

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

State Inventory No. 70-00190 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 Sawyer-Rehwaldt House & Carriage House
 other names/site number Field Sites #: WH-033 & #WH-034

2. Location

street & number 609 W. 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) 39 Lot(s) 3, 4, and 5

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>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 _____ 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>06C: Early 20th century revivals / Classical Revival</u>	foundation <u>10A: Block</u>
_____	walls <u>02A: Wood / Weatherboard</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 Address 609 W 2nd Site Number 70-00190
City Muscatine 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 1906 check if circa or estimated date
Other dates 1951 – extensive remodeling

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

James Seldon

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 Jo Ann Carlson, Commission Member (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 12/15/2005

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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7. Narrative Description

This property has a main house and a carriage house that has been converted into apartments/garage. The two buildings are located on three lots, with the house centrally located on the property and the converted carriage house adjacent to the alley. The house on this lot has gone through several forms, prior to the current layout and height. Based on historic photographs, it appears the original 1906 house showed features of both the Queen Anne and Shingle style. Rehwaldt acquired a building permit on October 3, 1951 to remodel the residence (Muscatine Journal, December 28, 1951, page unavailable). The total project cost was \$20,000, which indicates extensive remodeling that likely included the height reduction and re-orientation to Locust Street. This confirms local tradition that the top two stories were removed in 1951.

Originally, the main house was three stories tall, with two of those stories provided by an earlier house. The original house faced south, towards Second Street. It also appeared to be a side-gable house with a shorter attached rear wing that extended to the east. Construction of the main house was started in 1906 when the Stephen Whicher homestead was removed (Muscatine Journal, December 20, 1906, Page 8). Two stories of the Robertson house were enlarged and incorporated into the new building. According to the 1906 Journal article, the woodwork in the new house was outstanding. Birch wood with mahogany finish was used in the main hall and the music room. Oak and cypress were used in the other rooms. The first floor contained a music room on the west end, which was credited with being the most elaborate. A smaller den was located behind the music room and added a quaint and oriental finish to that area of the house. The east side contained the library and directly behind it the dining room. The exceptionally wide stairway to the second floor was made of white maple. The third floor included a small dancing hall. At some unknown time and for unknown reasons, the top two floors of the house were removed.

Currently, the main house is identified in county records as a one-story frame, although rear dormers indicate either an additional second story or half-story is present. Four bays are present on the east elevation, while the south elevation contains three bays. The east elevation, which faces Locust Street, currently contains the primary entrance, although the house retains the original Second Street address. The house sets on a brick foundation. The walls are frame, clad in weatherboard. The combination roof is clad in wood shakes. An elevated, one-story portico is present on the east elevation. The portico is covered by a gable roof supported by four round, Ionic columns. The windows and doors retain their original wood components, simple wood lintels and wood sills. The original upper two stories were removed around 1951.

The front (east) elevation of the main house is dominated by an elevated portico with an extended gable roof that is supported by four, round Ionic columns. Two sets of wide, cement steps curve up from the brick driveway and connect to each side of the portico. Iron handrails with wrought iron balusters line each side of the cement steps. A similar railing extends along the front of the porch floor. A variety of vegetation in front of the portico hides the bottom of the porch. The vegetation extends along the front and south side of the house. The portico's gable roof extends out over the full depth of the porch. The capital on each column features a four-side volute that projects out from the top of the column. The base

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of each column rests on a brick pier that extends above the portico's floor. Several openings are located along the façade. Two openings, each centered on one half of the wall, are located on the south wall of the original rear wing. Each opening contains one-over-one-light, double-hung windows. Shutters are located on each window. The wing is centered on the north wall of the main house, leaving about three feet of the main house uncovered, and projecting out from the wing, on both its front and back elevations. The portico is centered on the front projection, with the main entrance centered under the portico roof. The entrance contains a set of flush-mounted double wood storm doors. Each door contains two lights that extend nearly the entire length of the door. Two original wood doors are located on the inside. Each door has a full-length lead glass insert. A lead glass transom is present above the entrance. A pair of single-light, fixed-sash picture windows flank the entrance. The left window is located in the center section of a bay window. There is no opening on either of the other two bays.

The two original, one-story bay windows that were visible in the historic photograph are still present on the south elevation, although the full-width porch and roof are non-extant. Each outside bay contains a one-over-one-light, double-hung wood window. A single-light, fixed sash window is located in the right center bay while a two-light, fixed sash cottage window is present in the left bay window. The original recessed entrance that was located between the two bays has been converted into a window opening with one-over-one-light, double-hung sashes.

