Architectural and Historical Survey and Evaluation of the "West Hill" neighborhood, Muscatine, Iowa



June 26, 2006

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Muscatine Historic Preservation Commission

CLG Grant #05-05

Submitted by:

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I. Executive Summary

The Architectural and Historical Survey and Evaluation of the "West Hill" neighborhood, Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The development of six historic contexts and survey of the downtown commercial district was the second phase of this survey project, completed in 2004-2005. This West Hill survey is the third phase in this comprehensive survey and evaluation program for the city of Muscatine.

Muscatine is the county seat of Muscatine County, which is located on the west bank of the Mississippi River in southeast Iowa. This area of Iowa opened for settlement in 1833. The City of Muscatine is one of the oldest in Iowa, having been surveyed and platted in 1836. It was originally known as Bloomington and was designated the county seat in 1837. The location on the Mississippi River directly led to the first two major industries in Muscatine, lumber and pearl buttons. Logs floated down the river provided the raw product to produce not just planks and boards, but more elaborate sashes, doors and millwork. In the 1890s mussel shells from the river provided the material for pearl buttons, which became the major product produced by Muscatine's industries at the turn of the century. In the 20th century Muscatine's industries expanded to include grain processing, furniture manufacturing and the retreading of automobile tires. The town has grown from a village of 71 in 1839 to a thriving city of over 22,000 today.

The purpose of this project is to undertake an intensive level historical and architectural survey of the "West Hill" neighborhood and develop historic contexts relevant to this area. The West Hill neighborhood has been defined as the area along W. 2nd Street, W. 3rd Street, and W 4th Street roughly from Ash to Chestnut streets. It encompasses about 62 acres. The northeast (east) end of this boundary near Chestnut and Pine aligns with the southwest (west) boundary for the downtown commercial survey. Research was conducted to develop three historic contexts for Muscatine: 19th Century Residential and Neighborhood Development, 20th Century Residential and Neighborhood Development, and Cultural and Ethnic Diversity. These historic contexts were utilized to evaluate the historic resources identified during the West Hill intensive survey.

A total of 204 properties built by 1960 in the West Hill neighborhood were surveyed as part of this project. Properties typically consist of a house or the combination of a house and historic outbuildings. Overall, there are about 308 resources, including 202 historic residences, 1 commercial building, 1 park, and 103 garages and other outbuildings. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, and a statement of significance. A photograph and map accompanies each site inventory form. Each property was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a West Hill historic district. Four properties were previously listed on the National Register of Historic Places. Through this survey, there appears to be an eligible West Hill Historic District that includes 203 surveyed properties, including 192 potentially contributing and 11 non-contributing properties. Additionally, the recommended potential West Hill district includes 10 historic contributing properties west of the survey boundaries within the original town boundary, at the end of W. 3rd Street, W. 4th Street, and Cherry Street. Seven additional non-historic, non-contributing properties are also found within this potential district. Within the West Hill survey area, there are 56 buildings that also appear individually eligible and four listed historic properties. There is one historic building included in the survey area but outside the recommended district boundary that appears individually eligible for the National Register of Historic Places.

II. Project Design and Objectives

The Architectural and Historical Survey and Evaluation of the "West Hill" neighborhood, Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The survey of the downtown commercial district and development of six historic contexts was the second phase of this survey project, completed in 2004-2005. This project was followed up by the nomination of the "Historical and Architectural Resources of Muscatine, Iowa" Multiple Property Document and "Downtown Commercial Historic District" to the National Register of Historic Places. This West Hill survey is the third phase in this comprehensive survey and evaluation program for the city of Muscatine. The purpose of this project is to complete an intensive level historical and architectural survey of the West Hill neighborhood and develop three historic contexts relevant to this area.

The West Hill neighborhood has been defined as the area along W. 2nd Street, W. 3rd Street, and W 4th Street roughly from Ash to Chestnut streets (Figure 1). The northeast (east) end of this boundary near Chestnut and Pine aligns with the southwest (west) boundary for the 2004-2005 downtown commercial survey. This neighborhood includes approximately 27 blocks with 204 properties. The buildings within this area are primarily residential and residential outbuildings. Overall, there are 308 resources, including 202 historic residences, 1 commercial building, 1 park, and 103 garages and other outbuildings. The purpose of this survey is to identify all the historic resources in the West Hill neighborhood and evaluate these resources for their eligibility for the National Register of Historic Places utilizing the historic contexts that are to be developed as part of this project and as part of the previous 2004-05 downtown commercial survey project. The resources will be evaluated individually as well as in groups for potential historic districts.



Figure 1. Map of survey area.

One previous survey of Muscatine primarily included buildings within this survey area. The survey was conducted by Environmental Planning and Research, Inc. in 1977. The historic and architectural survey included buildings throughout Muscatine, identified through a reconnaissance level survey and then further researched and documented. Of the 329 historic buildings (built prior to 1927) identified in the survey, 239 were evaluated as eligible for the National Register of Historic Places. These buildings, with a brief history, were included in a pictorial publication entitled *Historic Architecture of Muscatine.* This publication included a brief section on the history of Muscatine, prevalent building materials, and prevalent architectural styles (Environmental Planning and Research, Inc (EPRI) 1977). Of the historic resources identified in this survey, 78 are located within the boundaries of the current West Hill survey, including 76 that are extant and two that are demolished (70-00223: 501 W. 3rd Street, 70-00255: 411-413 W. 4th Street).

Though the 1977 survey provides a good basis, it leaves several holes within the inventory record in Muscatine that the Intensive Survey and Evaluation of the West Hill neighborhood intends to fill. First, this survey is significantly outdated, completed in 1976-1977. Over the last 30 years, alterations have been made to several of the buildings previously surveyed. In some cases, these changes have affected the integrity and thus National Register eligibility of these buildings. Second, the research completed on the buildings at this time is limited. Little information was included on the 1976-77 survey forms on file at the Iowa State Historic Preservation Office, and errors have been identified in the additional historic information provided in the publication. Thus, additional research needs to be completed on these buildings to confirm and expand on the known information. Finally, many additional buildings have "become" historic in the last 30 years. For listing on the National Register of Historic Places, "historic" is defined as at least 50 years old. Thus 1924 and 1927 were the cut-off dates for the previous surveys, while 1956 is the current cut-off date. Additionally, properties less than 50 years old can also be listed if they have exceptional significance as outlined in Criterion Consideration G.

Since 1974, 13 buildings in Muscatine have been listed on the National Register of Historic Places. Four of these buildings are located within the West Hill survey boundary: Alexander Clark House (203-205 E. 3rd Street, listed in 1976), J.C.B. Warde House (205 Cherry Street, listed in 1979), Clark-Blackwell House (206 Cherry Street, listed in 1983), and Pliney Fay House (112 Locust Street, listed in 1998). The early nominations included only basic historical information, while the newer nominations have more extensive information. These buildings were included in the survey, with changes since their listing noted on the inventory forms. No historic districts were listed in Muscatine at the beginning of this project in June 2005, though the Downtown Commercial Historic District was listed in May 2006, during the project.

The survey of the downtown commercial district and development of six historic contexts was followed up in fall 2005 by the nomination of the "Historical and Architectural Resources of Muscatine, Iowa" Multiple Property Document (MPD) and "Downtown Commercial Historic District" to the National Register of Historic Places. Since the downtown survey area is adjacent to the West Hill survey area, no buildings overlap. However, the six historic contexts developed as part of this project and nominated within the "Historical and Architectural Resources of Muscatine, Iowa" MPD were utilized to evaluate the significance of historic resources in the West Hill neighborhood. These historic contexts include: Early Settlement (c.1833-c.1865), 19th Century Business and Industry (c.1865-c.1900), Lumber Industry (c.1843-c.1960), Pearl Button

Industry (c.1890-c.1966), 20th Century Civic Pride and Accomplishment (c.1890-c.1925), and 20th Century Business and Industry (c.1900-c.1960). Both National Register nominations were approved at the State Nomination Review Committee meeting in February 2006 and listed in May 2006.

A significant component of this project was the development of one historic context specifically identified during the Planning for Preservation Project and two additional historic contexts later identified. Cultural and Ethnic Diversity (c.1833–c.1950) was previously identified, and c.1950 was retained as the end date as it became evident as a rough transition point between the trends noted in the first half of the 20th century and later trends in the second half of the 20th century. Thus, the final three historic contexts that were developed as part of this project are:

1) **19th Century Residential and Neighborhood Development (c.1833–c.1900):** This context begins with the early settlement of Muscatine and continue through the end of the 19th century. It focuses on the architectural and neighborhood history of Muscatine in the 19th century. Muscatine grew significantly in this period in response to the lumber industry, spurring numerous other businesses and industries. The property types associated with this context will include: residential, residential outbuildings, neighborhoods, landscapes, parks, transportation corridors, and districts.
2) **20th Century Residential and Neighborhood Development (c.1900–c.1960):** This context begins at the 1900 and continues to the just beyond the 50-year National Register standard to 1960. It focuses on the architectural and neighborhood history of Muscatine in the first half of the 20th century. The pearl button industry boomed in the first part of this period, and other new businesses and industries in Muscatine diversified the economic base and brought new people to the community. The property types associated with this context will include: residential, residential outbuildings, neighborhoods, landscapes, parks, transportation corridors, and districts.
3) **Cultural and Ethnic Diversity (c.1833–c.1950):** This context begins with the early settlement of Muscatine and continue through the 19th and 20th centuries to 1950, as a transition year between the trends noted in the first half of the 20th century and later trends in the second half of the 20th century. It focuses on the history and contributions of cultural and ethic groups in Muscatine as the town grew and matured. The property types associated with this context will include: public, commercial, industrial, residential, religious and educational.

The methodology for this intensive level survey and evaluation of the West Hill neighborhood included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24 (National Park Service 1985). The work for this project was divided between a consultant serving as Principal Investigator, Rebecca Lawin McCarley (d.b.a. SPARK Consulting); the local project director, Jim Rudisill; and the commission and volunteers.

The project began with a field survey to identify the historic resources in this West Hill area by the consultant. Individual folders were created for each resource (typically house with associated outbuildings), and volunteers (including the historic preservation commission and project

director) signed up for certain buildings. The project continued with site-specific archival research on the identified buildings by the volunteers, under the direction and supervision of the consultant. Simultaneously, the consultant conducted extensive research on the history of Muscatine to develop the historic contexts listed previously. The historic contexts and site-specific research were then utilized to evaluate the historic resources individually and as a historic district for potential eligibility for the National Register of Historic Places. The six historic contexts developed in 2004-2005 as part of the downtown survey project were also utilized. Volunteers completed drafts of the Iowa Site Inventory Forms, which were then reviewed and revised by the consultant. The consultant finalized all the determinations of eligibility. The volunteers also took black and white photographs of all the buildings. Finally, this report was compiled for the project in the format of a Multiple Property document, which includes the historic contexts and associated property types, survey and evaluation methods, survey results, and recommendations. The project director administered the project by maintaining contact with city financial staff and state historical staff.

Extensive archival research was conducted on the individual properties as well as in the development of the historic contexts. These resources included county and local histories, Sanborn fire insurance maps, city directories, newspapers, and historic photographs and postcards. This research was conducted at the Musser Public Library and the State Historical Libraries in Iowa City and Des Moines. Legal research was conducted at the Muscatine County Courthouse and through the online resources of Muscatine Area Geographic Information Consortium (MAGIC).

As a result of the Intensive Survey and Evaluation of the West Hill neighborhood in Muscatine, 204 historic resources in this survey area were identified, with outbuildings included on the survey form associated with the primary resource. Iowa Site Inventory forms, including name, location, property type, current use, a narrative description, a statement of significance, photograph, and map, were compiled for each of these resources. A survey area map was created to show the location of all the buildings identified during this West Hill survey. A potential West Hill neighborhood historic district including 203 of the surveyed properties was identified through this project. Additionally, 56 surveyed properties were evaluated with strong potential for individual listing on the National Register of Historic Places. This report, following the format of a Multiple Property Documentation Form (MPDF), includes the information collected and developed for this project.

It is anticipated this report, site inventory forms with photographs, and field site folders will be stored by the staff to the Muscatine Historic Preservation Commission at City Hall. Additionally, a copy of the report, including an extra set of survey forms, will be placed at the Musser Public Library. This will provide for public access under controlled conditions and the information will be readily available for community planning and economic development purposes. Another copy of the report may also be placed at another repository in Muscatine. Copies of the report and Iowa Site Inventory Forms will also be placed at the State Historical Society of Iowa (Historic Preservation Office) in Des Moines.

III. Historic Contexts and Associated Property Types

Three historic contexts for Muscatine were developed as part of this project: 19th Century Residential and Neighborhood Development (c.1833–c.1900), 20th Century Residential and Neighborhood Development (c.1900–c.1960), and Cultural and Ethnic Diversity (c.1833–c.1950). One of these historic contexts was identified during the 2002-2003 Planning for Preservation project (Cultural and Ethnic Diversity), and the other two were identified later. The historic contexts for 19th Century Residential and Neighborhood Development (c.1833–c.1900) and 20th Century Residential and Neighborhood Development (c.1900–c.1960) are in final draft form and are ready to be revised to be incorporated into the "Historical and Architectural Resources of Muscatine, Iowa" Multiple Property Document (MPD). The Cultural and Ethnic Diversity (c.1833–c.1950) historic context has been completed with information that is available at this time within the scope of this project, and it is anticipated to have additional work completed prior to incorporating into the MPD, pending additional survey work and research.

19th Century Residential and Neighborhood Development (c. 1833-1900)

Located on the Mississippi River, settlement in the area that would become Muscatine occurred soon after Iowa was opened to settlement in 1833. Its location at a bend on the Mississippi River made it an excellent location for a community to blossom, though the topography was less than friendly. Development began in the more level ground near the river and soon expanded to the adjacent "West Hill" and "East Hill" areas. Residential development focused on these neighborhoods, while commercial and industrial development was focused on the more level area along 2nd Street between Pine and Walnut streets near the Mississippi River. With the growing steamboat and shipping industry, the population of Muscatine grew to 2,540, with 453 buildings in the town, by 1850.

These industries and Muscatine's prominence on the river were enhanced by the arrival of the railroad in 1855. The railroad spelled the key to future growth and development as it began to replace steamboats in the shipping industry. With the confluence of these two transportation types, Muscatine held a prominence in the 1850s and 1860s only shared by other Mississippi River communities in Iowa. New brick and frame residences were constructed within the boundaries platted for the original town, including West Hill, East Hill, and the area to the north of the downtown. With the increased settlement, the population grew to 5,374 in 1860. Following the Civil War, Muscatine continued to prosper as a regional commercial center. Population continued to grow to 6,718 in 1870.

Fueled by the lumber industry, Muscatine grew significantly in the 1880s and 1890s, and many new buildings were constructed to support the resulting business and industry. Residential development also continued through this period. New, larger residences replaced earlier houses. New residential neighborhoods also developed in Musserville and South Muscatine near the lumber mills and other industries in this area. Additional development was planned throughout the community, though much was not developed until the 20th century. With the community's prosperity, the population increased to 11,454 in 1890 and 14,073 in 1900.

The 19th century residential and neighborhood development in Muscatine is significant as it reflects the initial settlement and growth of Muscatine. While some early settlement buildings

continue to stand, the majority of the 19th century resources reflect second or third generation houses, ranging from small vernacular buildings to high style large houses. Neighborhood development spilled beyond the original town plat to areas to the south, west, and north.

Settlement of Muscatine

Most early towns on the Iowa frontier developed along the Mississippi River as the major transportation route into and out of the territory. Euro-American settlement began in Muscatine soon after the Black Hawk Purchase, which opened this portion of eastern Iowa to these settlers as part of the public domain on June 1, 1833. In February 1836, Colonel John Vanatta bought Colonel George Davenport's claim, measuring about one-half mile by one-half mile. In May, Major William Gordon was hired to lay out a town on their claim, and Bloomington was settled on as the name. About twenty settlers arrived in town by the end of the year. Bloomington became the county seat of Musquitine County in 1837 (*History of Muscatine County* 1879: 501-502; Richman 1911, Vol. 1: 61; Lewis 1901: 8; Carlson 1984: 12; EPRI 1977: 3; Horton 1978: 289, 293-294).

While this location had the benefits of its location along the river, the terrain was less favorable for development. Josiah P. Walton observed "If one would look up the roughest place in our county he would hardly find an equal to Bloomington in 1836. It was all hills and hollows. They were largely covered with trees and brush. The town was located between them and on four hills – one of them the highest for several miles away – with two large creeks and several small duck ponds to add variety to the wilderness." However, many of the towns along the river reflected the same characteristics, and the potential benefits of the steamboat landing outweighed the drawbacks of the terrain (Horton 1978: 290).

These characteristics of Bloomington defined the early development of the community. The relatively flat area near the river bend supported the first development and ensuing commercial development. Residential development initially occurred in this area as well, with additional houses on the surrounding hills described by Walton. The first official public land sales were held in November 1838, with earlier settlers having the opportunity to register their claim to a particular property. On January 23, 1839, Bloomington was incorporated with a population of 71 people and 33 buildings. By November, 84 buildings were found in town. On March 30, 1840, George Baumgardner resurveyed the town to clarify some earlier errors. Over the next year, settlers flocked to this area, attracted by its location on the Mississippi River, fertile soil, and available building materials. Population grew to 507 by 1840, and to 911 by 1844 (Horton 1978: 302-304, 363-364; *History of Muscatine County* 1879: 507-508, 521, 535; Richman 1911, Vol. 1: 205, 448; Lewis 1901: 8; Carlson 1984: 12-14, EPRI 1977: 3).

The original town plat was aligned with the river, facing south-southeast (Figure 2). Thus, diagonal lines were created at areas where the town plat met the standard township and range system through Muscatine County laid out on the strict north-south, east-west grid. It consisted of roughly 54 blocks, with some partial blocks due to the non-alignment. The east-west main streets were numbered while the north-south cross streets were named. Front Street stretched along the Mississippi River while 8th Street was the northern limit to the original town. Iowa Avenue separated east from west, and Broadway Street led to the public square in the west end. Most other cross streets were named for trees, such as Mulberry, Chestnut, Pine, Ash, and

Cherry. Muscatine Slough is clearly depicted with one of the several dams at the head of Muscatine Island (Smally pre-1853).

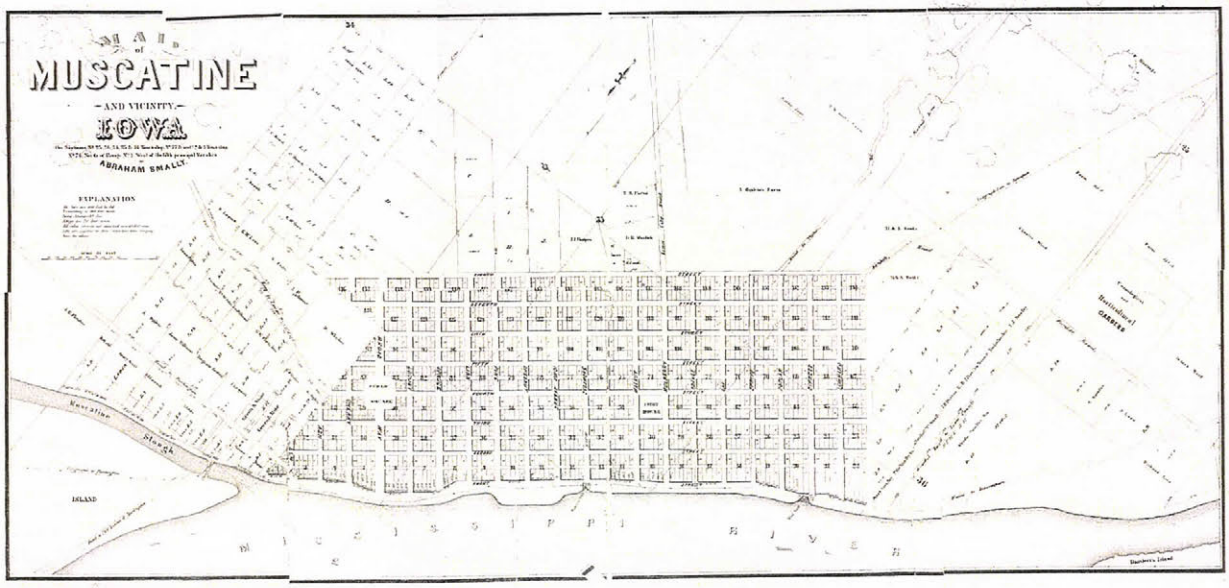


Figure 2. pre-1853 Plat of Muscatine by Abraham Smally (sic).

The earliest residential neighborhoods in Bloomington developed within this "original town" plat. While the commercial area was concentrated along Front Street (Mississippi Drive) and 2nd Street between Pine and Mulberry, residential construction began further to the west, north, and east of this core. The majority of the streets were 60 feet in width, and 20-foot alleys typically ran parallel to the numbered streets and the river. By comparison, Iowa was a wider 80 feet. Broadway, measuring 100 feet in width, appears to have been envisioned as a wide street leading to the public square. This public square was near the peak of "West Hill," and its original intended use is unknown. However, it remained open space into the 1870s, when a city reservoir was built on the southwest corner. A block was reserved for the courthouse near the center to the east, far from this public square in the west end. Typical lot size throughout the original town plat was 140-feet by 60-feet, a size that would be repeated in the earliest additions. The only known public or "park" space was the square in the west end.

Early Residential Buildings

The earliest buildings in the 1830s and 1840s were constructed of log, built from timber on the site. The typical log house was described as 16 by 20 feet with a large chimney outside of one end, projecting out about 4 or 5 feet. William Gordon built the first frame building in town, a hotel in September 1836. Since oak was readily available near the site, all the timbers and weatherboards were made from this wood (*History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 343, 358-359; EPRI 1977: 4). As Bloomington developed, in 1841 the newspaper reported: "Quite a number of frames have already been raised, and in every direction, the heavy timbers for others are to be seen, ready for the square and chisel. Mechanics of all the building professions, we believe, find ready employment" (Horton 1978: 358). In the 1840s, log buildings became outnumbered by this more refined type of building. Additional carpenters, masons, cabinetmakers, and painters arrived in Bloomington along with other

settlers, building the community as well as their new life (Horton 1978: 343, 358-359; *Portrait and Biographical Album of Muscatine County* 1889: 635-636).

With the demand for building materials, the lumber and brick industries quickly began, providing material for residential buildings. The earliest lumberyard was established by the fall of 1839, selling lumber from other areas. The lumber industry would grow gradually through the early settlement period of the 1840s, with key businesses developing in the 1850s. Since Bloomington (Muscatine) is located on a loamy clay deposit, the manufacture of brick also began in the early years. Modest iron deposits are found in this clay, creating a distinctive color to the red brick. Hiram Matthews built the first brick building in 1839 for his brother Matthew (Horton 1978: 342-347, 360-361; *History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; EPRI 1977: 3-4).

By 1844, a steamboat traveler noted that there were "quite a number of handsome brick dwellings and mercantile establishments...On the whole, Bloomington is quite a smart little village of about one third the size of Burlington, and its citizens are very fine clever people" (Horton 1978: 360-61). This description indicates that the town was likely composed of log, timber frame, and brick houses in the 1840s. Overall, few houses have survived from this period of early settlement, so it is difficult to assess early types or styles. With the information known, it appears that most houses constructed in this period were vernacular in nature, including the brick houses. Some of these houses reflected the simple stylistic details of the Federal or Greek Revival styles, as was also reflected in some commercial and public buildings of this period. These houses were typically small buildings, which were replaced by larger or more permanent houses in the second half of the 19th century.

Growth of a Community

On June 6, 1849, a petition signed by about 200 citizens was filed with Richard Cadle, clerk of the county court, to change the name from Bloomington to Muscatine, like the county. Reasons cited included the postal service confusion with nearby Burlington and Bloomington, Illinois. The petition was granted on June 7, and the town became Muscatine. By 1850, the population of Muscatine had grown to 2,540, with 453 dwellings in the town (Census Bureau 1850; Richman 1911, Vol. 1: 451). The city of Muscatine officially incorporated on February 1, 1851. The city was divided into three wards, with two aldermen representing each ward. Duties of all elected officials were specified as well. A special election approved the charter on February 21, and election of officials followed (Richman 1911, Vol. 1: 287-288; Horton 1978: 305-306).

This ushered in an era of concentrated growth and development for the community. The trading post and steamboat landing were the early focus of the economy in Muscatine in the 1840s and early 1850s. With the influx of people, other industry began to develop. The town became a regional commercial and trading center within a few years, shipping goods along the Mississippi River. Muscatine developed an agricultural processing industry in the 1840s, based on the river access and surrounding countryside (Richman 1911, Vol. 1: 204-205, 410; Walton 1899: 137-138; Horton 1978: 342-343, 346-347; EPRI 1977: 3).

The local lumber industry continued to develop in the 1850s, providing materials for the additional residential buildings. The focus shifted to locally milled timber and manufacture of doors and windows. Abraham Smalley and Jacob Pickel operated the earliest sash and door

business around 1850 at their windmill near 3rd Street and Cherry Street. Sashes were not made in advance but custom made for the order of a builder, though some eight-light sash was kept on hand. Simon G. Stein began manufacturing sash and doors with S.G. Hill in 1851 in a factory west of Pine on Front, continuing this business through 1865. Richard Cadle also began a sash, door, and blind business by the mid-1850s. In the 1850s, lumber mills began to buy timber from the upper Mississippi River, rafting the logs to the mills in Muscatine (*History of Muscatine County* 1879: 613-614; Richman 1911, Vol. 2: 67, 159; Walton 1899: 148-149, 170-171; Owen 1879: 21-22; *Portrait and Biographical Album* 1889: 312, "Centennial Edition" *Muscatine Journal.* May 31, 1940, 76).

Attention was also turned to improving the community for its residents. While the town had been laid out on a grid, the grid was overlaid on significantly hilly terrain (Figure 3). "West Hill" and "East Hill" remain indicative of this early topography. In 1850, the focus on grading the hilly area around the core of Muscatine began, and the newspaper reported in November that grading was underway on Sycamore from the river to 3rd Street, on 3rd Street from Iowa to Pine, and on Iowa from 2nd to 4th Street, and Chestnut was being improved with a cut between 3rd and 4th Street. A more focused, strong effort followed in 1851 and the subsequent years. Latter accounts noted the hills were pushed into the hollows, with the work generally coming out even. A new resident in 1853 continued to describe the site of the town as "very rough, a succession of hills and valleys" that were being graded and filled as the community grew (Reps 1994: 230; Carlson 1990: 56; Randall 1981: 54). Grading efforts would continue through the end of the 19th century, with buildings moved accordingly to align with new elevations.

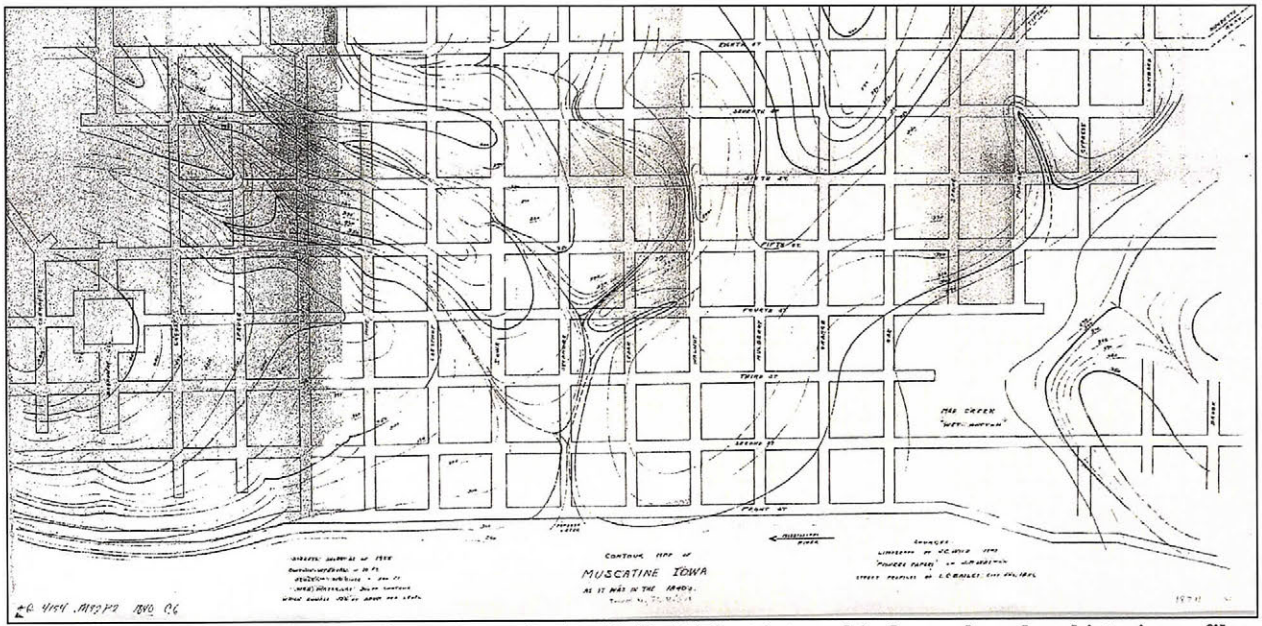
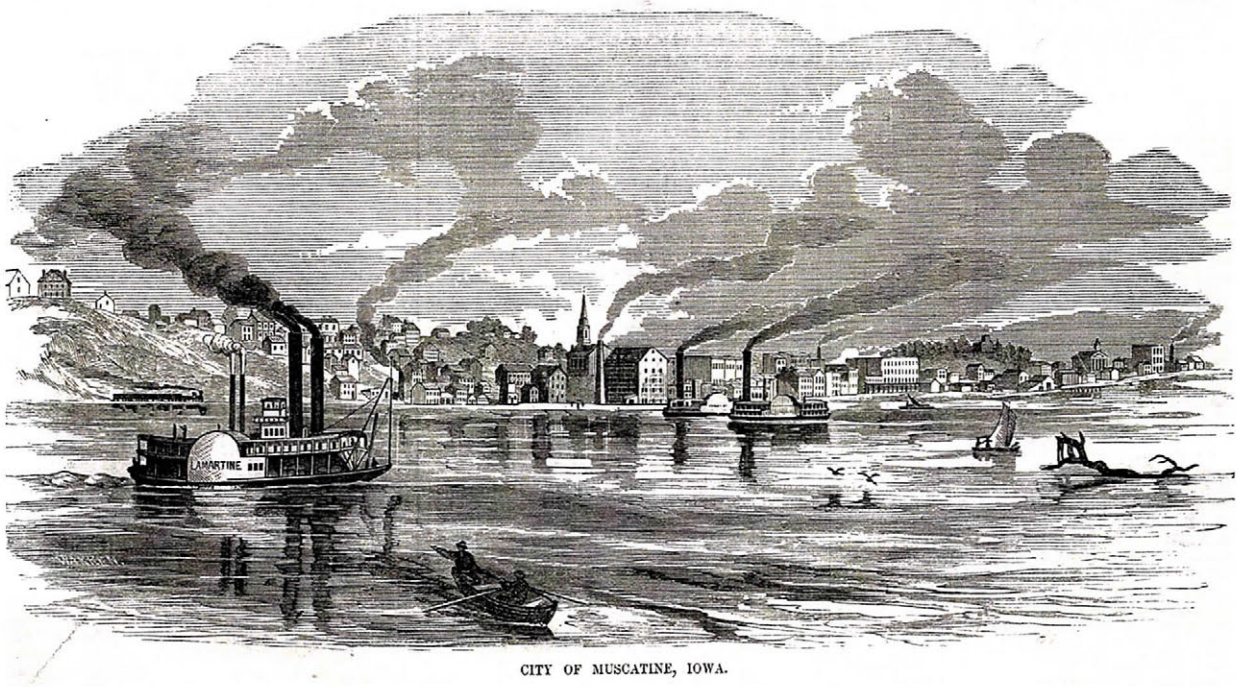


Figure 3. Contour map of Muscatine as it was in the 1840s (10 foot intervals), drawn based on historic profiles and depictions around 1955 (Musser Public Library).

A view of Muscatine appeared in *Ballou's Pictorial Drawing-Room Companion* of Boston on Saturday, August 4, 1855 (Figure 4). The overall hilly nature of the location is clearly visible in this illustration, with the core of downtown located in a relatively flat area surrounded by hills with residential development. The core of downtown stretches to east-northeast of Bennett's five-story, gable-front, brick mill clearly visible facing the river on Front Street at Pine. Houses

are scattered around and to the west-southwest of the downtown area on a large hill, later known as West Hill. Though residential development also occurred in some less visible areas by this time, West Hill was the focus of early residential development, particularly for Muscatine's most prominent citizens. A number of gable-roof small and large houses are visible in this early neighborhood. A few churches are also seen through the town (Ballou's 1855: 73).



CITY OF MUSCATINE, IOWA.

Figure 4. View of Muscatine in 1855 (Ballou's 1855: 73).

Prosperity and Development with the Arrival of the Railroad

Muscatine continued to prosper with the arrival of a spur of the Mississippi and Missouri Railroad that connected Muscatine to Davenport in 1855. The first passenger train arrived in Muscatine on November 20. Goods could be shipped along this line to Davenport, ferried across the river to Rock Island, and then shipped to Chicago via the Chicago, Rock Island, and Pacific Railroad. With the arrival of the railroad in 1855, the town boomed. Richman notes "This year was signalized by a greater increase of business and the erection of more houses than during any previous year. More than forty business houses, mostly brick, were built and opened during the year, and about 200 dwellings, nearly all of substantial character" (Richman 1911, Vol. 1: 410-411, 451-452; Carlson 1984: 14).

Though Muscatine had not nearly filled the area platted with the original town, additions began to be added to the community during this period. The first addition had been platted in 1853, followed by three additions in 1856, and five additions over the next three years. The additions generally followed the layout of the original town and ranged in size from a few blocks to over 40 blocks. Farnsworth and Lillibridge's Addition, as well as the later platted North Muscatine, extended the east-northeast end of the town to the north-northwest by about ten blocks. These additions adjacent to the Original Town plat continued the existing street pattern and width, and lots were also similar to the 60 by 140 foot size. Smaller additions platted on the west-southeast end of the town added around 50 lots to the community (Horton 1978: 306-307, 420; *Portrait and Biographical Album* 1889: 370; Muscatine County Recorder's Office).

The largest additions in this period were on the head of Muscatine Island, including South Muscatine and Abraham Smalley's addition to South Muscatine. Early Muscatine consisted of the area north of the Muscatine Slough. The Muscatine Slough was a "river" that extended around a section of the land, making an island in the Mississippi. Muscatine Island was generally swampland, extending about 18 miles downstream. Though a dam was built across the Muscatine Slough in 1845, only three houses were built in this area by 1850, as the log levee habitually washed out. A more solid levee was built in 1851, and improvements were built on the island. As settlement and industry increased, this area became known as South Muscatine. By the late 1850s, several businesses had developed on the "island" of South Muscatine. South Muscatine, about 250 lots on the head of the island, was platted in 1856, sooner followed by Smalley's similarly sized addition further to the south along the Mississippi River. A number of dwellings were built on the island in the 1850s and 1860s. However, the majority of this island was devoted to agricultural production, particularly fruits and vegetables. Though South Muscatine technically developed independently, it was annexed by Muscatine before much building had occurred (Richman 1911, Vol. 1: 449; Walton 1899: 160-162; Muscatine County Recorder's Office).

Residential Construction and Design in the 1850s

The growth of the town is reflected in the state census of Iowa in 1856. In 1850, the population of Muscatine stood at 2,540, with 453 dwellings in the town. By 1856, the population had grown significantly to 6,173. Additionally, 1,040 dwellings existed in town (Census Bureau 1850; Richman 1911, Vol. 1: 451; Horton 1978: 348-349). This represented a significant construction effort in the early 1850s and in 1855. The 1856 city directory notes that "about two hundred dwellings, nearly all of a substantial character" were built in 1855 with the anticipated arrival of the railroad in November. Additional residential construction continued through the end of the 1860s. Many of the first generation houses were replaced in this period, with new houses built of a more substantial character as well. Many of the oldest houses in Muscatine date from this period of construction in the 1850s. Residential construction occurred throughout most areas of the platted town, with no particular concentration noted in this period. While some concentration is found near the downtown area, additional houses were scattered through other neighborhoods to the west, north, and east in this period as well.

Though many of the houses continued to follow basic vernacular plans, more refined details also appeared on houses in this period. Greek Revival was a popular choice for houses, with some Federal details lingering as well. The country embraced the Greek Revival style in the first half of the 19th century as a "democratic" form of architecture, promoted by the leading architects of the period. The Greek Revival house exists in simple and more refined forms in Muscatine. These forms reflect the Greek Revival style with simple Classical corner pilasters, symmetrical façades, wide cornices, front porches with Classical columns, flat lintels, six-over-six-light double-hung windows, dentils, and entries with sidelights and transom windows. The one or two story gable-front house is the most simple of these forms, reflecting the historic form of the Greek temple. These houses were built of frame and brick construction. Larger houses were built with a side gable roof with a three or five bay symmetrical façade. Full height, gable-roof porches, either extending across the façade or centered on the entry, were common features of this style. The J.C.B. Warde House, began in 1852, is the most refined example of the Greek Revival style in Muscatine (#70-00370, 205 Cherry Street). Several simpler forms also are

found throughout town, with Greek Revival houses continuing to be built into the 1860s (EPRI 1977: 5; McAlester 1997: 178-184).

Though popular throughout the country in the 1840s and 1850s, the Gothic Revival style appears to have been less so in Muscatine. The style emphasized picturesque details such as steeply pitched cross gable roofs, multi-light windows, pointed or Gothic arch openings, porches with intricate details, and decorative trim including bargeboard and bay windows. Andrew Jackson Downing particularly promoted the style as suitable for rural architecture, and the verticality of the style was often cited as suitable for religious architecture. In Muscatine, the style is primarily found in religious architecture, such as Trinity Episcopal Church, and a handful of houses. The best example is perhaps the James Weed house or "The Gables," originally built on a country estate just to the northeast of time, which as later developed as an early 20th century park and subdivision. The estate was also noted for its landscaping, another feature promoted by Downing (EPRI 1977: 5; McAlester 1997: 197-98; Horton 1978: 382-386).

Italianate, or the early Italian villa, is most prominent early residential style in Muscatine in the 1850s and 1860s. The style reflected some of the picturesque features of the earlier Gothic Revival. Typical features include tall arch windows with elaborate hoods, two-over-two-light double-hung windows, wide eaves with large brackets, and low pitch roofs. While the early Italian villas had rambling plans, the characteristic Italianate house developed as a cubical form with a low hip roof that often had a cupola centered on the peak. This hip roof, cubical form is commonly seen for the larger Italianate houses in Muscatine, such as the George Stone House at 606 W. 3rd Street (#70-00227). Italianate houses in Muscatine were built of brick or frame construction. While some houses feature a central passage plan, many Italianate houses in Muscatine have a side passage layout with the entry to one side of a three bay façade. Most gable-front versions of this style, distinguished by the large brackets under the eave from the earlier Greek Revival, have this plan. Window hoods or pediments are found on nearly all examples of this style in Muscatine, varying from the simple emphasis of this element to elaborate arch decorative features (EPRI 1977: 5; McAlester 1997: 211-12).

While these architectural styles are found throughout the community, more vernacular houses were also built. Early views of Muscatine show simple one or two story gable-roof houses throughout the community. Houses were oriented to a gable-front or side gable format. Early vernacular plans consisted of two basic rooms, with the addition of a central hall by the mid-19th century. A second or attic story contributed lofted sleeping accommodations for the family. Larger houses were built in the two-story I-house type, with a central hall separating two rooms on each story. I-houses were often decorated with stylistic features of the Greek Revival, Gothic Revival, or Italianate styles. However, the gable-front house appears to be a more common survivor of the early housing stock in Muscatine. This house type was well-suited for the narrower lots of the city, and the 60 by 140 typical lot in Muscatine could be sub-divided into two parcels. This house type continued to be built well into the 1870s and 1880s in Muscatine.

With this extensive construction, craftsmen continued to be in high demand in Muscatine. A large number of people were listed in the building trades in the 1856 census, with apparently ample work in town. The census recorded 109 carpenters, 31 stonemasons, 14 brickmakers, and 5 bricklayers. Foundries listed in the 1856 city directory may have locally produced cast iron ornament for buildings as well. Brickyards were locally operated by Cyrus Hawley and Samuel C. Adams in the 1850s. Fourteen carpenters were listed in the 1856 directory, representing the

major businesses in the city and likely employing several of the additional carpenters listed in the 1856 census. These carpenters include Brown & Mahlon, S.B. Hill, J.J. Hoopes, E.M. Kissinger, Magoon & Martin, Mayes & Coffman, Ed Olmsted, Purcell & Brothers, W.G. Ritchie, Swan & Madden, G.P. Van Kleech, J.P. & J.W. Walton, David Washburn, and Christian Weaver (*City Directory* 1859: 86; *Portrait and Biographical Album* 1879: 571; United States Census Bureau 1850; Richman 1911, Vol. 1: 451; Horton 1978: 348-349).

While no "architects" are listed as such in the 1856 census of Muscatine, many builders both designed and constructed buildings in this period. Early bricklayers Matthew and Hiram Matthews likely designed the first brick house that they built in 1839 as well as the first Episcopal Church. When a new building was built in 1851, New York architect Frank Willis designed the building, but the subsequent wings added to enlarge the building in 1855 were designed and built by local craftsmen Josiah P. Walton and J.P. Wand, blending into the earlier building. Walton is listed as a local architect in the 1856 directory, as well as the 1859 directory. George Daniels was also listed in the 1859 city directory as an architect, though none of his designs are known. While these builders/designers followed typical building practices, some ideas were likely gleaned from pattern books as well. An 1859 ad for "COTTAGE ARCHITECTURE: A new book for men of small means wishing to build. Decidedly the best book of the kind ever published" was published for Burnett's Book Store at 178 2nd Street. Pattern books gained popularity throughout the country by this period, permitting future owners to build from published plans rather than through architect. Most of the popular styles of the period, such as Gothic Revival and Italianate, were popularized through these books (Horton 1978: 350-31, 356)

Josiah P. Walton is perhaps the best known local architect, builder and house mover from the mid-late 19th century. He moved to Muscatine in the 1840s to learn carpentry and worked as an apprentice for J.J. Hoopes for two years. Around 1850, Walton began his own business as an architect and builder. His advertisement in the 1856 city directory states that "The undersigned is prepared to furnish DESIGNS AND DRAWINGS, provide material, superintend or erect Stores, Dwellings, Suburban or County Residences, in the most approved styles and on the lowest terms; also to lay out and plant ornamental gardens." Over the next decades, he designed and built the Episcopal Church (addition), Dr. James Weed House, Dr. Horton House, Muscatine High School, Wilton Junction High School, B. Hershey House, Lindley Hoopes House, and several other buildings in Muscatine. In his 1899 reminiscences of the early days and businesses of Muscatine, he notes several other buildings that he built in Muscatine, including several buildings for the lumber industry (*History of Muscatine County* 1879: 621; Walton 1899; Horton 351-353).

