

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

State Inventory No. 70-01044 **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 Jacob Leibbrand House
 other names/site number Field Site #: WH-120

2. Location

street & number 122 W. Fourth Street (historically 317 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) N 46-2/3' 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	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ Total	<u>1</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) 01A01: Domestic / Single residence
Current Functions (Enter categories from instructions) 01B02: Domestic / Multiple Dwelling/Apartment

Architectural Classification (Enter categories from instructions)

09A02: Gabled Front and Wing

Materials (Enter categories from instructions)

foundation 03: Brick
 walls 05: Metal
 roof 08A: Asphalt/Shingle
 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
City Muscatine

Address 122 W. Fourth Street

Site Number 70-01044
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

1890

Other dates

check if circa or estimated date

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, Planning & CD Coordinator

organization Muscatine Historic Preservation Commission date November 23, 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

Originally this house faced Chestnut (317) and was designed as a two-story, gable-front house with side gable wing to the south. The area between the front gable and the wing was covered by a hip roof that connected each of those features, created a solid footprint. A one-story rear extension was attached to the southeast corner of the house. Between 1892 and 1899, a bay window was added to the north wall with a porch extending for the remainder of the facade. An attached garage was added to the east elevation sometime between 1912 and 1919. According to city directories, the address change was made between 1927 and 1929. However, at least one area of the house facing Chestnut either retained a Chestnut Street address or was later renumbered, perhaps because an apartment was designated there (see Narrative Statement of Significance). Most of the exterior details noted on the 1919 Sanborn are missing from the 1928 Sanborn, making it impossible to tell from the more recent map whether the change had occurred by then. The house sits on a brick foundation. The walls are frame and clad in metal siding. The combination roof is clad in asphalt shingles.

According to the 1892 and 1899 Sanborn maps, what is now the front (north) elevation facing 4th Street was originally a side elevation, which contained either no entry or a small back entry in the northeast corner. The construction of an open porch in the northeast corner between 1892 and 1899 likely accessed a side entry, which may have been later converted to the front entry. The current appearance differs from the 1890s alterations. The one-story bay window in the north elevation's west side remains intact from these alterations. Each window in the bay contains two-over-two-light, double-hung sashes. The north elevation now has a centered entry vestibule with an extended flat roof that is supported by a pair of square pillars. The entry includes a non-historic, metal combination storm door. The interior door is unknown. The doors are surrounded by eight-light sidelights. The 1890s side porch extended from the bay window, across this entry area to the rear of this house. The area to the east of this entry now has a single, fixed-light picture window flanked by one-over-one-light, double-hung windows. The second-story contains four openings. A pair of two-over-two-light, double-hung windows is located above the bay window. A one-over-one-light, double-hung window is located in the center of the wall above the entry, and its smaller size indicates it may have been added. The final opening is a two-over-two-light, double-hung window on the left side of the wall. The north elevation of the attached "rear" addition contains two openings. A basement entry is located near the junction of the one-story rear extension and the main house. The other opening on this elevation is a one-over-one-light, double-hung window that sets to the left of the basement entry. The attached garage also contains an opening on this side, an overhead wood door with four windows in the upper half. There are no additional details on this or any of the elevations.

The original front of the house was its west elevation, facing Chestnut Street, which is now one of the sides. The first-story openings on this elevation include an entry with a non-historic aluminum combination storm door in the center of the wall. Two windows with two-over-two-light, double-hung sashes are located on either side of the door. There are three second-story openings. A pair of two-over-

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two-light, double-hung windows is located above the first-story window that is located to the left of the door. A two-over-two-light window is located above the first-story window that is to the right of the door.

The original one-story rear extension on the east elevation is recessed back from what is now the front of the house. An attached garage also extends east from the rear extension. Neither the extension nor the garage has any fenestration on their east elevations. The east elevation of the main gable end contains a single, one-over-one-light, double-hung, first-story window that is set in front of the recessed sections. A brick chimney extends up the center of elevation's exterior. A single window with two-over-two-light, double-hung sashes is located on each side of the chimney on the second story.

The rear (south) elevation, originally a side, contains the gable of the south cross-gable wing. A single, second-story window is located towards the right side of the gable. It contains one-over-one-light, double-hung sashes. A smaller, one-over-one-light, double-hung window is located on the left side of the gable. The remaining second-story opening is a one-over-one-light, double-hung window centered on the hip roof section. The first-story openings include an entry under this window. The entry door is flush with the wall and contains a combination aluminum storm door. Other first-story openings include a one-over-one-light, double-hung window that is centered on the gable end. A smaller, one-over-one-light, double-hung window is located to the left and slightly above the gable end window. The rear wall of the recessed extension also contains a pair of one-over-one-light, double-hung windows. The addition extends out from the rest of the house and the west side of the extended wall formerly contained an entry. A solid metal door is flush with the wall and sets above the foundation, but there are no steps to it, indicating it might not be used any longer for an entry. The south elevation of the garage does not contain any openings.

8. Narrative Statement of Significance

The Jacob Leibbrand 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.

