

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

State Inventory No. 70-01033 **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 Hill-Giesler House
 other names/site number Field Site #: WH-085

2. Location

street & number 601 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) 50 Lot(s) 6 & E 12 1/2 ft 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 Enter number of:	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	_____	Contributing	Noncontributing
<input type="checkbox"/> district	_____	<u>2</u>	_____
<input type="checkbox"/> site	_____	_____	_____
<input type="checkbox"/> structure	_____	_____	_____
<input type="checkbox"/> object	_____	_____	_____
	Total	<u>2</u>	_____

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>10: Concrete</u>
<u>07A: Early 20th Century American / Prairie School</u>	walls <u>03: Brick / 06: Stucco</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 601 W. 3rd St Site Number 70-01033
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 1856 check if circa or estimated date
Other dates c.1917 remodeling

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder Samuel B. Hill

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 Christine Conley, volunteer (R.L. McCarley, consultant)
organization Muscatine Historic Preservation Commission date January 4, 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 2-story, 3-bay, Italianate house with later Prairie School and Classical influences. The house sits on a cement foundation. The first walls are clad in 20th century brick veneer and the second story is frame clad in stucco. The intersecting hip and gable roof is clad in asphalt shingles. A flat brick lintel tops all of the first story windows. This house was constructed around 1856 by Samuel Hill, and it is pictured in an 1874 bird's-eye map of Muscatine. Remodeling occurred around 1917 by James Giesler, and the Prairie School exterior influences were likely added at this time, as well as the reorientation towards Locust Street. Although this house has a W. 3rd Street address, its current entrance faces Locust Street.

The south (3rd Street) elevation shows the enclosed one-story brick porch attached to the first story. The detailing of the porch suggests Prairie School influence, and it was likely added at the time of the c.1917 modifications. The square brick columns match the brick veneer on the first story of the house. Likely after this period, the porch was enclosed with 18 rectangular tilt windows on the south elevation, with additional windows on the west side and entry on the east. A wide cornice and frieze runs along the entire length of this section with a flat roof. There is a balustrade that runs on all three sides of the roof on this section, the south section being equally separated into thirds by two short, squared, wood pillars. The second story of the main section shows two six-over-six-light double-hung windows on this elevation. Ten evenly spaced brackets in the eaves support the main hip roof here. The house then dips back into a side addition, where a set of paired twelve-over-twelve-light double-hung windows are centered on this first story and directly above is another identical set of these windows in the second story. This section of an adjoining hip roof has five supporting brackets. This addition has similar brick veneer on the first story, as well as brackets along the eaves, suggesting an excellent match as the first story brick is noted on the 1928 Sanborn map on the main portion of the house.

The 1874 bird's-eye view of Muscatine shows a two-story, three-bay hip-roof house on this corner. This map indicates that then it was a 3rd Street entry house with a front porch that stretched across the entire front of the house. The 1888 Sanborn map indicates a full porch on the south, with a small east facing Locust Street entry with a small porch. A similar porch is on the west side. Both sides of the rear ell also have porches. By 1892, a one-story addition was built behind the rear ell, and the porch on the west side of the ell was enclosed. This 1892 map shows a stable to exist where the garage is now, later indicated as a wood house. In 1899 the open porch from the south elevation now wraps around to the front (east) side of the house and the stable is now replaced with a "wood house." The 1912 Sanborn map indicates a similar footprint to 1899. According to a newspaper article, the 1957 owners found architectural plans dated c.1917 that indicate the house was made smaller by removing part of the original structure. This same article also says that the original house was frame house, and the brick and stucco were added later, likely during this c.1917 remodeling based on the stylistic details. The 1919 Sanborn map shows a similar footprint for the main section of house, with a wrap around porch, but only the first rear addition. Additionally, this map notes "veneer 1st, stucco 2nd," a change from 1912. By 1928, the porch is just depicted across the front, though likely the same porch as remodeled around

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1917 and shown in 1919. Everything remains the same on the 1946 map. Since that time, the south porch has been enclosed with windows. According to a previous owner, Richard Stanley, he did this enclosure in 1972.

There are 16 concrete steps that lead up to the c.1917 single-door entry on the east (Locust Street) elevation. The wood panel door has a beveled and leaded glass fanlight on top and beveled, leaded glass sidelights on each side, suggesting more Classical or Federal influence. The aluminum storm door appears to be new as well. Two round columns support a small balcony with a balustrade around it. The brick porch has no roof; it runs only from the left side of the door across to the south end (3rd Street) of the house. On either side of the entry are six-over-six-light double-hung windows on the first story of the main house. The second story has three evenly spaced six-over-six-light double-hung windows that are directly above the two first story windows and entry. This main section of the house has a hip roof with 14 evenly spaced supporting brackets in the eaves. To the right of the main house is a rear 1½-story gable-roof ell. This elevation has a six-over-six-light double-hung window on the first story, and directly above it there is another six-over-six-light double-hung window.