The number of regional architects that operated in Muscatine in the 1850s is unknown, though it is assumed to not to be more than a few. While architects were commonly employed for the large and significant buildings, local builders handled most of the typical construction. However, it is know that Willet Carroll designed the house for George Stone at 606 W. 3rd Street in 1860. Carroll was one of nearby Davenport's first architects, arriving in 1855. He practiced with George Edwards and then by himself. Only a few of his houses have been identified as standing in Davenport, also Italianate in design ("Improvements," *Muscatine Journal,* September 25, 1860; Carlson 1990: 54; Shank 1999: 39).

Development and Growth After the Civil War

During the Civil War, Muscatine continued to prosper, recovering from the Panic of 1857. It did not develop significantly, nor were many buildings constructed in this period, as typical of many communities in this period. With the end of the war, business boomed in Muscatine. In 1865, several new business blocks and dwellings were built around the town. Later accounts estimate that between 200 and 300 buildings were built in 1866, including L.W. Old's opera house block. By 1868, Muscatine had 16 dry goods stores, 37 retail grocery stores, 7 drug stores, 46 saloons, 1 marble yard, 1 planing mill, 3 sawmills, 11 lumberyards, 10 hotels and boarding houses, 13 doctors, and 16 lawyers, among other businesses (Richman 1911, Vol. 1: 458).

The largest addition of the 1860s was Ogilvie's Addition in 1862. It extended the streets from Mulberry to Poplar further to the north-northwest for three blocks, creating a 12 block and 120-lot and addition adjacent to North Muscatine. The addition was platted with the typical 60 by 140 foot lot size. The 1865 map of Muscatine shows this new addition, as well as the small adjacent additions of the 1850s (Figure 5). South Muscatine is visible at the head of the island, though the area of Smalley's Addition to the south is not included. Overall, with the exception of South Muscatine, the layout of the town had not significantly grown from the initial plat. Three additional areas were platted by 1865 farther from this core area, including Butlerville to the northwest, and Smalley's Subdivision of Out Lot 1 and Brogan's Addition to the east-northeast. While Butlerville was divided into large rural lots, the additions to the east along Graded Road (Park Ave) had typical urban lot sizes. In 1868, Fletcher and Deschler's Addition to the north-northwest of the central part of the original town was platted to also divide rural land into smaller, yet large, rural lots. Lots remained four to five times larger than the typical 60 by 140 foot city lot in the Original Town. Other subdivision of large rural tracts continued into the 1870s (Muscatine County Recorder's Office).

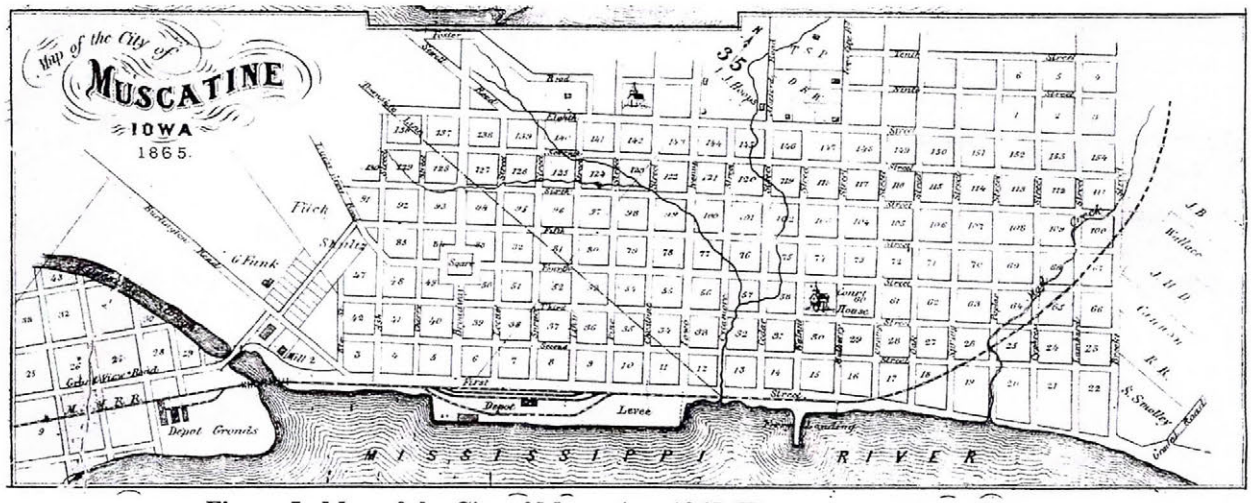


Figure 5. Map of the City of Muscatine, 1865 (Thompson and Bro 1865).

Construction of the late 1860s and 1870s continued along the same vein as the 1850s. Additional lots were filled with houses, and smaller first generation houses were replaced by more substantial construction. Brick and frame houses were built, including those with defined architectural styles and more vernacular basic buildings. Italianate remained the most popular style for residential construction, as well as commercial construction in Muscatine. Many vernacular houses exhibited a basic gable-front form, with little decorative detail. This type of

house was built up West Hill, as well as to the north and east of downtown. Choice lots overlooking the river on West Hill provided building sites for some of the larger houses in Muscatine. While architects were employed for some of the larger houses, other houses were likely constructed using typical building knowledge or following plans found in pattern books or journals of the period. House moving also continued throughout the 1860s and into the 1870s as grading continued throughout Muscatine.

With the new construction came an additional demand for carpenters and bricklayers. Little information is known about many of these craftsmen, though the pattern is likely similar. For example, in 1857, Peter Maher, native of Ireland, moved to Muscatine from Trenton, New Jersey. In New Jersey, he had learned the trade of carpenter and builder. He began a contracting and building business in Muscatine, building some of the finest buildings in Muscatine over the next two decades. As the lumber mills supplied the wood building materials, brickyards also grew to supply the demand for this "fireproof" material. Two major early brickyards include those of G.J. Nyenhuis and Henry Fuller. G.J. Nyenhuis, native of Holland, moved to Muscatine from Baltimore in 1853. He worked in town for several years before establishing his own brickyard on Lucas Grove around 1864. In 1854, Henry Fuller, native of Germany, moved to Muscatine from St. Louis and began to manufacture brick. By 1879, his brickyard produced between 2,000,000 and 3,000,000 bricks annually (*History of Muscatine County* 1879: 603, 611, 614).

Development of South Muscatine and Musserville

The "island" of South Muscatine continued to develop as an industrial center in the 1860s and 1870s. Though the majority of the lower island was devoted to agricultural production, the northeastern upper portion within city limits was attractive for business and industry. With the pork packing, foundry, cooper shop, and Hershey's lumber mill, residential development followed on the island in the 1860s on the high ground. On April 25, 1870, flood waters rose to a record height, breaking through the levee. Most of the lower section of the island was flooded completely. Flood waters subsided, and agricultural and industrial production resumed (Walton 1899: 162-163).

With the demand for building materials in Chicago after the 1871 fire, the local lumber industry flourished. By 1876, the lumber industry was recognized as a leading factor in the local economy. South Muscatine was prime territory for this development, with Hershey's mill on the north head of the island on Burlington Road (Hershey Ave). In 1871, Musser & Company built a new sawmill on the island, further south from the Hershey mill. This section of the island boomed as new workers built houses near the mill, creating an area that soon became known as Musserville. Though Abraham Smalley's addition dates to the late 1850s, a plat was filed in August 1871 to further clarify the lots, likely indicating the anticipated growth of this area. Brent Brothers also built a window shade and washboard factory on the upper part of the island, and in 1875 the Union Lumber Company built a large facility. Though lumber interests were beginning to dominate industry on the city portion of the island, other business like Barlett & Hoopes' pork packing and icehouse also developed (Walton 1899: 162-163; Muscatine County Recorder's Office).

With the increasing industry, residential development followed to house the workers in South Muscatine and Musserville. Around 1875, the Musserville school and Methodist church were

built to served these residents. Musserville Methodist Episcopal Church was built in 1875, with the church body formed later. Attendance grew to about 100 by 1879, and it had flourishing Sunday School with about 100 scholars under supervision of W.H. Hoopes, a prominent Muscatine Island fruit grower (Muscatine County Recorder's Office; *History of Muscatine County, Iowa* 1879; *Portrait and Biographical Album* 1889: 640).

Muscatine in 1875

By 1875, the population of Muscatine had grown to 7,537 from 6,718 in 1870 and 5,324 in 1860. The number of males and females were nearly evenly divided, with a total of 1,495 families. Building improvements in 1875 were valued at $169,000. In 1877, building improvements were valued at $104,000, with 5,400,000 bricks made by the four brickyards. Most of the newly platted areas in the 1870s consisted of divisions of land located in large out lots near the original city plat. Only a few blocks of actual city blocks were platted in this period, as previous development continued to fill with housing (Richman 1911, Vol. 1: 465; Muscatine County Recorder's Office).

The 1875 Andreas *Atlas of Iowa* includes included a plan of Muscatine (Figure 6). The original town is easily identifiable as parallel to the river, rotated about 45 degree off the typical Midwestern grid. Both major creeks, Mad Creek to the east and Papoose Creek through the mid-section of town, are noted on this map. A small portion of Muscatine Slough has been filled in on this map, providing more dependable access to Muscatine Island. The additions on the head of the island are noted, with South Muscatine at the head and A. Smalley's Addition (later Musserville) further to the south. These additions are aligned on differing grids. The two additions to the north-northwest of the east end of the original town, Ogilvie's Addition and "North Muscatine," are visible, continued the typical block layout. The small, scattered additions to the east-northeast and west-southwest of the original town are also depicted. The larger plats to the northwest primarily represent large tracts of rural land divided into smaller holdings, rather than city lots. The streets in Butlerville, however, are noted in the 1874 city directory (Andreas 1875).

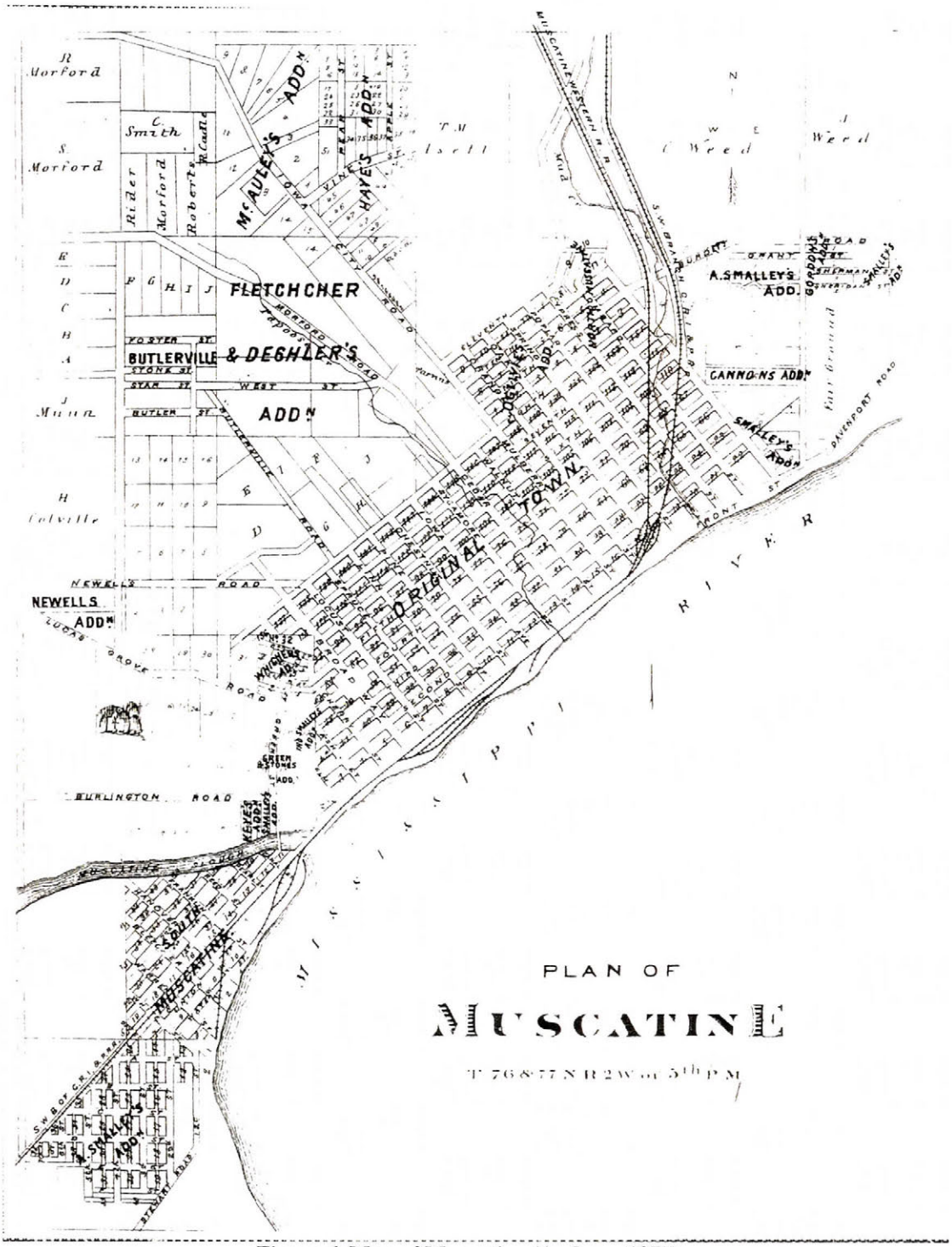


Figure 6. Map of Muscatine (Andreas 1875).

While Andreas did include a birds-eye view of Muscatine, the 1874 birds-eye view by Koch provides a clearer representation of the residential development of Muscatine (Figure 7). While key houses are noted in detail, smaller houses are sketched in with basic detail just to represent a building on the lot. Within the original town, it appears that about half of the lots have building, with the commercial area concentrated on 2nd Street between Pine and Mulberry. The residential development on "West Hill," west of Pine between Front (Mississippi) and 5th Streets is perhaps

a bit more concentrated, but vacant lots are still common. Additional one and two story houses are scattered along 4th, 5th, 6th, 7th, and 8th Streets north-northwest of the downtown area. More concentrated development is found east of Walnut and north of 4th Street over to Mad Creek, which created flat land that interrupted the east end of the original platted grid. The area developed as "North Muscatine" and Farnsworth and Lillibridge's Addition to the north of this far east end of the original town also has a significant number of houses. Only a few blocks appear laid out in Ogilvie's Addition between Mulberry and Poplar, north of 8th Street. Scattered houses are also found on the east side of Mad Creek, in early additions of "East Hill." Houses also line the streets extending out of town, including Mulberry Avenue (Iowa City Road), Cedar Street, Lucas Grove Road, and Burlington Road (Hershey Ave). The area south of the Muscatine Slough is not shown on this map, so it is unknown the extent of development that had occurred by this time (Koch 1874).

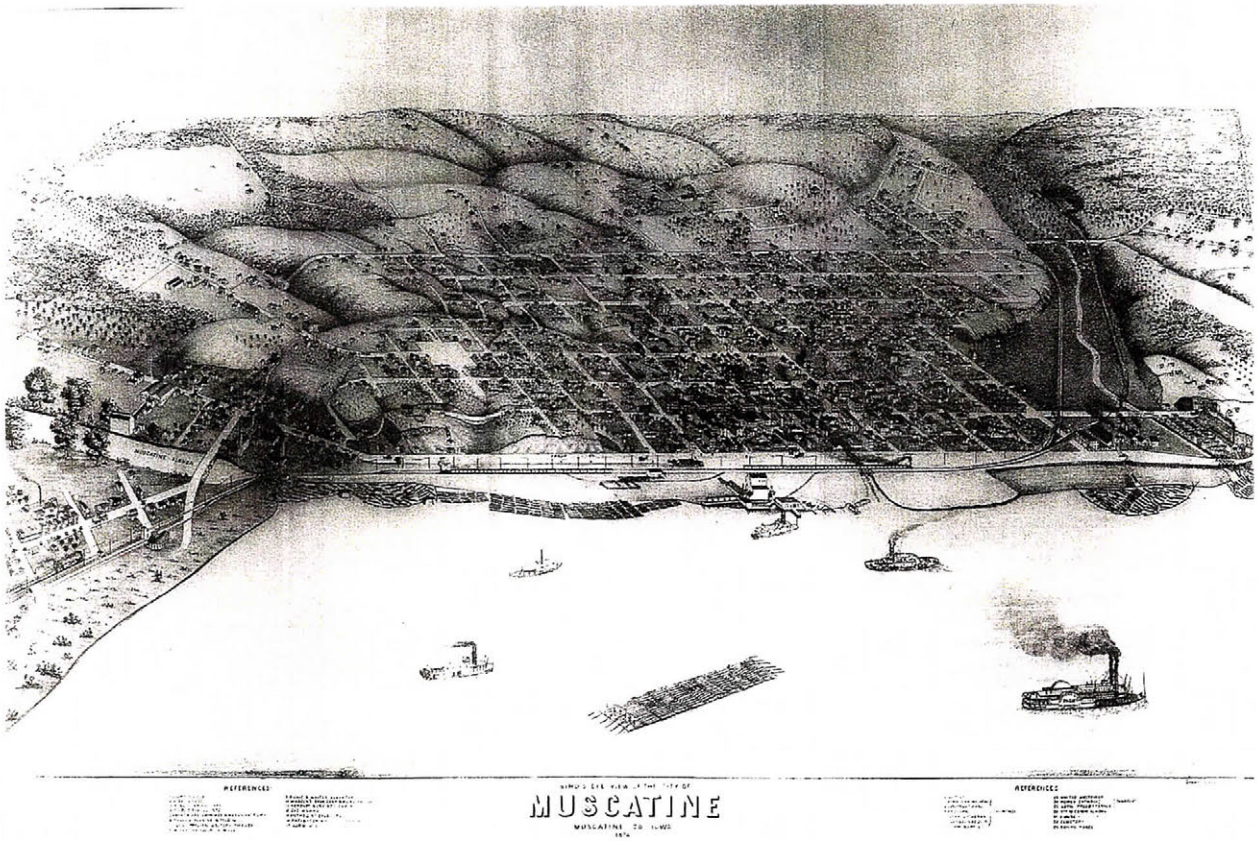


Figure 7. Birds-eye View of Muscatine in 1874 (Koch 1874).

Increased public services

With the booming town came the demand for additional services. By 1879, Muscatine had a police department and fire department. The fire department was formed in 1875, and it was considered fully organized by 1877 with several hose companies. The Muscatine Water Works Company was formed on November 9, 1875 to create a water system for protection from fire and domestic use. The reservoir and pumping works were completed by April 1876, with several branches to the main line laid over the next few years. A reservoir was built on the "public square" at Fourth and Broadway to hold about 2 million gallons. The waterworks on West Hill were successfully tested on July 12, 1878. By 1883, five miles of pipe had been installed as well as 54 hydrants. By the turn of the century, eleven miles of mains were laid, providing water to

125 hydrants (*History of Muscatine County* 1879: 515-521; City Directory 1883-86: 20; Richman 1911, Vol. 1: 290-291, 466; *Journal,* Dec. 20, 1906, 9).

The Muscatine Gas Light and Coke Company continued to prosper through this period. R.T. Coverdale sold the gas works to T. Cowell for $55,000 on December 23, 1879. By 1883, the gas works occupied three lots on Oak Street. Over eight miles of mains and over 200 street lamps were found in Muscatine. The management and production of the company was known to be excellent (Richman 1911, Vol. 1: 466; City Directory 1883-86: 21). Telephone service began in Muscatine on June 7, 1881. The need for a street railway system surfaced by the early 1880s. In 1883, a company was formed to construct the railway, with the officers of Peter Musser, George Dillaway, T.R. Fitzgerald, and Orange Chapman. Over two miles of tracks were laid by September 11, 1883, and the system began operations. The cars were pulled by horse and mule power (Richman 1911, Vol. 1: 412, 467). The streetcar lines would begin to guide and encourage residential development in the late 1880s and 1890s, in Muscatine as well as nationally. With easy access to further distances from the core of the city, additional neighborhoods developed along and near these lines.

Residential areas in the 1880s

While the 1874 birds-eye view of Muscatine shows the extent of the community development, the 1883 Sanborn map provides some additional details on the areas nearest the downtown (Figure 8). Typically, small one-story or one-and-one-half-story houses are depicted, though some larger two-story houses are also present. A mixture of frame and brick dwellings are noted. However, the coverage is limited to those areas near the commercial core. Detail maps are provided of these areas, with the number of buildings noted within a few blocks. Thus several blocks of the original town are not depicted with any building, though the 1874 birds-eye clearly shows building well to the west and northeast of the 1883 Sanborn. Additional platted developed and undeveloped areas are seen on the 1875 Andreas atlas as well (Figure 6). Additional development is depicted in South Muscatine on the 1883 Sanborn map. Development in South Muscatine focused around the two major lumber companies (Figure 9). This 1883 Sanborn map shows detail of the residential development within a few blocks of the lumber mills, while the 1874 birds-eye did not cover this area. Additional residential buildings are noted on the nearest adjacent blocks as well.

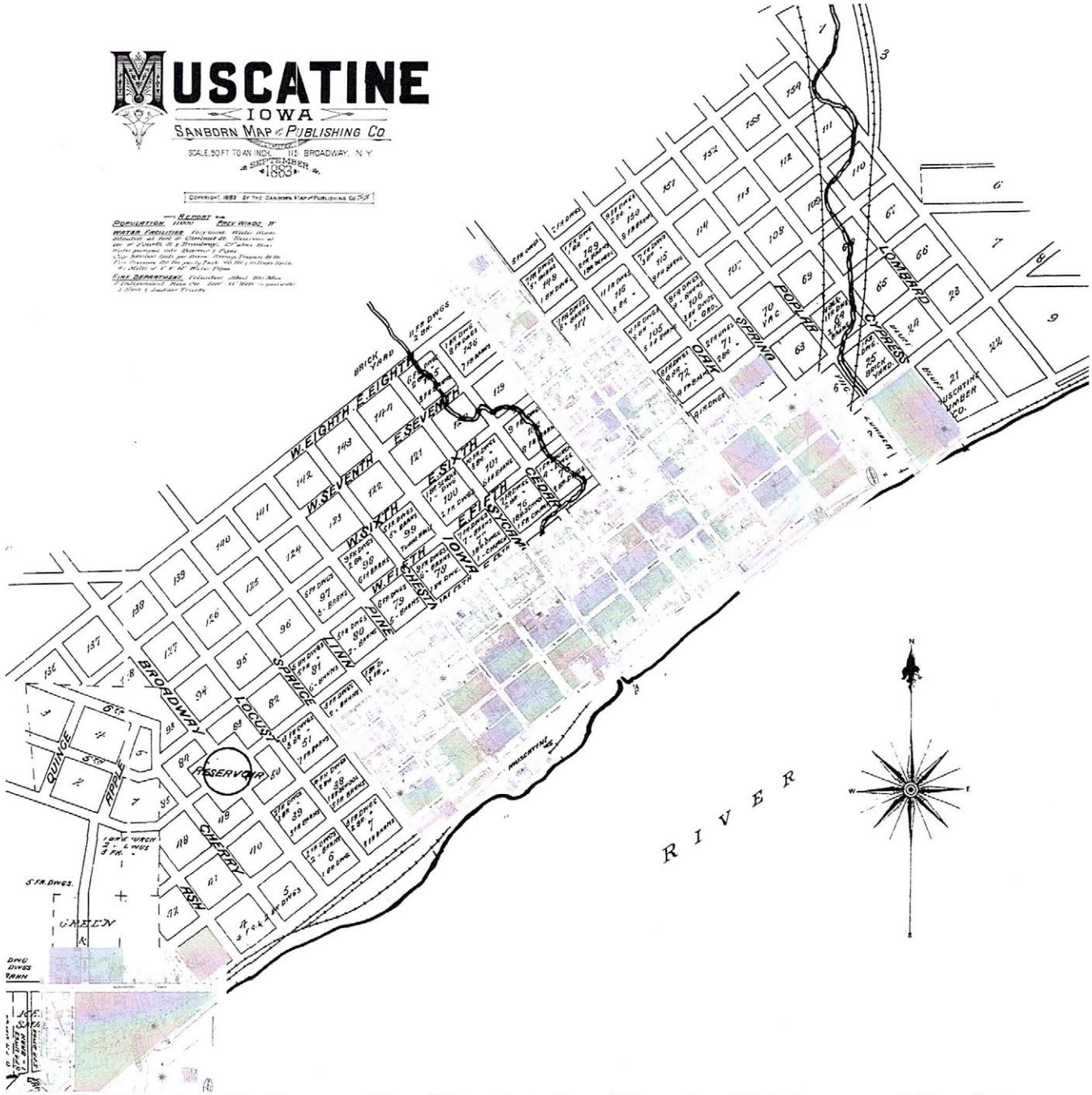


Figure 8. 1883 Sanborn Fire Insurance Map of the main section of Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

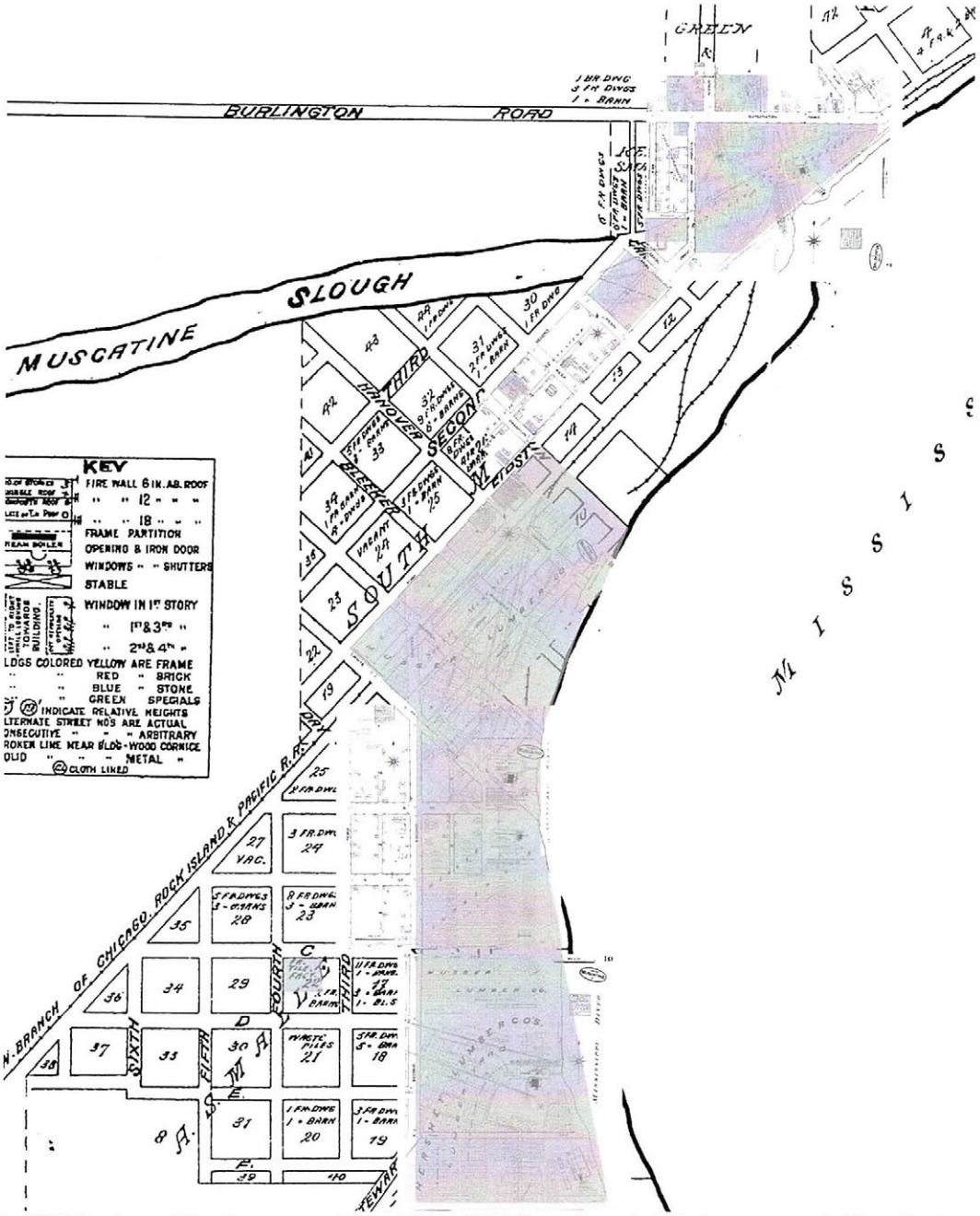


Figure 9. 1883 Sanborn Fire Insurance Map of "south" Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

The population of Muscatine continued to grow in this period, from 6,718 in 1870 to 8,295 in 1880. In 1880, Muscatine ranked as the 10th largest city in Iowa, behind Des Moines, Dubuque, Davenport, Burlington, Council Bluffs, Keokuk, Cedar Rapids, Clinton, and Ottumwa. The schools listed in the 1879 city directory provide some interesting insight on community development. One high school was found in town (Iowa between 5th and 6th), as well as six elementary schools: No. 1 (7th between Orange and Oak – East Hill), No. 2 (3rd between Spruce and Locust – West Hill), East Muscatine, South Muscatine, Island School, and Butlerville. The population climbed nearly twice as fast to 11,454 in 1890. While the areas closest to the

downtown continued to see some new construction, new residential building was concentrated in areas further to the south, west, north, and northeast within the original town.

The increasing population apparently spurred some new development. While the 1870s saw subdivision of large tracts of land, the 1880s witnessed more focused subdivisions with city lots. About two dozen new additions or subdivisions were platted in the 1880s, mostly smaller areas on the fringes of the original town. Overall, the new additions ranged in size from 7 to 70 lots, with an average size of about 24 lots, or 2 blocks. George Smalley's Addition to South Muscatine, west of Abraham Smalley's addition, was one of the largest with 70 lots, with Abraham's Smalley's 2nd Addition to South Muscatine, between the slough and Burlington Road (Hershey Ave) the second with 64 lots. In addition to these southern additions, small additions were located along Lucas Grove and Newell roads to the west of town, as well as some area immediately north-northwest of the original town plat. East Hill, east of Mad Creek, also had two subdivisions platted in this period (Muscatine County Recorder's Office).

The styles and types of houses built in the 1880s continued to reflect residential development of the late 1860s and 1870s. Italianate continued to be the predominant style, with prominent window hoods, tall windows, and bracketed eaves. A handful of Second Empire houses, such as the Rothschild-Cohn House at 507 W. 2nd Street (#70-00185), were built in Muscatine also in the 1880s, defined by the mansard roof form. Some features were carried over from the Italianate houses, such as brackets along the eaves and distinctive window hoods. Gable-front houses, both brick and frame, continued to be built throughout the community. Advances in building technology permitted more variations on floor plans, and some T-plan and L-plan frame houses were also built in Muscatine during this period. The basic gable-front house began to be enhanced with a small side cross-gable section or bay window as well. Though stone was used as a foundation and accent material, few buildings were constructed with stone. Some large asymmetrical plans also began appears by the late 1880s, though the massing would become more common with the popularity of the Queen Anne style in the 1890s.

The large majority of houses constructed in Muscatine in the 1870s and 1880s were single-family dwellings. A handful of double houses, or side-by-side duplexes, were constructed in this period. These buildings also followed the typical styles of the period, typically with simpler Italianate features. For example, the Alexander Clark House, built in 1878-79, is an excellent example of a brick double house with Italianate influence (203-205 W. 3rd Street, 70-00203). The 1883 and 1888 Sanborn maps show few multi-family dwellings in Muscatine. The ones depicted are two unit, side-by-side buildings.

With the boom of the local lumber industry, building material was plentiful for Muscatine. In 1886-87, there were six lumber mills and merchants in Muscatine. The largest mills were the Hershey Lumber Company (1001-03 Burlington Road) and the Musser Lumber Company (White, in South Muscatine). S.G. Stein continued to operate his long run lumberyard at 2nd and Pine. J.A. Deemer and J.S. Patten also had small yards. The Muscatine Lumber Company operated at this time, though a fire would soon close the company. The Huttig Brother Manufacturing Company was the main sash and door producer for Muscatine. Some of these companies, particularly Huttig, produced materials that were sold well outside of Muscatine and Iowa. The lumber mills employed a number of workers who owned their own houses, many of which were built with rejected lumber from the mills (Randall 1983, Vol. 4:14).

Several carpenters and builders continued to operate throughout this period. The 1877-78 city directory lists Frederick Eichhoff (Butlerville), Franklin Freeman (2nd and Sycamore), C.U. Hatch (2nd and Sycamore), Hickman Hine (2nd west of Cedar), Madison Kneese (8th east of Spring), Henry Madden (3rd and Iowa), George D. Magoon (5th west of Iowa), Peter Maher (3rd and Pine), Mayes and Hinkle (Chestnut between 2nd and 3rd), J.B. Nyenhuis (Lucas Grove Road), and Parvin & Company (3rd east of Cedar). J.P. Walton continued to design as well as construct buildings in this period, and an ad for I.A. Kerr in 1877 also notes the he was a "contractor, architect and builder" with "designs and plans furnished." Carpenters and builders in 1886-87 included C.U. Hatch (306 Iowa), M.M. Kneese (301 Iowa), George D. Magoon (Iowa between 5th and 6th), and Charles Patrick. Though many others worked as carpenters or builders in Muscatine, these represent the primary contractors for the city in this period. Four brick makers were also listed in 1886-87: Muscatine Pressed Brick Company (New and Oak), Garrett J. Nyenhuis (6th between Pine and Chestnut), Henry Fuller (207 E. 8th), and Joseph W. Fuller (503 [E.] 10th Street).

While builders continued to design the buildings they built for a large part, more formal designs for residential buildings were also sought. Regional architects were employed for some of the largest residences of Muscatine, such as the Clark-Blackwell House (206 Cherry Street, #70-00371) that was designed by Cleveland & Jay of Chicago in 1882. However, local builder-architect Josiah P. Walton moved a former building from the site, and the new house was built locally by George D. Magoon (Jacobsen 1982: 8:1).

The January 1891 *Semi-Centennial Souvenir Edition of the Muscatine Journal* highlighted Walton, as well as some other local builders and architects. James H. Selden was a contractor and builder raised in Muscatine, who would continue to work into the 20th century. J.E. Howe was a contractor and builder who also designed some buildings. In 1891, he had worked in Muscatine for the past 18 years, and he was cited as one of the best carpenters. In addition to several residences, he also built the Fourth Ward school, German Lutheran church, Muscatine Sash & Door, and Park Ave M.E. Church. William Zeidler had worked as a contractor and builder in Muscatine for the last 32 years, building many residential and commercial buildings throughout Muscatine. His son Henry was noted to be a natural architect, designing many of the buildings that they built. By 1893, he opened his own architectural practice. He advertised on June 1, 1893 as an "architect and superintendent of construction" at 7th and Chestnut who would furnish plans and specifications for buildings (*Semi-Centennial Souvenir Edition of the Muscatine Journal* 1891; "Henry W. Zeidler," ad, *Muscatine Journal*, June 1, 1893, 1).

Pattern books also continued to furnish plans for building in the 1880s and into the 1890s. Palliser and Company was a popular publisher, releasing their first plan book in 1878. Their book *American Architecture,* first published in 1888, was advertised as late as 1893 in Muscatine. This 104-page book had large plates showing elevations, plans, and perspectives, as well as instructions on how to build them and cost estimates. Plans ranged from $300 to $5,500 houses, including some plans for the large Queen Anne houses that were gaining in popularity. The *Muscatine Journal* also picked up architectural plans from the American Press Association. Five sets of plans were published in their year-end edition on December 14, 1893 (*Muscatine Journal*, June 1, 1893, 1; *Muscatine Journal*, December 14, 1893, 11, 12, 13, 19).

House moving

House moving, including simple raising and lowing, began in the 1850s with the earliest grading activities. Notes on houses to be moved appear in the *Muscatine Journal* throughout the second half of the 19th century. By 1866, J.P. & J.W. Walton are listed in the business listings of the city directory as house movers. In 1874, M. Brown was also listed as a house mover, and Mahlon Brown was the only one listed in 1877, though Walton continued to move houses as well. The category disappears in directory listings in the 1880s, but reappears with M. Morris listed in the 1889-92 city directory. Walton also continued to move buildings in this period.

By this period. Josiah P. Walton was better known as a successful house mover than as an architect, as he approached his 60th birthday. In 1891, Walton was reported as "one of the most successful house movers. He has had forty years experience in the business, and several of our largest brick buildings have been raised or moved by him" (*Semi-Centennial Souvenir Edition of the Muscatine Journal,* January 1891: 54-55). The account included a photograph of a brick house in the process of being moved by Walton.

As street improvements continued into the 1890s, house movers continued to be in demand to raise or lower houses to appropriate new heights. Street grading continued later in 1891, with no less than 50 blocks improved. The newspaper noted in late 1891 that "house movers will have a year's employment in bringing houses up to the level of the grade of 7th street alone" ("Building Improvements," *Muscatine Daily News Tribune,* August 14, 1891). While these references to house moving are found scattered throughout newspaper accounts, no further information is known about the extent or the true impact on the built landscape at this time. The majority of the moving appears to be raising and lowering to new heights to match street grading, but references are also found to house moved to new lots.

Real estate development in the early 1890s

As the lumber industry remained strong through most of the 1880s, forming the backbone of the local economy, Muscatine enjoyed a period of growth and prosperity. Community leaders, including many involved in the lumber industry, worked to improve Muscatine and foster continued growth and development. By the early 1890s, it was clear that the lumber industry had or would soon peak, and prominent citizens focused on retaining Muscatine's prosperity and pushing the community forward. After nearly twenty years of lobbying, the high bridge was finally constructed over the Mississippi River at Muscatine, completed on May 8, 1891. The street railway, previously operated by the Street Railway Company by mule and horse power, converted to electric streetcars on May 28, 1893. On September 19, 1894, the first brick for the street paving was laid on 2nd Street between Pine and Chestnut. Overall, it was a period focus on progress (Richman 1911, Vol. 1: 283, 305, 470, 473-474; *Journal,* September 19, 1894, 3; Carlson 1984: 15).

The *Semi-Centennial Souvenir Edition of the Muscatine Journal* in 1891 noted that:

> "Muscatine homes really are delightful specimens of the ideal domiciles of true Americans. There are a number of homes which have cost several tens of thousands, but the greater number have been erected inside the lowest sum expressed by five figures without the decimal point. The hilly condition of the city, which adds so greatly to its beauty and healthfulness, has in the past required considerable of an outlay for grading before residence lots were even ready for building upon. So much grading has been done in late years though

that this feature is becoming a thing of the past, and the "lay of the land" in the city is rapidly reaching the point where it is exceedingly pleasing to the eye, as well as filling all requirements of convenience and healthfulness" (*Semi-Centennial Souvenir Edition of the Muscatine Journal* 1891: 29).

Real estate development and attraction of new industry was also a key component of this period. The Muscatine Real Estate Company incorporated in the fall of 1887 to handle real estate in the community. Officers listed in 1891 included William Huttig (lumber), T.R. Fitzgerald (attorney), S.M. Hughes (Muscatine Savings Bank), and F.P. Sawyer (manager of Muscatine Oatmeal Co). They purchased 313 acres in city limits, the former farm of J.B. Hunt. A large residential and industrial development was quickly planned. The first section was platted in February 1890, which included four blocks (40 lots) at the northeast corner of Park Ave (Graded Road) and Washington across from the farm of James Weed. The first lots were put on the market in spring, and several dwellings were built in the first year. Two new churches, Episcopal and Methodist, opened on Park Ave. The January 1891 *Semi-Centennial Souvenir Edition of the Muscatine Journal* notes that Monroe Street would open in the spring, and with the strong real estate market the demand for new lots will soon require a new addition. It was also noted that the Muscatine Western and Chicago, Rock Island, and Peoria railroads intersect at one end of land, making it desirable for manufacturing interests. The Muscatine Real Estate Company would "donate liberally to any who located there" (*Semi-Centennial Souvenir Edition of the Muscatine Journal* 1891).

Prior to fall of 1892, the Muscatine Real Estate Company reorganized as the Muscatine Improvement and Manufacturing Company. They worked to plat the large tract of land that they had acquired, creating the largest addition to Muscatine in its history. Their goal was to sell residential lots to create funds to attract industry to this section of Muscatine, extending north along the railroad and Mad Creek. An agreement with potential lot purchasers was published on September 7, 1892, which noted that the proceeds of sale would go to improving the streets, park, street railway connection, viaduct, locating factories, and office expenses, etc. Around 1600 lots were platted, including 400 reserved lots for the company. At this time, officers included Wm Huttig, W.H. Hoopes, W.H. Johnson, W.L. Roach, Fred Daut, Gus Schmidt, J.R. Hawley, and J.L. Knopp – many of Muscatine's leading businessmen ("The Papers Signed," *Muscatine Journal,* September 7, 1892, 4).

The Muscatine Improvement and Manufacturing Company worked through the end of the year and into 1893 to uphold their role in the development. Plans were laid to sell lots for $160 through an allotment process to potential lot owners. An ad in October noted that work on streets and the park were underway, and that the electric street railroad would be built to the new addition. On January 29, 1893, they closed the contract with Heinz to build their first plant outside of Pittsburgh in the new Park Place addition. The plat for the entire 83-block Park Place Addition, including the small corner platted in 1890, was officially filed on February 21, 1893. The dedication of the Park Place project was set for April 5, the day that ground would be broken for the new Williams Rolling Mill, attracted to Muscatine over nearby Davenport and Moline. ("The Electric Street Railroad will be Built to Park Place," *Muscatine Journal*, October 19, 1892, 3; "A Great Event," *Muscatine Journal,* April 4, 1893, 4; "It Is Dedicated," *Muscatine Journal,* April 5, 1893, 3).

By April, the company advertised that they had graded about three miles of streets, built a bridge over Mad Creek, created a canal and lake, developed the only park near Muscatine, and attracted factories such as Heinz to build in the area. They promoted that sale of their lots, as "96% of those in real estate make money" ("It Is Dedicated," *Muscatine Journal*, April 5, 1893, 3). In May, they advertised that they had attracted four large factories, and that the electric streetcar line had been completed ("Buy a Lot in Park Place! The Surest Money Maker in the City," advertisement, *Muscatine Journal,* May 22, 1893, 6). Maps were also released in this period to promote their development. One map was released to specifically show the plat and lots available for sale (Figure 10). The 400 shaded lots were reserved for the company, but the 1200 other lots were up for sale through the allotment. They also released a broader map of Muscatine showing the Park Place addition in relationship to the rest of the community (Figure 11). The large scope of this project is clearly visible on this map in comparison to the previously platted sections of Muscatine. Other additions throughout Muscatine were also labeled on this map, as well as the subdivided larger tracts to the northwest of the main town.

