2<sup>nd</sup>. Occupation entry is illegible. By 1911, the Musser Lumber Company had been "practically closed up" with its only asset the actual grounds and office. P.M. Musser continued to be involved in other aspects of business in Muscatine until his death in 1919. The 1913 and 1916 city directories list him as president of Muscatine State Bank and & Musser Lumber Co., The 1919 city directory lists C.R. Musser as president and treasurer of the P.M. Musser Co. P.M. Musser died on May 22, 1919. His obituary notes that "he was one of the wealthiest men in the state. Mr. Musser was dean of the pioneer lumbermen in this section and was one of the last of the pioneers who did so much to build up the commercial prosperity of the Mississippi valley." P.M. Musser was so well respected that his body lied in state at the Musser home from noon to 3 p.m. so the community could say farewell (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal*, May 23, 1919, 1).

It appears that Clifton Musser inherited the property and was renting it out from the death of P.M. Musser until he sold it to Ella Jayne in 1922. The 1920 census lists Clifton and Margaret Musser across the street at 515 W. 2<sup>nd</sup> Street. The 1921 city directory lists Robert R. Smiley (Annie L.) farmer, living at 516 W. 2<sup>nd</sup> Street in 1921.

Ella Jayne purchased the property from Clifton and Margaret K. Musser on May 13, 1922 (Lots Book 59: 580). Mrs. Ellen Jayne (widow Henry), Mrs. Clara H. Hutchinson (widow Z.W.), Ida Hutchinson (works at Musser Library), were listed at 516 W. 2<sup>nd</sup> in the city directories from 1923 to 1927. Ellen and Clara appear to be sisters or sister-in-laws, and there also appears to be a family connection to P.M. Musser's wife, Julia Elizabeth Hutchinson Musser, who was a daughter of Robert and Julia M. Hutchinson, of Iowa City. The 1911 biography noted that Zelah W. and Clara Hutchinson had four children: Zel H., a lumber and box manufacturer of Cloquet, Minnesota; Harry H., a lumberman of St. Joseph, Missouri; Ida, a teacher living at home; and Julia E. (Richman 1911, Vol. 2: 634). The 1920 census listed Clara (age 71) and daughter Ida (age 38) renting a house on Mulberry. Ella Jayne (age 68) was listed with her son William Jayne. It was during this period between 1919 and 1928 that the side porches were constructed, likely by these women.

John L. Klein, M.D. (and wife Florence) purchased the property from Mrs. Ella Jayne on May 3, 1928 (Lots Book 70: 420), moving from 213 West Third Street. The 1930 Census lists John L. Klein, medical doctor, age 56, as living at 516 W. 2<sup>nd</sup> with wife of 22 years - Florence, age 47. Four children lived with them - Dorothy M., age 21; John L. Jr., age 18; Robert, 9; and daughter Leafitmal? age 6. J.L. Klein, Sr. would continue to live here with his wife Florence until his death in 1947. Dr. John L. Klein, Sr. was a leading physician and surgeon of Muscatine and this section of Iowa. He was born near Iowa City on October 18, 1873, and he graduated with a medical degree from the State University at Iowa City in 1897. He began practice in Muscatine in 1897. In 1905, Dr. John Klein and Dr. A.J. Weaver organized the Bellevue Hospital in 1905 and for many years served as president of the hospital board of directors. On October 1, 1907, Dr. Klein married Miss Florence C. Schmidt, and they lived until 1928 at 213 W. 3<sup>rd</sup> Street (extant). In 1923, Dr. Klein became associated with Dr. G. A. Sywassink in the medical firm of

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P.M. Musser House  
Name of Property

Muscatine  
County

516 W. 2<sup>nd</sup> Street  
Address

Muscatine  
City

Klein and Sywassink. The 1927 city directory lists John Klein as residing at 213 W. 3<sup>rd</sup> Street and practicing with Dr. George Sywassink at 110 W. 2<sup>nd</sup>, 2<sup>nd</sup> Floor. The 1929 directory lists John with wife Florence, John L. Jr. and Dorothy M., students. From 1931 to 1936/37 Dr. Klein Sr., Dr. Sywassink practiced at 110 W. 2<sup>nd</sup> with Dr. Rodney Arey. In 1938, Dr. John L. Klein, Jr., joined the firm with Klein Sr., Klein Jr., Sywassink, and Arey listed in practice together for 1938-1939 at 110 W. 2nd. According to the city directories, from 1940 to 1943, Klein Sr., Klein Jr., and Sywassink practiced prior to Dr. Williams Catalona joining the group at 110 W. 2nd in 1946. Robert F. Klein is listed as a student at 516 W. 2<sup>nd</sup> in 1943. Dr. Klein Sr. was a senior member of the medical firm of Klein, Sywassink, Klein, and Catalona, and a practicing physician and surgeon in Muscatine for more than 50 years at the time of his death in 1947. The practice continued by his son and the other partners after his death.

