

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

State Inventory No. 70-01111 **New** **Supplemental**
 Part of a district with known boundaries (enter inventory no.) _____
 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 Jacob Liebbrand Rental House
 other names/site number Field Site #: WH-118

2. Location

street & number 311 Chestnut
 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) 55 Lot(s) S 46-2/3' of Lot 10

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing Noncontributing
<input type="checkbox"/> district	<u>2</u> buildings	_____ buildings
<input type="checkbox"/> site	_____ sites	_____ sites
<input type="checkbox"/> structure	_____ structures	_____ structures
<input type="checkbox"/> object	_____ objects	_____ objects
	<u>2</u> Total	_____ 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>
_____	<u>70: Vacant (accessory building)</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A01: House / Front-Gabled Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>05E: Metal/Aluminum</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 type="checkbox"/> Yes <input checked="" 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
City Muscatine

Address 311 Chestnut

Site Number 70-01111
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)

Significant Dates

Construction date 1885 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Jim Rudisill (Muscatine Planning/CD Coordinator)

organization Muscatine Historic Preservation Commission date September 2, 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: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

Jacob Liebbrand Rental House	Muscatine
Name of Property	County
311 Chestnut	Muscatine
Address	City

7. Narrative Description

There are two buildings located on this property, a historic house and a non-historic concrete block building. The main building is a c.1885 two-story, gable-front house that lacks any trim or other decorative details. The foundation of the house is brick. The walls are frame and clad in aluminum siding. The roof is clad in asphalt shingles. Overall, some significant alterations have been made to the house, including resizing of windows, replacement of windows, non-historic siding, and the enclosure of the front porch. A shed-roof dormer has been constructed on the south side and does not appear to be original. A metal/fiberglass carport roof has also been installed on the north side of the house.

The front (west) elevation of the house is dominated by the enclosed front porch with a shed-roof. It has two non-historic double-hung windows, and a non-historic entry on the north side. A full porch does not appear on the 1946 Sanborn, though an entry porch is visible in the northwest corner. No other openings are visible on the first story. The only second-story opening on this elevation is a one-over-one, double-hung window located in the gable that is identical to the porch windows.

The south side elevation includes several openings on the main front section of the house and one-story rear addition or extension. The main house has several first-floor openings, but the only upper floor openings are a pair of one-over-one, double-hung windows located in the dormer. Two similar windows are located on the first floor of the main wall. There is also a basement casement window on the main part of the house. The back addition also has several openings on this elevation. A one-over-one, double-hung, first-floor window is located near the center of the addition. Below and slightly to the left of this opening is another window that extends to ground level. This opening might have originally functioned as an entryway, possibly to the basement. A slider window is located to the right of the ground-level window.

The north elevation is similar to the south side because of the main house section and the one-story rear addition or extension. This elevation includes a metal and fiberglass carport canopy that extends the length of the building. This elevation also contains several openings, including an entryway in the northwest corner of the wall. The entry contains a wood door with a 12-light window in its upper half and a four-light sidelight on its right. The entry opens into an enclosed front porch. Two other openings are located on the main house wall of this elevation. Each is a two-sash casement or slider window. One window is located on the first floor and to the left of the entryway. The second opening is centered on the second floor. The north elevation of the back addition also contains two openings. An entryway is centered in the north wall of this elevation. The entryway contains an entrance and storm door that is accessed by a set of cement steps. A small casement window is located to the right of the entryway.

Only the second story, gable portion of the rear of the original house is visible. A non-historic one-over-one-light, double-hung window is centered in the gable.

Iowa Site Inventory Form Continuation Sheet

Page 4

Jacob Liebbrand Rental House	Muscatine
Name of Property	County
311 Chestnut	Muscatine
Address	City

The east or rear elevation of the house has a one-story, gable-roof rear section that covers most of the first story of the rear of the house. A rear one-story section appears as early as the 1888 Sanborn map, though the form changes in the early 20th century. There are no openings on the east wall of the extension.

No interior details are known about the house.

In addition to the house, a one-story, detached concrete-block building is located in the southeast corner of the property, facing the alley. It appears this building is set on a cement slab, and its roof is rubber. A building at this location appears on the Sanborn maps between 1905 and 1912. However, the concrete blocks of the current building date to a more recent time, indicating the older building has been replaced, probably around 1969, when the property changed hands and the new owner opened a barbershop there. The west elevation contains a single, side-by-side, sliding window located in the center of the wall. The south elevation has three openings, including a solid steel door with a glass storm door located in the southeast corner of the elevation. Two, side-by-side, slider windows are located to the left of the entryway. The east elevation contains two, side-by-side, slider windows located near each end of the wall. The north elevation does not contain any openings.

8. Narrative Statement of Significance

This property does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. It also does not appear to be a contributing building in a potential "West Hill" neighborhood historic district because it has lost much of its historic integrity.

None of the individuals connected with the buildings at 311 Chestnut appear to have made a significant contribution to the history of Muscatine, and no significant events are associated with the house. Although the older historic building does retain its general shape, most of the windows are not original or historic, and they have been resized. Additionally, the non-historic siding obscures any other historic detail, and the porch has been enclosed. The combination of these exterior changes to the property would appear to significantly reduce the building's historic integrity. Thus, it does not appear to be individually eligible for the National Register of Historic Places, nor does it appear to be a contributing resource in a potential West Hill Historic District. It is at the edge of this district, and it may not even be included in the district due to the non-contributing status.