On May 22, 1893, Muscatine Improvement and Manufacturing Company published the official notice that the allotment drawing for lots would take place on June 10. The number of each lot would be placed on 1,200 cards with name of everyone purchased or applied for lots on other cards. Then they would be drawn and paired together. Lots could be exchanged as available. Despite rain, the allotment took place for most of the day on Saturday June 10, with a number of people in attendance (*Muscatine Journal*, April 5, 1893, 2; "Buy a Lot in Park Place! The Surest Money Maker in the City," *Muscatine Journal*, May 22, 1893, 6; "Notice from Office of Muscatine Improvement and Manufacturing Company," *Muscatine Journal*, June 1, 1893, 4). The complete list of people was published in the Journal on Monday June 12, with a note that the company was placing numbers near the center of blocks so that owners could locate their purchase. All lots were not equal, and "Some are pleased with their good luck and others are displeased with their bad luck" ("Complete List," *Muscatine Journal,* June 12, 1893, 6). Companies quickly specialized in trading of residential lots. Kemble & Horton advertised themselves as the "headquarters for trading and selling Park Place lots" beginning on the 12th as well (*Muscatine Journal*, June 12, 1893, 5, 6).

The Park Place development was reflective of several national residential development trends in the 1880s and 1890s. Frederick Law Olmstead began to influence the appearance of residential suburbs after the 1869 design of Riverside, which incorporated a picturesque and curvilinear basis. Homes were planned at a comfortable density in a park like setting with broad lawns and mature trees. Roads and walks were laid out in graceful curved lines, often creating irregular lot sizes. Olmstead also promoted comprehensive plans that created parks, boulevards, and parkway systems that connected developments throughout the city. Large residential development of the last quarter of the 19th century typically reflected these ideals promoted by Olmstead, often connected to broader park and parkway systems. The ideals continued into the first quarter of the 20th century, creating unified neighborhood developments (Ames and McClelland 2002: 39-40). While Park Place does not embrace all these ideals completely, the influence of these ideals is seen, beginning with the name. Along Park Avenue on the east, blocks are rectilinear to meet the adjacent grid, but curved and angled streets were planned in the interior of the neighborhood. Additionally, parks were incorporated on both sides of Mad Creek for the benefit of residents. Finally, a developer created the broad plan for the neighborhood, designing the overall plan and layout of the area to create a unified neighborhood.



Figure 10. Park Place (Muscatine Improvement and Manufacturing Company 1893).

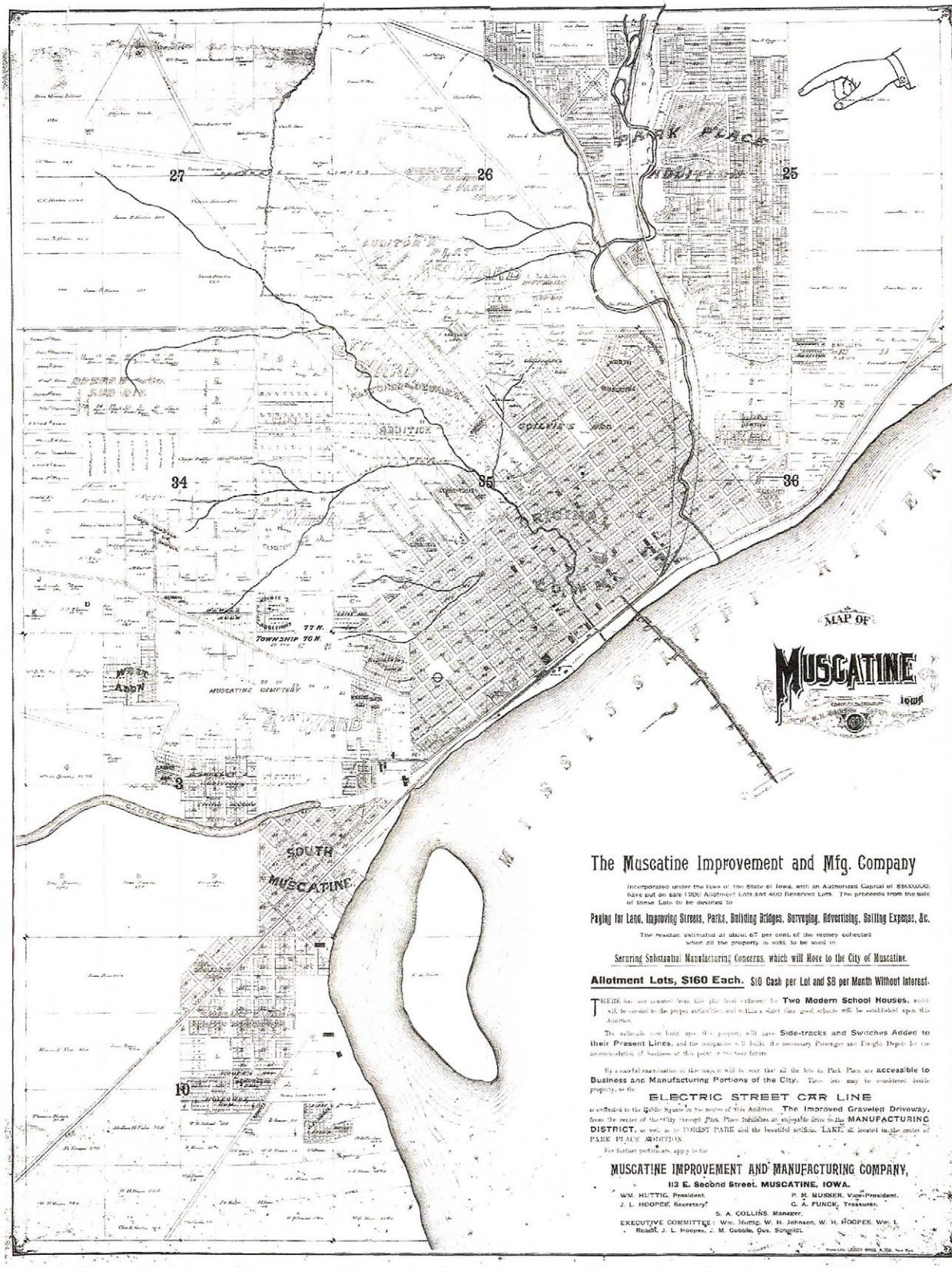


Figure 11. Map of Muscatine (Muscatine Improvement and Manufacturing Company 1893).

Residential growth through the end of the 19th century

With the excitement of real estate development and Park Place, 16 other additions were platted in Muscatine between 1890 and 1895. The additions were generally small, ranging from five to 33 lots with an average size of about 15 lots. They were located near all the peripheries of town, often between other platted areas. A number were located in the west section of town, out Burlington (Hershey) and Lucas Grove roads. A number of others were platted to the north and northwest of the original town plat. In addition to Park Place on the north and east side of Muscatine, the first Weed Addition was platted in 1893, across from the southwest corner of Park Place. Four additions were also platted to the south of Musserville (Muscatine County Recorder's Office).

Though the sale of Park Place lots was successful, the resulting development of the neighborhood as well as the rest of Muscatine slowed through the mid-1890s. Though the *Journal* noted on December 14, 1893 that the city felt the effects of the nationwide depression less than other cities, only nine houses had been built in Park Place that year. Muscatine was noted to benefit from lower living expenses due to the products of the lumber mills and Muscatine Island, with few residents renting their houses: "Most every laborer in the city owns his own home, showing that with economy and steady habits one can get along nicely in Muscatine and accumulate a little each year besides" ("Muscatine as it is," *Muscatine Journal*, December 14, 1893, 1). Improvements to W. 2nd, W. 3rd, Walnut, Cemetery, and Woodlawn streets were noted for the year, with over $500,000 in building improvements. The electric railroad would soon complete new lines to South Muscatine and Musserville ("Half Million," *Muscatine Journal*, December 14, 1893, 14).

Though the *Journal* predicted a building boom in 1894, at the end of 1895 they were forced to admit that the economy had been lagging for 2 years. No large buildings were completed during the year, but "There have been, however, not a few handsome residences erected in the past year and also a number of small residences, the aggregate of which will not exceed several hundred thousand dollars. There would have been more had the times not been so stringent, but this is also true, probably, in most of our neighboring cities" ("1896 Prospects," *Muscatine Journal*, December 14, 1895, 16). With the declining lumber industry and the lack of building, the lumber companies also reported a slow year. Development continued slowly over the next few years, with no new additions platted in 1896, 1897, or 1898 ("1896 Prospects," *Muscatine Journal*, December 14, 1895, 16; Muscatine County Recorder's Office).

However, at the same time, at least 700 dwellings were constructed in the 1890s. The 1890 census noted 2,366 dwellings in Muscatine, while the 1900 census reported 3,054 – an increase of 29% while the population increased 23% from 11,454 to 14,073. At the same time, additional dwellings present in 1890 were replaced with new dwellings by 1900 (United States Census Bureau 1890, 1900). Queen Anne style gained popularity in this period, continuing to be built after the turn of the century (ESRI 1977: 6). The style was defined by the number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. Queen Anne houses were built of brick and frame construction in Muscatine, with the brick examples exhibiting stone or terra cotta work to further decorate and detail the surfaces. Folk Victorian, or Victorian vernacular, houses borrowed elements of the style and applied them to smaller buildings. Early house types also continued to be built in this

period, including the gable-front house and T-plan house. Elements popular in this period, such as bay windows and decorative details, were also applied to these houses.

While architects and builders continued to design houses, plans were also utilized from published sources such as pattern books and journals. The *Muscatine Journal* published some plans from the American Press Association, including five sets of plans on December 14, 1893. One plan showed a two-story Queen Anne house with a front gable and dormer, and a one-and-one-half-story house was depicted with a corner tower. Other influences were shown, with a one-and-one-half-story front gambrel-roof house with a side dormer also included. A large two-story house was advertised as a "Colonial style" house, with an overall plan similar to Foursquare houses that would be popular after the turn of the century (*Journal*, December 14, 1893, 11, 12, 13, 19).

While single-family homes continued to be the dominant type of dwelling, some additional two-unit dwellings are depicted by the 1892 and 1899 Sanborn maps. The increase in the 1890s is likely associated with the increasing population and demand for housing in this period. Most of the extant units identified were used as rental properties, with owners living in half in a few cases. The layout continued to follow the mid-19th century format of two units side by side. Most duplexes were frame in this period, though some brick units have also been identified. Overall, the styles of the duplexes were similar to the single-family dwellings, with Queen Anne influence noted on the majority of those built in this period. Porches often extended across both units. While earlier units were often symmetrical, duplexes built in the late 1890s often reflected separate designs for the two units, consistent with the asymmetrical emphasis of the Queen Anne style. Overall, however, these duplexes appear to compose less than 1% of the housing in Muscatine in the 1890s.

While the economy lagged in the mid-1890s, it would pick up quickly immediately prior to the turn of the century with the arrival of a key new industry to Muscatine: pearl buttons. A German immigrant and button cutter, J.F. Boepple, began making pearl buttons from mussel shells found in the Mississippi River around 1890. In the late 1890s, this industry boomed as an alternative to imported buttons with increased tariffs. Three button manufacturing companies operated in Muscatine in 1897, with Boepple's as the largest. By 1897, there were 13 button or blank manufacturing establishments in 4 cities on the Mississippi, which increased to 49 businesses by 1898. As the industry spread, Muscatine remained the center, with 28 blank cutting plants and 5 full button factories in town (Coker 1919: 65-66). This industry would define the economy of Muscatine in the early 1900s, as well as creating new demand on residential growth and development.

The 1899 map of Muscatine showed the extensively platted community, though it still had large tracts of open land within the city limits (Figure 12). Though not nearly all the area on the map was developed, the map demonstrates the extent of the area opened for development. The original town is easily identifiable as parallel to the river, with the closest additions platted in line with this area. Park Place is the most extensive of the additions, approximately the size of the original town plat. A significant portion of Muscatine Slough has been filled in on this map, providing more dependable access to Muscatine Island. South Muscatine has developed at the head of the island, with an additional area further to the south that was known as Musserville. These additions represent the next largest areas platted in Muscatine. Smaller additions were platted in the 1870s, 1880s, and 1890s to the south and north of these two primary sections of

South Muscatine. The additions to the west of the original town, along Burlington (Hershey) and Lucas Grove roads, were laid out on the typical grid, with the additions to the north-northeast of town are primarily laid out in the north-south-east-west pattern in line with the original town plat. Some small additions had been platted on East Hill at this point, dating from the 1860s to the 1890s. With Park Place to the north of the east end of the original town, development would soon be pulled this direction (Huebinger 1899).

The 1899 Sanborn map shows increased development throughout the original town area (Figure 13). While the detailed maps only cover the most concentrated areas of development, the extent of coverage throughout this section of Muscatine demonstrates the extent of development that has occurred since 1883. Additional areas, not covered, were also developed by this period, particularly in the west-southwest and north-northeast sections of town. The commercial area continues to be concentrated primarily along 2nd Street from Pine to Mulberry. Additional industry is found on the east-northeast end of town. Scattered commercial interests are also located along Mulberry, particularly concentrated near 5th Street. Development in South Muscatine focused around the major industrial areas (Figure 14). Additional residential buildings are found throughout this section of town, though again the depicted area is less than the developed area as well.

By 1900, Muscatine stood as the 11th largest city in Iowa, with 14,073 residents. Residential construction had occurred throughout the entire original town plat, as well as the adjacent additions to the south, west, and north. Significant development had also taken place in South Muscatine and Musserville by this date. Less development had occurred to the northeast of Mad Creak and to the north along Mad Creek and Park Avenue. Nearly 2,000 residential buildings dating to the 19th century remained standing in Muscatine in 2006, of approximately 5,000 residential buildings constructed by 1960 (estimated numbers from Muscatine County Assessor's Office; Figure 15). Over 65% of the extant buildings in the original town plat date to 1900 or earlier. Additionally, a number of 19th century building remain standing to the north and west of the original town plat. More scattered 19th century housing is extant in the southern portion of the city, and some examples east of Mad Creek also exist. Frame construction is the most common, with only about 9% of the remaining 19th century houses built with brick. Over 60% of frame houses that are extant are two-story dwellings, while about 70% of brick houses are two-stories in height. These 19th century brick houses compose about 70% of the two-story houses built prior to 1960 in Muscatine, and about one-third of these houses are located in the West Hill neighborhood (Muscatine County Assessor's Office).

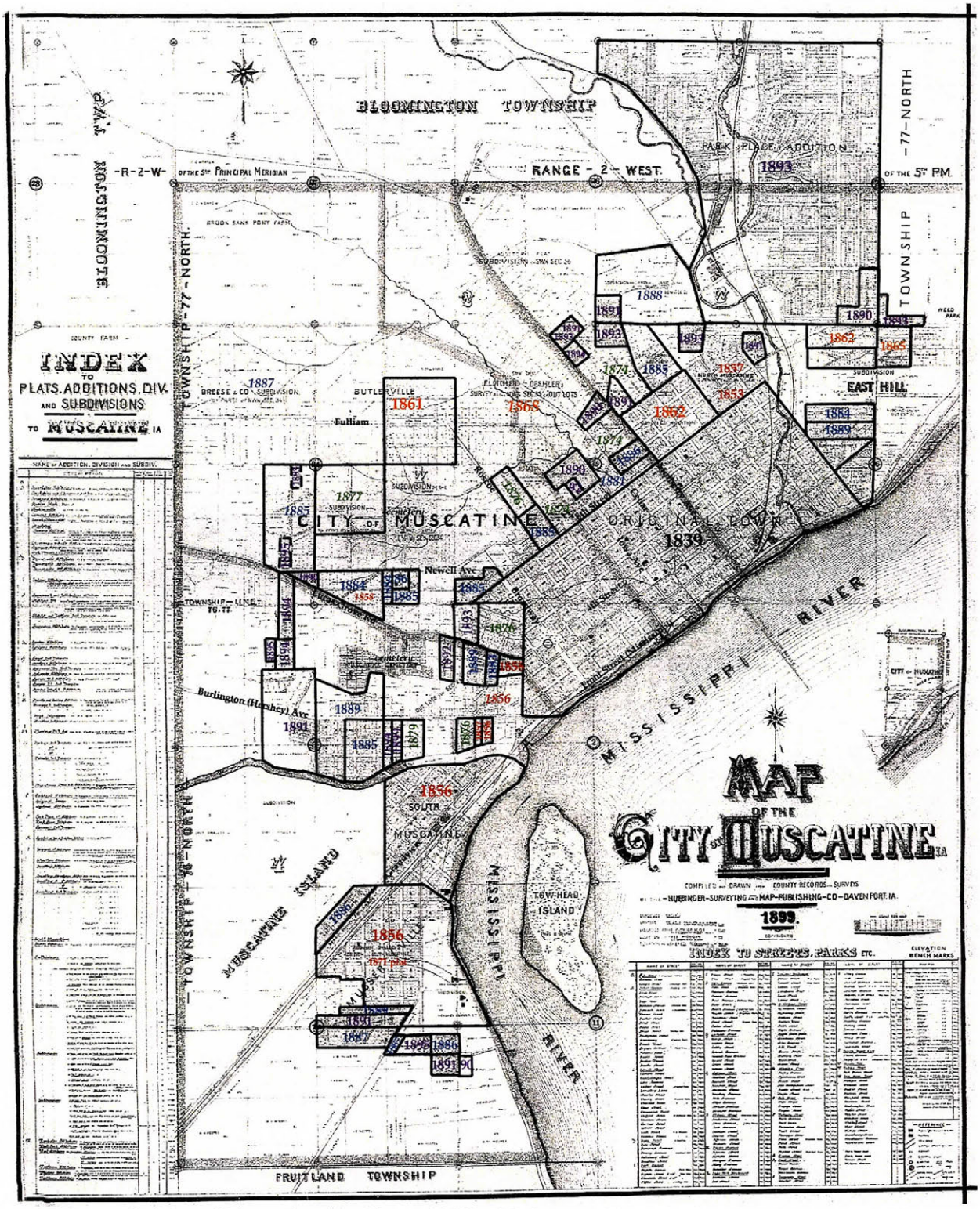


Figure 12. Map of Muscatine (Huebinger 1899) with dates and boundaries of additions overlaid.
Dates in red correspond to the 1850s, orange to the 1860s, green to the 1870s, blue to the 1880s, and purple to the 1890s.



Figure 13. 1899 Sanborn Fire Insurance Map of the main section of Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

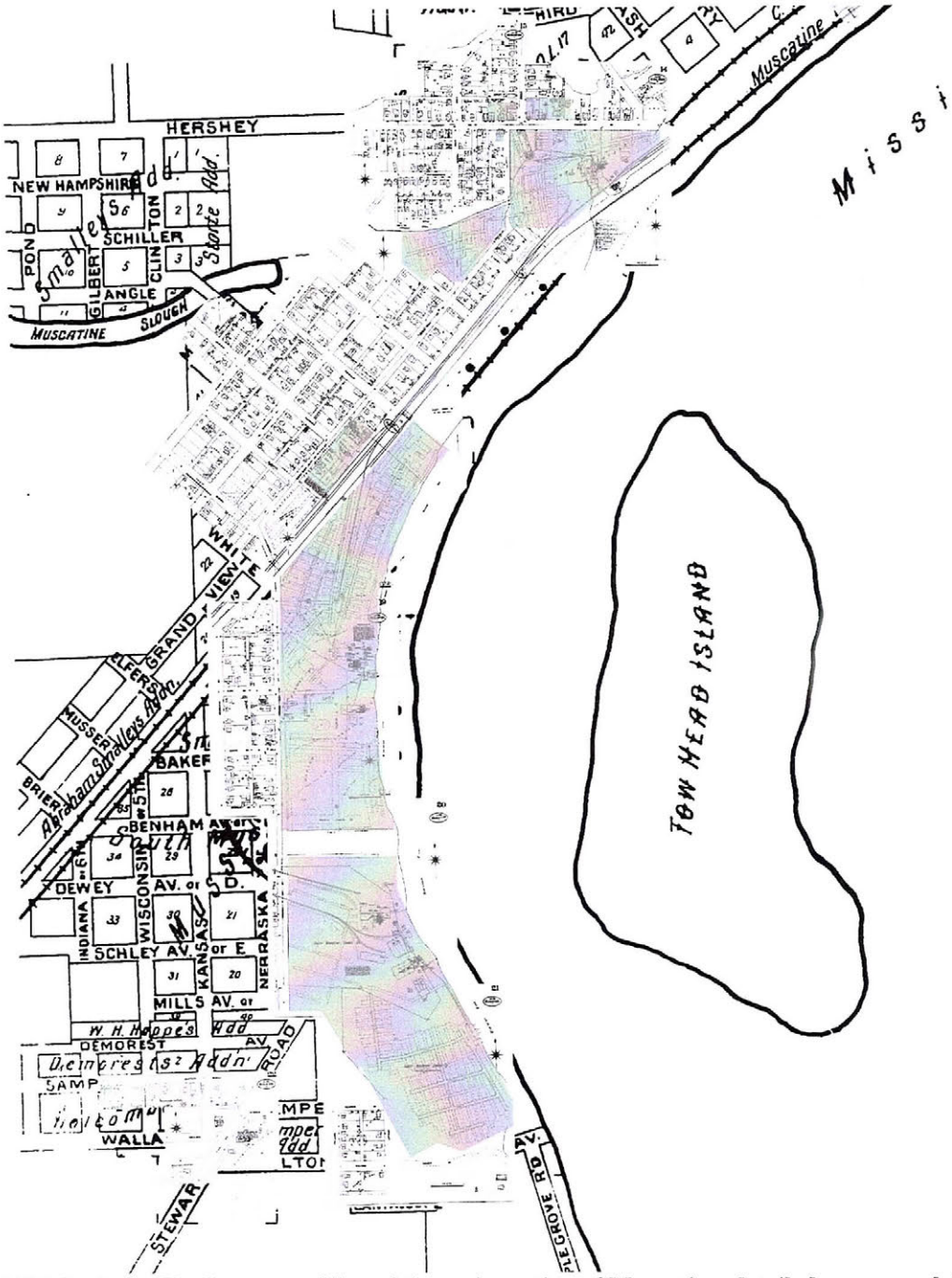


Figure 14. 1899 Sanborn Fire Insurance Map of the main section of Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

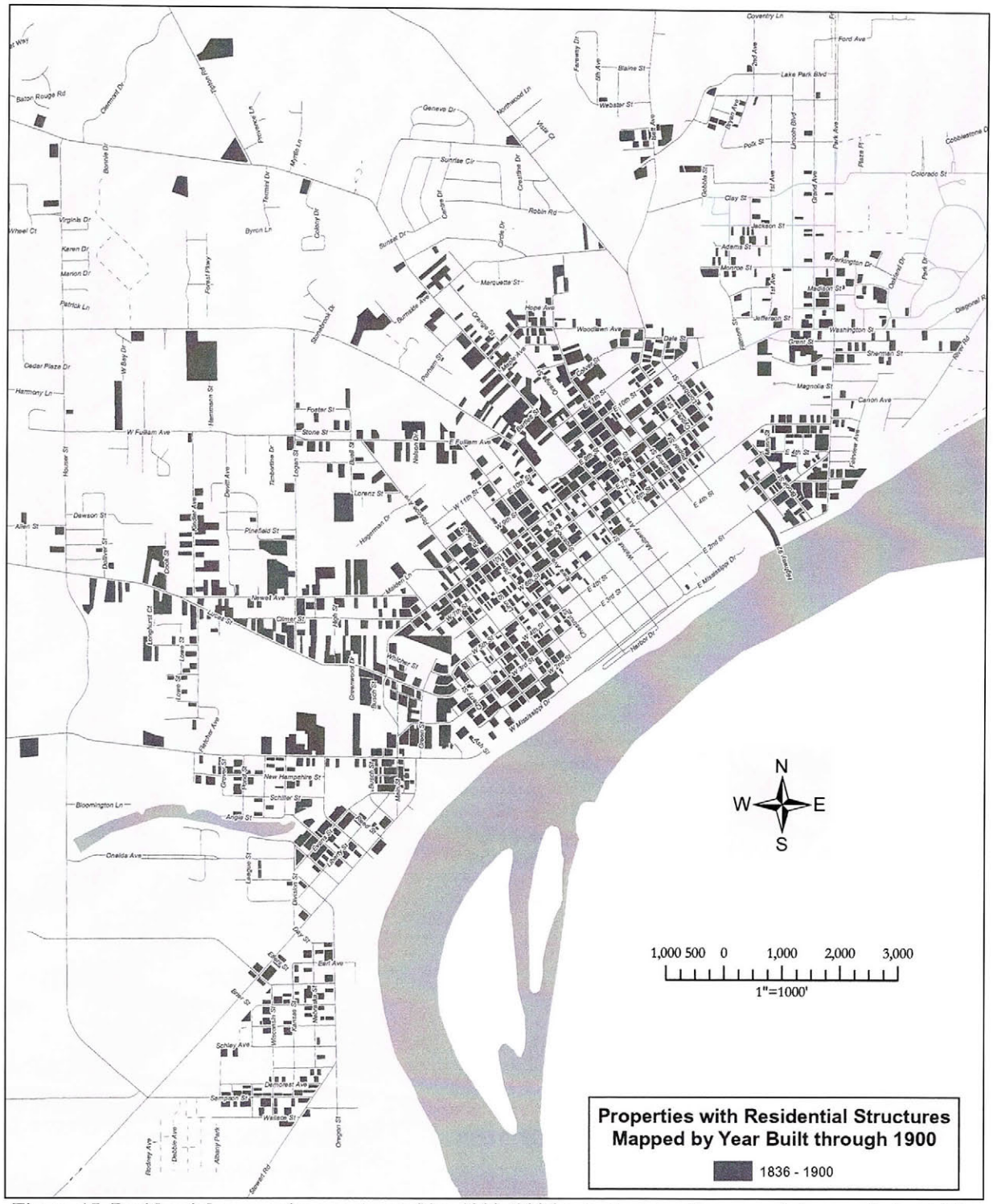


Figure 15. Residential properties constructed by 1900 (2006 extant properties, parcel sizes, and streets).*

**map courtesy of Muscatine Area Geographic Information Consortium (MAGIC) using rough estimated dates of construction from the Muscatine County Assessor's Office*

Associated Property Types:
19th Century Residential and Neighborhood Development

Residences and residential outbuildings – c.1833-c.1900

Description: Residences and residential outbuildings from c.1833 to c.1900 reflect the initial settlement and maturation of Muscatine in the 19th century. Residences or houses are primarily defined as domestic buildings that were built for sheltering home life, rather than for a business or other purpose. These buildings may have been originally intended for one or more family. Later functions of the residence may include some business activities, but the building should have functioned primarily as a dwelling during the period of its significance to be eligible under this property type. Likewise, residential outbuildings are defined as those buildings associated with a dwelling, such as a carriage house, summer kitchen, or outhouse. This property type was and likely is currently primarily associated with domestic activities. Outbuildings associated with a residence are generally found within the property boundaries, which are typically will be the boundaries for eligible residential properties as well.

Few 1830s or 1840s houses remain standing and intact in Muscatine. Typically, these buildings are simple side-gable or gable-front houses, built of either brick or frame construction. Details characteristic of the Federal and Greek Revival styles appears on some of these buildings, as well as buildings into the 1850s. Characteristic features of Greek Revival houses include simple Classical corner pilasters, symmetrical facades, wide cornices, front porches with Classical columns, flat lintels, six-over-six-light double-hung windows, dentils, and entries with sidelights and transom windows. Some Greek Revival houses followed the two-story I-house type, with a central hall separating two rooms on each story. Simpler gable-front houses with these details also reflect the Greek Revival style in Muscatine. Greek Revival houses can be found into the 1860s and early 1870s in Muscatine, though the 1850s was the primary period of popularity. A handful of Gothic Revival houses are found in Muscatine, built in the 1850s, 1860s, and into the early 1870s. Features characteristic of this style include steeply pitched cross gable roofs, multi-light windows, pointed or Gothic arch openings, porches with intricate details, and decorative trim including bargeboards and small bay windows. A cross gable may be added to the front of an I-house, reflecting some elements of the Gothic Revival style particularly with the addition of bargeboard trim.

Italianate houses are perhaps the most common 19th century houses in Muscatine with an identifiable architectural style. Early examples of the style were built in the 1850s, with numerous examples built in the 1860s and 1870s. Late examples continued to be built in the 1880s and early 1890s. Typical features include tall arch windows with elaborate hoods, two-over-two-light double-hung windows, wide eaves with large brackets, and low pitch roofs. While the early Italian villas had rambling plans, the characteristic Italianate house developed as a cubical form with a low hip roof that often had a cupola centered on the peak. This hip roof, cubical form is commonly seen for the larger Italianate houses in Muscatine. Additionally, Italianate features, particularly brackets and Italianate porches, were applied to the basic gable-front house. This Italianate form

typically had a three bay façade with the entry located in the left or right bay. Both frame and brick examples of Italianate houses are found throughout Muscatine.

Two other styles were also built in Muscatine in the late 19th century. A handful of Second Empire houses, defined by their mansard roof form, were built in the 1870s and 1880s. Most of these identified houses are brick. Queen Anne houses gained in popularity in the 1880s, and it was a trademark style in the 1890s. The style was defined by the number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. Queen Anne houses were built of brick and frame construction in Muscatine, with the brick examples exhibiting stone or terra cotta work to further decorate and detail the surfaces. Folk Victorian, or Victorian vernacular, houses borrowed elements of the style and applied them to smaller buildings. Elements, such as two-story bay windows or slightly projecting cross gable sections, were also added to the basic gable-front house form that continued to be built in this period as well.

Residences in this period were constructed on yet undeveloped lots or replaced early settlement period buildings. These buildings are typically one-story, one-and-one-half-story, or two-story in height. Simple vernacular houses, with two rooms and perhaps an attic story, are found throughout this period. T-plan or L-plan houses also appeared by the 1880s and 1890s. Both brick and frame houses were constructed, with perhaps a higher percentage of substantial brick houses surviving. However, frame was the dominant construction method, as is all evidencing by the extant houses. Overall, brick houses only compose about 9% of the remaining 19th century houses. The majority of these (about 70%) are two-story dwellings, and these 19th century brick houses compose about 70% of the two-story houses built prior to 1960 in Muscatine.

Residential outbuildings from the 19th century include a variety of buildings, though carriage houses are the most common of these outbuildings in Muscatine. The most elaborate carriage houses have tended to survive, though a number of smaller vernacular buildings existed at one point. These were likely to have been demolished or replaced by a 20th century garage. Nearly all the carriage houses that remain standing have been retrofitted to adapt the building to use as an automobile garage. Most of these buildings are one-story, though larger two-story examples also are extant. Though frame is the most common, a number of brick carriage houses still stand.

Significance: The significance of these houses lies in their reflection of the early history and development of Muscatine. Many of the residential buildings from the early settlement period prior to the Civil War were replaced by later buildings, increasing the significance of the remaining buildings. However, a number of houses remain from this period, and their significance and integrity must be established to be individually eligible. Numerous houses remain from the period from 1865 to 1900, and their significance and integrity must be clearly established to be individually eligible. Residential resources may be eligible under various areas of significance, including architecture, commerce, community planning and development, ethnic heritage, exploration/settlement, industry, and social history. Most properties will be eligible at a local level of significance.

Resources may be significant for association with a significant event or pattern of events, for association with a significant person, or for their architecture and design. A significant event may be a singular occurrence that had a significant impact on Muscatine, the broader region, or the nation, or it may be one in a series of individual events that had a significant impact. A resource may also be associated with a pattern of events that led to a significant impact, but its role and significance within that pattern must be clearly established. The resource must be directly connected to the event, and it usually will be better associated with it than other resources to be eligible. For a resource to be eligible for their association with a prominent person, the person must have a demonstrated significant impact on the history of Muscatine beyond being a prominent business or other type of person. Likewise, resources that demonstrate high architectural integrity may be eligible for their architecture but the overall style, type, construction, or design must be significant beyond merely retaining integrity. Resources nominated for architectural style should have most if not all of the features identified with the style in the above description. Significant styles and types in this period include those previously discussed in the description of this resource type, which reflect the developing and changing architectural preferences and ideals.

Residences may be significant under a different historic context, such as the lumber industry or business and industry, but a direct association and contribution to this context must be demonstrated for significance within these historic contexts. Registration requirements for residences and residential outbuildings should be developed for these individual historic contexts, utilizing information and significance established within this historic context.

The majority of residential outbuildings will be eligible as contributing features to an eligible residential property rather than be individually eligible. However, residential outbuildings that no longer retain an association with a historic house or are associated with a house that has undergone substantial alteration may be individually eligible. The primary significance of these resources lies in their association with the pattern and development of residential outbuildings. Individually eligible residential outbuildings will need to demonstrate their significance as rooted solely in the building, rather than the broader residential property.

Residential properties that are religious properties, reconstructed or moved resources, commemorative properties, or birthplaces of later significant persons must also meet the individual Criterion Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Residences and/or residential outbuildings will be associated with the 19th century and will have served an important role in the residential development of Muscatine. Eligible resources will distinctly reflect the trends and patterns of residential development in Muscatine during this period, rather than just date from this period. Their relationship with the pattern of residential development should be demonstrated to be significant in the overall history and development of Muscatine. If the residential outbuilding is individually significant, the significance must be conveyed through only the individual building, separate from the broader residential property.

Criterion B: Residences will have an association with important men or women in the history of Muscatine or a significant group of people. To be eligible under this historic context, the person must be individually significant within the 19th century and within residential or neighborhood development. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance. It is not anticipated that individual residential outbuildings will likely be individually eligible under this criterion.

Criterion C: Residences and/or residential outbuildings will be an excellent example of an architectural style with good integrity, such as the Greek Revival, Gothic Revival, Italianate, Second Empire, or Queen Anne style; an excellent example of a residential outbuilding type, such as a carriage house; or resources will be an intact example of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder. Individually eligible resources significant as a representation of particular style will exhibit distinctive characteristics of that style and will be compared to other resources to demonstrate their significance. Individually eligible resources significant for their type or construction must also be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Resources may also be eligible if they are unique examples of a particular style, type, or construction within the local context. Resources significant for their design by an important architect or construction by a master builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect or master builder to demonstrate the significance of this resource.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings associated with the 19th century; archaeology was not included as part of this project.

Integrity Considerations: Residences and/or residential outbuildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the building. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials, from the 19th century. Key features such as historic windows and exterior cladding should be intact for the house to be individually eligible, particularly under Criterion C. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building within this historic context.

In order to be significant, a residential building must not only have been built in this period, but it must also retain its 19th century appearance rather than reflecting a later period of significant remodeling, particularly on the exterior. Some alterations, such as a

later porch, will not definitively negate individual eligibility, but overall the 19th century appearance must be clear enough that the owner from that period would recognize the house. With significant remodeling at a later date, such as porch alterations, new features like bay windows, additional decoration detail, large additions, or the removal of such older features, the house will likely only retain integrity from this later period though original construction may have occurred in this earlier 19th century period.

Resources that are less common, such as 1830s or 1840s houses, may be individually eligible even with more alterations than the typical house. While they still should retain sufficient integrity to demonstrate their overall design and form, they may have more cladding, window, and porch alterations, or rear additions, than other houses and still be eligible even with this lesser degree of integrity. The significance of these resources begins to outweigh the integrity issues. However, significance and integrity must be balanced for a resource to be eligible.

Residential outbuildings no longer associated with a residence have typically lost a significant portion of their integrity by this lack of association. They may be individually eligible when their significance lies in the individual building rather than the context of the residential property and their historical associative or architectural characteristics are strong. Resources must still demonstrate integrity as stated previously. To be individually eligible within this period of significance, the building must still retain its essential characteristics that are key to its significance from this period, though minor alterations, such as a later yet appropriate garage door, may be considered under some criteria.

Related historic resources identified in the West Hill survey area only:

301 W. 2nd Street, Winn-Stein House (c.1875, c.1897) - 70-00169, WH-001
309 W. 2nd Street, Fulliam-Glass House (c.1891) - 70-00170, WH-002
313 W. 2nd Street, Eliza Hanna House (c.1885) - 70-00171, WH-003
315 W. 2nd Street, J.J. Shafnet House (c.1881) - 70-00172, WH-004
317-319 W. 2nd Street, John Dyer Duplex (c.1876) - 70-00173, WH-005
321 W. 2nd Street, Coe House (c.1880) - 70-00174, WH-006
323 W. 2nd Street, House (c.1892) - 70-01006, WH-007
326 W. 2nd Street, James Nealey House (c.1843) - 70-00175, WH-014
327 W. 2nd Street, M.W. Griffin House (c.1878) - 70-00176, WH-008
400 W. 2nd Street, Louis Springer House (c.1855) - 70-00177, WH-015
403 W. 2nd Street, Martin-Giesler House (c.1889) - 70-00178, WH-009
411 W. 2nd Street, Couch-Carskaddan House (c.1846 (by 1856)) - 70-00179, WH-011
412 W. 2nd Street, Jackson Rental House (c.1850, c.2000 (by 1856)) - 70-01009, WH-017
414 W. 2nd Street, William F. Bishop House (c.1894) - 70-00180, WH-018
503 W. 2nd Street, Webster-Sawyer-Stein House and Carriage House (c.1874, c.1895, c.1902, c.1926) - 70-00182, 70-00183, WH-026
506 W. 2nd Street, DeWitt C. and Irving B. Richman House (c.1882) - 70-00184, WH-023
507 W. 2nd Street, Rothschild-Cohn House (c.1875) - 70-00185, WH-027
510 W. 2nd Street, Hill-Titus House (c.1874) - 70-00186, WH-024
515 W. 2nd Street, Lambert-Musser House (c.1866, c.1905, c.1915) - 70-00187, WH-029
516 W. 2nd Street, P.M. Musser House (c.1885) - 70-00188, WH-025
608 W. 2nd Street, William F. Johnson House (c.1867) - 70-00189, WH-031
612 W. 2nd Street, Stephen E. Whichler House (c.1865, 1970s) - 70-01013, WH-032

718 W. 2nd Street, House (c.1884) - 70-00191, WH-037
809 W. 2nd Street, House (c.1852 (by 1856)) - 70-01015, WH-096
814 W. 2nd Street, Abraham Smalley House (c.1861) - 70-00192, WH-038
201 W. 3rd Street, Huttig-Moigneu House (c.1867) - 70-00202, WH-039
203-205 (123-125 originally) W. 3rd Street, Alexander Clark Rental Double House (1878-79 (moved here in 1975)) - 70-00203, WH-040
209 W. 3rd Street, Robert Jewett House (c.1880) - 70-00204, WH-041
213 W. 3rd Street, F.R. Lewis House (c.1880) - 70-00205, WH-042
216 W. 3rd Street, Dr. D.P. Johnson House (#2) (c.1890) - 70-00206, WH-044
219 W. 3rd Street, Porter House (c.1879) - 70-00207, WH-043
305 W. 3rd Street, Block House (c.1885) - 70-00210, WH-055
306 W. 3rd Street, Henry Funck House (c.1860) - 70-00211, WH-049
307 W. 3rd Street, Jacob Erb Rental House (c.1885) - 70-00212, WH-056
309 W. 3rd Street, George Hunt House (c.1854) - 70-00213, WH-057
310 W. 3rd Street, Funck-Hine House (c.1886) - 70-00214, WH-050
311 W. 3rd Street, William H. Snyder House (c.1890) - 70-00215, WH-058
313 W. 3rd Street, William Huttig House (1899) - 70-00216, WH-059
315 W. 3rd Street, William and Harry W. Huttig House (c.1892) - 70-00217, WH-060
316 W. 3rd Street, Mayes House (c.1891-02, c.1910) - 70-01019, WH-052
401-403 W. 3rd Street, C.U. Hatch Double House (c.1886) - 70-01020, WH-069
405 W. 3rd Street, Theron Thompson House (c.1890) - 70-00218, WH-071
407 W. 3rd Street, Emily A. Thompson House (c.1895 (c.1878)) - 70-01024, WH-072
408 W. 3rd Street, Andrew Davidson House (c.1895) - 70-00219, WH-065
411 W. 3rd Street, William Warsham House (c.1856) - 70-00220, WH-073
416 W. 3rd Street, Thomas D. and Georgianna Smith House (1860s, 1890s) - 70-01028, WH-068
417 W. 3rd Street, Olds-Munroe-Welker-Schomberg House (c.1854, c.1900, c.1910, c.1919) - 70-00222, WH-076
505 W. 3rd Street, Beedle House (c.1853 (by 1856)) - 70-01029, WH-077
509 W. 3rd Street, James Pyatt House (c.1874) - 70-01030, WH-078
513 W. 3rd Street, Douglas V. Jackson House (c.1890) - 70-01031, WH-079
514 W. 3rd Street, Harriet Mulford House (c.1885) - 70-01032, WH-081
518 W. 3rd Street, Burnett House (c.1895) - 70-00224, WH-082
519 W. 3rd Street, Peter Jackson House (c.1859) - 70-00225, WH-080
601 W. 3rd Street, Hill-Giesler House (c.1856, c.1917) - 70-01033, WH-085
605 W. 3rd Street, Spring-Dean House (c.1865) - 70-00226, WH-086
606 W. 3rd Street, Stone-Richman-Musser House (1860) - 70-00227, WH-083
607 (609) W. 3rd Street, Sage and Mary Butler House (c.1857, c.1907) - 70-00228, WH-087
614 W. 3rd Street, Stone-Robertson House (c.1852) - 70-00229, WH-084
700 W. 3rd Street, Cora Chaplin Weed House (c.1876, 1890s, 1930s) - 70-00230, WH-090
701 W. 3rd Street, Underwood House (c.1857) - 70-00231, WH-100
705 W. 3rd Street, Charles Stone House (c.1858) - 70-00232, WH-101
706 W. 3rd Street, Fred Beach House (1893) - 70-01036, WH-091
707 W. 3rd Street, Couch Duplex (c.1875) - 70-00233, WH-102
716 W. 3rd Street, Henry Waterman Moore House and Carriage House (c.1852) - 70-00234, 70-00235, WH-093
800 W. 3rd Street, Swan-Beach House (c.1898) - 70-01039, WH-105
801 W. 3rd Street, Hatch-McQuesten House (c.1852) - 70-00236, WH-111
802 W. 3rd Street, Fitch Swan House (c.1890) - 70-01040, WH-106
806 W. 3rd Street, Samuel H. Hughes House (1888) - 70-00237, WH-107
807 W. 3rd Street, Rhoda Smalley House (1839 (by 1856)) - 70-00238, WH-112
809 W. 3rd Street, Smalley-Warfield-McKee House (c.1853, 1890s, 1920s, 1990-91) - 70-00239, WH-113

122 W. 4th Street, Jacob Leibbrand House (c.1890) - 70-01044, WH-120
204 W. 4th Street, Charles Stegeman House (c.1865) - 70-00252, WH-132
207 W. 4th Street, James and Hannah Murphy House (c.1869) - 70-01048, WH-127
208 W. 4th Street, Frederick Timm House (c.1860) - 70-01049, WH-134
308 W. 4th Street, Gordon-Evans House (1854) - 70-00253, WH-140
312 W. 4th Street, William L. Thompson House (c.1891) - 70-01057, WH-142
315 W. 4th Street, Wesley McCabe House (c.1890) - 70-01059, WH-148
316 W. 4th Street, John A. Wilson House? (c.1884 (c.1850s)) - 70-00254, WH-144
317 W. 4th Street, Mauck Rental House #1 (c.1898) - 70-01060, WH-149
319 W. 4th Street, Isaac R. Mauck House (c.1848 (by 1856)) - 70-01061, WH-150
402 W. 4th Street, House (c.1857) - 70-01063, WH-154
409 W. 4th Street, Minnie Betts House (c.1892) - 70-01067, WH-162
410 W. 4th Street, Brent House (c.1875) - 70-01068, WH-155
414 W. 4th Street, R.W.H. Brent House (c.1861) - 70-01070, WH-157
417 W. 4th Street, Julius Daniels House (c.1855 (by 1856)) - 70-00256, WH-165
420 W. 4th Street, C.A. Griffin House (c.1887) - 70-01072, WH-158
501 W. 4th Street, George W. Dillaway House (1860) - 70-00257, WH-175
502 W. 4th Street, Simon and Sarah Kahn House (c.1868) - 70-00258, WH-167
504 W. 4th Street, William Nesselbush House (c.1866) - 70-01073, WH-168
506 W. 4th Street, Kirsch House (c.1870) - 70-01075, WH-169
507 W. 4th Street, Robert Bodman House (c.1876) - 70-01076, WH-177
508 W. 4th Street, Joseph Mulford House (c.1870s) - 70-01077, WH-170
509 W. 4th Street, House (c.1894) - 70-01078, WH-178
511 W. 4th Street, Mackey Rental House (c.1896) - 70-01080, WH-179
513 W. 4th Street, Mackey House (c.1880) - 70-00259, WH-180
601 W. 4th Street, George Arnold House (c.1883) - 70-01085, WH-188
607 W. 4th Street, Will and Mary Edmiston House (c.1899) - 70-01088, WH-191
613 W. 4th Street, Hugh Smith House (c.1882) - 70-01090, WH-193
617 W. 4th Street, Reppert House (c.1879, c. 1949) - 70-01091, WH-194
701 W. 4th Street, Henry Madden House (c.1860) - 70-01092, WH-195
705 W. 4th Street, Zeak House (c.1880s) - 70-00260, WH-196
707 W. 4th Street, Thomas F. Binnie House (c.1886) - 70-01093, WH-197
709 W. 4th Street, Charles Schreiber House (c.1875) - 70-01094, WH-198
715 W. 4th Street, Hatch-Chaplin House (c.1860, c.1895) - 70-01096, WH-202
411 W. 4th Street (moved), Charles E. Richard House (c.1890, 1998 move to site) - 70-01115, WH-163
201 W. 4th Street, 402 Chestnut St, Chockley C. Smith House (c.1899, c.1915) - 70-01045, WH-125, WH-124
200 Ash Street, John Hahn, Sr. House (c.1880) - 70-00342, WH-098
201 Ash Street, John VanDam House (c.1880) - 70-01097, WH-097
206-208 Ash Street, Hahn Duplex (c.1890s) - 70-00343, WH-099
404 Broadway Street, F. P. Sawyer House (c.1888) - 70-01104, WH-201
408 Broadway Street, George MacKenzie House (c.1883) - 70-01105, WH-200
205 Cherry Street, J.C.B. Warde House (1852-54) - 70-00370, WH-094
206 Cherry Street, Clark-Blackwell House (1882) - 70-00371, WH-095
308 Cherry Street, William M. McQuesten House (c.1899) - 70-01108, WH-110
313 Cherry Street, Dr. E.O. Morgridge House (c.1880) - 70-00373, WH-208
317 Cherry Street, Henry O'Connor House (c.1850) - 70-01109, WH-207
310 Chestnut Street, Durkee House (c.1893) - 70-01110, WH-115
311 Chestnut Street, Jacob Leibbrand Rental House (c.1885) - 70-01111, WH-118
313 Chestnut Street, Elizabeth Leibbrand Harbaugh House (c.1890) - 70-01112, WH-119
316 Chestnut Street, Phillip Stein House (c.1862) - 70-01113, WH-116

406 Chestnut Street, Smith-Sweet House (c.1898) - 70-01116, WH-123
408 Chestnut Street, Smith-Bomke House (c.1898) - 70-01117, WH-122
210 Linn Street, House (c.1879) - 70-01118, WH-061
211 Linn Street, Trumpp House (c.1887) - 70-01119, WH-053
112 Locust Street, Pliney Fay House (c.1855, 1874) - 70-00498, WH-030
316 Locust Street, John Schmidt House (c.1858) - 70-01126, WH-184
310 Pine Street, Anna Morrison Rental House (c.1900) - 70-01130, WH-137
312-314 Pine Street, Anna Morrison Double House #1 (1899) - 70-01131, WH-138
316-318 Pine Street, Anna Morrison Double House #2 (1899) - 70-01133, WH-139
317 Pine Street, J.J. Russell House (c.1885, c.1920) - 70-01132, WH-136
409 Pine Street, Achter Rental House (c.1892) - 70-01134, WH-131
107 Spruce Street, Bartlett-Kautz House (c.1889, 1920s) - 70-01135, WH-019
108 Spruce Street, Henry and Sarah Hoover House (c.1878) - 70-01136, WH-020

Residential neighborhoods – c.1833-c.1900

Description: 19th century neighborhoods reflect the initial settlement and maturation of Muscatine in the 19th century. Residential neighborhoods are primarily composed of dwellings and residential outbuildings, such as carriage houses. Additional features, such as parks, are found in some neighborhoods. Setbacks throughout the neighborhood may vary, but setbacks of at least five or ten feet from the street are typically found in 19th century neighborhoods in Muscatine. Many houses are setback around 20 feet. Likewise, spacing between houses varies. Typical 19th century lots were 60 by 140 feet, so spacing of 20 to 30 feet was common between houses. However, two houses were constructed on numerous lots, reducing spacing between houses to 10 or less feet on some portions of blocks. The majority of housing in 19th century neighborhoods face the main, numbered streets, with residential outbuildings found along alleys in the middle of each block. Some additional houses or outbuildings were constructed on the rear portion of lots facing the side streets. Geographic characteristics and historical development impacted the 19th century neighborhood developments in terms of definition and cohesion. Neighborhoods are also united by aesthetic factors, such as a style or type of housing.