Neither the Leibbrand nor Chase family appears to have contributed significantly to the community's history. No significant events appear to have occurred at the house. In addition, the house does not feature a particularly significant style or other architectural characteristics. There are a number of similar styles in the neighborhood and throughout the community. Thus, the Jacob Leibbrand House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Jacob Leibbrand House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Leibbrand constructed the house as he and other family members continued to prosper in the community. The "West Hill" neighborhood was rapidly developing as other successful community residents decided to locate in this area in the late 19th and early 20th centuries. Although the house has been altered and many of its historic features changed, the house still retains its

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basic appearance, especially since the major alterations that appear to have been completed by the Leibbrands.

Property records and Sanborn maps show that tailor Jacob Leibbrand built this house around 1890 and either he or other family members continued to live there until 1910. He originally bought all of Lot 10, Block 55 from D.P. Johnson on November 6, 1883 (Book 18; Page 144). The 1888 Sanborn map shows no building on the lot, while the 1892 Sanborn shows a two-story structure with rear extension. The same basic footprint continues through the remaining Sanborns. The 1892-93 city directory does identify him as a tailor who worked for E.B. Lewis. In the previous 1891-92 directory, Jacob is listed as living at 317 Chestnut (later changed to 122 W. 4th Street), but his occupation is not recorded. In the 1889-92 directory, Jacob is not listed, but his son William is listed at 317 Chestnut. In the 1886-87 directory he is recorded at 409 E. Fifth. There is no listing of him in prior directories. 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). Information on other family members is scarce.

Jacob Leibbrand transferred the north 46-2/3' of Lot 10 (north one-third) to John Leibbrand on October 30, 1894 (Book 26; Page 371). John was listed at 507 Spring in both the 1889-92 and 1891-93 directories, and then at this address. After the property was transferred to him, John was identified as a clerk at Lilly and Hine in the 1895-96 directory and later at B.E. Lilly in the 1897-98 directory. Building alterations, including the bay windows and north elevation porch, appear on the 1899 Sanborn. John was also listed as one of the owners of Leibbrand, Ryan & Co. in city directories from 1899 to 1909. The company operated a dry goods and market store. The 1900 and 1910 census records confirm the Leibbrand family was living at 317 Chestnut in those years, and that his brother William and sister Elizabeth Harbaugh continued to live on the two houses on the remainder of Lot 10 (313 and 315 Chestnut). The 1900 census however lists John Leibbrand with an 1837 birth year and records him as being 62 years old in 1900. The 1910 census records list his age as 58. Although his birth year has not been determined, Jacob Leibbrand, his father, was born in 1837, indicating the census taker apparently confused the father and the son. Other members of John Leibbrand's family who were living at 317 Chestnut in 1900 were his wife Clara (34) and daughters Edith (13) and Edna (11). The 1910 census records continued to show John (58), Clara (45) and Edna (21) at 317 Chestnut, but Edith is no longer listed.

John Leibbrand sold the N 46-2/3' of Lot 10 to Robert M. Chase on April 19, 1910 (Book 42; Page 562). G.R. Chase is listed as the resident at 317 Chestnut in the 1911 city directory. Robert Chase transferred the property to his son George R. Chase on April 2, 1912 (Book 43; Page 639). The 1920 census records show George and Alice Chase were living at 317 Chestnut with their children Norma and Robert B. However, when he died in 1958, his obituary reported his home was at 321 Chestnut. That address continues to be listed for the southwest corner of the house. George Chase taught music at the house until he retired in 1956. He was a member of the Tri-City Symphony orchestra. Despite living in the same house for nearly 50 years, his obituary did not report any additional outside interests or activities, except

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that he was a member of the First Methodist Church. After Chase died, it appears his widow or estate sold the property to Gene Rosenthal in 1961.

The current owner acquired the property in 2002.

9. Major Bibliographical References

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

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

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

"George R. Chase," Obituary, *Muscatine Journal*, December 17, 1958, 19.

"Jacob Liebrand Passes Away," *Muscatine Journal* January 12, 1900, 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



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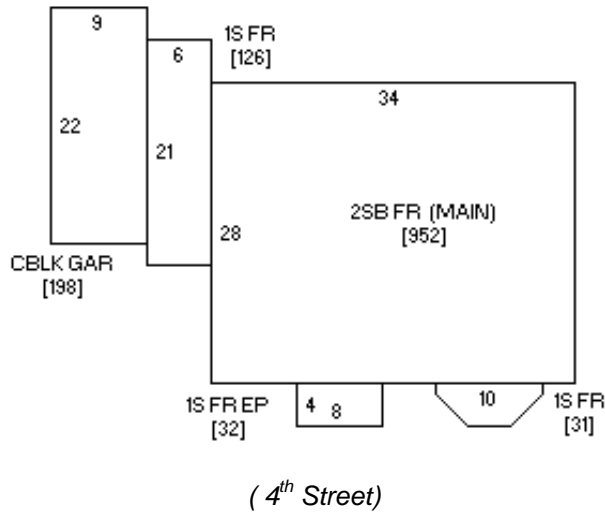
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Plans of buildings on site (from assessor's office)



Photograph of building (digital image)

