

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

State Inventory No. 70-01069 **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 Justin Coe House
 other names/site number Field Site #: WH-156

2. Location

street & number 412 West 4th 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) 52 Lot(s) E1/2 Lot 9

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>2</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ 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>05D: Late Victorian/ Queen Anne</u>	walls <u>02A: Wood/Weatherboard</u>
<u>09A06: Foursquare (Non-Hipped Roof)</u>	roof <u>08B: Asphalt/Shingles</u>
_____	other <u>03: Brick (Porch wall)</u>

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 Address 412 West 4th Street Site Number 70-01069
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

02: Architecture

Significant Dates

Construction date

1904

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 Devin Pettit/Volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 11/25/05

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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<u>Justin Coe House</u>	<u>Muscatine</u>
Name of Property	County
<u>412 West 4th Street</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This is a two-story, two-bay frame house that sits on a molded concrete block foundation. The walls are clad in weatherboards. The gable roof is clad in asphalt shingles. This house is eclectic in style having both Queen Anne and Foursquare influences.

The front (north) elevation includes a wood porch, with low brick walls and brick columns. The porch roof is fairly flat and is clad in asphalt shingles. The first story includes an entry with a metal storm door plus a historic wood door in the left bay. The right (west) bay consists of a two-story angled bay window, with three one-over-one-light double-hung wood windows. The second story of the bay window also has three one-over-one-light double-hung wood windows. There are also three windows set together in the left bay, with a somewhat larger window flanked by two smaller windows. One of the windows is a one-over-one-light double-hung wood window. The other small window and the large window appear to be one-light wood windows. A wide frieze with dentils extends across the elevation. The corner of the gable-front roof at the side of the bay window is supported by a decorative bracket. The bottom of the gable has a low roof that projects over the bay window and remainder of the façade. The gable has three similarly sized wood windows set together, with the outer windows appearing to be leaded glass. The gable is clad in fishscale shingles.

The east elevation has three windows, with one window on each the first and second story near the rear of the elevation. The third window is located in between the first and second stories, likely along the stairs. The windows all have one-over-one-light double-hung wood sashes. The enclosed side of the one-story rear porch has no openings on this side.

The west elevation on the first story has a square bay window that projects only about one foot from the house. It has four original one-over-one-light double-hung wood windows with metal storm windows. The second story has two windows with one-over-one-light double-hung wood sashes.

The south elevation has a rear one-story section that is original to the house, according to the Sanborn maps. The east end was enclosed sometime after 1946, according to Sanborn maps. This one story section has an entry with a metal storm door, and a wood door that faces south. The one story section also has a one-over-one-light double-hung window with wood sashes that faces south on the enclosed section. The second story on this elevation, the main part of the home, has two one-over-one-light double-hung wood windows. The rear gable has a one-over-one-light double-hung wood window. The rear gable is not covered in shingles like the front gable.

There is a garage at the back of the property along the alley, and it faces south. The garage is one-story and is two bays wide. The foundation is concrete and the walls are clad in wood. The hip-roof is clad in asphalt shingles. There is one pedestrian entry on the north elevation. There are two windows (one on each the east and west elevations), but they are covered by wood. This garage like many on this block was built between 1919 and 1928, according to Sanborn Maps.

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<u>Justin Coe House</u>	<u>Muscatine</u>
Name of Property	County
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8. Narrative Statement of Significance

The Justin Coe House appears to be individually eligible for the National Register of Historic Places under Criteria C, but not A or B. It also appears to be a contributing building in a potential "West Hill" historic neighborhood district.

This house appears to be an excellent example of transitional architecture. The house, which was built in 1904, was a time of change in popular styles, with the Queen Anne fading in popularity and the Foursquare was gaining in popularity. This house has Queen Anne influence in the asymmetrical façade, patterned surfaces, and bay windows. The rest of the house has a square shape, with layout of rooms being two rooms wide and two rooms deep. There appear to be few examples of this type of transitional architecture in Muscatine, and this appears to be the best example of this type of transitional architecture in this potential district. There may be other examples of the Foursquare and Queen Anne hybrid in the community, but these areas have not been surveyed as of yet. In any case, whether there are any other similar hybrids or not, the integrity of the Justin Coe House is strong. The original weatherboards and windows are intact. There have been no additions, although a small portion of the back porch has been enclosed. The wire-cut brick columns/wall added to the porch appears to be a historic change. Thus the Justin Coe House appears to be individually eligible under Criterion C.