Early residential neighborhoods formed within the "original town" plat of Muscatine, extending from the river to 8th Street, and Ash Street to Brook Street. By 1874, it appears that about half of the lots within the original town plat had buildings, with the commercial area concentrated on 2nd Street between Pine and Mulberry. The residential development on "West Hill," west of Pine between Front (Mississippi) and 5th Streets is perhaps a bit more concentrated, but vacant lots are still common. Additional one and two story houses are scattered along 4th, 5th, 6th, 7th, and 8th Streets north-northwest of the downtown area. More concentrated development is found east of Walnut and north of 4th Street over to Mad Creek. The area developed as "North Muscatine" and Farnsworth and Lillibridge's Addition to the north of this far east end of the original town also has a significant number of houses by 1874. Houses within these areas included a number of simple vernacular frame buildings as well as more elaborate Greek Revival or Italianate buildings. Though South Muscatine and the Musserville area were platted by the 1856, significant development did not occur until the 1870s when the Musser mill was located in the area. This section of town then developed with primarily workers' housing. By

1900, the majority of the lots within the original town had residences, though other lots were not developed until the 20th century and earlier houses were replaced during this time. Likewise, South Muscatine, Musserville, and other nearby small addition had significant development. Houses continued to include a number of simple vernacular frame gable-roof buildings as well as more elaborate Italianate or Queen Anne buildings.

Significance: The significance of 19th century neighborhoods lie in their potential as historic districts. By definition, a historic district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Historic districts are collections of buildings that derive their importance from the grouping that possess a sense of time and place. They have a common period of significance that many extend over a few years or multiple decades. Historic districts might have a shared building type, style, or material, or they may be composed of a variety of resources. However, the neighborhood must possess characteristics that united is historically or aesthetically by plan or physical development to be considered a historic district.

Residential neighborhoods may be eligible as historic districts that reflect the residential development of Muscatine. This may be a significant, unified development or it may reflect a pattern of development that was significant in the history of Muscatine. Residential neighborhoods associated with a significant person or group may be eligible as historic districts for this association. The significant person or group will have had a direct impact on the development of the neighborhood, as well as be significant in the residential history and development of Muscatine to be eligible within this historic context. Residential neighborhoods may also be eligible as historic districts for its buildings, in terms of style, type, design, materials, and/or construction. This may be unified or similar architectural features throughout an area, or it may represent a variety of architecture that is significant within the development of the neighborhood.

Registration Requirements:

Criterion A: Historic districts will be associated with the 19th century and will have served an important role in the residential development of Muscatine to be eligible under this historic context. Eligible neighborhoods will distinctly reflect the trends and patterns of residential development in Muscatine during this period, rather than just date from this period. Their relationship with the pattern of residential development should be demonstrated to be significant in the overall history and development of Muscatine.

Criterion B: Historic districts will have an association with important men or women in the history of Muscatine or a significant group of people associated with neighborhood and residential development to be eligible under this historic context. The historic district must be associated with the person's productive life or the group's period of significance, and the district developed as a whole by this person or group to be likely be solely eligible under this criterion. It is less likely that a historic district will be eligible only under this criterion than in combination with another criterion. Historic districts may be eligible under Criterion B as well as A or C if significant persons lived within the district during the period of significance, the properties are associated with the person's

productive life, and the properties are better associated with the person than other extant properties.

Criterion C: Historic districts eligible under this criterion and period will have a significant group of residential buildings, either for architectural styles or vernacular designs, that may lack individual distinction but form a significant group of resources based on the architectural components of the district. A number of resources or a significant portion of the development must have occurred within the 19th century in order to be eligible under this historic context. Historic districts may be eligible for 20th century as well as 19th century architecture and development if significance is established in both time frames.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 19th century neighborhoods; archaeology was not included as part of this project.

Integrity Considerations: The integrity for a historic district will be judged on the basis of the integrity as a neighborhood as well as the integrity of the individual components. The majority of the district's individual buildings should retain integrity as contributing buildings even if they lack individual distinction. Additionally, the relationship between the individual buildings must be substantially unaltered since the period of significance. Intrusions, such as buildings constructed outside the period of significance, will be judged on their relative number, size, scale, design, and location to determine their impact on the integrity as the district as a whole. A historic district will not be eligible if it contains sufficient alterations or intrusions that it no longer conveys the sense of the historic district during the period of significance.

Individual residential resources from the 19th century may be eligible as contributing resources in a historic district when they retain sufficient integrity. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings. Alterations less than 50 years old or outside of the period of significance for the historic district may be acceptable on contributing buildings as follows:

- Non-historic siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing.
- Porches enclosed after the period of significance have original columns visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch.
- If window openings do not retain historic sashes, the majority of the window openings retain their original sizes, particularly on primary façades.

- Any additions to the house are subordinate to the original building, preferably at the rear, and do not cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the house should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, incompatible porch enclosures of a non-reversible nature, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable or residential buildings constructed outside of the period of significance will also be classified as non-contributing. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Finally, while National Register standards generally preclude moved buildings from being considered contributing, there are certain exceptions. The assumption is that a move detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the settings and context are similar to original locations, and these resources are considered contributing buildings. With grading work in Muscatine throughout the 19th century, several buildings were moved, with a number remaining on their original lots though at different heights. Building alterations considered acceptable for moved buildings, either on the site or to a new site, include changes in foundation materials, changes in porches built after a move, and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the period of significance for the historic district. These buildings would be non-contributing resources. Moved resources that are outside the period of significance for the district will likely be considered non-contributing buildings within the district, particularly if they do not reflect the remainder of the district in history and architecture.

Related historic resources identified in the West Hill survey area only:

West Hill Historic District – 70-01005

Additional 19th century residential and neighborhood resources – c.1833-c.1900

Description: Additional 19th century residential and neighborhood resources may be eligible within this historic context if they reflect the residential or neighborhood development of Muscatine in this period. These resources could include public buildings, educational properties, parks, bridges, or objects that relate to particular neighborhoods or residential development. Archeological sites may also be included under this property type, though they were not specifically included in this phase of the project.

Significance: The significance of these resources lies in their association with residential and neighborhood development in Muscatine in the 19th century. A resource not directly related to neighborhood or residential development will not be eligible under this historic context. Resources must retain strong historical associative or architectural characteristics to the 19th century to be considered eligible. These properties may also be contributing features in a historic district, as defined previously.

Other 19th century residential and neighborhood resources that are moved or reconstructed resources, religious properties, birthplaces or graves of later significant persons, cemeteries, or commemorative properties must also meet the individual Criterion Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Resources will be associated with the 19th century residential and neighborhood development of Muscatine and will reflect a strong contribution to and association with this history. The resources will be particularly significant and clearly associated with this historic context to be eligible under this criterion.

Criterion B: It is not anticipated that these additional resources will likely be individually eligible under this criterion. To be eligible, resources much be associated with a significant person, be associated with the person's productive life, and represent a better association with this productive period than other extant resources. Typically, their productive, significant life is not directly associated with these resources.

Criterion C: Resources will be excellent example of a particular style; intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder. Architectural types, styles, and designs will be demonstrated to be significant in comparison to other resources within the community.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to additional 19th century residential and neighborhood resources; archaeology was not included as part of this project.

Integrity Considerations: Other 19th century residential and neighborhood resources may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character defining and distinctive characteristics.

Related historic resources identified in the West Hill survey area only:

700ish W. 4th Street, Fourth Street Square / Reservoir Park (1836, 1875, 1936) - 70-00240, WH-203

20th Century Residential and Neighborhood Development (1900-c.1960)

On the eve of the 20th century, Muscatine was perched on the edge of a new boom for the town – the pearl button industry. In the early 1900s, the button industry grew from a few companies to a significant industry, marking Muscatine as the national leader in this industry. The local residents shifted from work in the lumber industry to the pearl button industry, and a demand for new housing was felt throughout the community in the first decade. Housing construction boomed in the first decade, as the population grew from 14,073 in 1900 to 16,178 in 1910. Muscatine swelled with civic pride and accomplishment, building new civic and social buildings. Residents sought new neighborhoods and houses, including some seeking their first house.

Neighborhood and residential construction continued through the 1910s and 1920s, though not at the same pace as the first decade of the 20th century. Old and new businesses provide a stable economy into the 1930s. Muscatine's population held nearly steady in this period; however, the number of families grew by around 20%, indicating the need for additional housing for these smaller families. Residential construction slowed in the 1930s and early 1940s with the Great Depression and World War II. New businesses and industries grew in town in the 1940s and 1950s, focused on manufacturing concerns. The population began to grow again, reaching 20,997 by 1960. Residential construction picked up in the late 1940s and 1950s, with several new additions also platted on the edges of the developed community.

The neighborhood and residential development from 1900 to c.1960 in Muscatine is significant as it reflects the boom of the early 20th century and stabilization in the middle of the 20th century. Muscatine grew quickly with the pearl button industry in the first decade, an industry that sustained the economy through the 1930s and 1940s. Residential development leveled off by the 1910s and 1920s, while residents continued to seek new housing. The low period of the 1930s and early 1940s quickly was replaced by growth in the post-war period of the late 1940s and 1950s.

Muscatine at the turn of the 20th century

The strong construction of the late 1890s continued in the first decade of the 20th century. The 1890 census noted 2,366 dwellings in Muscatine, while the 1900 census reported 3,054 – an increase of 29% while the population increased 23% from 11,454 to 14,073. By 1910, the number of dwellings in Muscatine grew another 24% to 3,778, while population increased 15% to 16,178 and the number of families rose 23% to 4,083. Additional dwellings were built in this period that replaced earlier dwellings on the same lot (United States Census Bureau 1890, 1900, 1910).

The *Journal* reported on April 14, 1900 that though the price of lumber was high, there were plans for ample building this season. At this time, all contractors had plans for residences, and several new houses were planned for South Muscatine. Though this area grew in the 19th century with the nearby lumber industry, the pearl button industry moved into this section of town by the early 20th century, bringing increased demand for housing. On April 25, the *Journal* reported that "East Hill is now the scene of much building activity..." with contractors not deterred by the high price of building materials. Older houses were being replaced, and new land laid out in

Canon's addition ("Season's Buildings," *Muscatine Journal*, April 14, 1900; "Beautiful Homes River View," *Muscatine Journal*, April 25, 1900).

In *Picturesque Muscatine*, published in 1901, Muscatine was described as having an ideal location with excellent residential sites: "the wood crowned hills that overlook the river and surrounding landscape furnish home sites fit for king...A more desirable or appropriate location for a great manufacturing city, or a prettier spot upon which to build a home, would be difficult to find anywhere in the Valley of the Mississippi, and, indeed, but few places surpass it in the world." It was also described as having "steady and healthful" growth, never with a boom and then bust cycle. "Enterprise has never lagged," and the city was full of "substantial homes" (Lewis 1901: 13-16).

Road improvements continued to be a municipal focus in this period as well. The *Journal* reported a long list of grading and paving improvements for the year on December 14, 1901. During this year, the heaviest grading work was on the east end of 5th Street on the east side of Mad Creek where a hill was replaced by a long grade leading up from the new bridge over Mad Creek. This improvement likely indicates the new development that was beginning to occur on East Hill. Many streets had more minor grading and fill work, with the extension of certain streets such as 8th west to Lucas Grove Road. Brick paving consisted of Galesburg brick with 6 inch sand foundation with Ohio sandstone curbs. Other streets, mostly smaller or outside the core town area, were improved with crushed shells, a by-product of the pearl button industry ("Street and Municipal Improvements for the Year," *Muscatine Journal*, December 14, 1901, 14).

New neighborhoods in the first decade

By 1902, production by the pearl button industry outpaced the lumber companies. The pearl button industry grew significantly throughout the first two decades of the 20th century, spurring other growth and development. Though a significant portion of the neighborhoods, such as Park Place, were still open for housing construction, several new neighborhoods were platted in the first decade of the 20th century. Around a dozen new additions were platted from 1900 to 1910. These additions were relatively small, ranging from five to 30 lots. The majority were concentrated in the East Hill area, east of Mad Creek, though some lots were also platted on the north side and south side of town. As reflective of national trends, these subdivisions were located further from the core of the city, accessed by streetcar lines that extended out from the downtown.

One of the largest new additions platted in this period was Canon & Batterson's East Lawn Addition. The plat was filed on July 22, 1902, with lots immediately for sale. The addition spanned five blocks east of Park Avenue to River Road, between Canon and Holly streets. The 78 lots generally were 50 x 120 feet. An advertisement for lots on May 16, 1903 noted that the introductory lot price of $200 to $600 would not be raised until June 10. The East Lawn addition had one of the finest views of the Mississippi River, and it was along the new interurban line to Davenport, assuring property values. The advertisement stated "Special inducements are offered to persons who will immediately erect houses in EAST LAWN" ("Canon & Batterson's East Lawn Addition" ad, *Muscatine Journal*, May 16, 1903, 3). As lots were selling, the plat for the second section of East Lawn was filed on September 26, 1903. It included 33 lots in the two-block area immediately to the north on the east side of Park Avenue, including both sides of Magnolia Street (Muscatine County Recorder's Office).

The east side of town was further developed with the addition of Fair Oaks, platted on June 9, 1909. While the addition was platted by the Western Realty Company, it was located on the former land of the Weed estate and involved a public participation process. In 1899, James and Mary Weed donated about 63 acres in the northeast section of the city for a park, leasing the land to the city for $200/year. In 1901, Weed Park was described as similar to Forest Park in St. Louis. The Weed Park Association formed, charged with the caretaking responsibilities for the park, soon followed by the Weed Park Club. In 1905, the deed for the property was officially transferred to the city (Richman 1911, Vol. 1: 306, 484; Lewis 1901: 20-22; *Muscatine Journal,* March 24, 1905, 5). The first Weed Park addition plat was filed on April 8, 1893 by James and Mary, including 17 lots along the edge of their property on the north side of Washington Avenue and east of side Park Ave, across the from the first southeast corner of Park Place addition, filed in 1890. The second section of Weed Park Addition, with nine lots, was filed on October 31, 1900 by James and Mary Weed, to the north of their first plat on the east side of Park Avenue.

In fall of 1908, a contest was held for this new addition on East Hill. On November 21, 1908, the *Journal* reported that nearly 2,000 names by 352 people had been submitted, and the name of Fair Oaks had been chosen, first submitted by Miss Stella G. Ames, of 312 E. 9th Street who won either a $25 cash prize or $50 credit toward a lot purchase. The large grove of oak trees swayed the judges' decision in her favor, over the runner up of Highland Park. Interestingly, Highland Park was used for an addition platted in 1909 west of Mad Creek south of Leroy Street. The 101 lots in Fair Oaks ranged from 60 to 95 feet in width to 120 to 150 feet in depth, with lots varying due to the curvature of the streets platted, which was unique in Muscatine in the period (Muscatine County Recorder's Office; "Fair Oaks Addition Name Chosen Today," *Muscatine Journal*, November 21, 1908). The overall curvilinear design of the addition and proximity to the park reflects national design ideals of this period, the most complete embrace of these principles for any subdivision of this period in Muscatine.

Additionally, as housing spread to areas outside the original town plat, there apparently was a strong need to replat certain additions filed in the 19th century (Figure 16). Over 20 auditor's plats were filed from 1905 to 1915 for sections of Muscatine primarily to the north and west of the original town that had been previously platted or out lots that had not been subdivided. New addition names were assigned, including some of the largest areas close to town. These addition plats typically noted a series of lot owners, many with houses already constructed, in the areas that were being clarified by the county surveyor. To the north of the west end of the original town, the Terrace Heights addition covered a large tract of land previously platted in several additions west of Chestnut and north of 8th Street. The Avenue addition filled in the out lot area north of 8th from Chestnut to Cedar, and then the Union Addition replatted land between Cedar and Mulberry north of 8th Street. Additional smaller areas were platted to the north-northwest of these additions. The Brook Street addition clarified the plat of out lots to the east-northeast of Brook Street to Park Ave south of 4th Street on the east side of town. To the west, the Climer-Newell Addition clarified the plat to the east of the Newell Avenue and Lucas Grove Road intersection, and the Lucas Street and Sunset additions platted the remaining land between it and the original town between Newell Avenue and Lucas Grove Road. The Island View Addition included the large section of mostly previously platted land west of the original town, north of Hershey Avenue, and south of Lucas Grove Road. Most of these additions had irregular lot sizes (Muscatine County Recorder's Office).

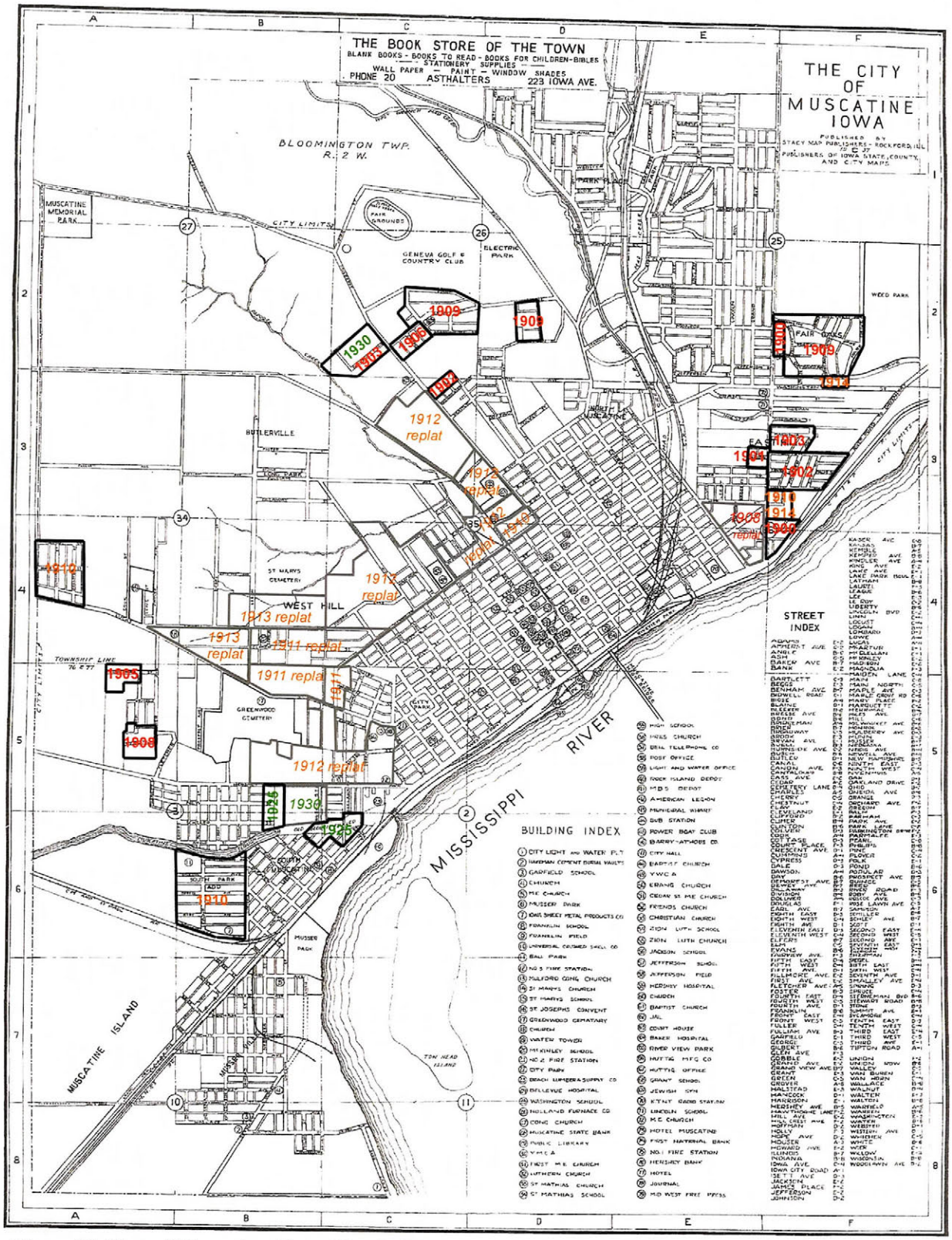


Figure 16. Map of Muscatine (Stacy Map Publishers 1937) with dates and boundaries of major additions (black) and major auditor's plats of earlier areas (grey)overlaid.

Dates in red correspond to the 1900s, orange to the 1910s, green to the 1920s and 1930s.

South Muscatine, however, did not experience the platting or replatting of this period as the rest of town did. The only addition to be platted in this section of town in this period was the South Park Addition, filed on April 7, 1910. This was the largest addition of this period, outpacing the additions in East Hill, including an eight-block area with 165 lots. The lots were generally a standard 50 x 140 feet. The addition stretched west of South Muscatine, from Division to the section line west of League Street, and south of the Muscatine slough near Sterneman Boulevard to Milwaukee Avenue, one block south of Roby Avenue. Interestingly, the League Ball Park was included in the area, located on the northwest corner of League Street and Oneida Avenue.

Residential housing demand and construction in the first decade of the 20th century

With the prosperity of the pearl button, building improvements were seen throughout the city in the early 20th century. The majority of the platting and auditor's replatting was indicative of this demand for new housing. In 1904, over two miles of streets were paved with brick, with "more paving laid in Muscatine during the past year than in any other city in Iowa, with the possible exception of Davenport" ("Street Paving," *Muscatine Journal,* March 17, 1905, 7). Improvements continued over the next few years. In 1906, over two miles of brick paving were laid again. Additionally, over $200,000 was invested in new buildings in the town, mostly in residences and small commercial buildings: "Many residences have also been erected during the past year and some of them are the most beautiful in the city." These houses were built in the new areas of town, but also in the older areas, such as within the original town plat. House construction ranged from $1,000 to $2,500 in costs, including mostly frame but some brick as well ("Thousands spent in Improvement," *Muscatine Journal,* December 20, 1906, 9).

Record building improvements were reported in 1909, as Muscatine continued to enjoy the boom of the pearl button industry. Nearly $1 million was invested in construction overall, which included the new courthouse. More than 100 houses were also built during the year, mostly frame. Two-story frame houses ranged from $1,500 to $4,500 in cost, with smaller frame houses typically ranging from $1,000 to $2,000. In South Muscatine, with the vitality of Roach & Musser and the button factories, as well as other industry, particular building activity was noted: "A number of houses have lately been constructed and all have been rented. In fact, the demand for the homes in that district is so great that it is safe to estimate that fifty new houses would find renters before they were ready for occupancy. This great demand for houses is occasioned by the great increase in the number of people employed in South Muscatine factories. Residences within walking distance from the place of occupation are desired by all, but at the present time the shortage of houses makes it necessary for those who have lately accepted positions in the city to travel by car from home to factory. In South Muscatine at present there are several strips of vacant property upon which a number of small cottages could be erected with profit and the continuance of demand the number of desirable habitations will be increased proportionately" ("Record of Building Improvements for the Past Year is Startling – Muscatine Builds and Grows," *Muscatine Journal*, December 16, 1909, 21; "The South Side, Muscatine's Industrial District, Unusual Activity Noticed during the Past Year," *Muscatine Journal*, December 16, 1909, 44).

Houses built after the turn of the century in Muscatine drew influences from the variety of sources. Large houses followed more particular styles, while other houses were built with more vernacular influences. The Queen Anne style, popular in the 1890s, continued to be built in the first decade of the 20th century. Its asymmetrical floor plan, elaborate features, and decorative

surfaces began to be tamed by the rising popularity of the Foursquare house, resulting in some transitional dwellings. Foursquare houses were defined by the cubical two-story appearance, generally two rooms wide and two rooms deep. Elements of the Craftsman style might be applied, or the house remained the simple cubical form. Hip roofs with front dormers were common on these houses. The Craftsman style gained popularity in this period, particularly for smaller bungalows. Typical features included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. While the one or one-and-one-half story bungalow could have various stylistic elements applied, the Craftsman bungalow was the most popular in this period. Bungalows included various rooflines, including side gable, gable-front, and clipped gable. Other small houses were more vernacular with less decorative detail. Cross gable houses also continued to be built, with projecting side wings.

Larger houses reflected the Prairie School style, popularized by Frank Lloyd Wright. This style also emphasized horizontal detail through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. The more traditional Neoclassical, or Classical Revival, style was also popular in this period. These houses reflected the earlier Greek Revival style of the 19th century, drawing other details from classical architecture as well. Typical features included porches with classical columns, pediments, symmetrical facades, and classical details like dentils, entries with sidelights, and multi-light windows. The Colonial Revival style was also popular in this period, reflecting the early American architecture, such as the Federal style. These houses also typically had a symmetrical façade, accentuated entry with sidelights and/or transom, windows with multi-light over multi-light double-hung sashes (such as eight-over-eight-light double-hung windows. Dutch Colonial Revival houses were defined by their gambrel roofs. Detailing is usually simpler and less Classical than the Classical Revival style.

Though houses continued to be designed by builders and built from published patternbooks, Muscatine had the services of Henry W. Zeidler as its primary architect in the early 20th century. The *Journal* stated in 1906 that "The majority of Muscatine's fine homes and business blocks that have been built during the past fifteen years are standing guarantees of Mr. Zeidler's ability." Though architects were likely employed from other communities, they noted that "Mr. Zeidler is competent to handle the largest contracts and no one needs to go away from Muscatine to get the service of an expert architect." He operated from an office over 107 W. 2nd Street in this period, furnishing designs, specifications, plans, and estimates for his clients ("Henry W. Zeidler," *Muscatine Journal*, December 20, 1906, 9). One of his largest designs was the Musser House at 1314 Mulberry Avenue, which was built by Peter Musser for his daughter Laura and her husband Edwin L. McColm in 1908 (now the Muscatine Art Center). Zeidler was listed as an architect in city directories through 1927. He worked from an office at 107 W. 2nd Street through 1911, while living at 115 W. 7th Street. After 1911, he worked from his home on 7th Street. During this period, only 2 other architects were listed, though builders and contractors were also responsible for some home design. In 1904, John W. Kemp was also listed, working from his home at 901 W. 4th Street. In 1911, Russell B. Burgess was listed as working from his home at 813 Park Ave.

Even with the new construction in the first decade, there was still a need for additional housing. Furnishing housing for labor in Muscatine was one of the three problems identified in Muscatine by the Commercial Club at the end of 1909. They reported the growth of labor had:

"brought the club face to face with its other big problem – a lack of houses. Because of this lack, the club abandoned its employment bureau August 1. On January 1, 1909, there were as near as can be estimated ninety vacant houses in Muscatine. Today not less than 150 new houses would satisfy the immediate demand. Dozens of families are today living in single rooms, waiting in vain for the opportunity to secure suitable living quarters....To meet this demand, the club has agitated the matter of building new houses in every manner possible. Secretary Ogilvie has promises from twenty-two different persons that they will build one or more houses in the spring. The club has fostered a building corporation that will be financed largely by club members, which is to build a number of houses. Already from $3,000 to $4,000 have been pledged for this purpose and it is expected that at least $10,000 will be raised by spring."

They predicted that at least 200 houses would be started in spring, with likely more needed by then ("One Organization that has the 'Looking Forward' habit – the Muscatine Commercial Club," *Muscatine Journal*, December 16, 1909, 18).

The 70th Anniversary Edition of the *Journal* at the end of 1910 noted that at the beginning of the year:

"Muscatine faced a rather unusual situation which has been frequently referred to as the house shortage problem. Because of the rapid growth of the city and the great influences of laborers attracted by the many open positions, especially in the button industry, accommodations could not be provided for all, and it was at once evident that more house were needed. With the shortage, the rentals advanced and the owners of property at once began the erection of dwellings upon their unoccupied land, with the result that in all parts of the city scores of houses were seen arising. Despite the great building activity of the year however dwelling places are still greatly in demand" (70th Anniversary Edition of the *Journal* 1910: 23-24).

While the amount spent on building improvements overall did not exceed 1908 or 1909 while major public and commercial buildings were constructed, 1910 saw more building activity than any other year. At least 250 homes were estimated to have been built since January, with total expenditures exceeding $750,000. Statistics from the city engineer and leading contractors accounted for 160 houses, with others constructing additional properties. According to building permits, over 100 houses were constructed within the fire limits for the city, amount to $344,000 in improvements. In 1910, the Muscatine Building and Loan Association was also formed by prominent businessmen to encourage home ownership through helping potential homeowners afford homes by paying on a monthly basis (70th Anniversary Edition of the *Muscatine Journal* 1910: 23-24; "Building Loan Group Encourages Home Ownership," *Muscatine Journal*, December 30, 1940, sec. 4, p. 14).

Residential and Neighborhood Growth in the 1910s

The 1910 map of Muscatine shows the additional subdivisions on the east and south sides of town, though the replatted areas to the north and west of the original town remain roughly the same as the 1899 map (Figure 17). The increased population in the south side of Muscatine had resulted in the creation of the 4th ward, split from portions of the 3rd ward. The increased number of dwellings and businesses are reflected on the 1912 Sanborn map. While the map primarily shows the area near the core of Muscatine, additional houses had been constructed in East Hill and Park Place by this period. Vacant lots in the original town continued to be developed, with

some lots split to provide two houses on a single lot. Other new houses replaced earlier houses on the lots.

While the population rose from 14,073 in 1900 to 16,178 in 1910 with the boom of the pearl button industry, it would slow through the 1910s and 1920s as the boom settling into a steady industry. Population actually fell slightly to 16,068 in 1920, though the number of families 8% from 4,083 in 1910 to 4,416 in 1920. As families continued to be smaller, the population only increased slightly to 16,778 in 1930 (4%), with the number of families rising to 4,896 (11%). The bungalow became popular in this period as well, and many examples of this smaller home are found throughout Muscatine. Construction was slow in the early 1910s. Significantly fewer houses were constructed in 1911. The *Journal* reported on December 14, 1912 that while 1912 had been better than 1911, it still was a period of adjustment and recovery. A revival of prosperity and progress was seen later in the year. On May 23, 1912, the interurban to Davenport had opened, creating this new transportation option for the community. Some new subdivisions on the east side of town advertised their proximity to this route ("1912 a Year of Re-adjustment, Recovery, and Real Progress," *Muscatine Journal*, December 14, 1912, 22).

Residential construction continued to be slower in the mid-1910s than in the first decade, though picking up from the extreme slowdown of 1911. The increasing number of families did require new housing. While substantial commercial buildings were under construction, only "more than $200,000 was expended in repairs, improvements, and building of some residences in 1916. The need for new residences has been pointed out by business men at various noon-day meetings held at the Hotel Muscatine and it is believed that more residences will be constructed during the coming year. The population of the city has been materially increased during the past several years, resulting in but few houses vacant." ("Vast Strides Are Made in Building in Muscatine During Present Year," *Muscatine Journal*, December 30, 1916, 11).

The slowdown in construction is also noted in plats filed in Muscatine. Auditor's plats continued to be filed, primarily for previously platted areas from 1910 to 1913. Less than 50 lots were added in new additions from 1914 to 1917, and these additions primarily included additional sections of earlier additions or subdivisions within earlier additions. From 1917 to 1924, no plats were filed for additions or subdivisions in Muscatine. In 1925, four plats were filed, for out lots that required subdivision or areas that had been previously platted, but only included 65 lots together. No additional plats were filed until 1929, when three plats were filed. However, these plats were not formal additions but large lot subdivisions of out lots (Muscatine County Recorder's Office.

Housing construction picked up through the remainder of the 1910s, though not close to the 20%+ increases seen over the last two decades. The number of dwellings increased from 3,778 in 1910 to 4,022 in 1920, an increase of 7% that reflects the 8% increase in number of families. Construction pick up slightly in the 1920s, with 4,430 dwellings in Muscatine by 1930. Interestingly, census figures of dwelling age from the 1940 census also confirms the boom of construction in this period as extending beyond the increase in number of dwellings. The 1940 census reported extant in Muscatine: 447 dwelling units built by 1879, 603 built between 1880 and 1889, 1,093 built between 1890 and 1899, 1,566 built between 1900 and 1910, 1,093 built between 1910 and 1919, and 495 built between 1920 and 1930 (United States Census Bureau 1910, 1920, 1930, 1940).

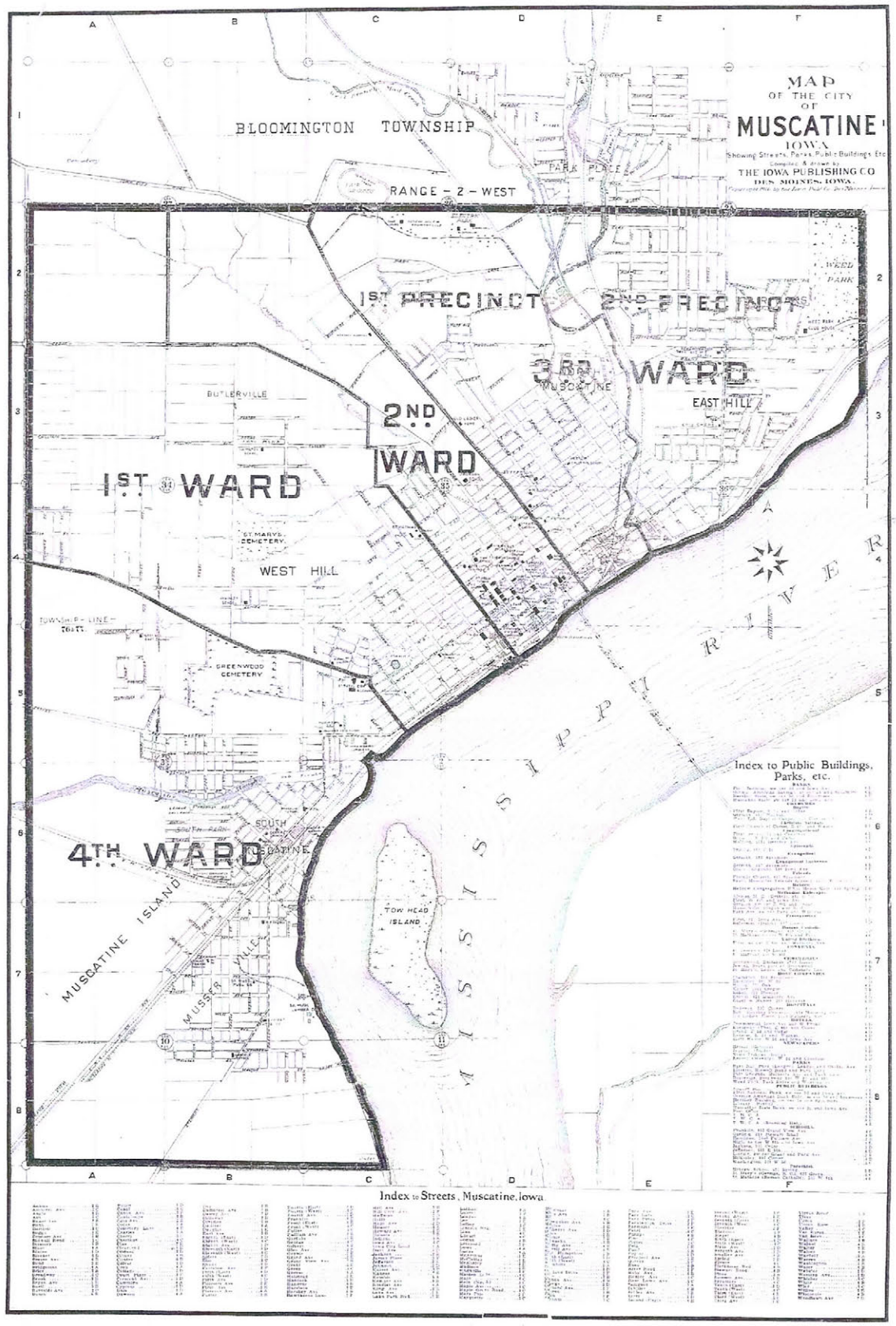


Figure 17. 1910 Map of Muscatine (Iowa Publishing Company 1910).

It is suspected that the larger number of dwelling units dating to 1910 to 1919 in comparison to the smaller increase in number of dwellings indicates some duplex and apartment construction in this period. Two-unit side-by-side buildings, the common form from the 19th century, continued to be built in this period. The 1905, 1912, and 1919 Sanborn maps show a larger number of this type of building. There does not appear to be any concentration of this type of dwelling in particular areas of town, though they are more common throughout the "original town" area than the newer additions. Duplexes continued to reflect the popular styles of the period, with some Colonial Revival, Classical Revival, or Craftsman details. While these side-by-side duplexes composed the only known multi-family dwellings in the 19th century, construction of multi-family units expanded to include other forms in the early 20th century. Some notations of "flats" appear on the Sanborn maps by this period, indicating two-story buildings with one unit on each story. These appear to be in the small percentage of the two-family units built in this period, and overall multi-family housing appears to have composed less than 2% of dwellings at this time. With the increasing demand for housing in this period, and some smaller family sizes, large single-family homes were also sub-divided into two units in this period, with the owner living in part of the house and the remaining portion rented out. This trend also accounts for the increasing number of housing units.

