

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

State Inventory No. 70-01141 **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 Wigim Rental House
 other names/site number Field Site #: WH-211a

2. Location

street & number 905 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) 47 Lot(s) Ex Tri Tract SE Cor Lot 4 & Tri Tract NW Cor Lot 5

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)	_____	Contributing <u>1</u>	buildings
<input type="checkbox"/> district	_____	Noncontributing _____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	objects
<input type="checkbox"/> object	_____	_____	Total
	_____	Contributing <u>1</u>	
	_____	Noncontributing _____	
	_____	_____	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>09A01: Front-Gabled Roof</u>	foundation <u>10A: Concrete Block</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 905 W. Third

Site Number 70-01141
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

1910

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 Peterschmidt/Carlson/Rudisill

organization Muscatine Historic Preservation Commission date July 18, 2007

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

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Wigim Rental House
Name of Property

Muscatine
County

905 W. Third
Address

Muscatine
City

7. Narrative Description

This is a one-story, two-bay, gable-front house with some Queen Anne features. The house sits on a concrete block foundation. The original rusticated blocks have been replaced with modern block on the east elevation. The walls are wood frame, clad in steel. The gabled roof is clad in asphalt shingles. A tall chimney is seen rising above the ridge at the center of the house. The double-hung windows on this house appear to be original to the house. Modern, aluminum storm windows and doors are also found.

The front, or south facing, elevation shows a full width porch with spindled handrail on all sides. There are concrete steps up from grade near the center of the building. The porch is supported by three turned wooden columns which have simple capitals and bases. The columns extend to the porch floor. There is lattice skirting around the porch. A single one-over-one-light, double-hung window is seen on the first story in the left bay. A single-door entry and a small, fixed window are found at the right on the first story. A transom opening remains over the door. A paired set of one-over-one-light, double-hung windows are seen above the porch. A continuous band of wide molding is located at the lintel of the second story windows on this elevation. The molding band is also present above the second story windows on the rear elevation. Enclosed rafter construction is noted, with a partial pent or roof return at the eaves.

The west elevation is two bays wide. The dominant feature of this elevation is the bay on the right, which projects several feet from the main building, has angled walls and rises to a gabled dormer above the roof. There are three one-over-one-light, double-hung windows in this bay on the first story. Three smaller one-over-one-light, double-hung windows are seen under the gabled dormer roof. At the left, on the first story, a single one-over-one-light, double-hung window is seen. There is a shed dormer with a small, fixed window above the roof eave at the left of this elevation.

The east elevation shows three one-over-one-light, double-hung windows on the first story. Also, a shed dormer with two small, fixed windows is centered on the house and seen on the east elevation. Based on its design and appearance, this dormer was likely added later as the family grew and additional space was needed in the house. It is unknown when this work would have been done.

The rear, or north facing, elevation reveals a single-door entry at the left of the first story. A small, one-over-one-light, double-hung window is then seen, followed by a larger one-over-one-light, double-hung window on the right. Beneath the gabled end of this façade there is a paired set of one-over-one-light, double-hung windows. A wooden deck is seen near the entry.

This house is located on a small, steeply sloped lot. There is a parking pad on the east and no garage.

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Wigim Rental House
Name of Property

Muscatine
County

905 W. Third
Address

Muscatine
City

8. Narrative Statement of Significance

The house at 905 W. Third 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.

It appears that Samuel and Margaret Wigim built this house as a rental property, after building their family residence on the east portion of their property around 1903. The original siding has been replaced with steel; a low, shed dormer has been installed on the east elevation roof; some windows have been replaced and the porch appears to have been upgraded. No Sanborn maps extend to this area, so the original footprint of the house is unknown, but there does not appear to have been any additions constructed to the building. Despite its relatively good integrity, this house is not architecturally significant because of the absence of any distinguishing features and the presence throughout the neighborhood and community of a large number of similar front-gable houses, many with more significant architectural aspects. In addition, the property does not appear to have any association with any significant individuals or events in the community. Therefore, the property at 905 W. Third does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, 905 W. Third does appear to be a contributing building in a potential "West Hill" neighborhood historic district because of its association with 20th Century Neighborhood Development. This area of "West Hill" appears to have been settled by relatively well-known and respected upper middle class residents. Rental properties and uses were seen in the early 20th century with the demand for housing following the boom of the pearl button industry. Many of the properties in this area have retained much of their original integrity. The house at 905 W. Third provides an excellent example of such a building, with the only visible alteration to its original footprint likely the shed dormer on the east elevation roof.

The estate of Mary Nolte sold the "tri Lots 4 & 5 of Block 47," to Margaret Wigim on October 10, 1901 for \$850 (Book 34, Page 22) – the property currently associated with 901 and 905 W. Third. Mary Nolte had purchased the same property on June 13, 1887 from Phillip Haverman (sp?) for \$100 (Book 19, Page 214). Although property values were increasing in Muscatine during this time because of the booming button industry, such an increase for bare ground would seem excessive and could indicate a building had been constructed on the property. If an original house had also stood here, it likely would have been demolished to provide room for the two new buildings. On the other hand, the Wigims, who were obviously planning to build their own family residence on the adjoining lot, might have wanted the additional land for their own control and would have been willing, or forced, to pay a high premium. If the house was there when Wigim bought what is now 905 W. Third, then Mary Nolte was the likely builder. However, the rusticated concrete block foundation indicates a date slightly after 1901. Additionally, no city directory listings are identified for the property until 1911. Thus, it appears that the Wigim family bought the property, then either Margaret or Samuel Wigim constructed the house as a rental property, with the demand for additional housing in town at the time.