His obituary from September 30, 1947 notes that Dr. John L. Klein, Sr. was active in state and county medical circles and was one of the founders of the Muscatine County Medical societies, serving as its first secretary. He was also a past president of the county organization. Dr. Klein was also active in the southeast Iowa, the Mississippi Valley, the Interstate, and the American Medical Associations and he was also a life member of the Iowa State Medical Society. At a recent meeting of the Iowa-Illinois Medical Association he was given recognition for his record of 50 years in the profession. He was also a member of the Muscatine Chamber of Commerce, and a charter member of the Muscatine Kiwanis club, the Geneva Golf and Country club and the Thirty Three club. He also belonged to the Muscatine Elks lodge and the Laurent Council, Knights of Columbus. The Kleins had four children, Dr. John L. Klein, Jr., Lt. Robert F. Klein of Percy Jones hospital in Michigan, Mrs. Bertram Olsen, and Miss Catherine Klein (Richman 1911, Vol. 2: 602; "Dr. John L. Klein, Sr., 73," *Journal*, September 30, 1947, 6).

The property had already been transferred from J.L. Klein to his wife Florence C. Klein on October 17, 1942 (Lots Book 103: 216). Mrs. Florence C. Klein (widow John L.) continued to live in the house after his death in 1947 through 1954. Robert F. Klein was listed as a student residing at 516 W. 2<sup>nd</sup> in 1943 with no listing in 1945 or 1949 directories. In 1952 Robert returned to 516 W. 2<sup>nd</sup> living with his mother until 1954 when he was living at 812 W. 4d with his wife Therese.

By 1956, Florence C. Klein was no longer listed in the city directories and Robert F. Klein, M.D., and his wife Therese were living at the house having moved from their 1954 residence at 812 W. 3<sup>rd</sup> Street. They would continue to live at 516 W. 2<sup>nd</sup> to Robert's death around 1975. The 1956 directory lists Robert Klein as medical doctor practicing at 110 W. 2<sup>nd</sup> with Sywassink, Klein, Klein, and Parks. The 1959 directory lists Robert as medical doctor practicing at 110 W. 2<sup>nd</sup> with Sywassink, Klein, Klein & McKay. Therese Klein continued to live in the house after her husband's death.

## 9. Major Bibliographical References

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Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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P.M. Musser House	Muscatine
Name of Property	County
516 W. 2 <sup>nd</sup> Street	Muscatine
Address	City

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"City Mourns Death of P.M. Musser Dean of the Builders of an Empire," Obituary, *Muscatine Journal News-Tribune*, May 23, 1919, P.1.

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**Location Map**



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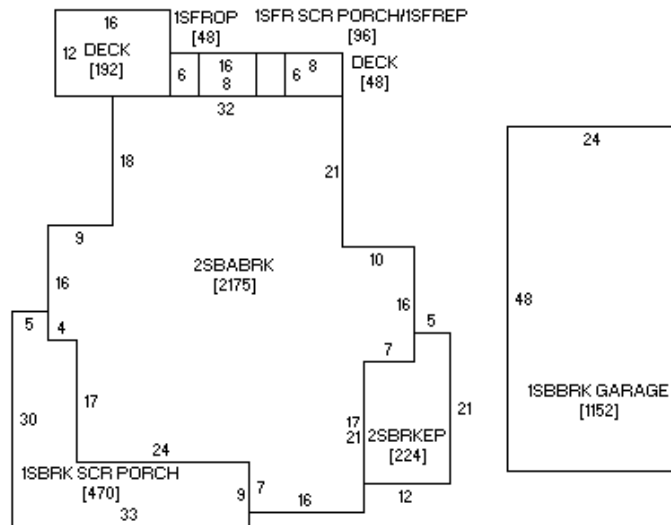
P.M. Musser House  
Name of Property

Muscatine  
County

516 W. 2<sup>nd</sup> Street  
Address

Muscatine  
City

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



(front – W. 2<sup>nd</sup> Street)

### Photograph of building (digital image)