The c.1914 publication, *Muscatine, Iowa, The Pearl City: Pearl Button Center of the World,* continued to note the hilly terrain of Muscatine, though substantial grading had occurred by this period. However, it was viewed as an attractive feature: Muscatine was located on the Mississippi "between her hills and luxuriant shade trees, which tend to make her the most attractive city of her size in the middle west. Being situated on and between the hills, her beauty is all the more marked and noted by the visitors; her drainage the more complete, and her sanitary conditions the most perfect" (Record Printing Company, c.1914: 1). Further, "Muscatine is made additionally attractive as a good place to live, because it is a home town, no less than eighty-five percent of our people owning their own homes, and therefore they are better maintained than is ordinarily the case in a manufacturing city" (Record Printing Company, c.1914: 3). The city boasted over 83 acres of park area and marvelous views from the bluff of the Mississippi. About 19 of the 81 miles of streets in the area were paved. The city had a fine water supply, transportation connections, and night streetlights. The fact that Muscatine was one of the largest cities in the country without saloons was also emphasized for the quality of life (Record Printing Company, c.1914: 1-3).

The emphasis on natural resources and parks increased in this period. Parks and parkways had become desirable features of communities since the national City Beautiful in the 1890s. Park Place boasted the first developed park in Muscatine as it was being sold in 1893. Apparently, Reservoir Park, a public square reserved on West Hill in the original town plat and developed with the city reservoir, was not an official developed park at this time. With the generous donation of land from James and Mary Weed in 1899 and the development of Weed Park, a park closer to the core of Muscatine was created. An emphasis on the health value of the outdoors brought the issue of parks and playgrounds to the foreground on the early 20th century. At the same time, the City Beautiful movement gained momentum, reflecting broader ideals of efficiency, civic improvements, and social reforms. The movement looked beyond the city core to boulevard and parkway systems, public parks and playgrounds, public water systems and other utilities. Additionally, interest was stimulated in comprehensive planning was stimulated through completed plans of other cities, particular David Burnham's 1909 Chicago Plan. Finally, the introduction of the automobile not only permitted more flexible residential growth in

neighborhoods removed from the city center, but it also focused more attention on the aerial routes and development of boulevards and parkway systems (Ames and McClelland 2002: 21-23; 31-32).

A plan for Muscatine's future in 1912 also noted that in addition to a rural park, there was a need for playgrounds, public squares, and open spaces – connected by tree lined streets and boulevards. A park and boulevard system was proposed. A park commission was established in 1916, as a result of the increased "City Beautiful" movement. Improvements had occurred by the end of the year, including concrete walks in Weed Park, paving around Reservoir Park, and over $1000 of improvements in Long View park. The Civic Society, a group of women, worked to promote "normal, wholesome play and public recreation" ("Playgrounds for Use of Children, 1912 Triumph for Civic Society," *Muscatine Journal*, December 14, 1912, 12). By 1912, it was reported that they were well supported throughout the city for their emphasis on outdoor recreation, and they had successfully equipped seven playgrounds in the community with apparatus: Ogilvie Hill (used by Jackson/Jefferson schools), Butlerville, Reservoir Park, and four at schools (Lincoln, McKinley, Franklin, Garfield) ("Playgrounds for Use of Children, 1912 Triumph for Civic Society," *Muscatine Journal*, December 14, 1912, 12; "Planning for Muscatine's Future and Factors of Its Development," *Muscatine Journal*, December 14, 1912, 14; "The City Beautiful," *Muscatine Journal*, December 30, 1916, 3).

The 1919 Sanborn Fire Insurance Map shows the significant growth of Muscatine in the first two decade of the 20th century. The original town is completely developed, with residences extending beyond 8th Street (Figure 18). Additional residential development is concentrated on the east side along Park Avenue. Some residences were also built in Park Place and on East Hill by this period, though the area is not covered on the detailed Sanborn maps. South Muscatine / Musserville has undergone several changes in this period with the decreasing lumber business (Figure 19). The old Musser Lumber Company site is depicted as a park, again showing the emphasis on natural resources that had developed by this period. Some residential construction is depicted, but the entire section of town is not covered by the detail maps (Sanborn Map Company 1919).

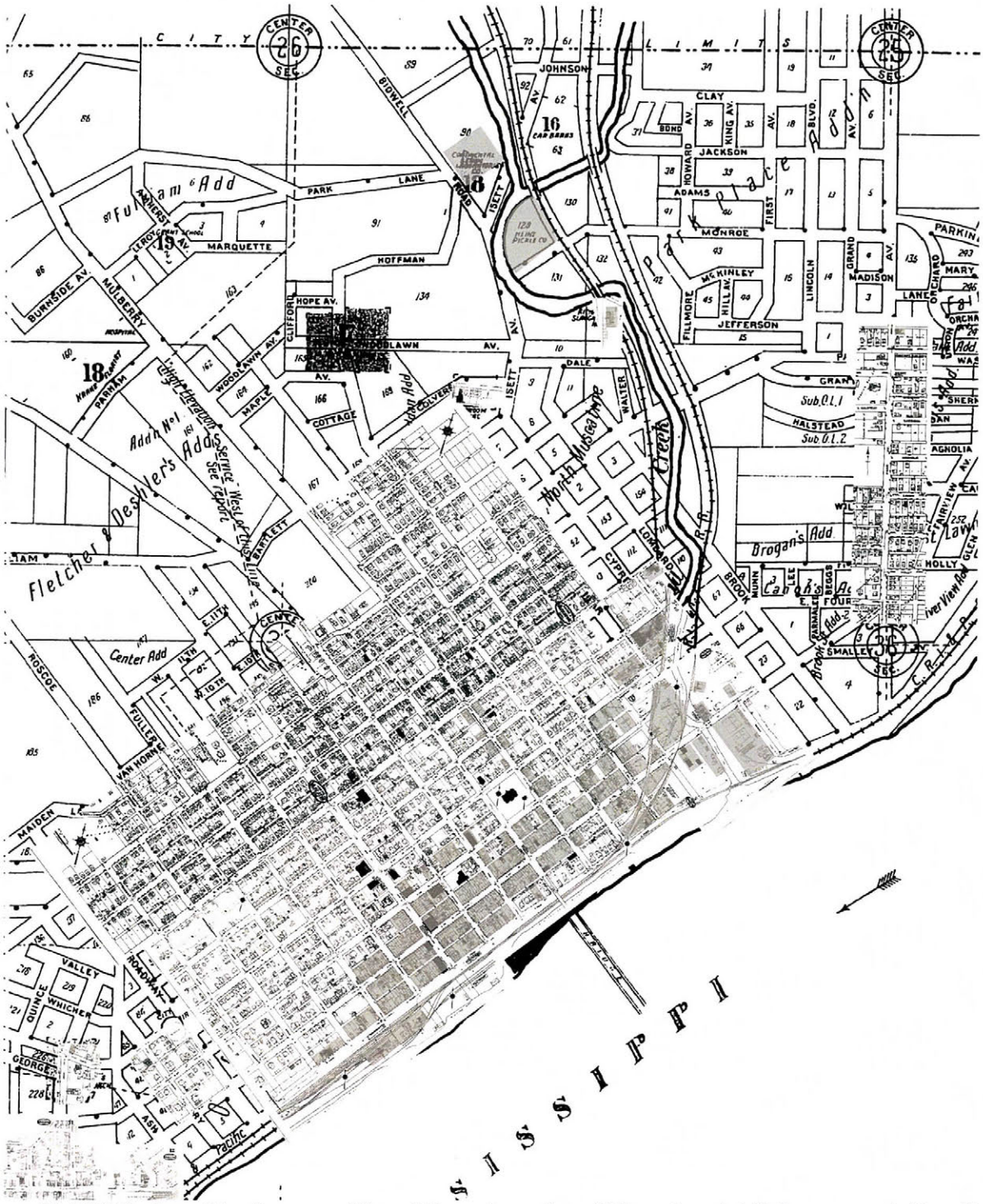


Figure 18. 1919 Sanborn Fire Insurance Map of the main section of Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

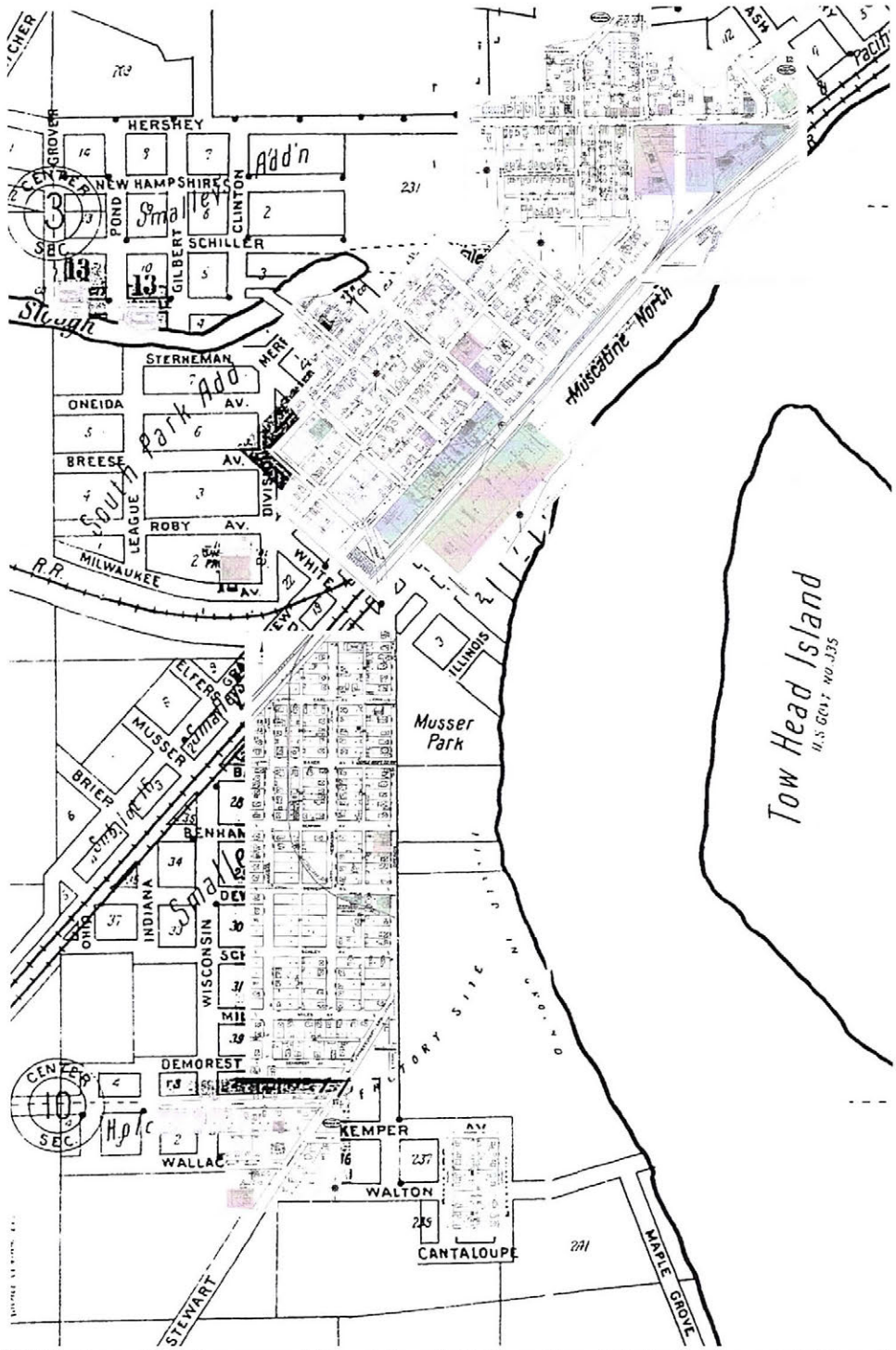


Figure 19. 1919 Sanborn Fire Insurance Map of "south" Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded.

Continuation of Residential and Neighborhood Growth in the 1920s

Though the popularity of the smaller house began in the early 20th century as a movement in contrast to the large Queen homes of the late 19th and turn of the century, the small home movement gained increasing popularity following World War I. Emphasis was placed on improving domestic life, and alliances were formed between architects, builders, developers, social reformers, and public officials to encourage home ownership, standardized building practices, and neighborhood improvements. Small homes were encouraged as attainable, and bungalows became a prevalent house type across the country. While bungalows often with Craftsman influences composed entire neighborhoods in some areas, other period revival styles were also popular for small houses, including Tudor Revival, Dutch Colonial Revival, and Spanish Revival (Ames and McClelland 2002: 59).

Through the 1920s, houses in Muscatine continued to be built in styles and types seen in the early 20th century. Foursquare houses were popular in this period, defined by the cubical two-story appearance, generally two rooms wide and two rooms deep. Elements of the Craftsman style might be applied, or the house remained the simple cubical form. Hip roofs with front dormers were common on these houses. Larger houses continued to be reflected the Prairie School style, popularized by Frank Lloyd Wright. This style also emphasized horizontal detail through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. A few examples of more traditional Classical Revival, Colonial Revival, or Dutch Colonial Revival styles were also built in this period. Smaller houses were popular in this period in Muscatine as well as nationally, many following the Craftsman bungalow style. Typical features included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. Some period revival styles were also applied to smaller homes. Other small houses were more vernacular with less decorative detail.

Likewise, multi-family dwellings continued to reflect the styles popular for single-family homes. Only a handful were constructed, scattered throughout the core of town. The typical format continued to be two units, side by side, as seen on the 1928 Sanborn map. No larger multi-family buildings are known to have been constructed in this period. Throughout the 1920s, large single-family homes continued to be sub-divided into two units. Though most were partially owner-occupied with the other unit rented out, some houses were converted to two rental units. Often these conversions to multi-family units required some interior changes and minor exterior changes, and occasionally more major exterior changes were required.

Garages became increasingly popular in this period. Carriage houses were often initially converted into an "automobile house" but then were often replaced by buildings better suited to this purpose in this period. Other carriage houses were never converted, initially demolished and replaced with a garage. Garages in this period were typically one-car buildings, usually with a gable or hip roof. Doors were typically sliding or hinged. Single sash windows often provided light to the interior. In older neighborhoods, garages will typically placed at the rear of lots along alleys. In newer neighborhoods planned without alleys, garages were still located near the rear of the lot at the end of a long driveway. The earliest semi-detached or built in garages began appearing nationally in the late 1920s (Ames and McClelland 2002: 56-57).

The mail order house business also became profitable in this period, with their heyday in the 1910s and 1920s. While no specific houses have been identified at this time, there may be some mail order houses in Muscatine. The best known are houses sold by Sears Roebuck and Company, who sold over 450 models between 1908 and 1939. From 1908 to 1915, only plans were sold, with some materials provided by the Gordon Van Tine Company in Davenport. After purchasing lumber and millwork plants, Sears began offering precut homes or kits in 1916. By this time, Gordon Van Tine also entered the mail order house business, issuing its first house plan book in 1912, and introduced its "Ready-Cut" home line in 1916. Likewise, Bay City, Michigan, was the center of house plans and mail order houses, with Aladdin Company forming in 1906. Lewis Manufacturing, supplier for Aladdin, began producing their own line by 1913, followed by Sterling Homes in 1915. Montgomery Ward also issued house plan books in 1910, though they apparently relied on Bay City companies and Gordon Van Tine for materials rather than producing their own. Beginning in 1918, they offered ready-cut or un-cut Wardway Homes. Many houses were similar to Gordon Van Tine, suggesting that they supplied both material and plans (Schweitzer and Davis 1990: 63-75; Hunter 2005; Ames and McClelland 2002: 56).

Locally, the Mira Hershey Lumber Company advertised plans for sale by 1916, including complete and accurate bills for all materials and hardware. In 1921, the Muscatine Lumber and Coal Company advertised "free home building plans" in addition to the materials for construction. Oscar Grossheim took a series of photographs of houses, mostly bungalows, for the Huttig Manufacturing Company in 1920 and 1921. It is unclear at this time if Huttig built these houses directly or if they supplied plans and/or materials. Over 50 houses were photographed, as well as at least a dozen garages. Additionally, local companies may have teamed with other companies to offer building material. The 1928 book *Better Homes at a Lower Cost* by Standard Homes Company in Washington, D.C. was issued at least locally with contact information for the Muscatine Lumber and Coal Company, 930 E. 2nd Street. The book sold for $.50 and had designs for stock length materials to lower costs through standardization. (*Muscatine Journal*, December 30, 1916, 18, 22; Muscatine Lumber and Coal Company advertisement, *Muscatine Journal,* March 5, 1921, 7; Grossheim Photograph Collection, Musser Public Library and online at www.umvphotoarchive.org; *Better Homes at a Lower Cost* 1928).

Henry W. Zeidler continued as Muscatine's primary architect in this period, with plans and specifications furnished for any style of building. He was the only architect listed in the city directories from 1913 through 1927, working consistently since 1893. Son of local builder William Zeidler, he was a graduate of the school of architecture at Iowa Wesleyan College, Mt. Pleasant, Iowa. He worked with his father, designing buildings, before launching his own business in 1893. He married Katherine Wittich and had two sons, Walter and Wesley H. He designed many prominent houses and commercial buildings in Muscatine during his career. At age 69 in 1928, he was registered by exemption to practice architecture. He maintained a small independent practice from 1928 through the late 1940s while working as a draftsman at Roach & Musser Sash & Door Company. Zeidler died on November 3, 1951 ("Henry Zeidler Services to be Held Tuesday," *Muscatine Journal*, November 5, 1951, 5; Shank 1999: 181).

A number of builders and contractors worked throughout this period. Many of the names were familiar from the late 19th century, including Howe, Selden, and Zeidler with sons or other relatives continuing the family business. William Zeidler's business was continued by his sons (Henry's brothers) Charles and Arthur, as well as Henry's son Wesley, with these three listed in

the 1923 city directory. Other contractors and buildings with ties to around the turn of the century listed in 1923 included A.D.R. Howe, A.A. Keath & Son, William Kincaid, Alex Kollman, J.H. Selden, and William Wickey. Contractors that had operated since at least 1910 included Tony Bersch, Joe Dale, D.M. Keckler, A.H. Kile, Lee N. Rainbow, Charles H. Reesink, and H.O. Schroeder. Later additions listed in the 1923 city directory included A.C. Altenbernd, James F. Berry, H.F. Bosten, Ralph Chandler, C.E. Dyer, Milton Frack, H. Leudtke, E.D. Maher, T.F. Maher, C.L. Radloff, and W.V. Runyon. Brick contractors included August Blaesing, August Blaesing, Jr., Paul A. Grossklaus, John Hoffman, and William Ribbink. Many of these men would continue to build houses through the middle of the 20th century.

Interestingly, there was a movement towards establishing restrictive residence districts in this period. The authority to establish these districts was granted by the Iowa General Assembly, requiring 60% of the owners within the district to agree to the establishment. They were similar to early zoning regulations. The district provided that

> "no building or other structures, except residences, school houses, churches, and other similar structures, shall be hereafter erected. reconstructed, altered, repaired, or occupied within the said district without first securing from the City Council, therefore, nor shall any such permit be granted when sixty per cent (60%) of the owners of the real estate in said district residing is said City object thereto" ("Restricted Residential District, Ordinance and Plat," Plats Book 2, page 82, Muscatine County Recorder's Office).

The first restricted residence district in Muscatine was established on November 4, 1926, consisting of the residential areas on the former Weed estate on East Hill, including Fair Oaks, Weed Park Addition Section 1 and 2, and adjacent 6-lot Bridgman addition. A petition signed by nearly all the residents of the neighborhood requesting the district to prevent new business construction ("Fair Oaks Asks Building Zoning," *Muscatine Journal*, October 22, 1926, 4). Upon petition of the owners, the second restricted residence district was established along Colver Street from Oak to Isett streets on December 16, 1926. Two additional districts were filed on petition of property owners in 1928: one around Reservoir Park on West Hill on April 13, 1928 (roughly 2nd to 5th, Ash to the east side of Locust) and one on Mulberry between 7th and 8th Streets. The Colver Street and Mulberry Avenue districts may have been filed feeling the threat of nearby commercial and industrial interests, while the other two were in primarily residential areas.

Construction continued steadily, albeit at a slower rate than in the early 1900s. Building improvements totaled $306,000 in 1925. The 1928 Sanborn Fire Insurance map of Muscatine continues to show the increased growth of Muscatine. Additional sections of town are covered, including some previously developed and newly developed areas. A number of new residences are depicted on the north side of the east portion of town, in the neighborhoods along Park Ave. Additionally, more houses are found just beyond the northeast section of the original town and in the West Hill neighborhood. The number of dwellings in Muscatine increased from 4,022 in 1920 to 4,430, a growth of 10%. Additional dwellings replaced earlier buildings (Sanborn Map Company 1928; "Expenditures on Buildings Large," *Muscatine Journal*, January 1, 1925, 12; United States Census Bureau 1920, 1930).

By 1930, Muscatine stood as the 14th largest city in Iowa, with 16,678 residents – only increasing by 600 people since 1910 (4%). However, in the same period, the number of families increased by 813 (20%) and the number of dwellings by 652 (17%). Around 92% of the 4,430 dwellings

reported in the 1930 census were single-family dwellings (4,088). An additional 6.5% were two family dwellings (288). This number likely included some duplexes but also single-family dwellings that had been converted to two units. Just over 1% of the dwellings had more than three families (54). While this included some apartment buildings, it also likely included apartments above commercial storefronts (United States Census Bureau 1910, 1930).

While around 1,925 residential buildings built by 1900 are estimated to remain standing in Muscatine in 2006 (of approximately 5,000 residential buildings constructed by 1960), around an additional 1,650 extant houses are estimated to have been built by 1930 (Table 1). While the assessor's data includes only estimated dates of construction and should not be assumed to be precise, the dates can be used to provide some rough observations on extant housing. Notably, the percentage of extant one-story frame dwellings from 1901-1930 increased significantly in comparison with housing from 1900 or earlier, while the number of two-story frame dwellings decreasing, indicating the construction of smaller houses in this period. Likewise, few brick houses of any size were built between 1901 and 1930, as a higher percentage of these likely have survived to 2006. The number of two-story brick houses decreased dramatically after the turn of the century. While decorative concrete blocks were used for foundations in this period, few buildings were constructed with this material (Muscatine County Assessor's Office).

Table 1. Assessor's estimated dates of construction for extant housing by 1930.*

Estimated Date	Number of residential properties	Frame – 1 story	Frame – 1 ½ story	Frame – 2 story	Brick – 1 story	Brick – 1 ½ story	Brick – 2 story
1900 or earlier	1,925	465	190	1,100	37	17	115
1901-1910 (1910 only)	420 (230)						
1911-1920 (1920 only)	800 (560)						
1921-1930 (1930 only)	430 (170)						
1901-1930	1,650	835	220	535	16	8	34

**all numbers are rounded and are presented to give rough estimates not exact figures; numbers from 1910, 1920, and 1930 are broader estimates by the assessor's office than other years and are included individually as they likely indicate some construction in the following decade as well as construction by that date.*

Residential construction had occurred throughout the entire original town plat, as well as the adjacent additions to the south, west, and north by 1930 (Figure 20). Vacant lots continued to be filled, with some new construction replaced earlier houses. In 2006, the density of housing throughout these areas continues to be represented primarily by housing constructed by 1930. Additionally, construction focused on the east side of town in this period, in East Hill and Park Place. A significant number of parcels in these neighborhoods retained housing estimated to have been constructed between 1901 and 1930. Likewise, extant housing in the southern portion of the city is mixed between 19th century and 20th century housing built by 1930.

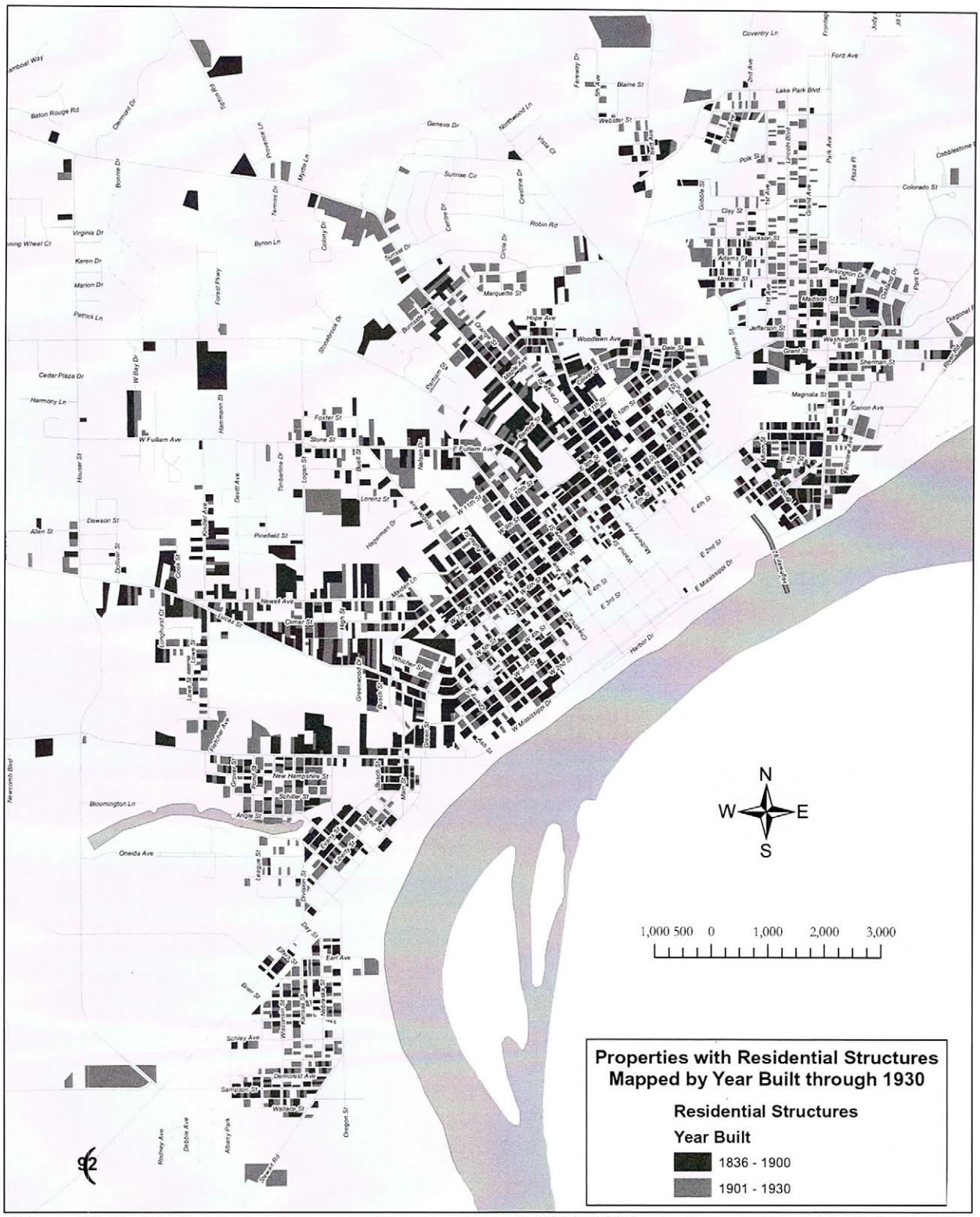


Figure 20. Residential properties mapped by year through 1930 (2006 extant properties, parcel sizes, and streets).*

**map courtesy of Muscatine Area Geographic Information Consortium (MAGIC) using rough estimated dates of construction from the Muscatine County Assessor's Office*

Residential Activity during the 1930s and World War II

With the drop and decline in the stock market from 1929 to 1932, the country entered the Great Depression. Residential construction across the country slowed, with few having the means for new housing. Housing that was built was typically smaller houses. Craftsman bungalows remained popular in this period, and other small house styles also were built, many popularized by the mail order catalogs. Dutch Colonial Revival continued into the 1930s, as well as the Spanish Revival and Tudor Revival styles. National discussions on the ideal house received greater attention with the drop in the building industry and increasing foreclosure rate. The Federal Housing Administration issued *Principles of Planning Small Houses* in 1936 to provide basic house plans that provided maximum accommodations with a minimum of cost. The standard form, which has been termed a "minimum house" or "minimal traditional house," incorporated a side gable design, central entry, and little if any ornamentation including small eaves. The interior included a living room and kitchen to one side of the entry, with two bedrooms on the other side. Slightly larger houses included two bedrooms on the second story as well (Ames and McClelland 2002: 60-62).

In Muscatine, bungalows, some continued to reflect Craftsman influences, continued to be built in the 1930s. Few houses following the Southwest inspired architecture of the Spanish Revival were built in Muscatine, characterized usually by stucco walls, one-story form, low pitch roof, arch windows, and tile roofs. The Tudor Revival appears to be only slightly more popular in Muscatine. This style typically had steeply pitched roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering. Houses of these styles were generally constructed from the 1920s to the 1940s. In the 1930s and continuing in the post-World War II period, Cape Cod Revival houses were also built, again looking back to early America. These one-story or one-and-one-half-story side gable houses often had two dormers and little addition ornamentation. The minimal traditional house also was popular in this period, reflecting similar characteristics as the Cape Cod Revival, though with even fewer additional features and ornamentation. Photographs from houses built in the 1930s that appear in the year end editions of the *Muscatine Journal* show that most houses built in this period were small dwellings, one or one-and-one-half stories. Bungalows, gable-front houses/bungalows, simple Tudor Revival, Cape Cod, and minimal traditional houses were the most common houses constructed in this period. Some houses were depicted with clipped gables. Garages generally remained detached throughout this period, though the earliest built-in garages, often at the basement level, began to appear.

In Muscatine, construction dropped off noticeably in the 1930s. In addition to the 170 houses built around 1930, only another 190 were built between 1931 and 1939 that remain standing, according to the rough assessor numbers. The 1940 census notes 150 dwelling units dating to 1930 to 1934 while 259 units dated from 1935 to 1940 (compared to 495 in the 1920s and 1,019 in the 1910s). $198,951 was issued in building permits in 1931, mostly for remodeling rather than new construction. Construction fell off even more over the next few years, as the $135,511 in permits issued in 1935 was noted to be the largest increase in years. Overall, permits were issued for 31 homes in 1935, as well as 33 garages. Remodeling, including roof repairs, new garages, bathrooms, porches, and additions total $57,503, well over half of the expenditures. In 1937, 38 permits were issued for new homes, composing $86,145 or the $166,053 in permits for the year. Construction fell off in 1938, but picked back up in 1939 with 42 homes built, valued at $92,500 of the overall $184,625 issued in permits ("City's Construction Work in 1931 Totals

$198,951," *Muscatine Journal*, December 31, 1931, 12; "Largest Increase in Years, Report of City Engineer," *Muscatine Journal*, December 30, 1935, sec. 3, p. 1; "New Residences Constructed in All Parts of City," *Muscatine Journal*, December 30, 1940, sec. 4, p. 2; United States Census Bureau 1940).

During this slowdown, Muscatine again turned its attention to clarifying existing plats. Around 15 auditor's plats were filed in 1930, with new addition names assigned to these areas. With only seven plats of any type filed from 1917 to 1929, this was a marked increase in activity. However, while the addition names date to this period, individual owners, many of which had built houses, already owned most of the lots. Four small subdivisions of previously platted land were filed from 1930 and 1936. No additional sections would be platted until 1947 (Muscatine County Recorder's Office). This is likely due to the impacts of the Great Depression and World War II.

The establishment of restricted residential districts did continue in this period. Two districts were filed in Park Place in the early 1930s and a third in 1941, perhaps indicating growth of this area in this period. On January 2, 1931, a district along Monroe Street between First Avenue and Fillmore/Howard streets was established. The adjacent district along First Ave and Lincoln Boulevard from Monroe to Clay Street was approved on September 15, 1932, overlapping two lots at the east end of Monroe. Slightly further to the south, a district along a section of Jefferson, Lincoln, Grand, and Washington, north of Grant, was established on August 21, 1941. A fourth district was established for two blocks along 8th Street from Cypress Street to Brook Street on November 1, 1934 (Muscatine County Recorder's Office).

The 1937 map of Muscatine shows few if any new streets in comparison to the 1910 map (Figure 21). Overall, the street layout appears nearly identical to this earlier map. While houses were constructed in this period, the lack of new additions is apparent. Interestingly, areas of town are labeled on this map. Original Town consists of the main block oriented to the river, and Reservoir Park in what is known now as the West Hill neighborhood is visible as a city park with streets entering along each side. "West Hill" is labeled further to the west from this area, out Newel. "Butlerville" is located to the northwest of the original town area, and boasts Long Park. "North Muscatine" is located to the north-northwest of the east end of this plat. "East Hill" consists of the development generally east-northeast of Brook Street, south of Washington, and north and west of River Road. Fair Oaks is label north of here on the east side of Park Avenue, with Park Place consisting of the large area west of Park Avenue to the railroad tracks. Weed Park is a significant acreage on the east side of Fair Oaks, and a small park is located in Park Place. In the southern portion of town, on the head of Muscatine Island, is "South Muscatine" with Musserville further to the south and South Park to the west. Musser Park is located along the river on the former lumber company's lands. The ball park is also labeled by number at the northwest corner of South Park. Finally, Geneva Golf and Country Club, Electric Park, and the fair grounds are on the north end of town, west of Park Place. Overall there remained a substantial amount of land within city limits that had yet to be developed (Stacy Map Publishers 1937).

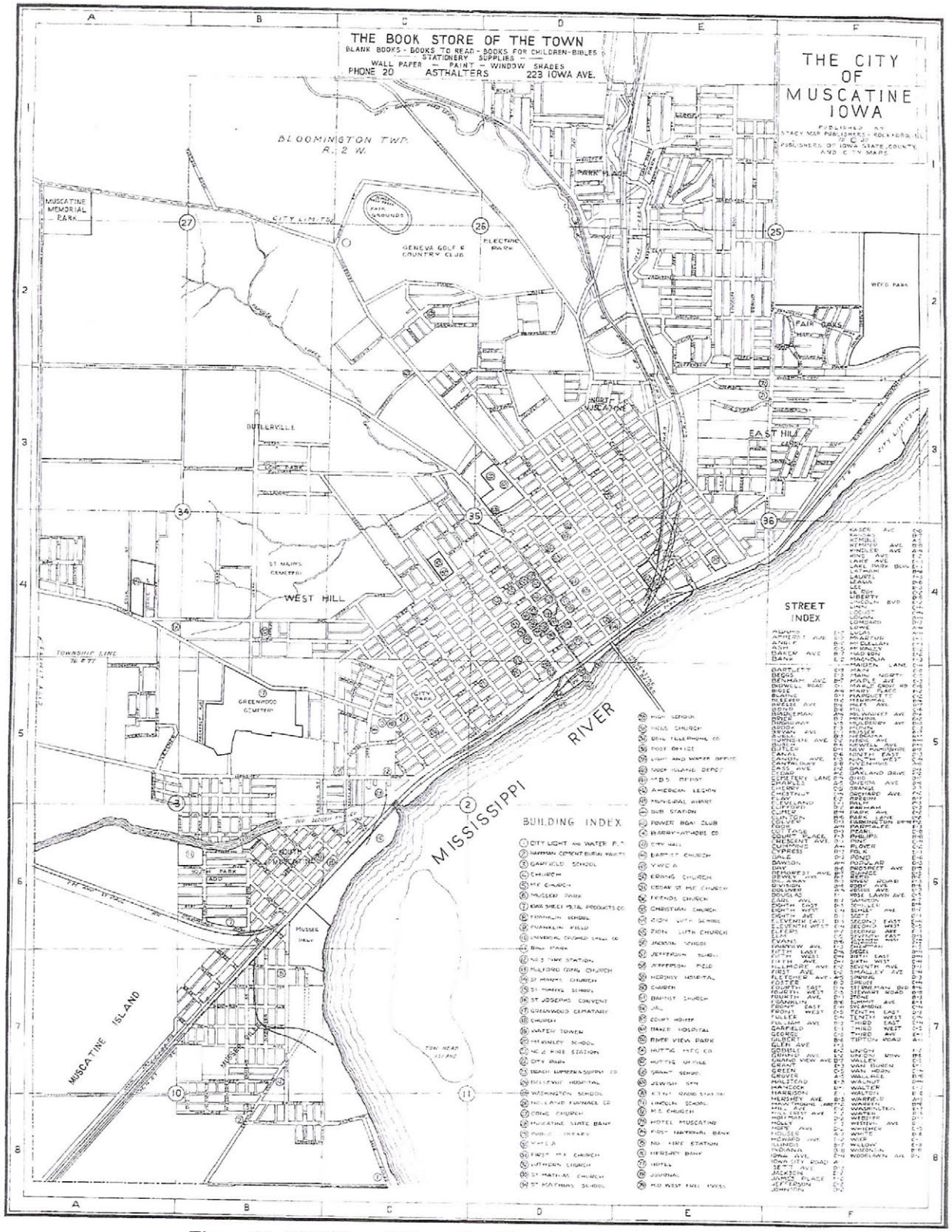


Figure 21. 1937 Map of Muscatine (Stacy Map Publishers 1937).

With Henry W. Zeidler in his 70s and employed as a draftsmen at Roach & Musser Sash & Door Company, no architects were listed in the city directories from 1929 to 1946. Contractors and lumber companies filled the void in this period, offering plans as well as construction services. Beach Lumber & Supply Company, who traced their roots back to Hershey Lumber Company, advertised a plan service for the benefit of home owners in 1935. Also, Muscatine Lumber & Coal Company advertised that they had plans, materials, and experience to assist future home owners with their planning and construction. Advertisements with photographs of houses that had supplied lumber or that were built by the contractors were poplar throughout the 1930s and into the 1940s. Beach Lumber & Supply Company advertised houses built with their materials in 1940 as well as their knowledge of local building requirements and complete stock of building materials. Contractors, such as August A. Altenbernd and H.O. Carpenter, also advertised their quality materials and construction along with photographs of completed houses. Though others offered concrete, Wm. Doering and Son advertised "Let us build you a concrete home in 1941. Concrete can't burn, rot or rust. Concrete houses are termite proof. Reasonable first cost is matched by minimum repair and upkeep. That's why IT WILL PAY YOU TO BUILD A BEAUTIFUL, FIRE-SAFE, CONCRETE HOME" in 1940 ("Beach Lumber & Supply Company," advertisement, *Journal,* December 30, 1935, sec. 3, p. 4; "Muscatine Lumber & Coal Company," advertisement, *Journal,* December 30, 1935, sec. 3, p. 9; "Beach Lumber & Supply Company," advertisement, *Journal,* December 30, 1940, sec. 4, p. 16; "Aug. A. Altenbernd," advertisement, *Journal,* December 30, 1940, sec. 4, p. 9; "H.O. (Hal) Carpenter," advertisement, *Journal,* December 30, 1940, sec. 4, p. 13; Wm. Doering and Son, advertisement, *Journal,* December 30, 1940, sec. 4, p. 15).

Population actually grew in this period, reaching 18,286 by 1940 from 16,778 in 1930. At the same time, construction remained slow in the war period of the early 1940s as well. Around 140 extant houses have estimated dates of 1940, with another 65 between 1941 and 1945. While many of the c.1940 dates likely date to throughout the 1940s, there was an increase in housing at the end of the 1930s. In 1939, 246 permits were issued for $184,625, including 42 new homes at $92,500. In 1940, the *Journal* reported that "New homes, attractively designed and equipped according to modern standards, mushroomed up in nearly every part of the city during 1940 as Muscatine's sustained building program continued at a rapid pace." They listed 246 permits valued at $148,462, including 41 permits for new homes at a value of $83,075 ("New Residences Constructed in All Parts of City," *Muscatine Journal*, December 30, 1940, sec. 4, p. 2). Thus, there does not appear to actually be a significant increase in 1940. Average housing cost at this time appears to be around $1,500-$2,500. The 1950 census reported that extant in Muscatine included 560 dwelling units from the 1920s, 315 units from the 1930s, and 115 units from 1940 to 1944. Photographs of complete houses showcase by the *Journal* or advertisements of buildings or supplies show that most houses built were small dwellings, one or one-and-one-half stories, including gable-front houses/bungalows, other bungalows, and Cape Cod houses (*Muscatine Journal*, December 30, 1940).

A number of contractor and builders operated through the rough years of the 1930s. Along with lumber companies, they continued to be responsible for some of the design as well as construction in the early 1940s. About 24 building contractors were listed in the 1940-41 city directory. Eight of these continued businesses dating to at least 1923: August C. Altenbernd (general contractor), August Blaesing, Jr. (general), A.D. Howe (general), Dayton M. Keckler (general), William Runyon (general), Wesley H. Zeidler (carpentry), Edward Blaesing (brick and stone, mason, cement), and Paul A. Grossklaus (mason). Additional general contractors and

builders in 1940-41 included Harry O. Carpenter, Max Hartung, Fred Korneman, Byron Layton, Willard Leonard, Raoul Martineau, Peter Olson, Thomas Royster, and C. Henry Werner. In addition to Wesley Zeidler, Edward W. Zeidler also worked as a carpenter/contractor, as well as Herman Lange, William Osborn, and Harden Semler. Joseph Moore was listed as a cement contractor, while George J. Benninger, William Doering & Son, and Peter F. Sachs were listed as concrete contractors, a new category since 1923.

The 1946 Sanborn Fire Insurance Map is the revised version of the 1928 map (Figure 22). Thus, it does not cover any additional area than the 1928 map, though it shows the updates within this area. In comparison with 1919, additional residential areas are depicted in detail to the north-northwest of the east end of the original town and further to the east. Additional sections are seen on the west end of town. The density of the covered area had increased somewhat, though most new construction appears to have replaced earlier dwellings. Typically, the new dwellings are smaller in footprint and height, though a number of two-story dwellings are also seen. Overall, frame construction dominates the community. South Muscatine / Musserville also continued to evolve in this period, attracting new industries to this area as older ones declined (Figure 23). While some new residential construction is noted, little additional area is covered by the Sanborn maps (Sanborn Map Company 1946).

Resumed residential growth after World War II

Construction picked up in the post-World War II years, with about 200 extant houses constructed between 1946 and 1949 according to assessor records. This number is perhaps a bit low, as the 1950 census reported 115 dwelling units dating to 1940 to 1944 and 335 units dating to 1945 to 1950. Some of these units were within multi-family dwellings. Building permits confirm the increase in construction in the late 1940s. The *Journal* reported in 1946 that while growth had been retarded in the war years with the lack of materials, construction was gaining momentum again. A total of 448 building permits were issued in 1946, adding up to $343,975 in improvements. Permits were issued for 66 new homes in 1946, totaling $179,380 in improvements – more than the total value of improvements in the pre-war year of 1940 ($148,462). Houses ranged from $1,500 to $7,000 in cost, with the average cost rising only slightly to $2,700. By 1949, the average cost of a house rose sharply to $5,500, resulting from a combination of most substantial houses, increased demand, and inflation. In 1949, permits were issued for 47 houses, totaling $261,643. Population continued to grow from 18,286 in 1940 to 19,041 in 1950, and it reached 19,813 in 1960 ("Building and Repair Jobs Gain Momentum," *Muscatine Journal*, December 30, 1946, sec. 3, p. 14; "66 Building Permits for New Homes," *Muscatine Journal*, December 30, 1946, sec. 4, p. 11; "Permits Issued in November top other 11 Months," *Muscatine Journal*, December 29, 1950, sec. 4, p. 4).

