

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

State Inventory No. 70-00230 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 Cora Chaplin Weed House
 other names/site number Field Site #: WH-090

2. Location

street & number 700 West Third 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) 40 Lot(s) 5 & 6, parts of Lots 4 & 7

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 _____ 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>06B: Late 19th & 20th Century Revivals / Colonial</u>	foundation <u>03: Brick</u>
<u>09A04: Side-Gabled Roof, Two Story (historical)</u>	walls <u>02: Wood</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 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 700 West Third Street

Site Number 70-00230
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

02: Architecture

Significant Dates

Construction date

1876

check if circa or estimated date

Other dates

1890s, 1930s

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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 3, 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 is a two-story, side gable, frame I-house. The house sits on a brick foundation. The walls are clad with wood clapboards. The gable roof is clad in asphalt shingles. Interior brick chimneys project above the roof ridge at east and west gable ends. The original I-house was likely simple in detail, and the two-over-two-light double-hung windows suggest it may have had some Italianate influence. The house was remodeled around the turn of the century with the addition of the bay windows, an open entry porch, and likely replacement of the some windows in the house with the historic one-over-one light, double-hung windows. The house was given a more classical appearance with the enclosure of the entry porch and removal of balustrades, probably in the first half of the 20th century, likely in the 1940s.

The front (north) elevation is symmetrical with a centered single entry, flanked by bay windows on the first story. The entry is projected from the building three feet, opening to a small vestibule. The entry has five-light, fixed sidelights on either side of the door and a triangular pediment above it. Also, above the entry and bay windows is a wide board band, with a small dentil molding at its top. The one-story angled bay windows have three one-over-one light, double-hung, narrow wood windows with modern aluminum storm windows. The front façade is three bays wide, with one-over-one-light, double-hung windows on the second story at the left and right. Each of these windows has a four-light wood storm window. These windows are the only windows on the house that have shutters mounted on them. In the center of the second story of the front façade is set of three windows, including a fixed window that is mounted between two small, narrower windows. These windows have decorative diagonal and diamond muntins. Centered on the roof is a shed-roof dormer with three small windows. These windows also have decorative diagonal and diamond muntins. The dormer has rafter tails and is clad in fishscale siding. This dormer was likely added during the turn of the century remodel with the bay windows.

A photograph published in *Muscatine, Iowa: The Pearl City* shows the house's appearance in 1914, which likely reflects a turn of the century remodel. The front entry was an open porch with decorative brackets at the eaves, Corinthian columns, and spindled ballustrade on the roof. Decorative eave brackets and ballustrade can also be seen on the bay windows. A porch on the southeast corner of the building was also built with decorative eave brackets and ballustrade. The building in the 1914 photograph can be described as Vernacular Victorian in style (*Muscatine, Iowa: The Pearl City 1914*: page 85). Subsequent modifications, such as removal of the decorative brackets and ballustrades, the addition of the enclosed entry with triangular pediment and the shutters on the second floor windows have transformed the appearance of the house to a colonial style, likely in the late 1930s.

The east elevation shows the gable end of this house. The original building appears to be an I-house with a rear ell, with the east gable end of the east-west portion facing Broadway and a porch with single entry located to the left (*Muscatine, Iowa: The Pearl City 1914*: page 85). The east gable end of the building shows one two-over-two light, double-hung window on each story, placed eccentrically to the north. A gable end of a later two-story addition is seen next, to the south, where the porch previously described was located. It is a two-story addition, identical in width to the original gable end and projecting to the

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east about five feet. Though the 1946 Sanborn map does not show the addition, the Klein family notes that it was there when they moved here in 1945. The first story has a brick wall with brick columns at the two corners. The area between the columns shows three one-over-one light, double-hung windows that are slightly undersized for the opening. The narrow space around the windows is filled with lapped siding. The 1905, 1912, and 1919 Sanborn maps show an enclosed porch and open porch in the southeast corner of the house, at the corner between the main section and rear ell. On the left of the east elevation, the rear ell is seen in the background. A single one-over-one-light, double-hung window is centered in the east wall of the rear ell, as well as two small, two-over-two light, double hung windows. To the left on the ell, a one story addition with an open porch facing the south is seen. This addition and porch is part of a later addition, likely in the 1990's.

The west elevation shows one two-over-two-light, double-hung window on each story, placed eccentrically to the north. A second two-over-two light, double-hung window is shown on the second story at the right, above a double casement window on the first story. To the right is seen the single story addition with porch.

The rear (south) elevation shows the gable end of the rear ell portion of the original house. It has a single, one-over-one-light, double-hung window in the center of the second story, as well as two smaller fixed windows, eccentrically placed. The porch addition is shown with a single entry on the left. The south facing façade of the main section of the house, seen in the background to the right, reveals a single, one-over-one light, double hung window on the second story. A large one-over-one light, double hung window is evident on the first story, then a section of brick wall and corner column is seen. There are two one-over-one light, double hung windows near the corner column.