The north side elevation contains four openings, including a centered entrance. The entrance contains a flush-mounted wood door with a multi-light glass insert in the top. A one-over-one-light, double-hung window is located to the right of the entrance. A pair of windows containing one-over-one-light, double-hung sashes is present near the east edge of the north wall. A canopy also is attached to the northwest corner of the house and the carriage house.

The west (rear) elevation contains five first-story openings in the main house and three openings on the west wall of the original rear addition. A three-light, fixed-sash window is centered on the wall's south half. An air conditioner is installed in the window. A small, starburst window is located to the left of the first window. Two one-over-one-light, double-hung windows are centered on the north half of the original main house. A hip dormer, containing four, small one-over-one-light, double-hung windows, is centered on the roof. A shed dormer, also with four one-over-one-light, double-hung, windows is located near the junction of the wing with the main house. The right window contains an air condition. Other windows present on the west wall of the wing include two similar one-over-one-light, double-hung windows on each end of the wall; and a smaller window with one-over-one-light, double-hung sashes in the center. An air conditioner is also present in the center opening. A final opening is also present on the exposed north wall of the main house. It contains a single, three-light, fixed sash opening.

The converted carriage house is a two-story, three-bay, front-gable building. The carriage house sets on a brick foundation. The walls are brick. The gable roof is clad in asphalt shingles. A limestone wall extends along the north and east property lines. There are two openings in the east wall that are used as access and exit points for a brick driveway that curves up to the house. Stone pillars flank the driveway entrances. The west side of the property drops off sharply to Second Street. A concrete retaining wall is

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located at the back of the property, although this likely is a feature of the adjoining property and not part of 609 W. Second.

The front (east) elevation of the two-story brick carriage house features the main entrance and several other openings. Each opening is arched with brick lintels. The main work or vehicle entrance is a centered arched opening with two wood doors. An individual entrance is located to the left of the main entrance. It contains a solid wood door with a transom. A two-over-two-light, double-hung window is located to the right of the main entrance. There are three second-story openings. Two windows are centered on the wall and contain two-over-two-light, double-hung sashes. An entrance is located on the far right side of the wall. Access to the entrance is from a set of wood steps that extend up the building's north wall to a short deck. The entrance contains a solid metal door with a combination aluminum storm door.

The north side elevation also features an apartment access on the second floor, although because of the sloping topography, it is closer to the existing grade than the west access. The entrance is located slightly to the right of the wall's center and includes an aluminum combination storm door with an interior wood door with a two-light top glass insert. The entrance is accessed from a short set of wood steps and small deck. There is a single two-over-two-light, double-hung window on each side of the entrance. A smaller, single-light, fixed-sash window is located to the far left of the wall. Two foundation windows, one with a three-light, fixed sash and another with a two-light, fixed sash, are also present on the wall. All the openings are arched.

The south side elevation contains a row of first-story windows. Each window contains two-over-two-light, double-hung sashes. Each opening is arched. There are also three second-story openings that are centered over the spaces between the first-story openings. Each of these openings have different window designs. The right window contains two-over-two-light, double-hung sashes. The middle opening has a two-light, sliding or hinged sash window. The far left opening has a one-over-one-light, double-hung window.

An adjacent building covers the rear (west) elevation.

8. Narrative Statement of Significance:

The Sawyer-Rehwaldt 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.

Two individuals were primarily involved in the construction and remodeling of this house. Frank P. Sawyer acquired the property in 1906. He razed the old Whicher house and remodeled the Robertson house, using the bottom two floors to construct his house. Sawyer apparently built this house as a family residence. He is not listed in any county bibliographies or histories, but is identified as the general manager and secretary of the Muscatine Oat Meal Company in the 1889-92 city directory. However, this

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home was significant remodeled in 1951 by Welch Rehwaldt. The current appearance dates to this period, rather than any earlier house. Rehwaldt moved to Muscatine in the 1940s, and soon bought this house. He remodeled it around the same time that he launched his insurance business, Lamp-Rehwaldt Company. This successful business was continued for 25 years until his death in 1976. Rehwaldt also served the Muscatine community through service on the city council and the bridge commission. While both families were likely well known because of their professional positions, neither appears to have been significant in the community's history. No important historical events are known to have occurred at this property. The house has also lost much of its original integrity because the top two floors have been removed. Thus, the Sawyer-Rehwaldt House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Sawyer-Rehwaldt House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. William Robertson was a well-known and influential resident of the city when he decided to build his house at the corner of Locust and Second. Locating his residence in this area reaffirmed its stature as a key social and economic neighborhood. Frank Sawyer also strengthened that image. As a general manager for an expanding business enterprise, Sawyer was a key economic power in the community and his decision would have influenced other residents to consider West Hill for their own building and residency plans. These activities would have significantly impacted the late 19th century of this neighborhood and boosted those activities into the 20th century. This house significantly impacted the history and architecture of this potential historic district.

