

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

State Inventory No. 70-00205 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 Frank R. Lewis House
 other names/site number Field Site #: WH-042

2. Location

street & number 213 W. 3rd St.
 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) 54 Lot(s) Tract #4 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 Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing	
<input checked="" type="checkbox"/> building(s)	_____	<u>2</u>	buildings
<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	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>05B: Late Victorian/Italianate</u>	foundation <u>03: Brick</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 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 213 W. Third Street

Site Number 70-00205
District Number 70-01006

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 Daniel G. Clark, Jim Rudisill (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 16, 2006

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 is a two-story, three-bay, Italianate house. The exterior of the foundation has been parged, but the foundation is believed to be brick. The walls are frame, clad in clapboard siding. The combination roof is clad in asphalt shingles, although the low sloped or possibly flat roof of the front porch could be rolled asphalt or possibly metal. The lot on which the house sets has a short, steep slope in the front, with a more gradual down slope in the back. A set of steps leads up from Third Street to a wrap-around porch that extends from the front elevation around to the east side. A one-story, three-stall rusticated cement block garage is located at the rear of the lot. Built-in gutters are located around the roof perimeter. The gable roof contains a wide overhang with roof returns that are supported by twin brackets. The eave is also supported by a series of twin brackets.

The front (south) elevation features a symmetrical gable front with a second-story, enclosed sleeping porch attached to the front gable's east wall. This second story enclosure was constructed between 1919 and 1928, according to the Sanborn maps, after the wrap around porch was added between 1912 and 1919. An open porch wraps around the house's southeast corner and extends about half way down the east elevation. The sleeping porch is located above the porch's east extension. The porch appears to have a flat roof, or possibly a low-sloped hip roof, with an extended overhang. Five, round, simple wood columns support the roof. Each column rests on a three-foot tall pier of rusticated cement blocks. A single bracket extends from the top of the three interior columns to support the overhang. The two corner columns have two brackets, each supporting one side of the porch's overhang. The far west bay of the porch is open and provides access to the entry, which is also located on the west edge of the elevation. A short wood railing extends between the piers. The porch frieze between the columns has a flattened arch appearance, with no other decorative trim or detail. First-story openings on the house include an entry topped with a flattened arch pediment on the west side. The entry contains two separated historic wood panel doors with three vertical lights in the upper portion of each door. According to the current owner, the front entry had been changed for a duplex and he brought it back to single-family, so the two doors, though not original, are one entry again. The entry is framed on the sides by two plain boards. There are also two full-length windows to the left of the entry. Each one-over-one-light, double-hung window contains a similar, although shorter flattened pediment crown. Each window also has a slightly overhanging flat lintel. The second-story openings are all tall windows and aligned with the first-story openings. Each window contains one-over-one-light, double-hung sashes. The windows have similar crowns and lintels as the first-story windows. The remaining opening on the gable façade is a diamond-shaped attic window with a single-light, fixed sash located in the upper gable. The north wall of the second-story sleeping porch also contains a pair of shorter, one-over-one-light, double-hung windows. These windows do not have the pediment crown.

No historic photograph of this house has been located.

The east elevation includes a cross gable that extends out from the front gable section. The first-story, open porch extension runs back to connect to the cross gable's south wall. The porch railing also

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continues down the extension although it stops short of the cross gable to provide access to an entry that is located on the extending south wall of the cross gable. This entry includes a wood screen door and an assumed solid wood door. The second-story sleeping porch is located above the extension. A group of five, one-over-one-light, double-hung windows line the east wall of the sleeping porch. The first-story porch roof on this elevation is supported by another round wood column resting on a rusticated cement block pier. The cross gable features a one-story bay window with a flat roof that has a wide overhang supported by small brackets. Each window of the bay window contains one-over-one-light, double-hung windows. A similar pair of windows is located above the bay on the second story. The cross gable's roof contains roof returns supported by twin brackets and a wide overhang that is also supported by twin brackets. The remaining openings on this elevation are located on the east wall of a gable-roofed rear extension or addition. Two first-story openings and two second-story openings, which are aligned above the first-story openings, are present. The two second-story openings are windows that contain one-over-one-light, double-hung sashes. The right opening on the first-story is an entry with a flush-mounted door. The left opening is a one-over-one-light, double-hung window.

