

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

State Inventory No. 70-01091 **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 Reppert House
 other names/site number Field Site #: WH-194

2. Location

street & number 613 W. Fourth 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) 83 Lot(s) Lot 1 & W 10-3/10' of Lot 2

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)	_____ buildings	<u>1</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>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)	Current Functions (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01B02: Domestic /Multiple Dwelling/Apartment</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B: Late Victorian/Italianate</u>	foundation <u>03: Brick</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 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 617 W. Fourth Street

Site Number 70-01091
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

1879

check if circa or estimated date

Other dates

c.1949?

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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 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: _____

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Reppert House
Name of Property

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County

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7. Narrative Description

This is a two-story, frame Italianate house that appears to have been originally three bays. A 20th century east addition added another bay to the east. The house sits on a brick foundation with some replacement of the original brick with cement blocks. The walls are frame, clad in wood clapboard. The roof is clad in asphalt shingles. Several rear and side additions have modified the original features in these areas. The rear of the lot drops sharply with a wood fence obscuring some of the rear features. Brackets are located under the overhanging eaves of the main roof sections. A series of dentils are equally spaced between the brackets.

Several additions have altered the original appearance of the building. One addition stretches along the east elevation adding a bay to the south (front) elevation, while a second two-story addition is attached to the rear of the building. A building permit to construct a porch was issued for this property in 1959 (Muscatine Journal, 1959, Section 2, Page 8). Based on the appearance of its metal support posts and railing, this permit was likely for the front porch. It also appears the house was altered prior to 1940, with the addition of the bay on the south elevation to the east, and replacement of selected other first-story windows in the house with three-over-one-light double-hung windows or bay windows. These changes do not appear on the original 1928 Sanborn map or the updated 1946 Sanborn map, so the alteration date is unknown at this time. The Kerns lived here from 1919 to 1939, and it is possible that they did these updates.

A full-width open porch stretches across the front (south) elevation. Elements of the porch, including its hip roof with overhanging eaves, are original, but the ornate metal support bars and metal railing that line the porch's perimeter were likely added under the 1959 permit. Access to the porch and the main entry to the house is located slightly to the right of the elevation's center. A two-light combination aluminum storm door is flush-mounted to the wall and provides the primary entry to the house. A transom is located above the entry. A first-story bay window, with one-over-one-light, double-hung window on each side, is located under the porch in the elevation's southwest corner. It is unknown if the two bay windows on the house were original or added historically. The second-story openings include two two-over-two-light, double-hung windows aligned with the first-story bay window. A single two-over-two-light, double-hung window on the second-story is aligned above the entry door. The remaining second-story openings are located on the far right side of the elevation and include a pair of shorter three-over-one-light, double-hung windows. This area has been added, although the roof brackets and dentils have been extended to make the addition appear to be part of the original building. The windows would suggest this addition was added prior to 1940, but the 1928 and 1946 Sanborn maps show a porch in this area. It is possible that it was added between these dates, with the update missed on the 1946 Sanborn.

The west elevation has a first-story bay window located at the back end of the original building. Because of the rear addition, this bay window is now centered on the elevation. The bay window has three one-over-one-light, double-hung windows. A group of three windows, each containing three-over-one-light, double-hung sashes, is located to the right of the bay window and towards the front of the house. Two

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two-over-two-light, double-hung windows are on the second-story above the bay window. Two additional two-over-two-light, double-hung windows are aligned above the first-story window group located to the right of the bay window. A second group of three windows is located to the left of the bay window and is part of the west wall of the rear addition. These windows contain one-over-one-light, double-hung sashes. A similar group of windows to these is located on the second-story of the rear addition.

The east elevation also contains a complicated fenestration because of additions. A one-story addition with a shed roof stretches along the entire elevation and abuts the south wall of the rear addition. The second-story of an addition to the original building's east wall also appears at the far left of this elevation. The second-story addition contains a pair of three-over-one-light, double-hung windows located to the left of the addition. The one-story addition has a series of short one-over-one-light, double-hung windows that extend along the east wall. The series includes a pair of windows aligned under the two-story addition's windows; and a single window located slightly to the right of center. Another one-over-one-light, double-hung window is located on the south wall of the one-story addition. The remaining opening on this elevation is a small window, possibly with fixed sashes that is located between the two-story addition to the front elevation and the rear addition. A single one-over-one-light, double-hung window is located in the east wall of the rear addition.