A one and a half story, vinyl clad garage is at the rear of the property and is accessed from Broadway. The garage has a hip roof and a south-facing dormer. According to Sanborn maps, this garage was likely rebuilt between 1919 and 1928 to accommodate automobiles.

8. Narrative Statement of Significance

The Cora Chaplin Weed House does not appear to be individually eligible for the National Register of Historic Places under Criteria A or B, but is eligible under Criterion C. Additionally, it appears to be a contributing building in a potential "West Hill" neighborhood historic district.

This house was built by a young widow, Cora Chaplin Weed, who aspired to become socially significant in Muscatine. She found an opportunity to "trade up" when she sold this average size house and purchased the elegant house of another widow, Mrs. John G. Gordon. Historically, the occupants of this house were notable locally, such as the widow of Civil War veteran General Gordon, two bank presidents (Giessler and Edmonds) and the prominent local Dr. John L. Klein. However, none of them appear to have made particularly notable contributions to the history of Muscatine. Thus, it does not appear individually eligible for the National Register of Historic Places under Criteria A or B. Architecturally, the

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modifications made to the original building that were likely made in the 1890's by Lane. Later changes by Edmonds in the late 1930's did not alter the basic architectural integrity of the house, and added a more Classical Revival influence. The resulting house is an excellent example of revival architecture. The house retains excellent integrity. The major modifications made to the front of this house have been done prior to 1960. Thus, the Cora Chaplin Weed House appears to be individually eligible for the National Register of Historic Places under Criteria C.

The Cora Chaplin Weed House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The style of this house is complementary to the fine buildings in the West Hill neighborhood. Located as it is at Broadway and Third Street, where passers-by are drawn to the river view and the elegant homes, this house is very notable. Architecturally, the modifications that likely were made in the 1890's by Lane to the original building and the later changes that were made by Claude Edmonds between 1935 and 1945 have not altered the basic architectural integrity of the house. The major modifications made to this house have been done prior to 1960.

The early city directories of 1856 and 1859-60 identify S. G. Hill as living on the south side of 3rd Street, between Broadway and Cherry. General Sylvester G. Hill was killed in the Civil War. His widow, Martha J. Hill is listed at the south side of 3rd Street, near Broadway in 1869 and at 105 W. 3rd Street in 1876. The 1874 bird's-eye view of Muscatine shows the Henry Moore House at the far west end of the block on Lot 10, a two-story house on about Lot 8, and no additional houses to the east at the corner of 3rd Street and Broadway on Lot 6. A deed transfer record shows that lots 6 and 7 were sold to S.G. Hill by Oliver Bennett on June 6, 1860. It appears that this added land to their lot 8 holdings and house. On October 29, 1875, Martha Hill and her son, William sold only lot 6, block 40, to Cora Weed, apparently retaining Lot 7 and 8 with their house. On March 24, 1890, Martha J. Hill sold lot 7 to H.W. Huttig, and on October 10, 1890 she sold lot 8 to H.J. Fitzgerald. Martha J. Hill is listed at the south side of 3rd Street, 2 west of Broadway in 1877-78, which indicates that there was a house to the east of Hill. This one to the east was likely this house at 700 W. 2nd Street, as only 2 houses are depicted on the block in 1874, and Moore lived at the west end/corner of the block (Lot 9, 10). It appears that Hill never lived in a house on the corner, Lot 6.

It appears that Cora Weed built this house at 700 W. 2nd Street around 1876, after buying the Lot 6 in late October 1875 from Hill and before the 1877-78 city directory was published, which describes the Hill residence as the 2nd house west of Broadway. Cora Weed, in her early 30s, had inherited money from late husband, Chester Weed after he died in 1874. The city directory of 1877-78 indicates that Charles Chaplin, an engineer, resided on 3rd Street, at the southwest corner at Broadway. Also listed is Cora Weed, widow of Chester, living at the same address. She lived here with her parents until 1878, at which time a property exchange seems to have been made with Mary A. Gordon, whose husband had died in 1877. Cora's father, Charles Chaplin, purchased the home of Mrs. Gordon at 205 Cherry Street, while Mrs. Gordon bought the house at 700 West 3rd Street from his daughter, Cora. Cora Weed sold the property to Mary A. Gordon, widow of General John G. Gordon, on September 6, 1878. In city directories, L.L. Lane is listed as living at 702 W. 3rd St. in 1883 (probably rented). Mrs. M.A. Gordon,

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widow, is listed at 702 West 3rd Street from 1886-87 to 1889-92. Her husband had died on January 30, 1877.