The west elevation features a two-story cross gable section as well with bay window centered on the cross gable front. Twin brackets support the cross gable's overhang and roof returns. The roof of the bay window matches the flat roof of the one-story bay located on the east elevation. The two-story west bay window appears on the Sanborn maps between 1892 and 1899, though the east bay window is depicted in 1883 and 1888, and then appears again in 1899. Small twin brackets support the bay's overhang. Each window in the bay contains one-over-one-light, double-hung sashes. Single one-over-one-light, double-hung windows are aligned with each other and centered on both the first and second stories of the front gable's west elevation wall. The remaining opening on the cross gable is a diamond-shaped attic window in the upper gable. The remaining west elevation openings are located on a two-story addition that attaches to the cross gable and a gable-roofed, centered rear extension. This addition contains a low-sloped shed roof. Single, one-over-one-light, double-hung windows are centered on both the first and second floor of this addition. Two smaller, one-over-one-light, double-hung windows are located to the left of these centered windows.

The rear elevation includes two second-story windows and two on the first story. Two are located on the rear gable and two on the north wall of the connecting addition between the cross gable and the rear gable extension. The two windows on the connecting addition both contain one-over-one-light, double-hung sashes. The second-story window is centered on the wall while the first-story window is slightly to the left of center. The centered, second-story window on the rear gable contains two-over-two, double-hung sashes. The first-story window appears to be a vertical casement window that contains one-by-one-light, hinged sashes. This window is located to the left of center.

A one story, rusticated cement block garage is located behind the house at the rear of the property. This garage appears on Sanborn maps between 1919 and 1928. The garage roof is a sloping shed roof with parapet sidewalls extending above the roof line. The south elevation contains entries to three stalls. Each entry contains a single, overhead, and solid wood door. The fourth bay of the garage contains a flush-

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mounted, solid door entry and two small window openings to the left of the door. The north elevation of the garage is unknown. The west elevation and east elevations are both solid walls with no openings.

8. Narrative Statement of Significance

The F.W. Lewis House appears to be individually eligible for the National Register of Historic Places under Criteria B & C. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

Local tradition indicates bank cashier Frank W. Lewis built this house around 1883, although it was more likely constructed earlier, around 1880. He began working for the First National Bank around 1866 and within one year was promoted to cashier. He continued working for the bank for another 16 years, then moved to McPherson, Kansas in 1885 to continue his banking career. He died there in 1888. There is no indication Lewis was associated with any significant historical activity while living in Muscatine. One of the most prominent residents of the house was Dr. John L. Klein, who is identified as the resident of 213 W. Third in the 1907 through the 1927 city directories. In 1905, in association with Dr. A.J. Weaver, Klein organized the Bellevue Hospital Corporation. He then served for many years as the president of the hospital board of directors. Bellevue Hospital was one of two hospitals formed shortly after the turn of the century. Although the actual formation of the hospital corporation predates Klein's residency at 213 W. Third by about five months, he was living there during the hospital's early formative years. Dr. Klein served the medical needs of the community for more than 50 years, dying after a short illness on September 30, 1947. He continued to live here until about 1928. Bellevue continued to operate until around 1960, according to city directories. He helped found the Muscatine County Medical Society, served as its first secretary and was also president of the organization. He was also a member of the Southeast Iowa, the Mississippi Valley, the Interstate, and the American Medical Associations a life member of the Iowa State Medical Society. Klein's association with Bellevue Hospital and his longtime medical service to the community make him a significant individual in the community's history. No significant event is known to have occurred at this property. The house however is a classic example of Italianate architecture with a significant amount of integrity. The original wood siding is still present, along with scrolled brackets beneath the eaves, decorative semi-arched headings over the long windows, a veranda supported by narrow columns and a diamond-shaped window in the front gable. Originally there were shutters at the windows and a railing atop the porch. The porches were added in the early 1900s. Local history reports this house and its neighbor at 217 W. Third have the same floor plan. Thus, because of its architecture and association with the significant historic figure of Dr. John L. Klein, the F.W. Lewis House does appear to be individually eligible for the National Register of Historic Places under Criterion B & C.