The house appears to have been constructed by Jacob Liebbrand (Leibbrand, also Liebrand and Leibrand) sometime after he purchased all of Lot 10 from Dr. D.P. Johnson on November 6, 1883 (Muscatine County Recorder's Office, Book 18, P. 144). The 1883 Sanborn shows a 1-½ story dwelling with two back extensions on the property. However, this building is located immediately next to the alley and closer to Chestnut Street than the building shown on the 1888 and later Sanborns. Thus, this house was built between 1883 and 1888. Between 1892 and 1899, Sanborn maps show that a center front porch was added, and the rear section was reconfigured.

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Jacob Liebbrand Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>311 Chestnut</u>	<u>Muscatine</u>
Address	City

Jacob Liebbrand was born in Weisach, Wuertenberg, Germany in 1837 and immigrated to America in 1882. He married Dorthea E. Biebings about one year later. Five children were born to the couple, but only three, William, John and Elizabeth (Harbaugh) survived their father, who died in 1900 ("Jacob Liebrand Passes Away," Muscatine Journal January 12, 1900, 1). According to various city directories, both Jacob and William worked as tailors for various Muscatine clothing stores for much of their lives. Although the house was likely constructed by Liebbrand, it does not appear that any of his family lived there until 1910. Jacob was first listed in the 1886-87 directory, living at 409 E. Fifth. In the 1889-92 directory, Jacob is not listed, but his son William is listed at 317 Chestnut (now 122 W. 4th Street). In the 1891-92 directory, Jacob is listed as living at 317 Chestnut. Most tenants from the 1890s at 311 Chestnut have not been identified. Mrs. Louisa Hill is listed as a boarder in the 1893-94 city directory.

On January 31, 1900, following the death of their father, the property was formally split between the three children, with each ending up with one house on Lot 10. William ended up with the south 46 2/3' (one-third) of Lot 10, the property associated with 311 Chestnut. He was listed in the 1900 census with his sister Lizzie Harbaugh at 313 Chestnut, but appears to have married in that year. The 1900 census shows Everett and Alice Mull living there. Mull was a traveling salesman. City directories and census records provide the names of other tenants, but that information is incomplete. The Liebbrands continue to live in other properties along Chestnut on this lot.

The 1910 census lists William H. Leibbrand (39) with his wife Catherine (29), Dorothy (8), Elmer (5), and Charles (4). This is the first time the Leibbrand family is listed at this address. City directories from 1911 to 1916 continued to list William and Catherine as residents at 311 Chestnut. Clarence and Nellie Eis are listed as the residents in the 1919 directory, but the Liebbrands reappear in 1921 and 1927 directories. Between 1905 and 1912, a garage was built at the rear of the lot, according to the Sanborn maps. The front porch and rear section of the house was also reconfigured again between 1919 and 1928, according to the Sanborn maps.

Catherine Liebbrand, widow of William, sold the south 46 2/3' (one-third) of Lot 9, to Clarence Hanson on March 11, 1929 (Muscatine County Recorder's Office, Book 72 (Lots), P. 46). The directories also show Clarence Hanson worked as a pharmacist in various Muscatine drug stores from around 1931 to sometime after 1961. His sister Edna also lived at 311 Chestnut and worked as a music teacher there. Lena Hanson, whose relationship with the other Hansons is unknown, was listed as the resident in 1929. After that initial listing, Clarence and Edna are the only residents listed.

The heirs of Hanson's estate sold the property to George and Genevieve Chapman on September 12, 1966 (Muscatine County Recorder's Office, Book 227 (Lots), P. 826). Chapman operated the Alley Barbershop, which was located in the back building that is part of this property. It appears likely he was the individual who constructed that building. The other alterations, such as the windows, siding, and front porch, also appear to date to their period of ownership. Genevieve Chapman sold the property on December 22, 1999 (1999-09119).

Iowa Site Inventory Form Continuation Sheet

Page 6

Jacob Liebbrand Rental House
Name of Property

Muscatine
County

311 Chestnut
Address

Muscatine
City

9. Major Bibliographical References

Census Records, United States Census Bureau, 1870, 1900, 1910.

Abstract for 311 Chestnut, James W. or Grace E. King (current owners), Muscatine, Iowa.

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

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

"Jacob Liebbrand Passes Away," Obituary, *Muscatine Journal*, January 12, 1900, p. 1

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.

Location Map



Iowa Site Inventory Form Continuation Sheet

Site Number 70-01111

Related District Number _____

Page 7

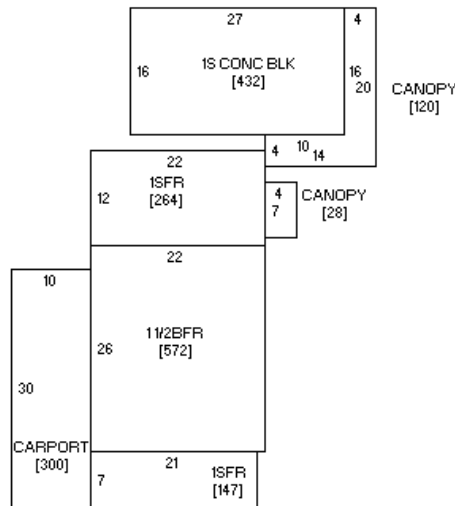
Jacob Liebbrand Rental House
Name of Property

Muscatine
County

311 Chestnut
Address

Muscatine
City

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



(front – Chestnut Street)

Photograph of building (digital image)