Only one new subdivision was platted in the late 1940s. Country Club Hills Addition was located north of the fairgrounds, golf course, and earlier city limits, annexed into Muscatine in 1946. The plat was filed on June 2, 1947. The layout stood out from earlier development, consisted of an oval accessed from the main street, Wier Street, from one point at the east and west ends of the loop. By 1950, 28 extant houses in the subdivision were built, with the additional 41 extant houses built by 1959 (Muscatine County Recorder, Muscatine County Assessor Office). The earlier curvilinear subdivision that had developed through Olmstead and the City Beautiful movement had evolved into Federal Housing Administration (FHA) standards and Urban Land Institute recommendations by the post-war period. The 1947 *Community*

Builder's Handbook provided detailed instructions for community development based on neighborhood units and curvilinear designs, influencing planning decisions across the country. The self-contained neighborhood was further enhanced with the increasing role of the automobile, removing the need for nearby neighborhood services or employment (Ames and McClelland 2002: 51).

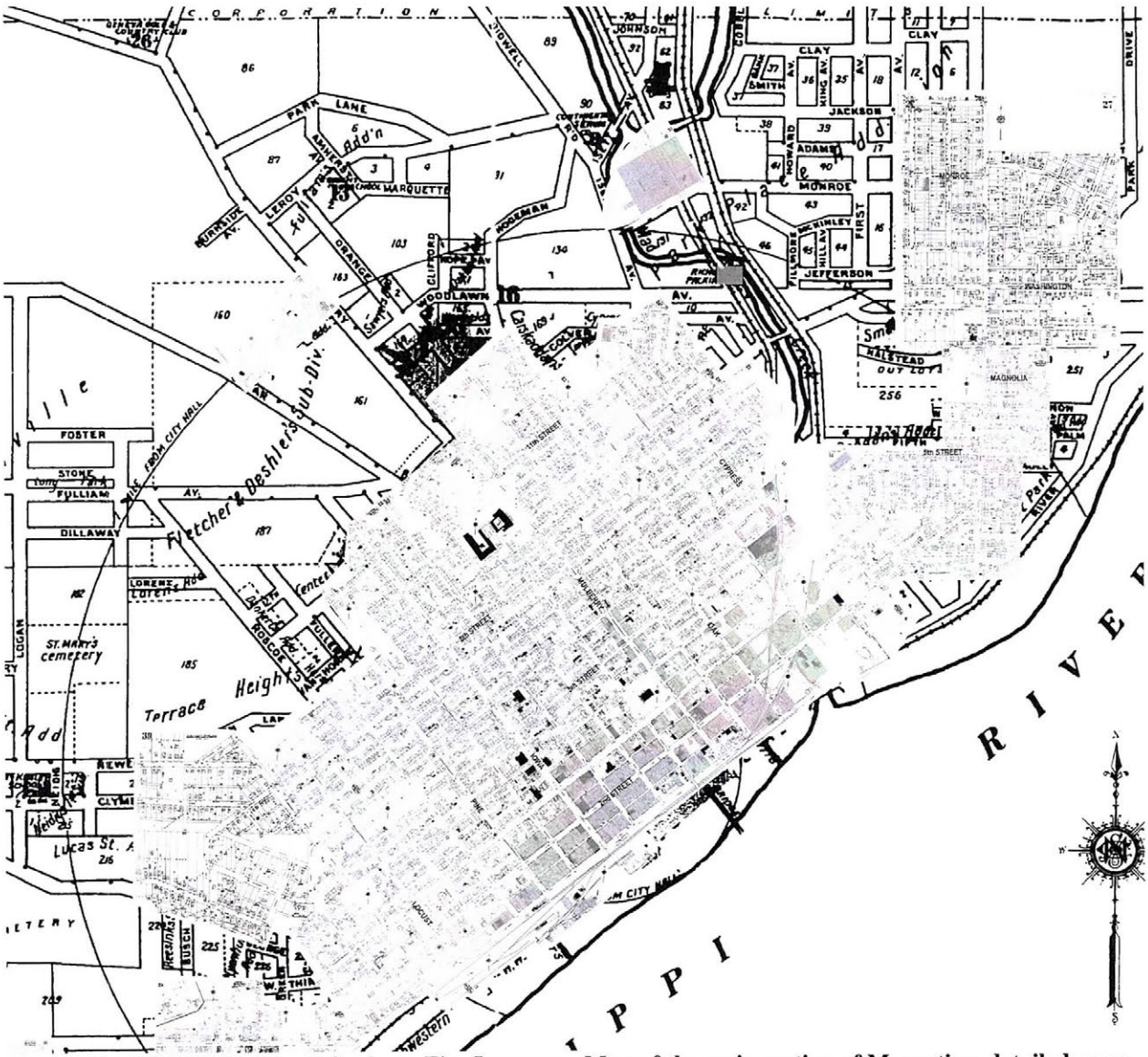


Figure 22. 1946 (1928 revised) Sanborn Fire Insurance Map of the main section of Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

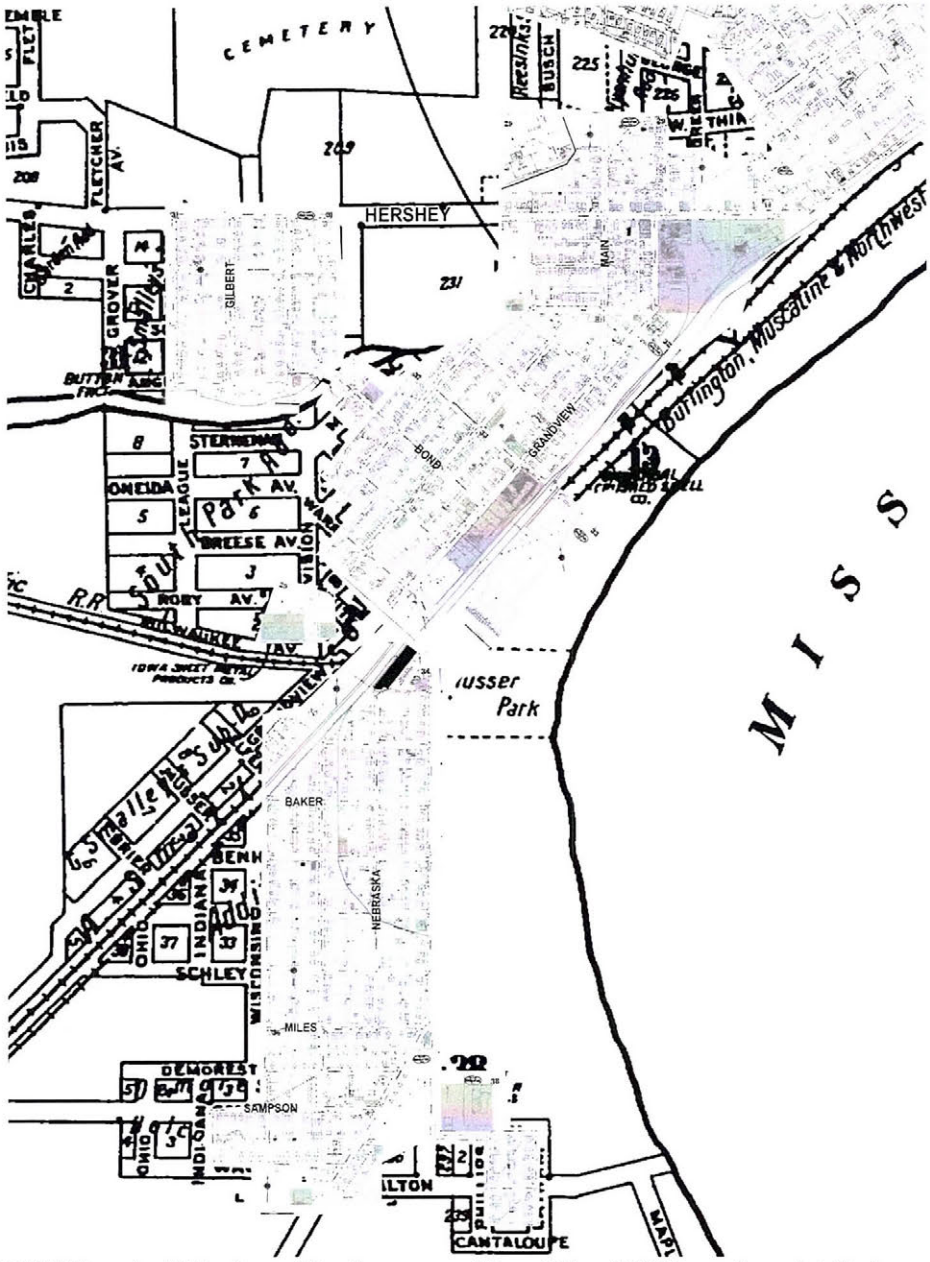


Figure 23. 1946 (1928 revised) Sanborn Fire Insurance Map of "south" Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).

Construction continued to increase in 1950, perhaps spurring the additional plats in the early 1950s. The looming threat of war and potential lack of materials was cited as spurred increased construction, even into the fall. Permits totaling $866,347 were issued in 1950, including $593,250 for 84 houses, raising the average house cost to $7,000. The 215 remodeling permits totaled an additional $82,572 ("Permits Issued in November top other 11 Months," *Muscatine Journal*, December 29, 1950, sec. 4, p. 4). Two additional subdivisions were platted in 1951, followed by the small 16-lot Greenwood Addition in 1952. Hilltop Acres, slightly smaller than Country Club Hills, was platted in 1951 in northwest Muscatine, just east of Houser Street and the west boundary of Muscatine. This subdivision consisted of five rectangular blocks on the south side of Muscatine Memorial Park. At 38 lots, Newell Heights Addition was smaller than

the other additions, with an additional section platted in 1955. A 1953 advertisement noted, "From a cornfield to a planned home project is the progress of the Newell Heights addition during the past two years. The modern housing project is located off the 100 block on Newell avenue was planned by the J.D. Smith Agency to give families the opportunity of home ownership under an easy payment plan." Since September 1951, a number of houses had been completed, and owners were encouraged to express individuality in construction, styling, and landscaping. ("Newell Heights Addition Offers Modern Homes," *Muscatine Journal*, December 30, 1953, sec. 5, p. 22).

The 1953 topographic quadrangle map shows the extent of the development of Muscatine by this time (Figure 24). The pink indicates dense "urban" construction by this date throughout the original town area, the area north of this plat (8th Street), East Hill and north along Park Ave by Weed Park and in Park Place, and throughout South Muscatine. Individual black houses indicate construction outside of these areas by 1953, including Country Club Hill at the north edge of town. Interestingly, Musserville is also shown with individual dots on the south side of town, though this area had been developed for a number of years. The areas shaded in purple for the 1970 revisions show how Muscatine would continue to develop near these previous "urban" areas, with purple dots indicating sprawl in the more outlying areas on the north and west sections of town within city limits.

Muscatine developed a strong industrial base in the 1940s and 1950s, with new businesses replaced the declining pearl button industry. Kent Foods, Grain Processing Corporation, and Stanley Engineering grew and prospered in this period, continuing to operate in Muscatine today. The Home-O-Nize (HON) Company, began in 1944, developed rapidly in the 1950s, and continues to operate with its worldwide headquarters in Muscatine as HNI Corporation today. Kent Feeds continued to expand, building a modern feed manufacturing plant in Muscatine in 1952 to meet increasing demand. In the early 1950s, Roy J. Carver launched Carver Foundry Products to supply the molds for his pump company. In 1957, Carver obtained North American rights to the Bandag system of retreading tire, named for the founder Berhard Anton Nowak from Darmstadt, Germany. By 1960, the business and industry of Muscatine had shifted from dominance by the pearl button industry to a broader industrial base.

With the strong economy, several new additions were platted in the 1950s (Figure 25). Around 11 plats were filed for new additions or subdivisions between 1954 and 1958. Most plats included less than 30 lots, though the Barry Hills Addition included a larger tract of land. The Barry Hills plat was filed on December 5, 1955, with the north section replatted in 1959. A 1956 advertisement promoted the subdivision as ideally planned for spacious family living, with fine home sites available. The developer, F.J. "Bud" Angerer, advertised services that included helping with plans, financing and building ("Barry Hills Addition," advertisement, *Muscatine Journal*, December 29, 1956, sec. 5, p. 17).

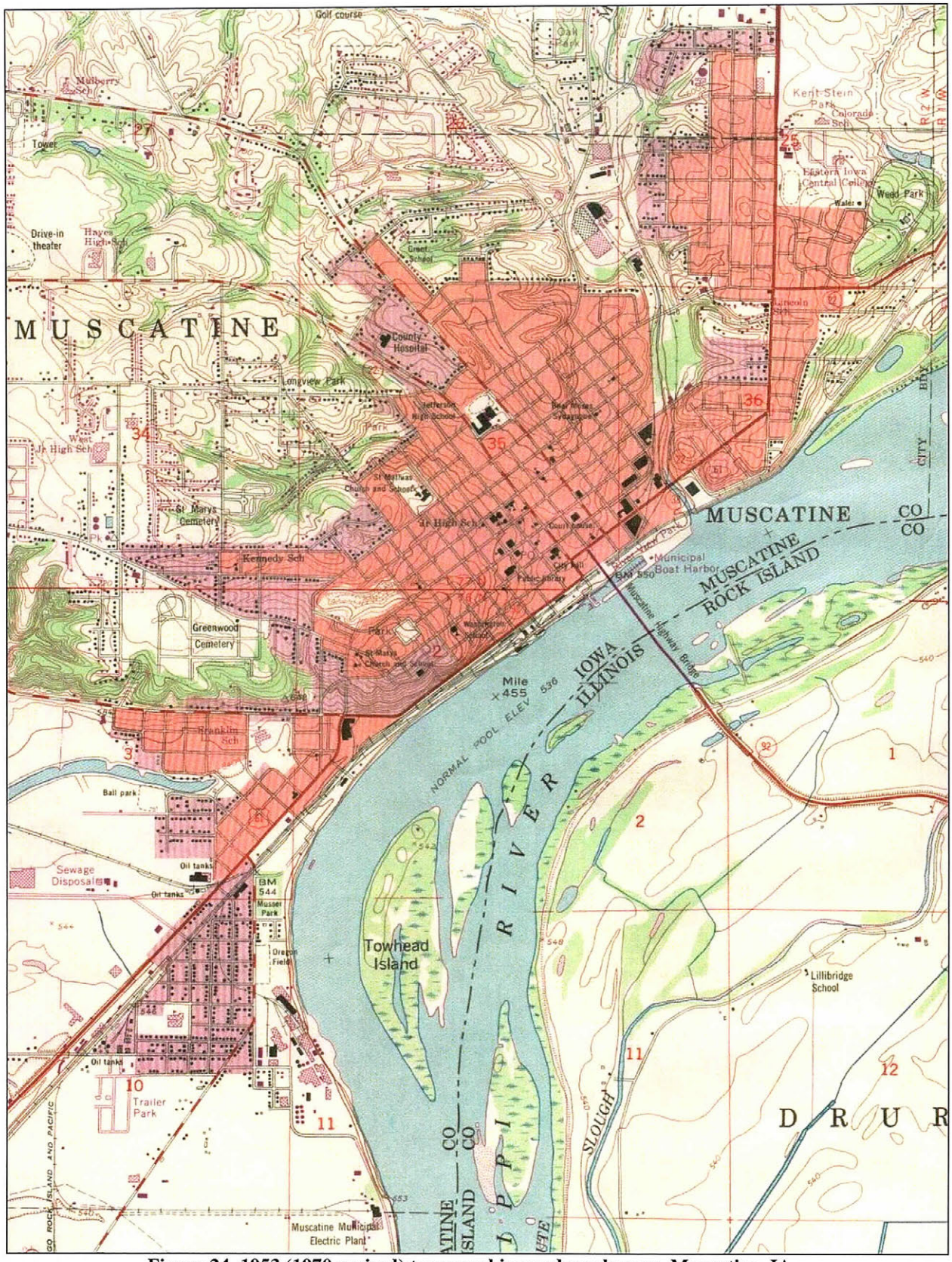


Figure 24. 1953 (1970 revised) topographic quadrangle map, Muscatine, IA.

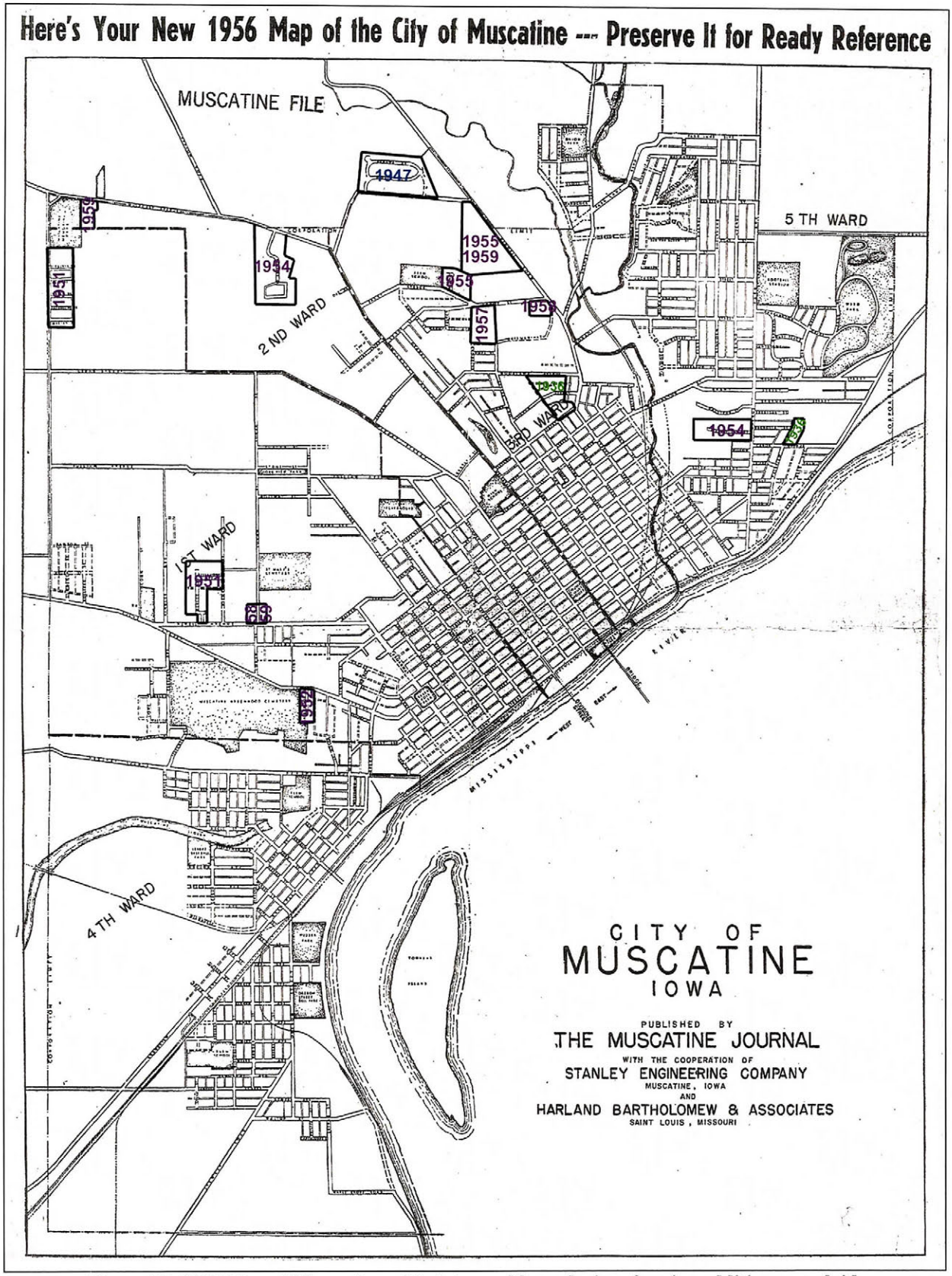


Figure 25. 1956 Map of Muscatine with dates and boundaries of major additions overlaid.
Dates in green correspond to the 1930s, blue to the 1940s, and purple to the 1950s.

Similar to the 1930s and early 1940s, no architects were listed in city directories in the post-war years from 1946 to 1960. Contractors and building supply companies continued to advertise planning services. In the 1952 city directory, 15 contractors were listed that were listed in 1940 or related to a 1940 listing: August C. Altenbernd (building), Bernard H. Blaesing (cement), Edward T. Blaesing (building, brick and stone), F. Will Blaesing (mason), Harry O. Carpenter (building), Samuel P. Grossklaus (brick), Walter Grossklaus (brick), Herman A. Lange (general), Raoul Martineau (general), Lee I. Osborn (general), Peter F. Sachs (cement), Harden Semler (cement), Howard R. Semler (building), C. Henry Werner (building), Wesley H. Zeidler & Son (general). With the increased construction, there were joined by 14 additional contractors by 1952: Alf Beach (cement), Clyde Crow (building), Elmer Evans (building), John Hohenadel (general), Fred Klebe (building), Howard O. Knouse (cement), Dominick J. LaMorticella (building), Byron V. Massey (general), William S. Robertson (general), Ralph Shephard (general), Antoon Smit, Jr. (carpentry), George A. Styck (building), Ray W. Voge (building), and Otto Wendling (general).

The housing constructed in this period was generally more simplified than earlier decades. Cape Cod Revival houses continued to be built in the late 1940s, typically a one-and-one-half-story side gable house with small gable-roof dormers. In some houses, built-in garages, often in the basement, were incorporated in this period. Simpler "minimal traditional" houses also continued to be constructed, defined as small side gable houses with little to no decorative details. The ranch house gained popularity in the 1940s and continued to be popular through the 1950s and into the 1960s. This style is defined by the sprawling rectangular one-story plan, usually also with a low pitch side-gable roof line though a front gable may project from this roofline. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s and 1950s. Attached garages, including larger two-car garages, gained in popularity in the 1950s and 1960s. While frame construction was almost universal in this period, the small houses lent themselves to brick veneer.

Few multi-family dwellings were constructed in the 1940s and 1950s, similar to earlier periods. Those buildings that were constructed were primarily simple, brick or frame, two-unit dwellings. They continued the earlier format of side-by-side units. Larger multi-family dwellings had four units, usually with two units side-by-side on each story. These multi-family dwellings continued to be primarily scattered through the "original town" area. No known larger multi-family dwelling are known to have been constructed in this period.

Advertisements for contractors, building material suppliers, and realtors reveal that ranch houses were the most popular in 1956 in Muscatine. C.C. Hakes & Co, realtor, advertised listings for your dream house, showing examples of a ranch with a two-car garage, Cape Cod, and split-level house. Beach Lumber & Supply Company included photographs of 28 houses built with their materials in the last year, providing an interesting cross-section of houses. The majority were one-story ranch houses, either with a hip or gable roof. Some also had a front cross-gable section. Smaller ranch houses had no attached garages, while other houses had one or two car attached garages. Small rectangular windows were popular, as well as picture windows grouped with horizontal two-over-two-light double-hung side windows. A couple houses were split level homes, with raised basements. Antoon Smith, Jr., carpentry contractor, also provided photographs of five houses he built in the last year, which included four ranches. The fifth was a small house with a small house with a raised basement and basement garage (C.C. Hakes & Co advertisement, *Journal,* December 29, 1956, sec. 2, p. 6; Beach Lumber & Supply

advertisement, *Journal,* December 29, 1956, sec. 5, p. 11; Antoon Smit, Jr advertisement, *Journal,* December 29, 1956, sec. 5, p. 14).

Zeidler continued to be a popular name in construction, with Ray W. Zeidler continuing the family business in this period. In 1956, they advertised "Building Muscatine for 100 Years," including homes, businesses, and public buildings that continued to look great for years after completion. They continued to promote the business as building Muscatine for over 100 years in the next few years. By 1960, their advertisement also noted that they were dealers for Scholz Homes. California contemporary, ranch, Colonial, and Colonial Modern houses were available for sale (Ray W. Zeidler advertisement, *Journal,* December 29, 1956, sec. 5, p. 3; Ray W. Zeidler advertisement, *Journal,* December 30, 1960, sec. 2, p. 13). Donald J. Scholz founded Scholz Design in Toledo, Ohio in 1946, providing distinct and innovative homes as an alternative to "post-World War II sameness." They became popular throughout the country by the mid-1950s, continuing the early 20th century tradition of mail order designs and houses. They continue to operate today (Scholz Design website: www.scholzdesign.com, accessed on January 19, 2006).

Building improvements and construction remained strong through the end of the decade. In 1956, $693,800 in permits for 63 houses were issued through November, increasing the average home cost to $11,000. An additional 167 permits totaling $76,363 were issued for remodeling projects in 1956 ("Permits for Construction of Homes, Business Enterprises Over $1,750,000 Issued in 1956," *Muscatine Journal*, December 29, 1956, sec. 5, p. 6). The average cost leveled off through the late 1950s, with the average house cost of $11,300 in 1960. The *Journal* noted that "The appearance of the residential section of the city was likewise improved through erection of a number of new residences" with 72 permits taken out for $815,475 in housing construction. An additional $118,181 in 186 remodeling permits were also issued ("City Records Over $1,250,000 in New Building," *Muscatine Journal*, December 30, 1960, sec. 2, p. 24).

A final development in residential development in Muscatine in the late 1950s was the adoption of a zoning ordinance. Though certain neighborhoods had become restrictive residential districts in the 1920 and 1930s, no comprehensive zoning existed for the city in this period. On February 15, 1957, Muscatine adopted a zoning ordinance after much discussion. The *Journal* reported "The basic purpose of the ordinance, of course, is to provide for the orderly growth of the city and to protect and enhance property values while assuring healthy living conditions for residents" ("Plan and Zoning Commission Members Help Assure Orderly Growth of City," *Muscatine Journal*, December 30, 1960, sec. 2, p. 4). Without the ordinance, the city would continue to grow in a hodge-podge fashion, with the potential for business and industrial popping up in residential areas. Eight districts or zones were established, with regulations on height, mass, open spaces, and density ("Plan and Zoning Commission Members Help Assure Orderly Growth of City," *Muscatine Journal*, December 30, 1960, sec. 2, p. 4; "Board of Adjustment and Review Rules on Variations in City Zoning," *Muscatine Journal*, December 30, 1960, sec. 2, p. 10).

By 1960, Muscatine stood as the 17th largest city in Iowa, with 19,813 residents. After the slower post-war period, around 1,050 houses (that are currently extant) were built in Muscatine from 1946 to 1960. Most of the construction was focused on the east, north, and west sides of town, though some construction occurred in the original town area. While the assessor's data

includes only estimated dates of construction and should not be assumed to be precise, the dates after 1930 are more exact than earlier estimates (Table 2). The shift from the larger two-story or one-and-one-half-story houses, such as Cape Cod Revivals, in the 1930s and early 1940s to the one-story ranch construction in the post-World War II period is clearly seen. Over 95% of the extant houses constructed from 1946 to 1960 were one-story dwellings. With brick veneer as a popular building material, the number of extant brick houses increased in this period as well. From 1931 to 1960, over 80% of these dwellings were one story (Muscatine County Assessor's Office).

Table 2. Assessor's estimated dates of construction for extant housing by 1960.*

Estimated Date	Number of residential properties	Frame – 1 story	Frame – 1 ½ story	Frame – 2 story	Brick – 1 story	Brick – 1 ½ story	Brick – 2 story
1900 or earlier	1,925	465	190	1,100	37	17	115
1901-1930 (1930 only)	1,650 (170)	835	220	535	16	8	34
1931-1945	400	269	28	36	47	9	15
1946-1960	1,050	870	12	15	140	2	4

**all numbers are rounded and are presented to give rough estimates not exact figures; the number from 1930 is a broader estimate by the assessor's office than other years, which likely indicates some construction in the following decade as well as construction by that date.*

The map of existing residential parcels through 1960 shows the addition of housing at the east, north, and west edges of Muscatine (Figure 26). The area east of Mad Creek, on either side of Park Avenue, was platted in the late 19th and early 20th century, though significant development occurred in this area between 1930 and 1960. Perhaps the most concentrated area of new development, however, was to the north-northwest of the original town area, extending out along Bidwell and Mulberry streets. Country Club Hills is visible at the north edge of town, with Barry Hills slightly further in along Bidwell. On the northwest edge of town, Hilltop Acres has developed significantly as well. New housing construction is also noted on the west edge of town, out Newell Avenue.

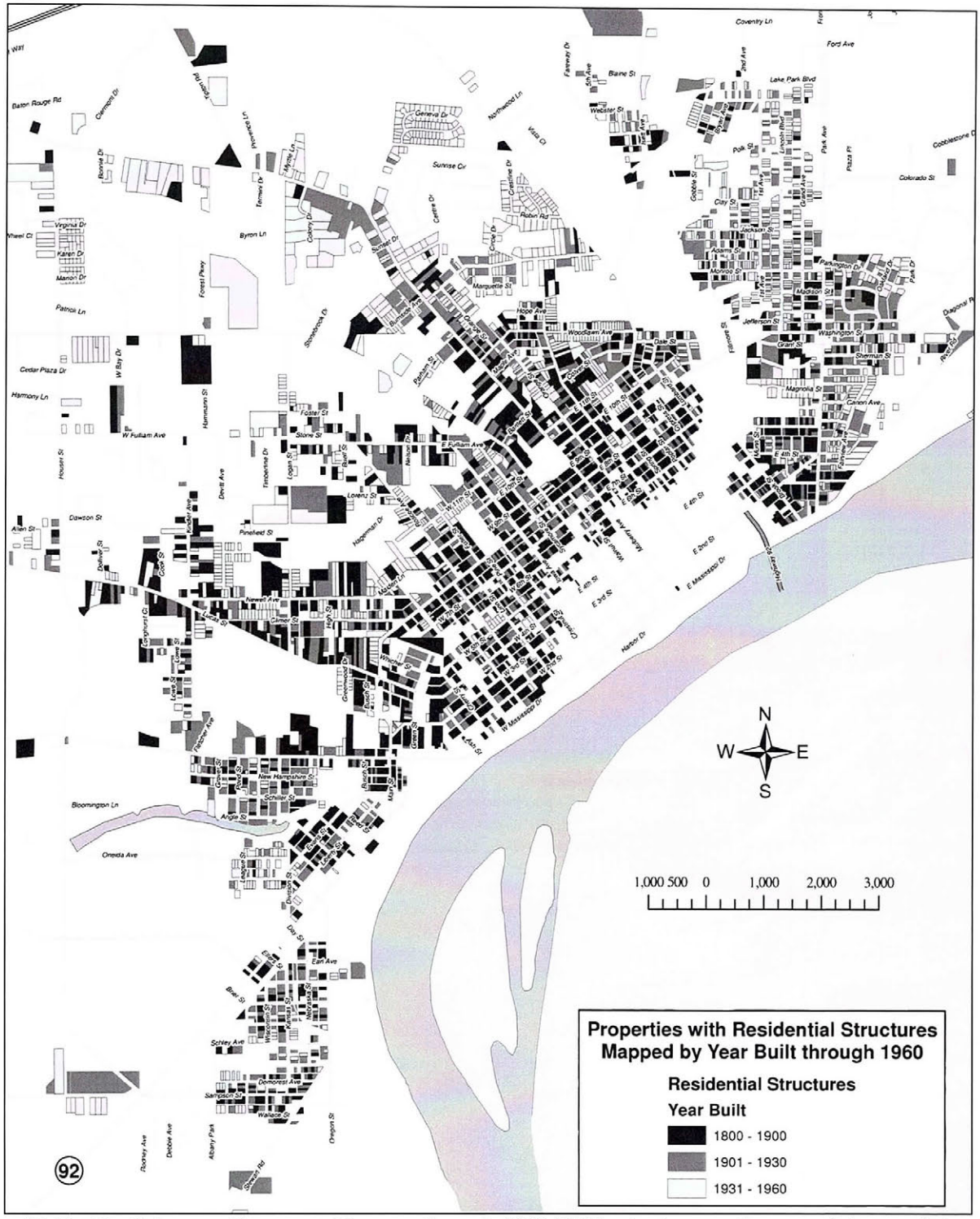


Figure 26. Residential properties mapped by year through 1960 (2006 extant properties, parcel sizes, and streets).*

**map courtesy of Muscatine Area Geographic Information Consortium (MAGIC) using rough estimated dates of construction from the Muscatine County Assessor's Office*

Associated Property Types: 20th Century Residential and Neighborhood Development, 1900-c.1960

Residences and residential outbuildings – c.1900-c.1960

Description: Residences from c.1900 to c.1960 reflect the continued development of Muscatine in the 20th century. Residences or houses are primarily defined as domestic buildings that were built for sheltering home life, rather than for a business or other purpose. These buildings may have been originally intended for one or more family. Later functions of the residence may include some business activities, but the building should have functioned primarily as a dwelling during the period of its significance to be eligible under this property type. Likewise, residential outbuildings are defined as those buildings associated with a dwelling, such as a carriage house, summer kitchen, or outhouse. This property type was and likely is currently primarily associated with domestic activities. Outbuildings associated with a residence are generally found within the property boundaries, which are typically will be the boundaries for eligible residential properties as well.

Early 20th century houses continued the styles found at the turn of the century, particularly the Queen Anne house. Its asymmetrical floor plan, elaborate features, and decorative surfaces began to be tamed by the rising popularity of the Foursquare house, resulting in some transitional dwellings. Foursquare houses were defined by the cubical two-story appearance, generally two rooms wide and two rooms deep. Elements of the Craftsman style might be applied, or the house remained the simple cubical form. Hip-roofs with front dormers were common on these houses. Larger houses, including some Foursquares, reflected the Prairie School style, popularized by Frank Lloyd Wright. This style also emphasized horizontal detail through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. The more traditional Neoclassical, or Classical Revival, style was also popular in this period. These houses reflected the earlier Greek Revival style of the 19th century, drawing other details from classical architecture as well. Typical features included porches with classical columns, pediments, symmetrical facades, and classical details like dentils, entries with sidelights, and multi-light windows. The Colonial Revival style was also popular in this period, reflecting the early American architecture, such as the Federal style. These house also typically had a symmetrical façade, accentuated entry with sidelights and/or transom, and windows with multi-light over multi-light double-hung sashes (such as eight-over-eight-light double-hung windows). Dutch Colonial Revival houses were defined by their gambrel roofs. Detailing is usually simpler and less Classical than the Classical Revival style.

While these high styles were popular for large houses, the Craftsman style gained popularity in this period particularly for bungalows. Some larger houses were also built in this style, but the Craftsman bungalow is far more prevalent in Muscatine, particularly in the 1910s and 1920s. Typical features included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. With the emphasis on wood work and natural materials, some Craftsman bungalows were clad in wood shingles. While the one or one-

and-one-half story bungalow could have various stylistic elements applied, the Craftsman bungalow was the most popular in this period. Bungalows included various rooflines, including side gable, gable-front, and clipped gable. Other houses were built with more vernacular influences in the early 20th century, exhibiting less decorative detail. Cross gable houses also continued to be built, with projecting side wings.

Through the 1920s, houses in Muscatine continued to be built in styles and types seen in the early 20th century. Foursquare houses remained popular in this period, defined by the cubical two-story appearance, generally two rooms wide and two rooms deep. Elements of the Craftsman style might be applied, or the house remained the simple cubical form, often with a hip-roof dormer. Examples of the Prairie School, Classical Revival, Colonial Revival, or Dutch Colonial Revival styles were also built in this period. Smaller houses were popular in this period, many following the Craftsman bungalow style. Typical features included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. Other small houses in the 1920s were more vernacular with less decorative detail. Small and medium houses, with various styles or bungalow forms, were promoted during this period through mail order houses and catalog designs.

Craftsman bungalows remained popular in the 1930s, as construction slowed throughout Muscatine and the country. Dutch Colonial Revival houses continued to be built into the 1930s, as well as the Spanish Revival and Tudor Revival styles. Few houses following the southwest inspired architecture of the Spanish Revival in Muscatine, characterized by their usually stucco walls, one-story form, low pitch roof, arch windows, and tile roofs. The Tudor Revival appears to be only slightly more popular in Muscatine. This style typically had steeply pitched roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering. Houses of these styles were generally constructed from the 1920s to the 1940s. In the 1930s and continuing in the post-World War II period, Cape Cod Revival houses were also built, again looking back to early America. These one-story or one-and-one-half-story side gable houses often had two dormers and little addition ornamentation. Photographs from houses built in the 1930s that appear in the year end editions of the *Muscatine Journal* show that most houses built in this period were small dwellings, one or one-and-one-half stories. Gable-front houses/bungalows, other bungalows, simple Tudor Revival, and Cape Cod houses were the most common houses constructed in this period. Some houses were depicted with clipped gables.

In the period following World War II, Cape Cod Revival houses continued to be built. Simpler "minimal traditional" houses were also constructed, defined as small side gable houses with little to no decorative details. The ranch house gained popularity in the 1940s and continued to be popular through the 1950s and into the 1960s. This style is defined by the sprawling rectangular one-story plan, usually also with a low pitch side-gable roof line though a front gable may project from this roofline. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s and 1950s. Attached garages, including larger two-car garages, gained in popularity in the 1950s and 1960s. While frame construction was almost universal in this period, the small houses lent themselves to brick veneer. The majority of houses depicted in the *Muscatine Journal* in the 1950s were one-story ranch houses, either with a hip or gable

roof. Some also had a front cross-gable section. Smaller ranch houses had no attached garages, while other houses had one or two car attached garages. Small rectangular windows were popular, as well as picture windows grouped with horizontal two-over-two-light double-hung side windows. A couple houses were split level homes, with raised basements.

Residences in this period were constructed on yet undeveloped lots or replaced 19th century buildings. While some new construction is noted in the original town area, many new additions were developed during the early and middle of the 20th century on the east, north, and west sections of Muscatine. While some two-story houses were constructed in the early 20th century, smaller one-story and one-and-one-half-story dwellings were dominant by the 1920s and 1930s. These small houses continued to be built following World War II, though the one-story ranch house was the most popular in this period. Less than 2% of the extant houses built from 1946 to 1960 are two-story dwellings. Frame was the dominant 20th century construction method prior to World War II. Brick and brick veneer houses, mostly one-story, surged in popularity in the late 1940s and 1950s, though composing only about 14% of the extant houses from this period.

Residential outbuildings from c.1900 to c.1960 include a variety of buildings, though carriage houses and garages are the most common of these outbuildings in Muscatine. Carriage houses continued to be constructed after the turn of the century, designed for carriages and horse, rather than automobiles. However, the early 20th century saw the conversion of many carriages house into "auto houses" (garages). Additionally, numerous garages were constructed from the 1920s through 1950s to house newly acquired automobiles. Most of these buildings were small, one-car garages with hip or gable roofs. Typically, the garage faced the alley to the rear. Small multi-light windows, rafter tails, and pedestrian doors are also found on these garages. Most were frame, though some brick or concrete block garages were also constructed. While some garages were built attached to an earlier house in this period, other garages were incorporated into basements for hilly sites. By the late 1940s and 1950s, garages began to be built as attached elements adjacent to the house and facing the street.

Significance: The significance of these houses lies in their reflection of the development of Muscatine in the early and middle of the 20th century. This period saw the marked growth of the community to the east, north, and west, and increased density to the south. Numerous houses remain from this period, and their significance and integrity must be established to be individually eligible. Residential resources may be eligible under various areas of significance, including architecture, commerce, community planning and development, ethnic heritage, exploration/settlement, industry, and social history. Most properties will be eligible at a local level of significance.

Resources may be significant for association with a significant event or pattern of events, for association with a significant person, or for their architecture and design. A significant event may be a singular occurrence that had a significant impact on Muscatine, the broader region, or the nation, or it may be one in a series of individual events that had a significant impact. A resource may also be associated with a pattern of events that led to a significant impact, but its role and significance within that pattern must be clearly established. The resource must be directly connected to the event, and it

usually will be better associated with it than other resources to be eligible. For a resource to be eligible for its association with a prominent person, the person must have a demonstrated significant impact on the history of Muscatine beyond being a prominent business or other type of person. Likewise, resources that demonstrate high architectural integrity may be eligible for their architecture but the overall style, type, construction, or design must be significant beyond merely retaining integrity. Resources nominated for architectural style should have most if not all of the features identified with the style in the above description. Significant styles and types in this period include those previously discussed in the description of this resource type, which reflect the developing and changing architectural preferences and ideals.

Residences may be significant under a different historic context, such as the lumber industry or business and industry, but a direct association and contribution to this context must be demonstrated for significance within these historic contexts. Registration requirements for residences and residential outbuildings should be developed for these individual historic contexts, utilizing information and significance established within this historic context.

The majority of residential outbuildings will be eligible as contributing features to an eligible residential property rather than be individually eligible. However, residential outbuildings that no longer retain an association with a historic house or are associated with a house that has undergone substantial alteration may be individually eligible. The primary significance of these resources lies in their association with the pattern and development of residential outbuildings. Individually eligible residential outbuildings will need to demonstrate their significance as rooted solely in the building, rather than the broader residential property.

Residential properties that are religious properties, reconstructed or moved resources, commemorative properties, or birthplaces of later significant persons must also meet the individual Criterion Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Residences and/or residential outbuildings will be associated with the period from c.1900 to c.1960 and will have served an important role in the residential development of Muscatine. Eligible resources will distinctly reflect the trends and patterns of residential development in Muscatine during this period, rather than just date from this period. Their relationship with the pattern of residential development should be demonstrated to be significant in the overall history and development of Muscatine. If the residential outbuilding is individually significant, the significance must be conveyed through only the individual building, separate from the broader residential property.

Criterion B: Residences and/or residential outbuildings will have an association with important men or women in the history of Muscatine or a significant group of people. To be eligible under this historic context, the person must be individually significant during the period from c.1900 to c.1960 and within residential or neighborhood development. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise,

buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Residences and/or residential outbuildings will be an excellent example of an architectural style with good integrity, such as the Queen Anne, Prairie School, Classical Revival, Colonial Revival, Dutch Colonial Revival, Craftsman, Craftsman bungalow, Foursquare, Tudor Revival, Cape Cod Revival, or Ranch style; or resources will be an intact example of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder. Individually eligible resources significant as a representation of particular style will exhibit distinctive characteristics of that style and will be compared to other resources to demonstrate their significance. Individually eligible resources significant for their type or construction must also be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Resources may also be eligible if they are unique examples of a particular style, type, or construction within the local context. Resources significant for their design by an important architect or construction by a master builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect or master builder to demonstrate the significance of this resource.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings associated with the period from c.1900 to c.1960; archaeology was not included as part of this project.

Integrity Considerations: Residences and/or residential outbuildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the building. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials, from the period from 1900 to c.1960. Key features such as historic windows and exterior cladding should be intact for the house to be individually eligible, particularly under Criterion C. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building within this historic context. In order to be significant within this period, a residential building may have been built in this period, or it may have been built earlier but significantly remodeled in this period so that the current appearance reflects changes between 1900 and 1960.