The alley runs along the north elevation of this property. This elevation is broken up into three sections by the 1-½ story "rear" ell centering on the main section of the house. The left part of the main section has one six-over-six-light double-hung window on the first story and one six-over-six-light double-hung window on the second story. The right part of the main section shows a set of paired twelve-over-twelve-light double-hung window on the first story. The second story has a four-over-four double hung window and two identical six-over-six double hung replacement aluminum windows. Sixteen brackets on this elevation support the main hip roof. The 1-½ story gable-roof section has three concrete steps up to a single door entry on this elevation. The wood door contains a small square window in the top half and has a transom over it. The aluminum storm door would indicate that it is not original to the house. The ½ story has one six-over-six-light double-hung window is off center of the gable on this elevation.

The west elevation has the side hip-roof addition, as well as the main hip-roof section of the house and side of the rear gable-roof ell. The main section of the west elevation has a paired set of long narrow 12 light fixed windows on the first story. These windows are located at the end of this elevation toward the alley. There are no other windows or entries on this first story. The second story places an identical set of these narrow windows slightly off center on this section. Twelve brackets support the adjoining hip roof on this main part of the house. There is a single six-over-six-light double-hung window on the ell of this first story. A matching six-over-six-light double-hung window is directly above on the second story. The one-story enclosed brick porch shows a single set of nine single light windows in one casement. It would appear that these windows push out as well. On the 1-½ story section toward the alley there is a single one-over-one-light double-hung window in the first story. Also, an asphalt-shingled sloped roof intersects with the gable above this first story brick section. There is a small, six-light fixed window centered on the ½ story under the eaves on this elevation.

It would appear that this garage was built at the same time as the house was remodeled around 1917 since it has a similar appearance. The bottom half is brick and the top half is stucco just as the house is.

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This garage is on the alley with a concrete driveway approaching from the east. The east elevation has a single bay garage door with five windows spaced evenly across the door about $\frac{3}{4}$ of the way up from the bottom. The north elevation, facing the alley, has a single one-over-one double hung window on it. The west elevation has no windows or entries and on the south elevation 2 single one-over-one-light double-hung windows and a single wooden pedestrian door can be found.

8. Narrative Statement of Significance

The Hill-Giesler 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.

Samuel Hill, an architect and builder in Muscatine, built this home at what is now known as 601 W. Third Street. The 1856 City Directory indicates he is a resident on the north side of 3rd Street and east of Cherry. The house was significantly remodeled around 1917 by the Giesler family, and it retains integrity from this later period, rather than the original construction. James L. Giesler was born around 1857 in Iowa and was employed as the vice president of the American Savings Bank in 1920 when his family lived at 601 W. Third. Although a successful businessman and active in various civic and community activities, there is no evidence to indicate he significantly impacted the history of Muscatine. Richard Stanley was a resident of the house from 1957 to 2002. He is a well-respected member of society in Muscatine, who is currently the Chairman of the Board at Stanley Consultants. Stanley Consultants, originally Stanley Engineering, is a prominent company nationwide. Stanley Engineering was founded here in Muscatine by Richard Stanley's father C. Maxwell (Max) Stanley. Although Richard Stanley is a successful business and civic leader in the community, and Stanley Consultants has grown under his leadership, his impact on the history of the community has occurred within the last 50 years, after the typical period for National Register significance. He does not have exceptional contributions that would warrant special evaluation, but this house should be reassessed for significance for association with Stanley after 20-30 years have passed and the impact of his contributions can be better assessed. In addition, the Italianate house retains little of its original integrity, although most of the changes were done prior to 1960. The house does not reflect its 19th century appearance, but it does retain integrity from the c.1917 remodeling. While the c.1917 modifications are significant in their own right, the house does not appear to be particularly significant under Criterion C for its architecture. There are several other additional examples of this style on West Hill and throughout Muscatine. Thus, the Hill-Giesler House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Hill-Giesler House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It reflects the neighborhood development of this area in the late 19th and early 20th centuries. The house does contribute historically and architecturally to the potential historic district.