The house also appears to be a contributing building to a potential "West Hill" neighborhood historic district. F.W. Lewis was an aspiring young resident of Muscatine when he built this property around 1880. Because of the size of the house, it appears likely it was intended for a family. The 1880 census records Lewis and his 20-year-old wife Sallie, so it appears likely the couple planned to use their new

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house as a family residence. As a banker however, he might have also considered the house as an investment, basing his decision to build it on the growth and character of the neighborhood. In either case, the construction of the house demonstrated the strong attraction this area made to local residents. This house contributes significantly to the history and architecture of this proposed historic district.

Frank W. Lewis bought this property from Fred Kaufman on June 3, 1879 for \$900 (Book 12; Page 559). The 1874 birds-eye view of Muscatine shows no house on this site, but the house is depicted on the 1883 Sanborn map. Lewis was born on July 31, 1849, the son of John P. Lewis, and moved to Muscatine from Ohio with his family in 1852. He began working for the First National Bank when he was 17 and within one year was promoted to cashier. The 1874-75 city directory identified him as a teller for the Merchant Exchange National Bank and recorded him as boarding at "Mrs. McCormick's." The 1879 directory showed he had been promoted to cashier at the Merchant Exchange National Bank and had moved to "Fourth ne cor Iowa Avenue." The 1880 census listed Frank Lewis (30) with his wife Sallie (20). The 1883 city directory continued to list his occupation as the cashier for the Merchants National Bank and added the Muscatine Savings Bank as a second work location. His residence was listed as 213 W. Third. Lewis moved to McPherson, Kansas in 1885 to continue his banking career. He died in 1888 (*Portrait and Biographical Album of Muscatine County 1889: 253*).

Prior to moving to Kansas, Lewis sold the house to Fitch Swan on March 28, 1884 for \$4500 (Book 18; Page 286. The difference in price between Lewis' initial purchase and the sale to Swan, coupled with the Sanborn drawings, confirm a house was built on the lot between 1879 and 1883. Swan was a jeweler who also sold watches and other accessories. The 1886-87 city directory listed Swan at 213 W. Third. In addition, J.F. Swan (widow), who is assumed to be Fitch's mother, was also listed at that location. Both F.W. Swan and Mrs. J.F. Swan continued to be listed there in the 1889-92 city directory.

Swan sold the property to L.L. Lane on March 31, 1890 (Book 22; Page 187). Lane was listed in the 1891-92 city directory at 213 W. Third. He was identified as a capitalist.

The property was sold again on July 28, 1891, when Lane transferred it to John W. Rice (Book 22; Page 725). Rice was listed in the 1893-94 city directory at 213 W. Third. No occupation was shown for him that year, but in the 1891-92 directory he had been identified as the owner of the J.W. Rice and Son feed mill. Rice continued to be listed in the 1895-96 directory, but he was identified as retired. In addition to J.W., Anna Rice and Hattie Rice were also listed as residents. Neither of the women had an occupation listed. Rice was recorded as a stockbroker and still a resident of 213 W. Third in the 1897-98 directory. Hattie also continued to be listed at that address. In the 1900 and 1902-03 directories, Harriet was identified as Rice's wife for the first time. No occupation was listed for either resident. The 1900 census confirmed the Rices at 213 W. Third. In addition to J.W., 71; and Harriet, 64; the census also recorded their daughters Emma (Anna?), 37; and Hattie, 27, in the household. No occupation was listed for any of the women and it appears J.W.'s occupation was landlord. The 1904 city directory continued to list J.W. Rice and Harriet as the residents of 213 W. Third. He was identified as retired.