Stephen Whicher had built a house on the property earlier, but Dr. William Robertson constructed a new house on Lots 3, 4 & 5, Block 39, around 1880. It is unknown when he acquired Lots 4 and 5, but he bought the West Half of Lot 3, along with Lots 1 and 2, from Chas Kent on July 10, 1876 (Book 8, Page 736). Dr. W.S. Robertson, physician and surgeon, was born in 1831 in Pennsylvania. He arrived in Muscatine in 1869, after practicing medicine in Columbus City for 12 years. He was a veteran of the Civil War. After moving to Muscatine, he became president of the Iowa State Medical Society and in 1875 spearheaded the establishment of an institution for "feeble-minded children" at Glenwood, Iowa. He died in 1887. It does not appear he or his family lived in the house, meaning it must have been constructed as either a speculative home or a rental property. They owned other nearby real estate as well. In 1877, he is listed as a physician on Broadway, southeast corner with 3rd Street. In 1879, Robertson lived at 3rd & Broadway, and in 1883 he lived at 614 West 3rd. Robertson died on January 20, 1887. The property remained in the family and apparently was rented out.

Frank P. Sawyer purchased Lots 4, 5 and the East Half of Lot 3, Block 39; as well as the West Half of Lot 3, Block 39, from the heirs of William Robertson on January 22, 1906 (Book 38, Page 440). He razed the Whicher House and the top floors of the Robertson house. An extensive description of the work appeared in the *Muscatine Journal* on December 20, 1906. Two stories of the Robertson house were enlarged and incorporated into the new building. The original house faced south, towards Second Street. It also appeared to be a side-gable house with a shorter attached rear wing that extended to the east. The third floor included a small dancing hall. According to the article, the woodwork in the new house was outstanding (*Muscatine Journal*, December 20, 1906, Page 8). The Sawyer family is listed at 605 W. Second in the 1907 city directory. It is assumed that address corresponds to the current address.

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A ca. 1908 historic photograph shows the original three-story house. The house appears to be a side-gable building with the gable ends pointing east and west. The existing portico roof on the east elevation is present, but is only supported by two columns. A two-story bay extends up the left side of the east elevation. The first story of the bay shows a window in the center bay and no window in the left bay. The right bay is not visible. The bay window's second story shows a small window in the top portion of the center bay and a larger window in the left bay. The right bay is also hidden from view. Two additional windows are visible on the second story, while two, third-story windows are also present in the upper gable. A small portion of the rear wing is visible, but little detail can be seen. A single window at the far north end is visible on the second story, along with the north window directly below it on the first story. Some type of canopy appears to run along the north wall of the wind on both the first and second stories. The east elevation of the carriage house is also visible. It shows the same openings that are presently there, including the main opening that is centered on the first story. The carriage house appears to have a flat roof in the photo. The south elevation of the main house is also visible in the photograph. Originally, a full-width, elevated porch was located along this wall. A set of wood steps, with decorative wood newel posts, led up to the porch from the east side. Wood screening enclosed the area below the porch. Two, one-story bay windows were located at each end of the porch, with a recessed centered main entrance. No details of the entrance can be seen, but it appears to have been a single door. The porch roof was either a flat or low-sloped shed roof that was supported by four columns, each resting on a brick pier. The roof contained a small, centered, triangular pediment at the front. A bay window also extended out from the south wall on the second story. The bay was aligned with the centered first-story entrance. It appears two windows were located on each side of this bay. A gable dormer was located above the second-story bay window. The gable contained a single centered window. Decorative trim designs appear around the windows and as bands between the first, second and third stories. The photo also showed the hillside between the property and Second Street was terraced and clear of most vegetation except for several small trees.

The 1908-09 city directory listed the Sawyer family at 601 W. Second. The family could not be located in the 1910 census. From 1911 through the 1916 city directory, Frank and Joanna Sawyer are the listed residents of 609 W. Second. A.D. Bowen is also listed in the 1916 directory at that address. Jerome C. and Marie Bishop were listed as the residents in the 1919 city directory. He was vice president and treasurer of the Iowa Pearl Button Company. The 1920 census confirms the Bishops as the residents of 609 W. Second. There was no listing in the 1923-24 city directory. Ernest and Ethlya Moore were listed as the residents in the 1927 directory. He was retired. James and Georgia Pounds lived there from 1929 to 1931, according to directories in those years. He operated Pound's Men Wear. City directories also identify 210 Locust. It is assumed this address was the original address for the converted carriage house. In the 1919 directory, Bert C. & Olive Wells are listed as the residents at that address. He was a telephone operator for the CRI & P railroad. In 1923-24, Charles F. & Laura Haifleigh are listed as living there. He was working at R&M.