Residential outbuildings no longer associated with a residence have typically lost a significant portion of their integrity by this lack of association. They may be individually eligible when their significance lies in the individual building rather than the context of the residential property and their historical associative or architectural characteristics are strong. Resources must still demonstrate integrity as stated previously. To be individually eligible within this period of significance, the building must still retain its

essential characteristics that are key to its significance from this period, though minor alterations, such as a later yet appropriate garage door, may be considered under some criteria.

Related historic resources identified in the West Hill survey area only:

406 W. 2nd Street, Lepha Crowley House (c.1904, c.1908) - 70-01007, WH-016
407 W. 2nd Street, David B. and Mary Mackenzie House (c.1909) - 70-01008, WH-010
415 W. 2nd Street, Henry Geiss House (c.1904) - 70-01010, WH-012
419 W. 2nd Street, Seabury Brewster and Mary Cook House (c.1904) - 70-00181, WH-013
502 W. 2nd Street, Jehring House (c.1942) - 70-01011, WH-022
511 W. 2nd Street, Mary Richman House (c.1902) - 70-01012, WH-028
609 W. 2nd Street, Sawyer-Rehwaldt House (1906, 1951) - 70-00190, WH-033
706 W. 2nd Street, Niver-Bowman House (1909) - 70-01014, WH-036
218 W. 3rd Street, Sarah M. Johnson House (c.1914) - 70-00208, WH-045
300 W. 3rd Street, Scannell-Jacobs House (1954) - 70-01016, WH-048
303 W. 3rd Street, Eitman House and Achter Carriage House (c.1922 (c.1895 - carriage house)) - 70-01017, 70-00209, WH-054
314 W. 3rd Street, Schmidt House (c.1915) - 70-01018, WH-051
404 W. 3rd Street, Greathouse Rental House #2 (c.1941) - 70-01022, WH-063
406 W. 3rd Street, Dreier House (c.1901) - 70-01023, WH-064
412 W. 3rd Street, Fulliam-Crull House (c.1914) - 70-01025, WH-066
413 W. 3rd Street, Aaron C. Noble House #2 (c.1914) - 70-01026, WH-074
414 W. 3rd Street, Fulliam Rental House (c.1914) - 70-01027, WH-067
415 W. 3rd Street, Aaron C. Noble House #1 (c.1906) - 70-00221, WH-075
615 W. 3rd Street, House (c.1908) - 70-01034, WH-088
617-619 W. 3rd Street, Sawyer-Day Duplex (c.1905) - 70-01035, WH-089
710 W. 3rd Street, Alnutt-Hoefflin House (c.1913) - 70-01037, WH-092
715 W. 3rd Street, Robert and Elizabeth Jackson House (1937) - 70-01038, WH-103
812 W. 3rd Street, Hoover-Kent House (c.1901) - 70-01041, WH-108
816 W. 3rd Street, Martin W. Stapleton House (c.1903) - 70-01042, WH-109
205 W. 4th Street, Nyenhuis Rental House (c.1904, 2002) - 70-01047, WH-126
206 W. 4th Street, Eliza Geiger House (c.1906) - 70-01046, WH-133
209 W. 4th Street, Sander Duplex (c.1922) - 70-01050, WH-128
211 W. 4th Street, Sander House (c.1917) - 70-01051, WH-129
212 W. 4th Street, Edward Niver House (c.1901) - 70-01052, WH-135
217 W. 4th Street, Winfield Knight House (c.1921) - 70-01053, WH-130
301 W. 4th Street, Warren Tutt House (c.1950) - 70-01054, WH-146
309 W. 4th Street, Leonard Donahue House (c.1948) - 70-01055, WH-147
310 W. 4th Street, Edward Tyler House (1905) - 70-01056, WH-141
314 W. 4th Street, Robert L. Thompson House (c.1902 (c.1891)) - 70-01058, WH-143
400 W. 4th Street, Meisky House (1939) - 70-01062, WH-153
403 W. 4th Street, William Huttig House (c.1910) - 70-01064, WH-159
405 W. 4th Street, Chester Lillibridge House (c.1913) - 70-01065, WH-160
407 W. 4th Street, William Hendricks House (c.1919) - 70-01066, WH-161
412 W. 4th Street, Justin Coe House (c.1904) - 70-01069, WH-156
415 W. 4th Street, Nyenhuis Rental House (c.1923) - 70-01071, WH-164
505 W. 4th Street, House (c.1902) - 70-01074, WH-176
510 W. 4th Street, Mary E. Anson House (c.1913) - 70-01079, WH-171
514 W. 4th Street, Mark Anson House (c.1910) - 70-01081, WH-172
516 W. 4th Street, Catherine Noll House (c.1903) - 70-01082, WH-173
517 W. 4th Street, House (1931) - 70-01083, WH-181

518 W. 4th Street, Lee R. Ashcraft House (c.1921) - 70-01084, WH-174
603 W. 4th Street, Greathouse Duplex (c.1947) - 70-01086, WH-189
605 W. 4th Street, Sarah M. Roach House (c.1904) - 70-01087, WH-190
611 W. 4th Street, Frederick Phillips House (c.1920) - 70-01089, WH-192
710 W. 4th Street, Charles F. and Laura Grey House (c.1904) - 70-01095, WH-206
301 Ash Street, Glen and Carolyn Bloom House (1960) - 70-01098, WH-114
207 Broadway Street, John Sterneman House (c.1901) - 70-01099, WH-035
311 Broadway Street, House (c.1903) - 70-01100, WH-186
312 Broadway Street, St. John Rental House #1 (c.1906) - 70-01101, WH-204
313 Broadway Street, Hutchison-Fairbanks House (c.1930) - 70-01102, WH-185
314 Broadway Street, St. John Rental House #2 (c.1906) - 70-01103, WH-205
3 Cherry Lane, House (c.1904 (c.1855)) - 70-01106, WH-199
208 Cherry Street, Dr. Trueman Wigim House (c.1925) - 70-01107, WH-104
318 Chestnut Street, Stein-Stevenson Rental House (c.1925 (c.1885?)) - 70-01114, WH-117
212 Linn Street, Greathouse Rental House (c.1936) - 70-01120, WH-062
309 Linn Street, Anton Smit House (c.1941) - 70-01121, WH-145
310 Linn Street, Irma Dooly Duplex (1956) - 70-01122, WH-152
409 Linn Street, Mauck Rental House #2 (c.1904) - 70-00849, WH-151
107 Locust Street, Edmond B. Fulliam, Jr. House (c.1932) - 70-01123, WH-021
312 Locust Street, House (c.1904) - 70-01124, WH-182
314 Locust Street, Hutchison-BrodieHouse (c.1930) - 70-01125, WH-183
408 Locust Street, Arnold Rental House (c.1901) - 70-01127, WH-187
212 Pine Street, House (1954) - 70-01129, WH-047
312 Spruce Street, Sarah Kahn House (c.1901) - 70-01137, WH-166

Residential neighborhoods – c.1900-c.1960

Description: Neighborhoods from c.1900 to c.1960 reflect the growth and development of Muscatine in the first half of the 20th century. Residential neighborhoods are primarily composed of dwellings and residential outbuildings, such as garages. Additional features, such as parks, are found in some neighborhoods. Geographic characteristics and historical development impacted the 20th century neighborhood developments in terms of definition and cohesion. Neighborhoods are also united by aesthetic factors, such as a style or type of housing.

Early residential neighborhoods formed within the "original town" plat of Muscatine, extending from the river to 8th Street, and Ash Street to Brook Street. By 1900, it appears that the majority of lots within this area had houses, though some remained empty well into the 20th century. Development in this area in the early 20th century often involved the replacement of an earlier, 19th century building. Development was similar in the nearby additions to the north and south of the original town. Setbacks throughout these neighborhoods vary, but setbacks of at least ten or twenty feet from the street are typically found associated with 20th century resources in Muscatine. Likewise, spacing between houses varies. Typical 19th century lots were 60 by 140 feet, so spacing of 20 to 30 feet was common between houses, which continued in these areas in the 20th century. However, two houses were constructed on numerous lots, reducing spacing between houses to 10 or less feet on some portions of blocks. Subdividing of larger lots was most common in the first quarter of the 20th century. The majority of housing in these neighborhoods face the main, numbered streets, with residential outbuildings found along

alleys in the middle of each block. Some additional houses or outbuildings were constructed on the rear portion of lots facing the side streets.

Significant new development occurred in the east and north sections of town in the early 20th century, with new plats filed and housing constructed. The section of Muscatine along Park Ave, in East Hill and near Weed Park, developed during the early 20th century. The density of dwellings to the north and west of the original town also increased in this period as development extended out to these areas. Development occurred along many arterial routes during this period, such as Bidwell, Mulberry, Newell, and Lucas Grove. Street patterns may be rectilinear, but gently curving streets are found in several of these early 20th century additions. Setbacks throughout these neighborhoods are more consistent, with fifteen to thirty feet from the street a common distance for these 20th century resources in Muscatine. Likewise, spacing between houses varies. Lot sizes varied from 40 to 60 feet in width, so spacing of 20 to 30 feet was common between houses. Typically, only one house is constructed per lot in these neighborhoods. Some additions continue to have alleys, though many do not in this period. Residential outbuildings may face an alley or secondary street, but many face the main street that the house faces.

Significance: The significance of 20th century neighborhoods lie in their potential as historic districts. By definition, a historic district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Historic districts are collections of buildings that derive their importance from the grouping that possess a sense of time and place. They have a common period of significance that many extend over a few years or multiple decades. Historic districts might have a shared building type, style, or material, or they may be composed of a variety of resources. However, the neighborhood must possess characteristics that united is historically or aesthetically by plan or physical development to be considered a historic district.

Residential neighborhoods may be eligible as historic districts that reflect the residential development of Muscatine. This may be a significant, unified development or it may reflect a pattern of development that was significant in the history of Muscatine. Residential neighborhoods associated with a significant person or group may be eligible as historic districts for this association. The significant person or group will have had a direct impact on the development of the neighborhood, as well as be significant in the residential history and development of Muscatine to be eligible within this historic context. Residential neighborhoods may also be eligible as historic districts for its buildings, in terms of style, type, design, materials, and/or construction. This may be unified or similar architectural features throughout an area, or it may represent a variety of architecture that is significant within the development of the neighborhood. This may also be for the overall design of the neighborhood, reflecting design ideals of the period.

Registration Requirements:

Criterion A: A historic district will be associated with the 20th century and will have served an important role in the residential development of Muscatine to be eligible under this historic context. Eligible neighborhoods will distinctly reflect the trends and patterns of

residential development in Muscatine during this period, rather than just date from this period. Eligible neighborhoods will likely be united by original plat, though they may also be united through historic and architectural development as well. Historic districts may be eligible for 20th century as well as 19th century development if significance is established in both time periods. Their relationship with the pattern of residential development should be demonstrated to be significant in the overall history and development of Muscatine.

Criterion B: Historic districts will have an association with important men or women in the history of Muscatine or a significant group of people associated with neighborhood and residential development to be eligible under this historic context. The historic district must be associated with the person's productive life or the group's period of significance, and the district developed as a whole by this person or group to be likely be solely eligible under this criterion. It is less likely that a historic district will be eligible only under this criterion than in combination with another criterion. Historic districts may be eligible under Criterion B as well as A or C if significant persons lived within the district during the period of significance, the properties are associated with the person's productive life, and the properties are better associated with the person than other extant properties.

Criterion C: Historic districts eligible under this criterion and period will have a significant group of residential buildings, either for architectural styles or vernacular designs, that may lack individual distinction but form a significant group of resources based on the architectural components of the district. A number of resources or a significant portion of the development must have occurred within the 20th century in order to be eligible under this historic context. Historic districts may be eligible for 20th century as well as 19th century architecture and development if significance is established in both time frames. Neighborhoods may also be eligible as historic districts under this criterion if the overall design of the neighborhood is significant.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 20th century neighborhoods; archaeology was not included as part of this project.

Integrity Considerations: The integrity for a historic district will be judged on the basis of the integrity as a neighborhood as well as the integrity of the individual components. The majority of the district's individual buildings should retain integrity as contributing buildings even if they lack individual distinction. Additionally, the relationship between the individual buildings must be substantially unaltered since the period of significance. Intrusions, such as buildings constructed outside the period of significance, will be judged on their relative number, size, scale, design, and location to determine their impact on the integrity as the district as a whole. A historic district will not be eligible if it contains sufficient alterations or intrusions that it no longer conveys the sense of the historic district during the period of significance.

Individual residential resources from the 20th century may be eligible as contributing resources in a historic district when they retain sufficient integrity. As a contributing building in a historic district, alterations throughout the period of significance for the

district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings. Alterations less than 50 years old or outside of the period of significance for the historic district may be acceptable on contributing buildings as follows:

- Non-historic siding materials such as asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing.
- Porches enclosed after the period of significance have original columns visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch.
- If window openings do not retain historic sashes, the majority of the window openings retain their original sizes, particularly on primary façades.
- Any additions to the house are subordinate to the original building, preferably at the rear, and do not cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the house should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, incompatible porch enclosures of a non-reversible nature, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable or residential buildings constructed outside of the period of significance will also be classified as non-contributing. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Finally, while National Register standards generally preclude moved buildings from being considered contributing, there are certain exceptions. The assumption is that a move detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the settings and context are similar to original locations, and these resources are considered contributing buildings. With grading work in Muscatine, buildings continued to be moved in the early 20th century, with most remaining on their original lots though at different heights. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the period of significance for the historic district. These buildings would be non-contributing resources. Moved resources that are outside the period of significance for

the district will likely be considered non-contributing buildings within the district, particularly if they do not reflect the remainder of the district in history and architecture.

Related historic resources identified in the West Hill survey area only:

West Hill Historic District – 70-01005

Additional 20th century residential and neighborhood resources – 1900-c.1960

Description: Additional residential and neighborhood resources from 1900 to c.1960 may be eligible within this historic context if they reflect the residential or neighborhood history of Muscatine in this period. These resources could include public buildings, educational properties, parks, bridges, or object that relate to particular neighborhoods or residential development. Archeological sites may also be included under this property type, though they were not specifically included in this phase of the project

Significance: The significance of these resources lies in their association with residential and neighborhood development in Muscatine in the period from 1900 to c.1960. A resource not directly related to neighborhood or residential development will not be eligible under this historic context. Resources must retain strong historical associative or architectural characteristics to this period to be considered eligible. These properties may also be contributing features in a historic district, as defined previously.

Other residential and neighborhood resources from c.1900 to c.1960 that are moved or reconstructed resources, religious properties, birthplaces or graves of later significant persons, cemeteries, or commemorative properties must also meet the individual Criterion Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Resources will be associated with the residential and neighborhood development of Muscatine from 1900 to c.1960 and will reflect a strong contribution to and association with this history. The resources will be particularly significant and clearly associated with this historic context to be eligible under this criterion.

Criterion B: It is not anticipated that these additional resources will likely be individually eligible under this criterion. To be eligible, resources much be associated with a significant person, be associated with the person's productive life, and represent a better association with this productive period than other extant resources. Typically, their productive, significant life is not directly associated with these resources.

Criterion C: Resources will be excellent example of a particular style; intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder. Architectural types, styles, and designs will be demonstrated to be significant in comparison to other resources within the community.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to additional residential and neighborhood resources from c.1900 to c.1960; archaeology was not included as part of this project.

Integrity Considerations: Other residential and neighborhood resources from 1900 to c.1960 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character defining and distinctive characteristics.

Related historic resources identified in the West Hill survey area only:

700ish W. 4th Street, Fourth Street Square / Reservoir Park (1836, 1875, 1936) - 70-00240, WH-203

Cultural and Ethnic Diversity (c.1833-c.1950)*

Muscatine, similar to other Iowa communities, was settled by a combination of residents from points further east and by immigrants, primarily from Europe. Throughout the 19th century, Germans dominated the immigrant settlers to Muscatine, some arriving after spending a few years elsewhere in the United States. The Irish were as dominant in the mid-19th century, though their presence would decrease by the end of the century. Dutch, Swiss, and English settlers composed smaller but significant numbers in the 19th century. At the turn of the 20th century, Germans dominated the foreign-born in Muscatine, with the number of Irish and Dutch settlers similar. In the early 20th century, the number of Russian and then Polish immigrants swelled, though Germans continued to compose the majority of foreign-born households. By this point, the Irish-born citizens made up only a small percentage of residents. As the immigrant population decreased to 13% in 1910 and only 3.3% by 1950, Germans continued to compose at least half of the foreign-born residents, followed by Russians at about 10%, Polish at about 9%, and Dutch at around 6%.

The other notable group representing cultural and ethnic diversity in Muscatine during the period from c.1833 to c.1950 was African-Americans. They had an earlier presence in Muscatine, composing about 5% of the population in 1840 and leading the state in numbers by 1850. While Muscatine's African-American population grew to 81 by 1860, Keokuk's population boomed to 179 in this period. Muscatine remained the second highest in the state, with African-Americans composing 1.5% of their population compared to 2.2% in Keokuk. However, with the increasing statewide African-American population after the Civil War, Muscatine's early prominence faded. By 1870, Muscatine fell to ninth at 107 residents (1.59%), far behind the leader of Keokuk with 1,015 (7.95%). While the numbers increased through the end of the 19th century to around 135, the overall percent of Muscatine's population fell to under 1%. Their numbers began to decline by the early 20th century, and continued to do so through 1950.

Immigrant groups and African-Americans impacted the history and built environment of Muscatine throughout the 19th century and first half of the 20th century. Germans in particular formed a number of organizations to assist each other and the community. Many immigrant residents found prosperity in Muscatine and built some of its notable buildings. Likewise, African-Americans composed a solid community throughout this period, centered around the Bethel A.M.E. Church. They made contributions not only to Muscatine but were noted for a statewide impact.

Early Settlers in Muscatine prior to the Civil War

The earliest settlers to Muscatine moved westward through the Northwest territory from the increasingly crowded eastern states, as well as up the Mississippi River from points to the south. While the majority of these early settlers were native born, immigrants also moved westward.

**The Cultural and Ethnic Diversity (c.1833–c.1950) historic context has been completed with information that is available at this time within the scope of this project, and it is anticipated to have significant additional work completed prior to incorporating into the MPD, pending additional survey work and research. See "Recommendations" section for further information.*

The population of Muscatine grew to 507 in 1840 and to 911 by 1844. The immigrant population increased throughout the 1840s, particularly from Germany following the revolutions of the 1840s and from Ireland following the potato blights and subsequent famine. By 1850, the population of Muscatine had grown to 2,540. About 90% of the foreign born county population of Muscatine County lived in the city of Muscatine, and they composed about 20% of the population of the city. German settlers composed just over 60% of this foreign-born population (13% of the city population), with Irish following at just over 20% (4.5% of the city population). An additional 6% of the foreign born population were English (1.2%) and 5% were Dutch (1%). In 1850, 68 African-Americans also lived in Muscatine, composing 3% of the population. (United States Census Bureau 1850; Richman 1911, Vol. 1: 451).

Irving Richman noted the strong German influence in 1911 in his *History of Muscatine County.* According to Richman, the first German settlers moved here from Pennsylvania with most of the early German settlers coming up the Mississippi River from New Orleans. Later settlers arrived cross-country via New York, Pennsylvania, and Ohio. This was the period during and following the French-Prussian war, and most of the Germans moving to Muscatine were from Hessen and Hanover. Early German settlers by 1850 to Muscatine included, in chronological order: David Kiefer, Jacob Kiser, John Kindler, Daniel Mauck, Israel Mauck, J. Berg, Thomas J. Starke, J. Adam Reuling (baker), John Isler, Christian Kegel (cabinet maker), Henry Funck (baker, distiller), Adam Funck, E.T. S. Schenck, J. Ziegler, G.A. Springer, P. Fryberger, Henry Molis (gunsmith), Theodore Becke, John Kuechmann (teamster), Henry Kiefner (cooper), Barney Biel (gunsmith), Charles Richard (butcher), Henry F. Bodmann, Robert D. Bodmann, Vincent Maurath (blacksmith), George Wilmering (grocer), George Ayer, John J. Schmidt (baker), M. Fell, John Knapp (stone mason), Charles L. Mull (grocer), and Frank Wienker (furniture manufacturer) (Richman 1911, Vol. 1: 265-266). Ellis Parker Butler in 1925 also noted that the earliest German settlers were refugees following revolution of 1842, who came up river from St. Louis. Their characteristics as good citizens, thrifty individuals, and believers in education would shape the direction of Muscatine (Butler, "The Idealist").

Religious organizations were the most common group created after early settlement. As the first churches grew, Germans organized their own churches as their population continued to grow in the 1850s. Both Methodists and Presbyterians organized first congregations in 1839. The German Methodist Church, organized by Rev. Henry Feigenbaum and John Plank, moved into its first building in 1852, and they continued to operate there until constructing a new building in 1871. The First German Presbyterian Church, officially organized on June 1, 1855, met in various locations until purchasing the old Methodist Church on Third Street in 1857 and subsequently building a new church in 1876 on Lucas Street. The first Congregational Church in Muscatine dates to 1843, while the German Congregational Church began in 1854 and erected their own building the following year. Likewise, the Baptists organized their first church in 1841, and the German Baptist Church began on February 20, 1859 in a school in South Muscatine prior to finishing their own building in October 1864. One exception to this pattern was the German Independent Lutheran Church, organized in 1848 (*Portrait and Biographical Album* 1889: 640-645; Richman 1911, Vol. 1: 334-341).

Less has been written about the early Irish settlers. However, their presence is also noted in religious organization. The first St. Matthias Roman Catholic Church was constructed in Prairie du Chien, Wisconsin, dismantled, shipped down river to Muscatine, and reassembled at 2nd and Cedar streets in 1842. With the growth of the congregation and growing commercial area, the

property was sold and a block was bought on 8th Street between Pine and Chestnut in 1856. The French priest Father P. Laurent arrived in 1851. Though the congregation included a variety of local residents, it was noted that the Irish outnumbered the German by three to one in this period. In 1851, the church had about 50 families, split between the Irish and German. An 1855 census of the congregation showed that majority of the 480 counted were Irish. Interestingly, the church history notes that while the Irish hold a diversity of occupations, from 1856 to 1866 the Irish did most of the grading in town with two wheel carts drawn by horse. This apparently was to their advantage, as 8th Street required grading to access the new church built in 1856. With the growing Catholic population, a school associated with the church was founded in 1862 (*Portrait and Biographical Album* 1889: 640?; *History of Muscatine County* 1879: 533; Horton 1978: 371-372; Griffth 1928: 22-23, 33).

The growth of Muscatine was enhanced by the arrival of the railroad in 1855. By 1860, the population grew to 5,374 in 1860, more than doubled from 1850. Though the specific population numbers for the city of Muscatine are not available, some conclusions can be drawn through the heads of households. German and Irish continued to be the predominant immigrant population of Muscatine in this period, followed by immigrants from Holland and England. In 1860, there were 1760 households in Muscatine. About 38% of the households (668) had foreign-born heads. Of these foreign-born heads of households, about 37% were German (14% of city households; including Germany and Prussia), 36% were Irish (13.5% of city households), 10% were Dutch (4% of city households), and 7% were English (2.5% of city households). Also in 1860, 81 African-Americans also lived in Muscatine, composing 1.5% of the population (United States Census Bureau 1860; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

While Germans would far outnumber the Irish by the end of the century, with the increasing Irish population in the 1850s and 1860s, they appear to have been nearly equal in Muscatine during this period. Immigrants from Ireland continued to move to Muscatine in the 1850s and 1860. After the burst of German immigration in the 1840s following the revolutions, immigration appears to have tapered off through the end of the 1850s and 1860s before the influx of German settlers in the 1870s and 1880s. The lack of inclusion of Irish history in the late 19th and early 20th century local histories may reflect the increased German population at the time of writing or could indicate the status of these residents in the community. Though a large number of both Germans and Irish were classified as "laborers" in census records, more Germans appear to have also had "white collar" jobs. However, there were also Irish carpenters, masons, shoe makers, tailors, merchants, butchers, millers, and weavers in Muscatine in the 1850s. Likewise, both German and Irish settlers appear to have been scattered throughout the community among the general population, with no particular concentrations known at this time.

With the German population immigrating to Muscatine, several specifically German organizations were also formed in the 1850s and 1860s. The Turnverein was a typical German organization in the United States. Though it began as a gymnastics club in Germany in the 1810s, the resurgence of the organizations in Germany in the 1840s had a more social and political overtone. Though gymnastics and athletics continued to be a key component, funding libraries and reading rooms, sponsoring lectures, and organized firefighters and police forces became main activities as well. Though the organizations mostly disbanded in Germany after the 1848 revolution, fleeing German immigrants brought the concept to other countries. The Muscatine Turnverein started on July 12, 1856, though it was reorganized after the Civil War.

Two aid societies were also organized in this period. The German-American Roman Catholic Beneficial Society was incorporated on January 20, 1859, by G. W. Wilmering, Joseph Kleinfelder, John Knopp, and Matthew Kraemer. The German Mechanics' Aid Society organized on December 9, 1865 and incorporated on April 18, 1866 under the direction of F. H. Wienker, Joseph Kleinfelder, George Schneider, John Daiber, and Peter Hess (*History of Muscatine County* 1879: 548-549; Richman 1911, Vol. 1: 432-43).

African-American Presence from 1840 to 1870

Prior to the Civil War, Muscatine had a large African-American population in comparison to other Iowa communities. Statewide histories (Silag, Dykstra) note that Dubuque was the first town in Iowa with an African American community, but after the flogging death of Nat Morgan in 1840, most residents moved to Muscatine. The territorial census of 1840 tabulated 188 African-Americans in Iowa, with 42% living in Dubuque (79) and working in the lead mines. Reportedly, Muscatine's African-American population doubled in 1840. In the 1840 census, 25 African-Americans were counted in Muscatine, composing about 5% of the population. The "Black Laws" were enacted as the state was formed to insure that African-American settlers legally had their freedom (Hawthorne 1992: 7, 13-17; Silig et al 2001: 366; Dykstra 1993: 13).

Benjamin Mathews was the first "colored" signatory on the Old Settler's Register, and he and his family was brought to Muscatine with David Warfield in 1837. Though a slave in Maryland, he was freed, likely with the understanding that they would go west with the Warfields. In 1840, the Mathews family consisted of 15 people including four couples and their children, composing the majority of the African-American population of the year. David Warfield operated an early mill in Muscatine, and the Mathews were probably brought as labor. By 1850, the Warfield mill had closed, and Benjamin and Edmund Mathews had their own houses. Daniel and Ellen Anderson, the "uncle" and "aunt" of the clan, also had a separate house. Thomas C. Motts also arrived in Muscatine in the late 1830s, operating a barbershop and coal yard in the 1840s. Alexander Clark also arrived in Muscatine in 1842, at age 16 (Dykstra 1993: 13-15; Davis c.1975).

In 1850, Muscatine led the state with 68 African-Americans, composing 2.7% of their population. This was double the population of any other Iowa community. At this time, Muscatine ranked third in Iowa in population, behind Dubuque and Burlington. Overall, 16 distinct "black" or "mulatto" households composed Muscatine's African-American population in 1850. The average age of the 40 adults was slightly over 30. Six of the children were listed as attending school. These families included some of the core African-American families in Muscatine, such as Alexander Clark who was listed as a 25-year-old barber with property valued at $1,200. Property values of others ranged from $200 to $600. Sarah Davison was a teacher, who lived within the household of Jacob Pritchet, a cook. The census indicates three children had attended school, likely private classes taught by Davison. Benjamin Mathews was a 43-year-old teamster, while 35-year-old Dennis Greenway was a blacksmith. Daniel Anderson was listed as a 55-year-old black preacher. Jane D. Motts, the only female head of household, was a 28-year-old seamstress. The 41-year-old Thomas C. Motts, also a barber, had property valued at $6,000, making him the wealthiest African-American businessmen in Muscatine. He opened a new barbershop on 2nd Street in 1846, later moving to a lucrative hotel location. By 1850, he also owned real estate and operated a coal yard (United States Census Bureau 1850; Silag et al 2001: 194).

As the African-American community in Muscatine grew, they worked to provide their own services. The African Methodist Episcopal (A.M.E.) Church was organized on June 21, 1848, with a lot on 7th Street purchased by Daniel Anderson, Morgan Lowrey, and Alexander Clark, trustees of the Methodist Episcopal African Educational and Church Society. This early name indicates emphasis both on a religious body and educational organization. The first "colored fair" was held in Muscatine on August 1, 1849, which became an annual August event but appears to have begun as a fundraising effort for the church. The lot was then transferred to the "Trustees of African M.E. Church" on October 10, 1849, which included Benjamin Mathews, Thomas C. Motts, Isaac Manning, Edward Mathews, and Jacob Pritchard. The 1856 city directory notes that the church was built in 1850 on 7th Street between Orange and Mulberry (3rd ward), and the trustees were Alexander Clark, Daniel Anderson, Charles Jackson, and Benjamin Matthews. William C. Trevan served as pastor at the time. Initially, the church has about 34 members (*History of Muscatine County, Iowa* 1879: 527-28; City Directory, Muscatine 1856; Dykstra 1993: 16). This church was one of the first A.M.E. congregations in Iowa.

Though abolitionist activities in Muscatine are difficult to confirm, a degree of activity likely existed with the location on the Mississippi River. The case with Dr. Samuel Merry and Jim White has been documented, revealing the slavery sentiments of the community at the time. A deal was struck to free Jim after working on a steamboat for two years, but after a brawl he was sent to Muscatine by Merry's daughter in St. Louis. Another falling out with Dr. Merry resulted in his move to the downtown and his employment at the American House. When the daughter sent detective Horace Freeman to Muscatine in October 1848 to bring him back to St. Louis, he refused and resisted arrest. He took refuge at Alexander Clark's house, and Freeman was arrested for assault. He did finally arrest Jim as a fugitive slave, and the case was heard by David C. Cloud. While some believed that the Merrys deserved the return of their "property," others supported Jim, such as Dr. C.P. Hastings. Cloud ruled that Jim was a free man, but Freeman appealed by getting a warrant for his arrest from a U.S. Court in Dubuque. Clark found out and prepared a writ of habeas corpus. Chief Justice S.C. Hastings, a Muscatine judge on the Iowa Supreme Court heard the testimony and ruled that the Dubuque warrant was out of order. The *Bloomington Herald* noted on November 18, 1848 that "There is no such an animal in the town of Bloomington as an abolitionist. But there are men here who will not see injustice done to any man, black or white" (Dykstra 1993: 17-18, "The Negro Case," *Bloomington Herald,* November 18, 1848, 1).

Muscatine residents were also involved at the state level. Hahn's law excluding the settlement of African-Americans in Iowa passed in 1851, though its official status was debated. In January 1855, 33 "colored citizens of Muscatine County" including Alexander Clark, Thomas Motts, Rev. William C. Trevan, and Rev. Daniel Anderson presented a petition to the state legislature to repeal the law. Though it was buried, they continued to monitor the status and felt a more favorable climate the next year after the McCoy bill passed, permitting African-Americans to testify in court. In December 1856, Alexander Clark collected 122 signatures to repeal Hahn's exclusionary law, and D.C. Cloud presented it to the legislature in January 1857, though it was again buried. On January 5, 1857, the Bethel A.M.E. Church hosted at least 33 delegates for the state's first colored convention. Suffrage, general rights, and education were the key topics of discussion. As Hahn's law began to be enforced in 1863 and African-Americans in Polk County were arrested for settling in the state, action against the law again originated from Muscatine as legislators continued to debate if it was even an official, passed law. Samuel McNutt of

Muscatine introduced a bill that passed in 1864 that officially repealed the law, ending the debate on the legality of African-American settlement in Iowa (Dykstra 1993: 118-119, 150-151; 199-200).

The 1856 city directory provided a notation signaling African-American residents, and 16 families were also listed at this time. Only 9 of these were listed in the 1850 census, though the households may have shifted. Occupations included four barbers, four draymen, two cooks, a clerk, a teamster, a white washer, a steamboat steward, a pastor, and a laborer. Daniel Anderson (white washer), William Anderson (barber), and Joseph Cook (cook) lived on 7th Street near the church. Alexander Clark, a barber, lived on Chestnut Street north of 3rd Street, and G. Manly (3rd), John Hinton (3rd) and Peter Boyd (5th), all draymen, lived within a few blocks of him. Thomas Motts (barber), Jacob Pritchard (steamboat steward), and George Cooper (teamster) lived along Water Street (Mississippi Ave).

While Muscatine's African-American population grew to 81 by 1860, Keokuk's population boomed to 179 in this period. Muscatine remained the second highest in the state, with African-Americans composing 1.5% of their population compared to 2.2% in Keokuk. The number of black and mulatto families tallied in the census also rose to around 20. Interesting, the number of adults only rose by a few to 42 adults in 1860, with average age of 34. Thus, the increase in African-American population was largely due to an increase in family size and the number of children. Census data reveals that the majority of the black or mulatto children in 1860 were born in Iowa, while their parents were primarily born in Virginia, Maryland, or Pennsylvania. Some additional adults were born in New York, Ohio, Kentucky, and Tennessee. Among the African-American men in Muscatine were five barbers, three cooks, two laborers, two draymen, two teamsters, one white washer, one boat steward, one boatman, and one farmer. The women included one nurse, three washerwomen, six servants (including two living in white households), and a worker in an intelligence office (Jane Watkins). Typical value of real estate held ranged from $300 to $600, though Alexander Clark ($10,000), Thomas Mott ($5,000), George Manly ($1,000), Benjamin Mathews ($1,000), and Jane Watkins ($1,000) held more valuable property (United States Census Bureau 1850; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

At least 15 children attended school in 1860, according to the census. The 1850 census had revealed that Sarah Davison was a teacher, with three children attending school. With the construction of the Bethel A.M.E. Church in 1850, a school likely began to operate at this location. Though the 1857 law required that schools be maintained for "all youths of the state," local school boards continued to exclude African-Americans. Thus, operating within homes or at a local church was a typical arrangement for African-American education. It is known that by 1864, an African-American school operated out of the African Methodist Episcopal Church on East 7th Street (Richman 1911, Vol. 1: 342-345; *History of Muscatine County* 1879: 536; Davis Davis 1986, OHT-161; Jackson 1975: 45).

In summer of 1863, enlistment began in the 1st Regiment of the Iowa Colored Infantry. Six companies were recruited in Iowa (A, B, C, D, E, F), and they were mustered into service on October 11, 1863. They rendezvoused in Keokuk and shipped out in December to Arkansas. The 60th Regiment of the U.S. Colored Infantry was organized from this unit on March 11, 1864. Around this time, Company C detached and was assigned to the general of the district. The infantry continued to operate in Arkansas until they mustered out on October 15, 1865. No

residents of Muscatine have been identified as enlisting in this company, though a later resident, Abraham Seabrooks, served as a drummer boy (Dykstra 1993: 197-198; Davis 1986, OHT-161). The 1860 census reveals that there were few local males between the ages of 15 and 30 at this time.

The 1866 city directory also included a notation for African-American residents, though not all were marked within the directory. Most later directories did not included this information in a significant format. About 12 of the families listed in the 1860 census are specifically noted in this directory, in addition to about 20 more households. There continued to be a concentration of households near the African Methodist Episcopal Church on 7th near Mulberry Street. Additional residents were scattered in an area roughly bounded by 3rd and 6th streets, Spruce and Chestnuts streets. Occupations remained generally the same, with barbers, laborers, cooks, boatmen, and farmers. Richard Anderson was listed as a fireman (City Directory, Muscatine 1866).

With the end of the Civil War, Iowa saw a surge in African-Americans moving to the state. In June 1865, a constitutional amendment was introduced at the Republican State Convention to eliminate the word white from the state constitution. Three speakers swayed the vote on the amendment, including Henry O'Connor, the Attorney General from Muscatine. A convention was convened in Des Moines on February 12, 1868 on the amendment, attended by Alexander Clark from Muscatine. In November 1868, the second Iowa General Assembly passed the amendment, as required by state law. On December 31, 1868, Muscatine hosted the "Colored State Convention" for the purpose of appointing delegates for the national convention in Washington, D.C. on January 13, 1869. It was attended by delegates from seven cities, including 21 from Muscatine, 3 from Washington, 2 from Iowa City, 2 from Davenport, 1 from Burlington, 1 from Tipton, and 1 from Des Moines. They passed a resolution thanking the Republican party for their work to ensure African-American suffrage in the state, and elected Alexander Clark as a at-large delegate for Iowa (Hawthorne 1992: 22; Silag 2001: 70-72; Gallaher 1921: 178-181; "State Colored Convention, Muscatine, Iowa, December 31, 1868," *Muscatine Journal*, January 2, 1869, 1.).

Alexander Clark passionately believed in education, particularly for his own children, and worked to ensure they had the best opportunities. In Muscatine, the African-American school was located nearly a mile from some of the African-American children, suffered from a lack of materials, and paid teachers $150 to $200 per year in comparison to $700 to $900 for teachers in the other schools. Clark believed that the school was insufficient to prepare his daughter Susan for high school. On September 10, 1867 at age 12, she attempted to attend School No. 2, but was refused entry. Alexander Clark filed a lawsuit in Muscatine County District Court on behalf of Susan that she be permitted to attend the Muscatine public schools. The court ordered the school board that she was allowed to attend, but they appealed, stating that they had the right to maintain a separate school. In 1868, the Iowa Supreme Court ruled that a local school board could not "deny a youth admission to any particular school before of his or her nationality, religion, color, clothing, or the like." Susan became the first African-American to graduate from Muscatine's High School, and probably the first African American to graduate from any public school in Iowa (Silag 2001: 72-73; Hawthorne 1992: 22).

By 1870, the population of Muscatine grew to 6,718, but fell to seventh overall in the state. Likewise, the African-American population increased throughout Iowa by 1870, and Muscatine

fell to ninth with 107 residents (1.59%), far behind the leader of Keokuk with 1,015 (7.95%). Mt. Pleasant, Wapello, Council Bluffs, and Des Moines boasted higher African-American populations as well. While fellow river communities of Davenport, Burlington, and Dubuque also had a higher number of African-American residents, the overall percent of their population was lower (between 1% and 1.5%). While some adults were born in Iowa or free states such as New York and Pennsylvania, the majority were born in slavery states, including Virginia, Maryland, Georgia, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, and Missouri. Laborers, teamsters, servants, cooks, and barbers remained common occupations, though Jane D. Watkins was listed as a 30-year-old in the intelligence business with $2,000 in real estate. Alexander Clark owned a significant amount of real estate, valued at $15,000 (United States Census Bureau 1870).

Immigrant Residents of Muscatine from 1870 to 1900

Following the Civil War, Muscatine continued to prosper as a regional commercial center, supported by the local industries as well as the surrounding agricultural countryside. Population continued to grow to 6,718 in 1870. The number of households reported in the 1870 census increased to 1760. The percent of immigrant heads of households decreased from 38% to 29% in 1870, with 566 foreign-born heads of households. The overall percentages within this population remained nearly the same from 1860, with an increase in the Swiss population. Of these foreign-born heads of households, about 36% were German (10.6% of city households; including Germany and Prussia), 32% were Irish (9.4% of city households), 10% were Dutch (3% of city households), 6.4% were Swiss (1.9% of city households), and 5.8% were English (1.7% of city households). The number of African-Americans living in Muscatine increased to 107, while continuing to compose about 1.6% of the population (United States Census Bureau 1860; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

The 1870 census information was tabulated according to wards within the city (Table 3). At this time, the city primarily included the large area platted as the original town with some adjacent additions to the north and on the head of Muscatine Island (South Muscatine). First Ward spanned from Chestnut Street to the west and south city limit, Second Ward included from Chestnut to Walnut Street, and Third Ward spanned from Walnut Street to the east-northeast city limit, with the boundaries of each extended to the northern city limits. The population of Muscatine was nearly evenly split between 2nd and 3rd wards, with about 30% in each. The remaining 39% of the population of Muscatine was in 1st ward, which included West Hill and the developing South Muscatine at the time. While the households with foreign-born heads were also split nearly evenly 2nd ward (23%) and 3rd ward (21%), over half of these households were located in the 1st ward (56%). These percentages held true for the German households, as well as Swiss households, with just over half located in 1st ward. However, while 1st ward also had over half of the Irish households, few were located in 2nd ward with double the number in 3rd ward. On the other hand, nearly all the Dutch residents lived in 1st ward, with less than 7% in 2nd and 3rd wards combined (United States Census Bureau 1860; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

Table 3. Heads of Households in 1870 by City Ward and Country of Birth*

	1st Ward	2nd Ward	3rd Ward	Total households	Percent of households	Percent of foreign-born
Muscatine	**766**	**578**	**596**	**1,940**	**100%**	
	39%	30%	31%			
Black/mulatto population	15	2	12	29	1.5%	
Foreign born heads of household	**314**	**132**	**120**	**566**	**29.1%**	**100%**
	56%	23%	21%			
Germany/Prussia	**104**	**55**	**47**	**206**	**10.6%**	**36.4%**
Ireland	**108**	**23**	**47**	**183**	**9.4%**	**32.3%**
Scotland/Wales	5	12	1	18	0.9%	3.2%
England	**14**	**12**	**7**	**33**	**1.7%**	**5.8%**
Sweden/Norway	1	1	0	2	0.1%	0.4%
Denmark	0	0	1	1	0.1%	0.2%
Holland/Netherlands	**54**	**3**	**1**	**58**	**3.0%**	**10.2%**
Belgium	0	0	1	1	0.1%	0.2%
France	7	4	3	14	0.7%	2.5%
Switzerland	**16**	**11**	**9**	**36**	**1.9%**	**6.4%**
Italy	0	0	0	0	0	0
Austria	1	0	0	1	0.1%	0.2%
Bohemia	0	1	1	2	0.1%	0.4%
Hungary	0	0	1	1	0.1%	0.2%
Russia	0	0	0	0	0	0
Canada	4	5	1	10	0.5%	1.8%

**numbers tabulated from hit counts on ProQuest's heritagequestonline.com*

As the German and Irish population continued to grow after the Civil War, St. Matthias Roman Catholic Church began to think of a new congregation. People from a variety of backgrounds worshipped at this church, though Irish outnumbered Germans three to one. Though discussion occurred for several years, plans for St. Mary's Roman Catholic Church officially began in 1875, with the church completed in 1877. A dedicated priest arrived in January 1879, and the church formally began with a membership of over 100 families. The 1889 county history notes "St. Mary's Church was erected by the people of St. Matthias congregation, and given to the Germans." In 1879, a rectory and school were built on the site as well (*Portrait and Biographical Album* 1889: 645?; Richman 1911, Vol. 1: 337-338).

The Germans continued to be leading members of the community, forming organizations to improve the quality of life. The Champion Hose Company, a German organization, began on January 7, 1875 through the efforts of Gustav Schmidt, changing their name on February 27 to the Champion Fire Company when they received a chemical engine. The officers in 1876 were: Gustav Schmidt, foreman; H. F. Bodmann, first assistant; John Neipert, second assistant; Samuel Cohn, president; Barney Schmidt, secretary; Joseph Fessler, treasurer. With a new hose cart, the name changed to the Champion Hose Company No. 1 on May 31, 1876. The name shifted to the Champion, Hose, Hook & Ladder Company by 1911 (Richman 1911, Vol. 1: 279; *History of Muscatine County* 1879: 516).