Justin Coe, who owned lot 9 and lived in the house (414) on the west half of the lot, decided in 1904 to build this bigger more expensive house on the east side of the lot. Justin Coe was a well known businessman, with his bookstore, but he was no more prominent than many other businessmen at the time. There have been no particularly important people that have lived at this house since Coe. Thus, this house does not appear individually eligible for the National Register of Historic Places under Criterion B. Likewise, there are no particularly significant events associated with this house. It was built in this neighborhood during the period of the early 20th century that many vacant spaces were filled with houses. Thus, it does not appear to be individually eligible under Criterion A.

Additionally, the Justin Coe House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It falls within one historic context for the district: "20th century residential and neighborhood. This house was built during a period of housing demand in the early 20th century that led to the construction of many new houses. This house was built by the owner, who then moved into this house and rented out his initial house. Thus, this house reflects the increased density of the neighborhood in the early 20th century as well as the trend toward rental units to satisfy housing demand.

Justin Coe, who owned lot 9 and lived in the house (414) on the west half of the lot, decided in 1904 to build this bigger more expensive house on the east side of the lot. Justin Coe was a well known businessman with his bookstore, but he was no more prominent than many other businessmen at the time. There have been no particularly important people that have lived at this house. Thus, this house does not appear to be individually eligible for the National Register of Historic Places under Criterion B.

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Likewise, the property is not associated with any particularly significant events. It was built during the early 20th century, when other lots without houses were built in the West Hill neighborhood. It does not appear to be individually eligible for the National Register of Historic Places under Criterion A.

Justin Coe apparently built this house in 1904. City Directories show that Justin Coe had lived next door at 414 West 4th Street through 1904, and Sanborn Maps show a house on this half of the lot first in 1905. The first city directory after the house was built (1907), shows Justin Coe living here. Justin Coe had lived and owned 414 since 1887 (Lots Book 21: 389), and apparently built this bigger home after retiring from his successful bookstore business. Mr. Coe had established his bookstore and stationary store in Muscatine in 1865, after serving in Company H in the Iowa infantry during the Civil War (Portrait and Biographical Album 1889: 273-74). The 1910 Census shows Justin Coe (70, retired) living with his wife Ellen (66) and daughter Hellen (25, school teacher) at this address. Mr. Coe lived at 412 thru 1911, when he moved back to 414 West 4th Street, which he still owned.

Mr. Coe continued to own the house at 412 W. 4th Street, but rented it out to a Dr. M.A. Barr, a surgeon, as shown in the city directories from 1913 thru 1919. The census for 1920 shows a Dr. Milton Barr (51, osteopathic physician), with his wife Anna (44), and his son Robert (17) renting this house.

In March 1920, Adam Schuessler bought the house from Justin Coe (Lots Book 53: pg.717). In just under a year, in February 1921, Frank and Catherine Eichelberger bought the house from the Schuessler's and they moved in (Lots Book 56: pg. 608). Frank Eichelberger was initially listed as a truck driver in the 1921 and 1923-1924 directories, then as retired in the 1927 directory, and then as a farmer starting in 1929. In 1920, he had been listed as a 32-year-old farmer in Lake Township, Muscatine County, with his wife Catherine (23) and daughter Hannah (1). Starting in 1952, Frank's wife Catherine is listed solely as a resident of this house; however, no death or divorce records can be found for Frank. There is a death record for Frank's father in 1955, for which Frank is listed as the informant of his father's death.

9. Major Bibliographical References

City Directories, Muscatine. Various publishers, 1904-1959. Available as the Musser Public Library.

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

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889. 273-74

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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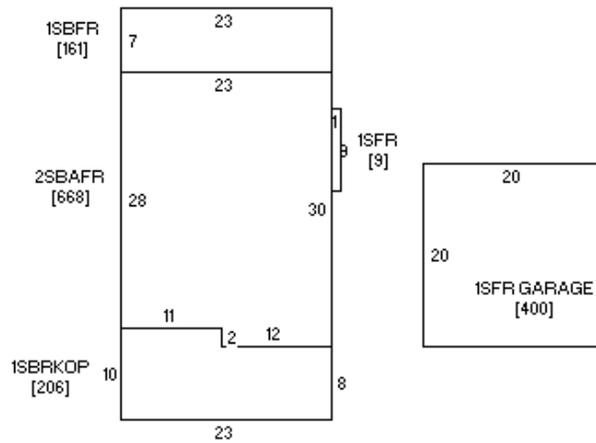
Justin Coe House
Name of Property

Muscatine
County

412 West 4th Street
Address

Muscatine
City

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



(front – W. 4th Street)

Photograph of building (digital image)