According to a 1911 biography of Stephen Sawyer, Frank's father, Frank and Joanna Sawyer had three children: Henry, Aura and Maude. An Aura S. Durham acquired the property from one or both of the Sawyers in 1934. It is assumed she was the daughter of Frank and Joanna Sawyer. She is not listed as

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a resident in any of the city directories. The property was listed as vacant in the 1934 and 1936-37 city directories. Miles and Erma Hyde were listed as the residents in the 1938-39 city directory. His occupation was not listed. Ralph & Thelma Burnett were listed as the residents of 210 Locust. He was a driver for Gremmel's Cigar Store.

Maud S. Ross then acquired the property from Durham in 1940. It is again assumed the two women were sisters. City directories do not indicate Maud Ross lived in the house. Ross sold the house later in 1940 to Roscoe and Marie Wayland. He operated the Western Auto Store. The Waylands are recorded as residents in the 1943 city directory.

J.M. Welch acquired the property in 1944 and later immediately transferred it to Charles and Helen Welch Rehwaldt, apparently in a family transaction. The Rehwaldds are recorded as residents of 609 W. Second from the 1946 through the 1961 city directories. The 1946 Sanborn map continues to show the 2½ story house facing 2nd Street. Rehwaldt initially was identified as a farmer, but by 1952 he became the secretary-treasurer of the Lamp-Rehwaldt Company, an insurance company. Paul and Hazel Foss were also listed in the 1949 city directory as residents of 609-1/2 W. Second. It is assumed that was the address for the carriage house. Rehwaldt acquired a building permit on October 3, 1951 to remodel the residence ("Building Permits," *Muscatine Journal*, December 28, 1951). The total project cost was \$20,000. This permit corresponds to local tradition, which establishes 1951 as the year the top two floors of the house were removed. The son of Herman and Antonia Trilling Rehwaldt, he was born March 22, 1908, in Racine, Wisconsin. He married Helen Welch on August 10, 1933 in Evanston, Illinois. Rehwaldt studied pre-law at the University of Wisconsin, and received the doctor of law degree from Southern Methodist University. He was a member of the Texas Bar Association. Before coming to Muscatine in 1942, Rehwaldt spent time in Texas and Oklahoma. He bought this house soon after moving to Muscatine. According to the obituary for Charles A. Rehwaldt published in the *Muscatine Journal* on May 18, 1976, he had been the owner and manager of Lamp-Rehwaldt Co., Muscatine and Aledo, Ill., for 25 years. He served two terms on the Muscatine City Council, 10 years on the Muscatine bridge commission, and a five-year term on the municipal board of light and water trustees. At the time of his death, Rehwaldt was a member of the First National Bank board of directors and was secretary-treasurer of the Second Street Development Corporation. He was a member of St. Mathias Church, Thirty-Three club, Rotary, Knights of Columbus, Moose Lodge, Elks, and Geneva Golf and Country club. He died at age 68 and was survived by his wife, Helen; two sons, Charles Jr., Washington DC., and Michael, Muscatine; one grandchild; and a brother, Richard Rehwaldt, Rockford, Ill.

9. Major Bibliographical References

"Building Permits," *Muscatine Journal*, December 28, 1951.

Census Records, United States Census Bureau, 1910, 1920.

City Directories, Muscatine. Various publishers, 1894-1959. Available as the Musser Public Library.

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

History of Muscatine County, Iowa, Biographical Section, . Chicago: Western Historical Company, 1879, page 616.

Portrait and Biographical Album, Muscatine County, Iowa, Chicago: Western Historical Company, 1889, page 320

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, 612.

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.

"Services for Rehwaldt Thursday" Muscatine Journal, May 18, 1976, pg 1.

Location Map



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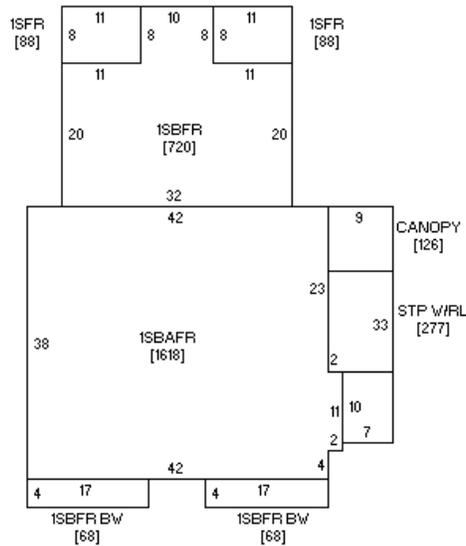
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Plans of buildings on site (from assessor's office)



(front – W. 2nd Street)

Photograph of building (digital image)