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The book "A Stroll Through Old Muscatine" notes that Samuel B. Hill built on this property in 1856; he also used the original building as a shop for his carpentry. According to property information Samuel B. Hill purchased this property on April 16, 1856 (Deed Book Q, pg 253). He then built his home on this property and resided here through 1859 according to the city directories. The 1859 directory lists his employment as carpenter and builder whose shop and residence were on the northwest corner of 3rd and Locust streets. On July 21, 1860 Hill sold this house to George C. Stone (Mortgage, Book U, pg. 168); also a county record indicates a transaction from Hill to William C. Brewster on July 31, 1860 (Deed Book W, pg 315). George Stone was building a house across the street in 1860-61, and may have lived here while he waited for its completion. The County Recorder's files indicate that on April 25, 1867 Brewster sold the property to J. Rubelman (Book 3, pg 302 & 303). The 1874 bird's eye view shows the two-story, three-bay Italianate house on this corner, confirming construction of the existing house by this time. While it is possible that it was not built until Rubelman's possession from 1867 to 1883, the early ownership by Samuel Hill, a carpenter, make it probable that it was constructed in this period.

The 1876 city directory indicates J.R. Rubelman continued to reside at what was then known as 82 W. 3rd Street. He is listed as a resident here until 1883. The 1866 city directory shows J. Rubelmann, a harness and saddle maker at 133 West 2nd Street. Mr. Rubelmann emigrated from Germany, where he learned his trade. He arrived in Muscatine in 1861 and established J. Rubelmann and Co. By 1866, William H. Van Nostrand was working with him in the business (City Directory). In 1879, they tanned leather in Tennessee, finishing it in Muscatine. Their business in Muscatine was "the leading leather, saddlery and hardware house here, doing a large and extensive trade and an exclusively jobbing business." (*History of Muscatine County, Iowa* 1879: 618). J. Rubelman and Co. continues to be listed in the 1877 city directories, but by the 1883-86 city directory, the harness and saddlery business is listed under W.H. Van Nostrand.

Lane apparently bought the property from Rubelman's estate in the early 1880s. The 1883-86 directory has no listing, and in the 1886-87 directory L. L. Lane, a speculator is listed as a resident. Lane continues to reside at this address until 1890. In the 1889-92 directory a May Vennick, domestic, is also listed with Lane as resident.

R.A. McIntyre bought from L.L. Lane on March 15, 1890 (Lots Book 22 pg. 162), who then took out a mortgage from LL Lane on March 28, 1890 (Lots Book 17 pg. 641). In the 1891-1892 city directory, Mary A. McIntyre and R. A. McIntyre, retired, are listed as the current residents. The 1893-94 directory lists Mollie A. and R.A. McIntyre, retired, and in 1895-96 May McIntyre is listed as the current resident. Mary/May/Mollie A. appear to be the same person. Mary is the only listing until the 1899-1900 directory indicates that R. A. McIntyre as the only listing. The 1900 directory seems to clarify that Robert A. and his wife Josephine and Miss Mary McIntyre are all residents of this address. The 1900 census records indicate that R.A. McIntyre, 80 years old, and his wife Josephine live here along with their daughter Mollie, 46 and single, and a grandson, Robert Edgerton age 18 and a female servant Anna Lang. The 1902-03 directory does not have a listing. The 1904 directory has Mrs. J. F. McIntyre as being the current resident. On August 14, 1906, according to the County Records, Josephine A. McIntyre sold the house to Mary A. McIntyre (Deed Book 50, pg 330). However, even though Mary A. McIntyre is the

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owner of record, her mother, Mrs. J. F. McIntyre continues to be listed as the sole resident at this address in the city directories from 1907-1916. The 1910 census records show Josephine and Mary McIntyre as the only residents.

The Gieslers appear to have bought the house around 1917, drawing up plans for the remodeling. A transaction could not be located. The 1919 city directory notes that James L., V.P. at American Savings Bank and wife, Ida Giesler, are the residents currently at this address, as well as Edna Giesler, a clerk at the library. The 1920 census records show James L, his wife, Ida and their son James R, 24, a bookkeeper at a bank and their daughter, Edna, 36, a registered librarian at the public library as the residents at this address. James and Ida continue to be listed in the directories as residents here until 1931. He died on August 3, 1931. There are no Gieslers that could be identified in the 1930 census records. James does not appear to be a historically significant individual. He was born in Wilton on March 17, 1857. He began his banking career at the age of 16 in Wilton and remained in that community until 1899, when he organized the German-American Savings Bank and moved to Muscatine. In addition to his banking activities, Giesler also served as treasurer of the Western Grave Vault Company, president of the J.C. Thomsen Installments Company and treasurer of the Midwestern Food Products Company. He was also a trustee on the municipal water department. Giesler served one term in the Iowa Legislature in 1898. The 1931 directory has no listing but in 1934 Ida Giesler, widow of James L., treasurer of JC Thomson Installment, is now the sole resident. Ida continues to reside at the 601 address until 1939.