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John W. Rice, widower, sold Lot 2, Block 54 to Dr. John L. Klein, one of Muscatine's leading young physicians and surgeons, on July 20, 1905 (Book 38, Page 304). Rice moved to 311 E. Fifth. Klein was born near Iowa City on October 18, 1873. After graduating in 1897 from the University of Iowa with a medical degree, he settled in Muscatine and practiced for over 50 years. Only five months before he bought 213 W. Third from Rice, Klein and Dr. A.J. Weaver had purchased the former J.C.B. Warde House on Cherry Street and opened the Bellevue Hospital. In a 1955 Muscatine Journal article announcing Bellevue's golden anniversary, the hospital located its first patient and presented her with a \$50 saving bond. It also reported that since opening, the facility had treated over 43,100 admitted patients, 20,000 outpatients and delivered 5000 babies (Muscatine Journal, 1955, 3). Although founded three years after the Benjamin Hershey Memorial Hospital, the institution provided a critical service to the community and significantly impacted the quality of life in Muscatine. Although the hospital had already been founded when Klein bought his new house at 213 W. Third, during the next 22 years he lived there, he helped guide and strengthen this important city institution, which would eventually impact nearly everyone in the community over the next 50 years. The hospital closed around 1960, about one year before the Hershey Hospital closed and became a convalescent home. Klein bought 213 W Third in 1905. He married Florence Schmidt, a native of Muscatine, on October 1, 1907 and they were first listed at the house in the 1907 city directory. He was identified as a partner with his brother A.R. in the firm Klein and Klein. The 1908-09 directory was the first to list Klein as the president of Bellevue Hospital. It also recorded him as a physician and his wife as Florence. The 1910 census listed John L. Klein (36, physician) at 213 Chestnut with his wife Florence (29), daughter Dorothy M. (1), and servant Emma F. Beitz. The first impression is the address is a misprint, which it might be. However, others listed on the census record, such as Harry Atkins at 310 Chestnut, match the 1911 city directory. Possibly the Kleins moved from 213 W. Third for a short time while renovation work was completed on their house. Local history indicates the porches were added in the early 1900s and this might have been the reason for the family to temporarily move. The earlier listings continued through the 1913 city directory.

His biography in 1911 noted that Klein was born near Iowa City on October 18, 1873. He grew up on the family farm in Johnson County and graduated in 1897 from the University of Iowa with a medical degree. He began practicing medicine in Muscatine shortly after graduating. In 1905, in association with Dr. A.J. Weaver, Klein organized the Bellevue Hospital Corporation. He then served for many years as the president of the hospital board of directors. Bellevue Hospital was one of two hospitals formed shortly after the turn of the century. The Benjamin Hershey Memorial Hospital was formed in 1902. Although the actual formation of the hospital corporation predates Klein's residency at 213 W. Third by about five months, he was living there during the hospital's early formative years. Bellevue continued to operate until around 1960, according to city directories. During his early career in Muscatine, Klein was active with several church and civic organizations, including the Knights of Columbus, the Red Men, the Modern Woodmen of America, the Workmen and the Elks. In addition to his civic and professional activities, Klein also was a stockholder and one of the directors of the Muscatine Produce & Pure Ice Company (Richman 1911, Vol 2: 602; & Muscatine Journal, 1947, 1).

From the 1916 through the 1927 directory Klein was listed as a physician and surgeon with his wife Florence. The 1920 census recorded John L., 46; Florence, 37; daughter Dorothy, 10; and son John, 7;

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along with domestic servant Mary Pallischeck, 20, in the household. The Kleins were listed at 110 W. Second in the 1929 city directory, having moved from this house. During this period, he continued to be active in professional societies and local organizations. He helped found the Muscatine County Medical Society, served as its first secretary and was also president of the organization. He was also a member of the Southeast Iowa, the Mississippi Valley, the Interstate and the American Medical Associations; and was a life member of the Iowa State Medical Society. He also was a member of the Muscatine Chamber of Commerce and was a charter member of the Geneva Golf and Country Club (Muscatine Journal, 1947, 1).