The rear elevation shows an elevated rear addition that is supported by a series of piers. A group of seven windows extend along the elevation. Each window includes one-over-one-light, double-hung windows. A pair of windows also appears on the north wall of the east elevation's one-story addition. The addition runs under the elevated rear addition.

8. Narrative Statement of Significance

The Reppert House at 617 W. Fourth 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.

Fred and Emma Reppert constructed this house around 1879. Fred (Ferdinand) was a druggist and paint storeowner in Muscatine. He was born in Missouri in 1848 and was one of Muscatine's early merchants. Emma was born in Ohio in 1849 and moved to Muscatine with her parents as a young child. They were the parents of two children, including Dr. Lyell Reppert, who practiced medicine in Muscatine in the early 1900s. Both Fred and Emma died in the early 1900s. Neither appears to have significantly affected the community's history. The home has undergone a number of alterations. These include a relatively massive alteration at the rear of the house where an elevation addition was constructed. While a permit was issued for this work in 1959, and the work would now be close to historic, the style of the addition does not fit with the earlier Italianate design. The front has also been modified by a side addition that extended the house to the east, perhaps around 1949. No significant event is known to have occurred on this property. Thus, the Reppert House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

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However, the Reppert House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Construction of this house appears to have coincided with construction of several other houses around the public square at Broadway and West Fourth in the 1870s and 1880s, particularly along this short block. In addition, other construction and improvements were continuing on the west side of the square and farther up Fourth Street. This development phase boosted the neighborhood's population, likely raised property values and gave a strong impetus for continued expansion and building in the area. The rear porch addition to the Reppert house was added in 1959, making it historic and an example of an owner readapting his house to later 20th century developments (Muscatine Journal, December 30, 1959, Section 2, Page 8). The earlier side addition is also an example of an owner changing his property to meet current needs. The development of such houses helped to maintain the overall neighborhood vitality and aided in its preservation and continued growth. The house does contribute historically and architecturally to this potential historic district.

Emma Reppert acquired Lot 1 and the West 10.3' of Lot 2, Block 83 on March 21, 1879 from Lucy Ogilvie on March 21, 1879 for \$488 (Book 12, Page 514). Reppert and her husband Fred, a local druggist, likely built the current house here soon after the purchase. The Repperts are identified as the residents at 613 W. Fourth in the 1886-87 through 1895-96 directory. They are not listed in any earlier directories. According to the 1900 census, Fred and Emma had been married for 23 years when the census was taken, indicating they were married sometime around 1877. Lyell, the first of their two children, was born in 1877, while their second child, Ella, was born in 1885. Construction of this house likely occurred after the marriage and between the two children's births. Lyell later became a successful physician in Muscatine. In a later biography of Lyell, his mother is identified as dying in 1900 and his father sometime around 1905 (Richman 1911, Vol 2: 9, 552). The 1900 census list the Repperts at 413 W. Third. This house might have been Emma Reppert's parent's home, which in the 1883-86 city directory is identified as being on the "ns of Third, e of Spruce". Fred is listed as a 52-year-old druggist, and Emma is 50. Others at that address include son Lyell, 22; daughter Ella, 14; and Hattie Reynolds, 18, a servant.

The residents at 613 W. Fourth between 1896 and 1899 are unknown, but apparently the property was rented. D.C. Berntheisal is recorded as the resident in the 1899-1900. Berntheisal worked for the Stein Lumber Company. The 1900 city directory and the 1900 census both listed A. (Anton) Schlichte, his wife Anna and children Annie and Antone as the residents. Schlichte worked as an estimator for the Muscatine Sash and Door Company. G.H. and Minnie Schoenig were recorded as the residents in the 1902-03 directory. Schoenig worked as a plasterer. Henry Schoenig, whose relationship to G.H. and Minnie is unknown, was listed as a boarder at 613 W. Third with his wife Anna. He worked at the oatmeal mill.

Ferdinand Reppert sold the property to H.M. (Henry) and E.E. Dalzell on September 23, 1902 (Book 35, Page 766). The Dalzells were listed as the residents in the 1904 through 1913 directories. The Dalzells were a husband and wife team of dentists, the only known husband-wife dentistry team to have practiced in the community during this time. The 1910 census indicates Dalzell was born in Iowa, while his wife

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was a native of Canada who immigrated to the United States in 1876 and was naturalized in 1891. The 1910 census also shows they were married around 1890 or 1891. Henry is listed a 51-year-old dentist, and Eliza is listed as a 45-year-old dentist. They adopted a son, Edwin, who is listed in the 1910 census as being just under two years of age. The Dalzells are not known to have made any additional contribution to the community's history. They apparently moved from Muscatine after 1913 and are recorded in the 1920 census in San Diego, California and apparently retired.