On August 24, 1939, Ida Giesler sold the house to Ethel M. Roberts (Book 89, pg 383). The Roberts lived here from 1939 to early 1955. They moved to this address from 214 E. 8th Street. The city directories list Fred as a sales manager for Mississippi Valley Grain and Feed. He remains listed as the sales manager until the 1956 city directory when he is indicated as being the director for Kent Feeds. According to a former resident, Richard Stanley, Fred and Ethel had a daughter, Margaret Jean. Margaret Jean graduated from Muscatine High School in 1943 and became an opera singer of some fame, singing with the name Margarita Roberti. Her married name was Margaret Jean Roberts Nobis. She is among the Muscatine High School graduates who have been inducted into the Muscatine High School Hall of Honor. People who lived in the neighborhood had told the Stanley family of how much they enjoyed hearing her sing as she practiced in the house.

The Roberts, Fred and Ethel, are residents and owners of record until February 2, 1955, when Ethel sells the house to Ralph and Margaret Duncan (Lots Book 154; Page 566). The Duncans are listed as residents in the 1956 city directory.

On October 16, 1957, Ralph Duncan sold this house to Richard Stanley (Lots Book 175; Page 105). Richard and Mary Jo Stanley are listed as the current residents in the 1959 directory, Richard is indicated as being an Assistant Department Head for Stanley Engineers. He is still at Stanley Consultants in downtown Muscatine in 2006, as chairman of the Board of Directors. Richard Stanley's father, C. Maxwell Stanley, was a founding member of Stanley Engineering Co., currently known as Stanley Consultants. Stanley Consultants traces its roots to 1913, when Charles H. Young started

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Central States Engineering Company. C. Maxwell (Max) Stanley came to Muscatine in 1932 to join Young in the company. Young was looking for a younger engineer to eventually take over the company. In 1932, the name was changed to Young and Stanley, Inc. Arthur E. Stanley, Max's brother, joined the company in 1934. In 1939, Young retired, and the company became Stanley Engineering Co. Richard graduated from college in 1955 and joined the company at that time. Having taken ROTC during college, he was called to active duty in the fall of 1955. On release from active duty in the fall of 1957, his wife and he wife and their first daughter returned to Muscatine, at which time they moved into the house at 601 W. 3rd St. They resided at this address until April of 2002. Richard spent his entire career with Stanley Consultants Inc. He became President of the company in 1971. When his father died in 1984, he became both Chairman of the Board and President. In 1987, Gregs Thomopulos became President and Richard remained as the Chairman of the Board. Both continue to hold these positions today. Richard also has been a director of The Stanley Foundation since it was established in 1956. He has been Chair and President of the foundation since 1984. He served as a director of the HNI Corporation from 1964 to 2006 and was Vice Chair of the Board of Directors from 1979 to 2005 (Stanley to Conley 2006).

The county records indicate the Stanley sold the house at 601 W. 3rd Street to HON Industries on May 2, 2002 and HON Industries in turn sold it on December 12, 2002 to Mark and Janet Huddleston who are the current owner of record.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1910, 1920, 1930.

City Directories, Muscatine. Various publishers, 1856-1959. Available as the Musser Public Library.

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

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

"J.L. Giesler Dies Suddenly at Home," *Muscatine Journal*, August 3, 1931, page 1.

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

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

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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Stanley Consultants. http://www.stanleyconsultants.com/about_us_history.php

Stanley, Richard to Christine Conley. Email correspondence, May 2006.

Location Map



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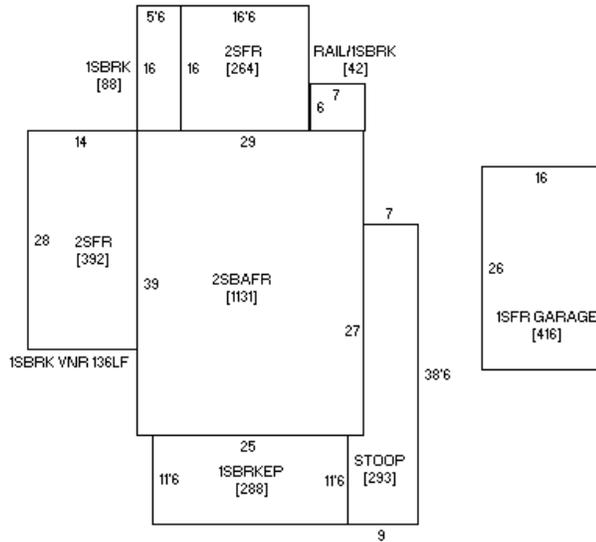
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