Mrs. P.M. Smith, widow of Chas, was recorded at 213 W. Third in 1929. No occupation was listed for her. The Kleins continued to own and lease 213 W. Third after they moved. The 1931 city directory listed Edward O. Burnside and his wife Lillian as the residents. Burnside was in the real estate and insurance business. Jos. J and Edith Bieber were identified as the residents in the 1934 directory. He was a partner in Bieber and Thiessen, an oil and gas supply firm. Mrs. Annie Holliday was listed as the resident in the 1936-37 and 1938-39 city directories. She was the widow of Arthur, but no occupation was listed for her. From the 1940-41 through the 1946 directories, Mrs. Frances Boynton, widow of George, no occupation listed, was recorded as the resident of 213 W. Third.

While Boynton rented the house, John L. Klein established a trust and assigned the house to Dorothy M. Olsen, trustee, on October 16, 1942 (Book 102; Page 409). The trust split the house into two apartments and rented both to tenants. Klein died in 1947 following a short illness. Shortly before his death, the Illinois Medical Association recognized Klein for his record of 50 years in the medical profession ("Dr. John L. Klein, Sr, 73," Obituary, *Muscatine Journal*, September 30, 1947, 6). The first directory to identify two apartments was the 1949 edition. Robert A. and Verna VanDyke were the residents of 213 W. Third; while Amo C. and Nellie Bruemmer were the tenants in 213-½. VanDyke was a sales manager for Northern Gravel. Bruemmer was an office manager. The 1952 directory listed Robert F. Klein and his wife Theresa as the residents in 213 W. Third. He was a son of John and Florence and also a physician. The 213-½ W. Third residents in the 1952 directory were Carl W. and Ruby Brandt. He was a chemical engineer with Colon Company. Martin and Margaret Putz were the 213 residents in the 1954 directory. He worked as the factory manager for Carver Pump. The 213-½ residents were W.D. and Genevieve Sweney. He was the manager for the S.J. Kresge Company. Howard and Lucille Stalley were listed as the 213 residents in the 1956 and 1958 city directories. In the 1956 directory he was the assistant manager for Mills Auto Parts, while in the later directory he the purchase agent for the auto parts business. The 1956 residents in 213-½ were Felix and Kathryn Ruppert. He was the owner of the Red Paint Store. John Glasgow, section head for Stanley Engineering, was listed as the tenant in 213-½ in the 1958 directory. Glasgow continued to be listed there in the 1959 directory. John T. and Joyce Garbutt were the residents in the 213 side of the house. He was a biochemist for Grain Processing.

The Klein family continued to maintain ownership of the property through the trust until 1980, when the estate sold the property.

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9. Major Bibliographical References

“Bellevue Hospital Is Arranging Open House Tuesday to Celebrate Golden Anniversary,” *Muscatine Journal*, January 29, 1955, page 3.

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Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, page 602

“Short Illness Fatal to Dr. J.L. Klein, Sr.,” *Muscatine Journal*, September 30, 1947, page 1.

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Location Map



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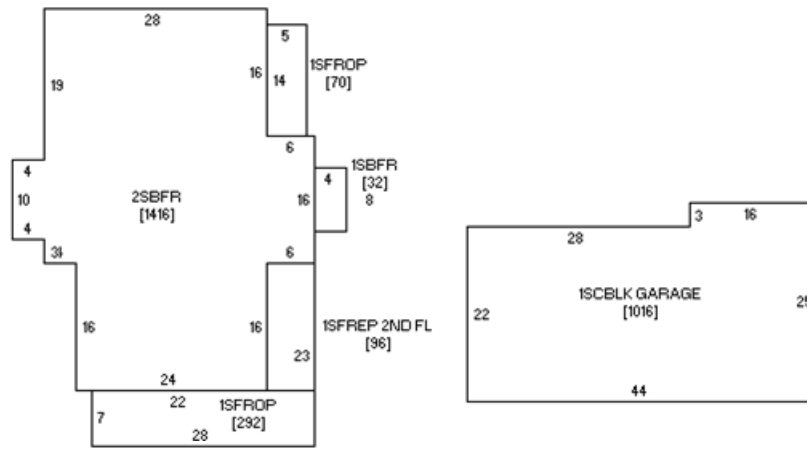
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