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<u>Wigim Rental House</u>	<u>Muscatine</u>
Name of Property	County
<u>905 W. Third</u>	<u>Muscatine</u>
Address	City

Samuel Wigim was a local farmer. Margaret and Samuel Wigim purchased the “tri (Fract.) Lots 4 & 5 of Block 47” from the estate of Mary Nolte on October 10, 1901 for \$850 (Book 34, Page 226). After Margaret Wigim bought the property, an entry in the 1902-03 Muscatine City Directory indicated a house at 901 W. Third was “in construction.” It is assumed this “in construction” house was the building that is currently identified as 901 W. Third. The Wigims did own both properties long enough to have constructed two houses on the land. It is also possible they could have demolished an earlier house that Nolte built to build a new house at 905 W. Third. The 1874 birds-eye map of Muscatine does show a house at this corner and facing Third Street, but is cannot be determined if this house is either of the two current buildings. The Wigims are listed in the 1904 through the 1908-09 city directories as residents of 901 W. Third. They are never listed as the residents of 905 W. Third. Samuel Wigim was one of the county’s prominent stockmen, living in Seventy-Six Township (History of Muscatine County, Iowa, Volume II, 1911, 633). By the time they bought this property in Muscatine, he was retired. Samuel Wigim died on November 23, 1911. Prior to his death, the family apparently moved from 901 W. Third to another residence on “West Hill”, but that address could not be located in either city directories or through the 1910 census records.

The first city directory that listed 905 W. Third is the 1911 issue, when Randall Tipton was recorded there. He worked as a clerk for Roach-Musser. A. Randall Tipton and Leila were listed as the residents in the 1913 and 1916. The house was listed as vacant in the 1919 city directory. Since there was no previous listing of that address in a city directory before 1911, that would seem to indicate construction nearly a decade after they bought the land from Nolte; and perhaps only shortly before Samuel Wigim would have died. Margaret Wigim sold the “Fract. Lot 5, Block 47” (901 W. Third) to D.S. (Duncan) McDermid (sometime also spelled McDermott) on August 1, 1910 for \$3000 (Book 43, Page 73), and apparently the family moved to 307 W. Third. Perhaps at the same time they decided to keep the other portion of the property and construct the rental house. Samuel Wigim died on November 23, 1911.

Margaret Wigim sold the “Fract Lot 4 of Block 47” to George Mittman on March 3, 1920 for \$1 and other considerations (Book 53, Page 674). Mittman was recorded as retired in the 1921 city directory. He apparently died between 1923 and 1927. He was still listed as the resident in the 1923-24 directory, but in the 1927 issue, Ernestine Mittman, widow of George, was listed as the resident. No occupation was recorded for her.

Vincent and Pearl Eppel were listed as the residents of 905 W. Third from the 1931 to 1943 city directories. No transfer of the property between Mittman and Eppel could be found, but a record of Pearl Eppel selling the “Frac Lot 4 and other property to Anna Hahn on July 3, 1951 was located (Book 136, Page 382). The Eppels apparently were the owners during at least a portion of the time they lived there. The 1934 city directory identified Eppel as a sign painter and later he worked at the Rock Island Arsenal. The Eppels also apparently continued to own and rent the property after moving from it sometime after 1943. The 1949 directory identified Jas R. Flynn and his wife Mary as the residents in that year. Flynn was an assistant sales manager at Mississippi Valley Grain and Feed.

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Related District Number 70-01005

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Wigim Rental House
Name of Property

Muscatine
County

905 W. Third
Address

Muscatine
City

Hahn does not appear to have lived at 905 W. Third after she purchased it in 1951. The 1952 and 1954 directories list Jas and Irene Kent as the residents. No occupation was listed for him. The 1956 directory showed Frank and Marilyn Trocino were the residents. He worked as a supervisor at Grain Processing. The property was listed as vacant in the 1958 directory. John A. and Margaret Ferres were the residents recorded in the 1959 directory. He was a sales manager for Sunset Memorial Gardens. It appears the property remained in the Hahn family until 1978. The present owner acquired it in 2007.

9. Major Bibliographical References

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

City Directories, Muscatine. Various publishers, 1856-1959. Musser Public Library, Muscatine, IA.

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

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

"Pioneer Resident of County Dies," Obituary of Samuel Wigim, *Muscatine Journal*, November 24, 1911, 2.

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911, 633.

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
Iowa Site Inventory Form
Continuation Sheet

Site Number 70-01141
 Related District Number 70-01005

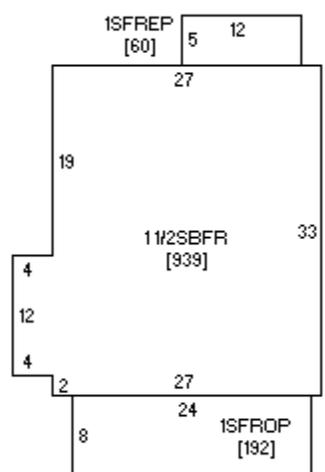
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Wigim Rental House Muscatine
 Name of Property County
905 W. Third Muscatine
 Address City

Location Map



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



(front – W. 3rd Street)

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Site Number 70-01141

Related District Number 70-01005

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Wigim Rental House
Name of Property

Muscatine
County

905 W. Third
Address

Muscatine
City

Photograph of building (digital image)