The Dalzells sold Lot 1 and the West 10.3' of Lot 2 of Block 83 to Lewis Angerbach on May 23, 1914 (Book 49, Page 90). Angerbach is not listed as a resident of 613 W. Fourth in any of the city directories, indicating he rented the property while the owner. Residents who are listed there include attorney Frank Bihlmeier and his wife Fannie in the 1916 directory.

Angerbach sold the property to Elizabeth and Harry Kern on April 29, 1919 (Book 52, Page 485). Kern operated the Bernard Schmidt shoe store and factory after Schmidt died in 1909. He later worked at an insurance firm and also served as mayor of the community. He and his wife continued to be listed as residents of 613 W. Fourth from the 1919 to the 1938-39 city directories. They are listed in the 1920 census as the owners of the property and living there with their two children, daughter Arial? T., 18; and son T. Harry, 11. Kern is identified as a retail salesman for a shoe store.

M.H. Nabedrick acquired the property from the Kerns on September 27, 1938. They do not appear to have lived at the house, but rented it. Jas. A. and Janet Davidson are listed as the residents in the 1941-42 directory. He was a display man for Sternamen's Clothing. The Naberdricks apparently converted the house into apartments, with two families listed as residents in the 1943 directory. Bernhardt and Josephine Rosenberg lived in one apartment while Robert and Lucile Sachman lived in the other. Rosenberg worked at a gas station and Sachman was a defense worker. The 1946 directory only listed one family, Delmar and Wanda Hein, as residents. Hein was apparently in the U.S. Army.

The property was transferred to Joseph and Marie Hajicek on July 25, 1947 (Book 121, Page 218). They sold the property on June 9, 1948 to Lum and Viola Sorrells (Book 124, Page 659). It may have been around this time that the side addition was constructed, providing additional apartment space. There is no indication the Hajiceks lived at the house, but Lum Sorrell and two other families were shown in the 1949 directory as residents of the house, Sorrell's occupation was not identified in that directory. The other families included Weldon and Marilyn Hildebaugh and Jay and Marie Horning. Hildebaugh was a laborer and Horning was the telegraph editor for the Muscatine Journal.

Viola Sorrells, widow of Lum, and George and Clementine Baer shared the house, according to the 1952 and 1954 city directories. Baer worked at McKee's F&G. No occupation was listed for Sorrells. Viola Sorrells appears to have married Walter Waltman sometime after 1954 and the property became listed in their names. The 1956 directory listed the Waltmans and also Donald and Lois Gassaway as residents. Gassaway was a laborer for Kent Feeds and Waltman was the custodian at Washington School. Waltman continued to be listed as a tenant in the 1958 directory. Mrs. Marie Walker and Ralph and June Welsch also lived there. No occupation was listed for Walker and Welsch was a driver for H.J. Heinz.

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Related District Number 70-01005

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On December 10, 1958 the Waltman's sold the property to J. Walter and Phyllis Henke (Book 187, Page 37). A building permit to construct a porch was issued for this property in 1959 (Muscatine Journal, 1959, Section 2, Page 8). The cost for this improvement was \$1000, and it is assumed to be the rear porch and addition changes. The Henkes sold the property in 1976.

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.

"Permits," *Muscatine Journal Year-end Review*, December 30, 1959, Section 2, 8.

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.

Richman, Irving B. *History of Muscatine County, Iowa, Volume II, Biographical*. Chicago: S.J. Clarke Publishing Company, 1911, pages 552 and 9.

Location Map



Iowa Department of Cultural Affairs
State Historical Society of Iowa
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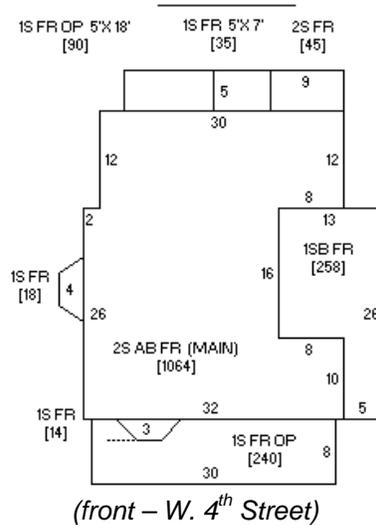
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Plans of buildings on site (from assessor's office)



Photograph of building (digital image)