Mary Gordon, in turn, sold the property to Louis Lyall Lane on August 4, 1891, who passed it on to his wife, Gertrude and daughter, Fannie on October 8, 1894. L.L. Lane is listed as retired and living at 702 W. 3rd St. in 1883, but then is listed elsewhere. John N. Kaiser was listed here in 1891-92 (a boarder), and Lyell L. Lane is then again listed from 1893 to 1900. This is in agreement with the transfers of title listed above and the 1900 Census, which shows L.L. Lane (62, married) and his children Landina (22, Fannie), May (18), Mildred (16) and Lysle L. (14) living here and owning the house. The turn of the century alterations (the bay windows, replaced porches, dormer, some windows) likely occurred in the 1890s while Lane lived here, as the bay windows and open entry porch are shown on the first Sanborn map of this area in 1905. This appearance is also seen in the 1914 historic photograph.

It appears that Henry F. Giessler moved to this house around the turn of the century. Even though he is listed at this address beginning in the 1904 city directory, he did not purchase the property from Gertrude and Fannie (Black) Lane until June 9, 1909. Henry F. Giessler, a banker, lived at this address until 1934. Henry was born in York County, Pennsylvania, the son of Henry S. and Maria Wildasin Giessler, on October 15, 1853. The Giessler family moved to Wilton, Iowa in 1856, where his father operated a general store and acted as postmaster for the small town. Henry S. Giessler died in 1861, leaving a wife and three children. Henry grew up in Wilton and received a degree from the University of Iowa in 1878. He continued on to law school there, getting his degree and passing the bar exam in 1880. He began his law practice in Vinton, Iowa. He then changed his career direction, entering banking as an assistant cashier at the Union Bank in Wilton. In 1883, he moved on to Carroll, Iowa as cashier of the Carroll County Bank; then moved again to Oakley, Kansas, where he was president of the Bank of Oakley. Henry F. Giessler and Katherine Pentzer, a native of Wilton, Iowa were married on June 23, 1887. In 1901, Henry F. Giessler moved to Muscatine and assumed the position of vice president of the German American Savings Bank, which was organized in 1899. He likely moved into this house shortly after moving to town, listed here by 1904. He was made president of the bank in 1905 (Richman 1911, Vol 2: 101). Mr. Giessler was named as president of the Muscatine Welfare Association in 1914 and continued in that position until 1929. ("H.F. Giessler Succumbs at Home Here", Muscatine Journal, August 3, 1939, page 1) The 1920 Census lists Henry F. Giessler, age 66, and his wife, Kate, age 57, at 702 West 3rd Street. He continued to serve as president of the German American Savings Bank through the name change to American Savings Bank in World War I until the bank closed in 1934.

The property was then sold to banker Claude A. and Bernice Edmonds on June 7, 1935. Mr. Edmonds was president of Central State Bank in Muscatine for many years. He was born on April 7, 1883 in Washington, D.C. Claude and Bernice Edmonds had two children: Mary and Richard. Mr. Edmonds died on February 11, 1967 in Muscatine ("Claude A. Edmonds, Former Bank President, Dies Here", Muscatine journal obituary, February 11, 1967, page 1). He remained at 700 W. 3rd St. until November 5, 1945, when he sold the property to Dr. John L. Klein, Jr. and his wife, Beatrice. Beatrice later recalled that the east side addition and other changes were complete when they bought the house (Beatrice Klein letter, March 7, 2006).

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Dr. Klein was born on February 12, 1912 in Muscatine, a son of Dr. John L. and Florence Klein Sr. In 1905, Dr. John L. Klein, Sr. and Dr. A.J. Weaver purchased the J.C.B. Warde House at 205 Cherry Street and converted it into Bellevue Hospital, which served the community until 1960. Dr. John L. Klein, Jr. married Beatrice Kaiser on June 17, 1940 in St. Paul, Minnesota. They had three children: John, Thomas and Andrea. Dr. Klein graduated from the University of Iowa Medical School and first was associated in medical practice with his father. He later was associated with his brother, Dr. Robert Klein for 32 years in Muscatine. Beatrice later recalled that the only modifications they completed was the installation of a pipe organ in the east room, which required closing some windows (Beatrice Klein letter, March 7, 2006). Dr. John L. Klein, Jr. died on October 9, 1979 ("Dr. John Klein dies", Muscatine Journal obituary, October 9, 1979, page 3). After her husband's death, Beatrice Klein lived at 700 West Third Street until 1987.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1920

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

"Claude A. Edmonds, Former Bank President, Dies Here", Muscatine Journal, February 11, 1967, p. 11

"Dr. John Klein dies", Muscatine Journal obituary, October 9, 1979, p. 3

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

"H.F. Giessler Succumbs at Home Here", Muscatine Journal obituary, August 3, 1939, p. 1

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

Klein, Beatrice to Maryrose and John Peterschmidt, personal letter, March 7, 2006.

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Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889.
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Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at:
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Photograph of building (digital image)