The German population of Muscatine began to swell again in the 1870s and 1880s, as the overall population grew. Population increased from 6,718 in 1870 to 8,275 in 1880, booming to 11,454

by 1890. During this period, the lumber industry grew significantly, forming the backbone of the local economy as well as supporting several other Mississippi River communities. Many of the largest companies were run by Germans or those of German descent. Ellis Parker Butler, who grew up in Muscatine, would later provide an interesting insight. Within an essay in 1925, he noted that in this period, Muscatine was a lumber town, with logs floated down river and handled locally. With the need for labor, "much contract labor" was brought from Germany, primarily from the Platt-Deutsch districts. These workers made from $.80 to $1 per day (Butler, "The Idealist," *Bookman,* March 1925, 13-21). While the number of immigrants as a result of this effort is unknown, it was apparent sufficient to make a noticeable impact on the population.

The first history for Muscatine County was published in 1879. This history included biographical sketches of 142 prominent residents of Muscatine, including 49 that were born outside of the United States (35%). Overall the distribution is similar to the household/population distribution of the community. Of these 49 biographies, 29 (about 60%) were born in Germany or Prussia, including B. Beil, John Daiber, Frank Eitman, B.H. Eversmeyer, Henry Fuller, Henry Funck, J. Gerndt, Rev. J.I. Grieser, Theodore Grossheim, Martin Havercamp, Jacob Hess, William Hoffman, William Hueper, C.F. Kessler, George Koehler, John Koehler, J.T. Krehe, Dr. H. Lindner, Henry Martin, John Nester, J.A. Reuling, J. Rubelmann, George A. Schaefer, George Schneider, Frederick Seifert, John Weltz, August P. Wittenarm, Werner Wittich, and Wilhelm Young. These residents included a variety of successful businessmen in a wide variety of occupations. A number of the additional profiled men in 1879 included those of German descent (*History of Muscatine County, Iowa* 1879).

Additionally, eight men (16%) profiled in 1879 were born in Ireland: Nicholas Barry (plumbing), John Byrne (grocery), James Fitzgerald (liquor), Thomas Grett (hotel), Peter Maher (contracting and building), M. Murphy (grocery), P. Shannon (grocery), and Robert Welsh (liquor). Nicholas Barry's plumbing business was perhaps one of the most successful of these Irish residents, though the other businesses also enjoyed success. Four profiled men (8%) were born in Holland, including G.J. Nyehuis (brickyard), B. Priester (repair and horse shoeing), G.W. Schreurs (Young America Mills), and John A. Schreurs (Young America Mills). Additionally, two were born in England (John Eade – vet surgeon, John Stockdale – wagons and horse shoeing), two in France (Rev. P. Laurent – St. Matthias Church, August Mozer – hotel), and two in Scotland (Alexander Jackson – harness, etc., Peter Jackson – banker). The owner of the Muscatine Steam Boiler Works, John Baker, was born in Bohemia. Finally, one of the few women profiled in this history, Mary Eigenmann, was born in Switzerland. She was the proprietor of the Muscatine Brewery (*History of Muscatine County, Iowa* 1879).

The German influence in Muscatine continued to be seen through the organizations in the late 19th century. In 1874, a German newspaper again started in Muscatine, followed by a second newspaper in 1889. *Deutsche Zeitung (German Newspaper)* was established by J.W. Weippiert in 1874, and passed along to his son. The newspaper was sold to Rev. Gass and Herman Stoltzenan in 1881, who renamed it *Die Wacht am Mississippi (Awake on the Mississippi). Der Correspondent (The Correspondent)* began in 1889 under the direction of Henry Heinz. In 1896, Gustav Weis bought the *Die Wacht am Mississippi,* renaming it *Deutscher Anzeiger (German Indicator)* (Richman 1911, Vol. 1: 271-272; Carlson 1984: 38).

The Muscatine Turnverein was reorganized after the war. The 1866 city directory reported that it had organized on January 2, 1866, and it had 43 members. It continued to meet at the

northwest corner of 2nd and Chestnut, over Reuling's bakery, through the 1860s. A second society, the Vorwaerts Turnverein, was began in 1870, but reportedly did not operate long. This group does not appear in the available city directories for the 1870s,and it is unknown how long it operated. The Muscatine Turnverein continued to operate successfully in the 1870s and 1880s, primarily meeting in Hare's Hall on the south side of 2nd Street between Iowa and Chestnut. They built a large Turner hall at the southwest corner of 6th Street and Iowa Avenue around 1888. With the debt of construction, the property was sold and the society reportedly soon disbanded. The 1892 Sanborn map shows the Turner Opera House at this location, facing Iowa. A "beer garden" is located to the rear. The lot is empty by 1899 (*History of Muscatine County* 1879: 548-549; Richman 1911, Vol. 1: 432-43; City Directories). Hare's Hall was also home to the German Mechanics Aid Society, with George Schneider and G. Aumiller listed as contacts in the 1879 city directory. The St. Joseph's Mutual Aid Society also continued to operate through this period, with J. Fuller listed as the contact (City Directory, Muscatine 1879: 27).

The Muscatine Catholic Mutual Aid Society operated at this time by the mid-1870s, with John Byrne (Irish) listed as the president in 1879 (City Directory, Muscatine 1879: 27). At least some Irish groups appear to have met in Shamrock Hall, located above the grocery of John Byrne and Michael Murphy. According to City Directories, the Byrne and Murphy grocery was located "at the corner of Chestnut and 2nd Street" (1869-70 city directory) and more specifically at the southeast corner of 2nd and Chestnut" (1874-75 city directory). In a later account, Charles Braunwarth indicated that the second floor of "Shamrock Hall" was used for "debates, lyceum and society meetings." The 1883 Sanborn insurance map shows a three-story building used as a grocery store at this location, with "Shamrock Hall" on the third story. The notation for "Shamrock Hall" on the 3rd story appears again in 1888, but disappears by 1892. However, it apparently continued to function in the 1890s, as the Royal Neighbors of America, Woodbine Camp No. 142, the largest woman's lodge in Muscatine with 108 members in 1911, was organized in Shamrock Hall in 1895 (Carlson 1989: 161; City Directories; Richman 1911, Vol. 1: 430)

In 1879, the Irish National Land League was begun in Dublin to assist the situation of the tenant farmers. The league sent representatives to the United States to raise funds, with significant success. Irish in Muscatine joined the effort calling "Irishmen and all lovers of library in Muscatine, who are in sympathy with the Irish Land League" to a meeting at Shamrock Hall on Wednesday February 9, 1881. A roll call revealed 42 residents present, and the decision to form the league was made. Samuel Sinnett was elected president, with John Byrne, T.K. Ryan, and Nicholas Barry, Sr. serving as vice presidents. James J. Russell was elected secretary, and M. Bartlett served as treasurer. The Finance Committee included John W. O'Brien, James Fitzgerald, P.J. Barry, Jr., John Byrne, and P.J. Ryan. T.K. Ryan, T.T. Doyle, Alexander Clark, S.M. McKibben, and James Fitzgerald composed the Committee on Constitution. The league then set weekly meetings, with additional members joining over the next few months ("Muscatine Branch," *Muscatine Journal*, February 10, 1881, 4; "Land League Club," *Muscatine Journal*, February 8, 1881, 3).

A common Irish fraternal organization was the Ancient Order of Hibernians. The group dates its history to 1836, as the oldest Catholic lay organization in the United States. Typically, the group formed to help fellow Irish citizens, particularly new immigrants. Little is known about the Muscatine chapter. The 1889 city directory is the only one to list the Ancient Order of Hibernians, Division No. 1. At this time, they met at the A.O.U.W. Hall at 106 W. 2nd Street on

the first Sunday of the month, rather than at Shamrock Hall. They had 45 members in 1889. Officers included: J.M. Callahan, County delegate; D.J. Ryan, president; P.J. Mackey, vice president; James Fitzgeraldm, treasurer; John Loughlin, financial secretary; and W.S. O'Brien, recording secretary (City Directory 1889).

Little is known about other cultural or ethnic groups in Muscatine in this period. For example, Thomas F. Binnie is listed with the Scottish-American Mortgage Company in the 1886-89 city directory, and then as a security inspector in the 1889-1891 city directory. He lived at 705 W. 4th Street, and appears involved with the house at 408 Broadway, owned by a man who lived in Scotland with a relative apparently living at this location. The Scottish American Mortgage Company also operated in several other states in this period. This and other Scottish and British loan companies operated in the developing American areas in the 1880s, likely assisting immigrants with real estate purchases. They initially employed an American board of directors, but this proved costly and most companies shifted to a Scottish traveling inspector to visit and report to the home offices in Scotland. In 1897, the Scottish American Mortgage Company opened a central office with other firms in Kansas City (McFarlane 1976: 117-118). Binnie only lived in Muscatine from 1886 to 1890, though ship records shows that he traveled between Scotland and the United States regularly for the next two decades. Interestingly, it appears that George MacKenzie may have continue Binnie's job as loan inspector in Muscatine from 1890-1897, moving then to Kansas City where he is listed in the 1900 census as loan inspector (see survey forms for 70-01105 (408 Broadway) and 70-01093 (707 W. 4th Street)).

The educational system of Muscatine continued to reflect the German influence. The high school offered two years of classes for the German language, as it was a dominant language spoken in many stores in town. By 1874, Latin was also added to the curriculum, but German continued to be studied. German was also available for younger students through private classes offered by Adolph Pietz in the early 1890s. Ellis Parker Butler later recounted attending these classes in a profile of Pietz published as "The Idealist" in *Bookman* in 1925. The late 1880s and early 1890s were a "down" time in Muscatine, with the lumber industry peaked and pearl button yet to begin – Butler noted that it was as close to "hard times" as you could get in a community with a large surrounding agricultural base. Pietz made a small living teaching German, as Butler noted that most Germans knew German but operated in English, looking down on others as greenhorns: "There was nothing the average man in Muscatine was less willing to pay money for than lessons in German for himself or his children" (Randall, Vol. 2, 1982: 62; Butler, "The Idealist," *Bookman,* March 1925, 13-21).

In the 1890s, German continued to be the dominant culture in Muscatine. With the efforts to replace the lumber industry with other industries, the town was in the process of change and rebuilding. One unique German organization that began in this period was focused on music. Though the Harmonic Male Choir organized in 1884 by Henry Heinz gave several concerts in the mid-1880s, they disbanded after a few years. Apparently with a renewed interest, Henry Heinz formed the Muscatine Maennerchor (men's choir) on September 6, 1895. The original membership of 65 grew to 75 by 1911. The original officers were: J. G. Gunzenhauser, president; Henry Heinz, vice president; Herman Gremmel, secretary; Henry Klaffenbach, treasurer; James Schaab, librarian; and Professor F. Grade, director. On August 5, 1897, they joined the "Saenger Bund of the Northwest" (singing alliance), and subsequently participated in songfests around the Midwest (Richman 1911, Vol. 1: 279-280).

Two other German organizations opened by the end of the 19th century. In 1894, Rev. Reinemund began the German Lutheran Orphans' Home. The Hersheys had built a summer house on five acres of land outside of Muscatine, but never used it as Benjamin died in 1893. His widow, Elizabeth, donated the house and land to the orphanage to their use. The German Lutheran Orphan Home was dedicated on June 21, 1896. The German American Savings Bank organized on July 1, 1899, and they moved into their new building, the Houdek Block, at 130 E. 2nd Street. Its officers were J. L. Giesler, president; J. H. Kaiser, vice president; and S. L. Johnson, cashier; and directors included J. H. Kaiser, J. L. Giesler, Gus Schmidt, F. H. Little, Albert Baird, Fred Daut, J. Scott Blackwell, S. M. Barrison, and H. W. Huttig (Richman 1911, Vol. 1: 403, 444-445).

African-American Presence from 1870 to 1900

As noted previously, following the Civil War, other communities gained African-American population quicker than Muscatine. In 1870, Muscatine ranked ninth at 107 residents (1.59%), far behind the leader of Keokuk with 1,015 (7.95%). Mt. Pleasant, Wapello, Council Bluffs, and Des Moines boasted higher African-American populations as well. While fellow river communities of Davenport, Burlington, and Dubuque also had a higher number of African-American residents, the overall percent of their population was lower (between 1% and 1.5%). As seen in the city directories, the 1870 census data also reveals the 29 households were concentrated in the 1st ward (15, west of Chestnut) and 3rd ward (12, east of Walnut). The two in the 2nd Ward including a man within a white household and the family of Jane D. Watkins. Jane D. Watkins continued to work in intelligence, and she had a daughter, Lucy E., in her household. Other occupations continued to be typical of the middle of the 19th century – barber, cook, laborer, gardener, and tanner.

The African M.E. Church continued to grow. The church flourished during this post-war period of the 1870s and 1880s with the infusion of settlers. In 1879, the Sunday School had about 50 scholars and five teachers under direction of Alexander Clark. He had run it for 25 years, nearly since the original organization of the church. The library boasted 200 volumes. Membership of the congregation was 67 under the direction of Rev. William R. Alexander. On Sunday September 27, 1885, the corner stone for the new A.M.E. Church was laid. Pastors from five other churches in Muscatine gathered for the ceremonies, making speeches in honor of the event. The ceremony was concluded with an address by Alexander Clark, the only surviving member from the original trustees. Benjamin Mathews, a trustee on the second board, was also present. In 1889, the church built a parsonage for their pastor. Membership had declined slightly to 52 by 1891 ("The Corner Stone," *Muscatine Journal*, September 28, 1885, 2; Richman 1911; *Semi-Centennial Edition of the Muscatine Journal,* January 1891: 79).

Alexander Clark also played an active statewide, as well as local, role in the 1870s and 1880s. In 1872, he was appointed a delegate to the National Republican Convention in Philadelphia. In 1876, he was appointed an alternate delegate from Iowa for the National Republican Convention in Cincinnati. His son, Alexander Clark, became the first African-American to graduate from the University of Iowa Law School in 1879. His wife Catherine died also in 1879. Encouraged even at his age to attend law school to promote the option for African-Americans, he followed his son by graduating from the University of Iowa in 1884 as the second African-American. He was admitted to the bar on June 20. At this time, he spent a considerable amount of time in Chicago, buying and publishing the *Conservator* as a voice for his fight for equality. In 1884, the state

officially passed the Iowa Civil Rights Acts, after the 1875 federal act was overturned. However, discrimination generally continued statewide. In 1892, an amendment was passed to declare discrimination illegal in restaurants and bath houses (Hawthorne 1992: 26, 28; Silag 2001: 74). On August 8, 1890, Alexander Clark, Sr. was appointed the Minister and Consul General to Liberia by President Benjamin Harrison, where he died on May 31, 1891. With a state funeral, he was buried in Greenwood Cemetery with his wife and two children (Hawthorne 1992: 25-28; Jackson 1975: 47-53; Davis 1986, OHT-161).

The African-American population in Muscatine remained nearly steady through the 1880s, in the mid-130s in the 1880 and 1890 census. However, by the 1890s, the population began to decline, falling slightly from 135 and 1.18% of Muscatine's population in 1890 to 125 and 0.9% of the population in 1900. This trend would continue through the first half of the 20th century. Occupations remained similar to the middle of the 19th century, including laborers, barbers, farmers, servants, cooks, and barbers. Alfred Alexander Keath, whose parents moved to Muscatine in the 1850s, was listed as a carpenter in the 1890s. He married Julia Allhausen in the 1880s. At age 29, he was listed in the 1889-92 city directory as a carpenter and contractor living at 805 E. 8th Street. By the 1897-98 city directory, he was listed as a builder with a shop at 8th and Iowa, home remaining at 805 E. 8th Street. The 1900 city directory lists him among the contractors and builders, with the business address of 104 E. 8th Street and home address of 805 E. 8th Street. At this time, no buildings constructed by him in this period have been identified.

Muscatine in 1900

With the start and boom of the pearl button industry at the end of the 19th century, the population grew from 11,454 in 1890 to 14,073 in 1900. The number of households reported in the 1900 census totaled 4,451. The percent of immigrant heads of households held nearly steady through the end of the 19th century, totaling 29.6% in 1900 with 1317 foreign-born heads of households. However, during this period, there was a noticeable increase in the percent of the German households among these households, rising to nearly 72% in 1900 (21.2% of city households). The number of Irish heads of households in 1900 had fallen to under 7% of these foreign-born heads of households and only 1.9% of city households. Of the remaining foreign-born heads of households, about 5.2% were Dutch (1.6% of city households), 3.2% were English (0.9% of city households), 2.7% were Russian (0.8% of city households), 2.4% were Canadian (0.7% of city households), 2.2% were Swiss (0.6% of city households), and 1.7% were French (0.5% of city households). The number of African-Americans living in Muscatine decreased slightly to 125, while continuing to compose about 0.9% of the population (United States Census Bureau 1900; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

The 1900 census information was also tabulated according to wards within the city (Table 4). At this time, the city included a significantly larger amount of land than in 1870. First Ward continued to span from Chestnut Street to the west and north city limit, Second Ward included from Chestnut to Walnut Street to north city limit, Third Ward spanned from Walnut Street to the east-northeast city limit, and Fourth Ward has been added to include the part of the city on Muscatine Island (South Muscatine and Musserville) (Figure 17). The population of Muscatine was nearly evenly split between all four wards, with 22% in 1st Ward, 27% in 2nd Ward, 28% in 3rd Ward, and 23% in 4th Ward (which took part of 1st Ward). The wards with the highest percent of the households with foreign-born heads continued to be in the split 1st ward (37%) and 4th ward (37%), totaling 56% of these households citywide. The 3rd ward included 25% of these

households citywide, while the 2nd ward decreased to include only 19%. These percentages held roughly true for the German households throughout Muscatine. The Irish households, however, were located more in the 1st ward, with nearly equal numbers in the 2nd and 3rd wards and few in the 4th ward. This suggests that few Irish located near the lumber mills in the 4th ward while a number of Germans did. This supports Butler's note that contract labor was brought from Germany in the 1880s and 1890s to work in the lumber mill. Similarly, the Dutch households were nearly split between the 1st and 4th wards on the west and south side of town, with less than 12% in the 2nd and 3rd wards combined. On the other hand, the 3rd ward (east side) was home to 75% of the 36 Russian households, and all 12 Polish households were in the 3rd Ward (United States Census Bureau 1860; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

Table 4. Heads of Households in 1900 by City Ward and Country of Birth*

	1st Ward	2nd Ward	3rd Ward	4th Ward	Total households	Percent of households	Percent of foreign-born
Muscatine	**997**	**1191**	**1263**	**1000**	**4451**	**100%**	
- percent of population	22%	27%	28%	23%			
Black population	12	12	12	5	41	0.9%	
Foreign born heads of household	**369**	**250**	**330**	**368**	**1317**	**29.6%**	**100%**
- percent in ward	37%	21%	26%	37%			
Germany	**260**	**174**	**211**	**300**	**945**	**21.2%**	**71.8%**
Ireland	**35**	**25**	**22**	**5**	**87**	**1.9%**	**6.6%**
Scotland/Wales	5	3	1	1	10	0.2%	0.8%
England						**0.9%**	**3.2%**
Sweden/Norway	1	2	4	0	7	0.2%	0.5%
Denmark	1	4	0	2	7	0.2%	0.5%
Holland/Netherlands	**38**	**6**	**2**	**24**	**70**	**1.6%**	**5.2%**
France	**7**	**0**	**9**	**6**	**22**	**0.5%**	**1.7%**
Switzerland	**8**	**3**	**7**	**11**	**29**	**0.6%**	**2.2%**
Italy	0	5	1	0	6	0.1%	0.5%
Austria	1	4	2	0	7	0.2%	0.5%
Bohemia	1	0	4	0	5	0.1%	0.5%
Hungary	0	0	0	0	0	0	0
Poland	0	0	12	0	12	0.3%	0.9%
Russia	**3**	**3**	**27**	**3**	**36**	**0.8%**	**2.7%**
Canada	**7**	**7**	**13**	**5**	**32**	**0.7%**	**2.4%**

**numbers tabulated from hit counts on ProQuest's heritagequestonline.com*

Cultural and Ethnic Changes in the early 20th century

While the percent of foreign-born households held at nearly 30% in 1900, the number would decrease to 22% by 1910 and 14% by 1920. Likewise, the general foreign-born population in Muscatine decreased from 16.7% in 1900 to 13.3% in 1910 and 10.3% in 1920. At the same time, the heritage of these cultures remained strong in the community. In 1900, an additional 33.8% of Muscatine's native-born population had foreign-born parents, which remained at 29.3% in 1910. In 1901, *Picturesque Muscatine* noted that "The German population has churches and pastors of their own nationality, and among them are some of the best edifices and largest congregations in the city." German heritage remained the strongest within the city. While the number of German born citizens declined, their descendents remained in the city and

continued the heritage of their parents and grandparents (United States Census Bureau 1900, 1910, 1920; *Picturesque Muscatine* 1901).

Many of the German organizations began in the 19th century continued into the early 20th century, though some re-organization occurred. On September 6, 1908, the German-American Alliance of Muscatine was organized, and several existing German organizations became members, including Vorwaerts Turnverein, German Mechanics Aid Society, Muscatine Maennerchor, St. Joseph's Aid Society, St. Mary's Protective Society, and the male choir of the German Lutheran church. The original officers were: George Boch, president; Herman Mahrann, secretary; Joseph Missel, treasurer. It was a member of the Iowa State Alliance and of the German-American National Alliance. The purpose of the organization was to promote German heritage, and they advocated for an athletic instructor for all the public schools in 1910, German instruction in the schools, and public playgrounds for the children (Richman 1911, Vol. 1: 271-272, 281).

This led to the formation of the German Home Society in 1910 to build a Turner hall for the organizations. Six organizations joined the society: Mechanics Aid Society, Maennerchor, Vorwarts Turn Verein, St. Joseph's Benevolent Society, St. Mary's Society, and the Zion Singing Society of the German Lutheran church. The hall was projected to cost $22,000, and was expected to begin construction shortly. The three-story building would have first story commercial space with second story used as an auditorium and gymnasium and the third story as a meeting hall ("New Home Society is to be Formed," *Muscatine Journal*, August 26, 1910, 3).

The German American Savings Bank also grew in this period, constructing a new building on the opposite corner to where they opened in 1899. They moved into their new quarters on March 27, 1908. This bank was described in 1911 as "one of the solid financial institutions of Muscatine and has within its directorate and large list of stockholders, some of the most affluent and influential men of the county" (Richman 1911, Vol. 1: 403). The growth of this institution in the early 20th century demonstrates the prominent role that the Germans played in Muscatine during this period.

Other German organizations continued to be successful in the early 20th century as well. The two German newspapers were consolidated in 1907 as the *Muscatine Herald*, managed by Weis and Heinz. The St. Joseph's Mutual Aid and German Mechanics' Aid Society continued to be prosperous, with the latter having 275 members in 1911. The Champion Hose Company became the Champion, Hose, Hook & Ladder Company by 1911, with membership totaling 80 and continuing to be primarily composed of citizens of German descent (Richman 1911, Vol. 1: 279, 432-433).

The declining Irish born population continued to compose a significant portion of the community as well, with several descendents also continuing to maintain their heritage. While no later city directory listings are found for the Ancient Order of Hibernians chapter listed in 1889, a ladies branch had formed by 1904. The 1904 city directory lists the Ladies Ancient Order of Hibernians as meeting on the first Wednesday of the month at Woodmen Hall. Similar to the other chapter, this was the only directory listing for the group, and no additional information is known at this time (City Directory 1904).

In 1910, construction began on the new St. Matthias Catholic Church, with the cornerstone laid on August 14. At the end of the year, the *Journal* noted that it was "one of the most important building operations of the year" and "will be one of the finest Catholic edifices in the entire state" (Richman 1911, Vol. 1: 323-329). The cost of the 160 by 80 Romanesque building was estimated at $75,000. The first mass was held in the new building on July 23, 1911 (Richman 1911, Vol. 1: 323-329; 70th Anniversary Edition of the *Muscatine Journal* 1910: 24; Griffith 1928: 46).

While the German and Irish represent the historic cultural heritage of Muscatine, the nature of immigrants in Muscatine was changing in the first two decades of the 20th century (Table 5). By 1910, the overall percentage of foreign-born households decreased to 22%. The percent of these households with heads born in Germany decreased from 72% to 65% in 1910, and would only compose 57% of these households by 1920. Though significantly fewer in numbers than the German, the number of Irish (6.6%), Dutch (4.8%), and English (2.7%) born heads of households also declined by 1910. The German, Dutch, and English families continued to be distributed through the city, with a larger number of Irish in the 1st, 2nd, and 3rd wards than the 4th ward.

Table 5. Number of foreign born heads of households from 1900 to 1920*

	1900	% of house.	% of foreign	**1910**	% of pop.	% of foreign	**1920**	% of pop.	% of foreign
Total Population	14073			16178			16068		
Total Households	4451			5738			5941		
Total Foreign-born heads of households	1317	29.6%		1262	22.0%		837	14.1%	
Germany	**945**	**21.2%**	**71.8%**	**822**	**14.3%**	**65.1%**	**477**	**8.0%**	**57.0%**
Ireland	**87**	**1.9%**	**6.6%**	**75**	**1.3%**	**6.0%**	**39**	**0.7%**	**4.7%**
Scotland/Wales	10	0.2%	0.8%	15	0.3%	1.2%	12	0.2%	1.4%
England	43	0.9%	3.2%	34	0.6%	2.7%	27	0.5%	3.2%
Sweden/Norway	7	0.2%	0.5%	14	0.2%	1.1%	13	0.2%	1.6%
Denmark	7	0.2%	0.5%	0	0	0	8	0.1%	1.0%
Holland/Netherlands	**70**	**1.6%**	**5.2%**	**61**	**1.1%**	**4.8%**	**42**	**0.7%**	**5.0%**
France	22	0.5%	1.7%	15	0.3%	1.2%	12	0.2%	1.4%
Switzerland	29	0.6%	2.2%	25	0.4%	2.0%	16	0.3%	1.9%
Italy	6	0.1%	0.5%	14	0.3%	1.1%	13	0.2%	1.6%
Austria	7	0.2%	0.5%	29	0.5%	2.3%	18	0.3%	2.2%
Bohemia	5	0.1%	0.5%	0	0	0	7	0.1%	0.8%
Hungary	0	0%	0%	18	0.3%	1.4%	2	0.05%	0.2%
Poland	12	0.3%	0.9%	7	0.1%	0.5%	36	0.6%	4.3%
Russia	**36**	**0.8%**	**2.7%**	**88**	**1.5%**	**7.0%**	**90**	**1.5%**	**10.8%**
China	0	0	0	0	0	0	2	0.05%	0.2%
Canada	32	0.7%	2.4%	45	0.8%	3.6%	23	0.4%	2.7%

**numbers tabulated from hit counts on ProQuest's heritagequestonline.com*

While these western European countries had fewer immigrants living in Muscatine, the number of eastern families increased. While Russia was the birthplace of only 2.7% of the foreign-born heads of households in 1900, it increased to 7% by 1910 in Muscatine. Thus, Russia had the second highest number of foreign-born heads of households in 1910 after Germany. Likewise, the percent of household heads born in Austria increased from 0.5% to 2.3%. Hungarian and Polish immigration was also on the rise. These new immigrants were concentrated in 3rd ward

(east) and 4th ward (South Muscatine), with very first living in the 1st or 2nd ward. For example, the 88 Russian-born households were split nearly evenly between the 3rd ward (40) and the 4th ward (44). There was also a small serge in Italian immigration in this period.

Beginning in 1910, the population census tabulated country of birth for Muscatine citizens, providing some more precise numbers on the population from each country (Table 6). Similar to the heads of household tabulated, German was the dominant country of origin. According to the population census, 2,145 foreign-born whites (13%) lived in Muscatine in 1910, decreasing to 1,658 (10%) by 1920 as the result of little immigration and the aging immigrant population. Of these immigrants, 63% were from Germany, followed by 10.7% from Russia, 5.2% from Holland/Netherlands, and 4.6% from Ireland. The population numbers for native-born whites with both parents from the same foreign country demonstrates the population trends. Of these residents, 71% had both parents from Germany while 9.8% had both parents from Ireland, showing the 19th century immigration of these groups to Muscatine. Though only 3.2% reported two parents from Holland/Netherlands, this was another group with primarily 19th century immigration. On the other hand, new immigrants from Russia composed only 2.7% of the native-born population with two parents from one foreign country, while Russian-born residents were the 2nd highest foreign population in Muscatine in this period.

Table 6. Foreign-born population in 1910 and 1920

		1910			1920	
Population		16,178	100%		16,068	100%
Native white		13,911	86%		14,308	89.0%
Foreign born white		2,145	13.25%		1,658	10.35%
Black		122	0.75%		102	0.65%
	1910: native born with 2 foreign parents-same country	*percent of group*	**1910: Foreign-born**	*percent of group*	**1920: Foreign-born**	*percent of group*
Germany	**2,260**	**70.8%**	**1,352**	**63.0%**	**982**	**59.2%**
Ireland	**312**	**9.8%**	**98**	**4.6%**	**53**	**3.2%**
Scotland/Wales	23	0.7%	16	0.7%	12	0.7%
England	55	1.7%	56	2.6%	40	2.4%
Sweden/Norway	25	0.8%	23	1.1%	14	0.8%
Denmark	4	0.1%	10	0.5%	10	0.6
Holland/Netherlands	**102**	**3.2%**	**111**	**5.2%**	**77**	**4.7%**
France	9	0.3%	21	1.0%	29	1.8%
Switzerland	36	1.1%	39	1.8%	28	1.7%
Austria	39	1.2%	73	3.4%	29	1.8%
Italy	13	0.4%	26	1.2%	23	1.4%
Greece	-	-	12	0.5%	9	0.5%
Czechoslovokia	-	-	-	-	12	0.7%
Poland	**-**	**-**	**-**	**-**	**89**	**5.4%**
Russia	**86**	**2.7%**	**230**	**10.7%**	**189**	**11.4%**
Canada	26	0.8%	57	2.7%	26	1.6%
Mexico	-	-	-	-	20	1.2%
Other	203	6.4%	21	1.0%	15	0.9%

Immigration to the United States from Russia had increased in the late 19th century, as conditions worsened in the country for many less fortunate and Jewish citizens. After arriving, they

gradually worked their way to the middle of the country from both coasts. Of the families in Muscatine in 1910, less than 10 were there in 1900 and less than half remained by 1920 though the number households remained nearly steady. The booming pearl button industry in the early 20th century appears to have attracted them to Muscatine. The button factories were concentrated on the east side of town (3rd Ward) and in South Muscatine (4th Ward). The majority of the families living in the 4th ward worked at button factories, primarily as button cutters. Some 3rd ward residents also worked in button factories, though the occupations included store proprietors, salesmen, bookkeepers, and other occupations. The households appear to have been concentrated between 6th and 9th streets, east of Mulberry to Cypress. A number were noted as being Russian – Yiddish in the 1910 census. The Hebrew Congregation B'Nai Moses Synagogue was located at 619 Spring by the early 1900s.

Though other groups noted more residents, the Italian immigrants particularly established themselves as successful niche businessmen in Muscatine in the early 20th century. The Bisesi, Bova, and Manjoine families settled in Muscatine by 1900, representing six households. They represented four of the eleven confectioners listed in the directory. By 1910, the Cirivello and Gaeta families also arrived, opening fruit stores. The Bisesi and Manjoine families expanded into fruit as well as confectionaries. Nearly all the Italian immigrants worked in one of these businesses, and these Italians operated six of the nine fruit stores listed in the 1911 city directory. By 1916, they operated all seven of the fruit stores listed, with Peter Bisisi, Angello Cirivello, and Joseph Manjoine also listed among the 17 confectioners. Most lived above their storefronts or that of relatives. They were located in the east portion of town, including the 400 and 500 blocks of Mulberry, 300 and 500 block of E. 2nd Street, 200 block of Walnut, and 100 block of Iowa (United States Census Bureau, City Directories).

World War I impacted Germans in the United States as the country entered the war in 1917. Though the fighting ceased in November 1918, a degree of anti-German sentiment built up in the United States. In Muscatine, the German American Savings Bank changed its name to American Savings Bank between 1916 and 1919, likely as a result of these sentiments. The name on the frieze was likely modified at this time. City directories show that the officers included H.F. Giessler, president; J.L. Giesler, vice presidents; S.L. Johnson, cashier; and J.W. Hahn, assistant cashier in 1916, which remained the same under the new name in 1919. Likewise, the bank was reported to have $200,000 in capital both years, indicating the same organization (City directories).

By 1920, the percent of foreign-born households had dropped to 14.1% from 22% in 1910. The population numbers also show an overall decrease from 13.3% in 1910 to 10.3% in 1920. The number of heads of households born in Germany was nearly cut in half as many first generation residents died during this period. However, German-born head of households remained as the dominant in the city, composing 57% of the foreign-born heads of households (8% of city households). With the increasing Russian population, they ranked second with 10.8% of the households (1.5% of city households). The Dutch and Irish remained third and fourth, with 5% and 4.7% respectively (each about 0.7% of city households). Polish heads of households ranked fifth, composing 4.3% of the foreign born households (0.6% of city households). The number of African-Americans living in Muscatine continued to decrease, falling to 102 residents and 0.6% of the population in 1920 (United States Census Bureau 1900; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

The 1920 census information was also tabulated according to wards within the city (Table 6). Ward boundaries appear generally the same, with First Ward from Chestnut Street to the west and north city limit, Second Ward from Chestnut to Walnut Street to north city limit, Third Ward spanned from Walnut Street to the east-northeast city limit, and Fourth Ward in the southern portion of Muscatine (South Muscatine and Musserville). The population of Muscatine was nearly evenly split between all four wards, with a slightly higher percent (33%) in the 3rd ward. With the new immigrant population, the 3rd ward also grew to the highest percentage of foreign-born heads of household in Muscatine, with 30%. The 2nd ward remained the lowest, maintaining about 19%. The remaining foreign-born households remained split between the 1st ward (26%) and 4th ward (25%), only now behind the 3rd ward.

Table 7. Heads of Households in 1920 by City Ward and Country of Birth*

	1st Ward	2nd Ward	3rd Ward	4th Ward	Total households	Percent of households	Percent of foreign-born
Muscatine	**1287**	**1498**	**1983**	**1173**	**5941**	**100%**	
	22%	25%	33%	20%			
Black population	10	4	15	5	34	0.57%	
Foreign born heads of household	**215**	**158**	**255**	**209**	**837**	**14.1%**	**100%**
	26%	19%	30%	25%			
Germany	**147**	**74**	**118**	**138**	**477**	**8.0%**	**57.0%**
Ireland	**9**	**14**	**12**	**4**	**39**	**0.7%**	**4.7%**
Scotland/Wales	2	7	3	0	12	0.2%	1.4%
England	5	10	6	6	27	0.5%	3.2%
Sweden/Norway	3	4	5	1	13	0.2%	1.6%
Denmark	2	3	3	0	8	0.1%	1.0%
Holland/Netherlands	**23**	**5**	**8**	**6**	**42**	**0.7%**	**5.0%**
France	1	5	5	1	12	0.2%	1.4%
Switzerland	3	5	6	2	16	0.3%	1.9%
Italy	3	7	3	0	13	0.2%	1.6%
Austria	3	2	10	3	18	0.3%	2.2%
Bohemia	1	2	2	2	7	0.1%	0.8%
Hungary	0	0	0	2	2	0.05%	0.2%
Poland	**3**	**0**	**15**	**18**	**36**	**0.6%**	**4.3%**
Russia	**4**	**10**	**53**	**23**	**90**	**1.5%**	**10.8%**
China	0	2	0	0	2	0.05%	0.2%
Canada	6	8	6	3	23	0.4%	2.7%

**numbers tabulated from hit counts on ProQuest's heritagequestonline.com*

The distribution of particular countries differed by wards. As in 1900, the German population was primarily split between 1st and 4th ward, followed by 3rd ward. While the percent on the east side in 3rd ward has increased, other residents appear to have remained on the west side (1st ward) and South Muscatine near the booming pearl button factories (4th ward). The handful of Irish households had nearly equal numbers in the 2nd and 3rd wards, with fewer in the 1st ward and even less in the 4th ward. The remaining Dutch households were now concentrated in the 1st ward with half of the households, and the others were split between the three other wards. On the other hand, the 3rd ward (east side) was home to almost 60% of the Russian households, with an additional 25% in the 4th ward. Likewise, the Polish households were nearly all located in the

3rd and 4th wards (United States Census Bureau 1860; Proquest: HeritageQuestOnline.com 2004, accessed in November 2005).

African-American Presence in the first half of the 20th century

Though other areas of Iowa had a significantly larger African-American population by 1900, Muscatine continued to have a small community. The number stood at 125 in 1900, composing 0.9% of the population. It declined slightly in the early 20th century, with 122 counted in 1910 (0.75%) and 102 in 1920 (0.6%). Overall, the average age of the about 70 adults in 1900 had risen to 43, reflecting primarily an older parent bracket and a younger parent bracket. As noted in the late 19th century, families throughout town have changed, though some older families remain. In comparison to families in town in 1870, Arthur Manly (son of George), Rippen Keith, Alfred A. Keith (son of Rippen), and Noah Tutt remained as local family names. Occupations continued to be similar in the 19th century. The most common occupations were general laborer (15) with some noted as working in a sawmill, barber (8), cook (4), and servant or housekeeper (6). Three of the servants lived within white households. There were also two farmers, two gardeners, two teamsters, a carpenter, and a preacher.

Of the 125 residents in 1900, there were about 28 African-American families living in town, not including those living as boarders or servants within another household. They were divided almost equally among the 1st ward, 2nd ward, and 3rd ward, with about half as many in the 4th ward. In the 3rd ward, households were concentrated slightly further to the east then in the 19th century, in the area near 7th/9th and Spring/Lombard. The 2nd ward primarily consisted of families or boarders in the downtown area. The 1st ward households were concentrated slightly further to the north than in the 19th century, around 5th/6th and Pine/Chestnut. While households were "concentrated" in these locations, the majority of residents in these areas were white. Additional households were located out Fulliam Road on farms. The 4th ward households were in Musserville. While there were similarities in location, no particular sustained African-American enclaves appear to have developed in Muscatine. Of the 27 families identified as owning or renting their houses, 13 owned their houses outright, 4 owned their houses with a mortgage, and 10 rented their dwellings.

Though most of the occupations were fairly typical, a carpenter and gardener stand out to a degree. Alfred A. Keath, who worked as a carpenter, continued to be listed as a contractor and builder well into the 20th century. He appears to have operated from his home at 805 E. 8th Street in 1900, and his listing under "contractors and builders" in the city directory was one of three to be highlighted. He continued to be listed through the mid-1910s, with his son Archibald W. also listed as a carpenter working for his father beginning in 1908. They continued to work together through the 1920s, with the 1927 city directory listing A.A. Keath and Son among the 28 contractors in Muscatine. Approaching 70, he appears to have retired, and he died on February 4, 1940. It is unknown at this time what buildings they constructed. His obituary only notes that after working at the oatmeal mill, he "did general contracting" ("Alfred A. Keath Dies Following Extended Illness, *Journal,* February 5, 1940, 1). Isaac P. Johnson was listed as a gardener at 1077 Fulliam in the 1900 census at age 40, continuing to be listed as a farmer at the same address in 1910. City directories list him as a gardener on this parcel through 1911. The *Bystander*, an African-American newspaper, reported that he had astute business skills as a gardener. Around 1906, he had contracted one acre of cucumbers with Heinz's local factory for 50 cents per bushel, and he had one acre of sweet corn and two acres of tomatoes under contract with another

cannery at 20 cents per bushel. By 1910, Arthur Manly, another African-American, was also listed as a laborer at the same address (Silag 2001: 171; United States Census Bureau 1900, 1910; City Directories).

While the Bethel African M.E. Church remained the center of the African-American community, one women's organization formed by 1900, the Paul Dunbar Club. Little is known about this group, and it is not listed in city directories of the period. However, it was a charter member of the Iowa State Federation of Colored Women's Clubs, which was organized in Ottumwa in June 1902. The name later changed to the Iowa Association of Colored Women in keeping for the national name. They worked for the advancement of colored women in Iowa. The goal of the organization was to: to secure harmony in action and co-operation among women in raising their home, moral and civil life to the highest standard; to encourage the organization of women's clubs where they do not exist and where the aid of women's clubs are needed; and to aid the clubs in becoming more thorough acquainted with the different kinds of work that come within the scope of women's occupations. Local clubs were required to have ten members to be a member of the state organization, and 14 clubs were represented at the convention in Davenport in May 1903. Records indicate that the Paul L. Dunbar Club had 14 members, five of whom attended the 1903 meeting: Mrs. Baines, Mrs. J. Thompson, Mrs. Ousley, Miss Maude Ousley, Mrs. Fannie Grooms. According to the 1900 and 1910 census data, in 1903, Mary Baines was 35, Mrs. Rebecca Ousley was 54, Maude Ousley was 20, and Fannie Grooms was 37, indicating an overall younger involvement with the club (Silag 2001: 426-429; Iowa Association of Colored Women Records, 1903-1970).

On May 22-24, 1905, Muscatine hosted the Fourth Annual Meeting of the Iowa State Federation of Colored Women's Clubs at Bethel A.M.E. Church. About 30 attended the convention, representing 22 clubs in 8 towns and 350-400 members statewide. Miss Maud Ousley, president of the Paul L. Dunbar Club, introduced Mayor McNutt, who welcomed the delegation to Muscatine. She also served as chair of the state Arts and Crafts committee. Mrs. Fannie Grooms, daughter of Rosetta "Grandma" Watson who was known for her salt water taffy, also appears to have played a prominent role, serving as corresponding secretary for the association. Alice Thompson of Muscatine presented a paper on music and also served on the Arts and Crafts committee. Mrs. Mary Bains was also in attendance, and Mr. I.P. Johnson of Muscatine also spoke. According to the education committee report, in Muscatine there were three pupils in high school and four graduates. Maud Ousley, Alice Thompson, and Fannie Grooms continued to be active in the state organization and convention in 1910, serving on committees and Thompson serving as treasurer. Of the 23 member clubs, Muscatine's was the third oldest, dating to 1900. Maud Ousley continued to serve as president of the Paul L. Dunbar Club, with "Art and Study" as their category. The club only had the minimum 10 members at this time, and it is not noted at the state convention in 1911 or subsequent years (Iowa Association of Colored Women Records, 1903-1970).

The African-American population in the early 20th century continued to be composed of a combination of long-term local families and a transient population. About half of the families in the 1900 census remained in town in 1910, including the families of Edward Bains (porter), Elizabeth Carr, Fannie Grooms (courthouse janitor), Sally Huston (washerwoman), Isaac P. Johnson (farmer), Alfred Keath (carpenter), Jacob Lamb (button cutter), Harriett Lamb (button cutter), Stephen Lloyd (laborer), Arthur Manly (farm laborer), Julius Seay (junk dealer), Abram Seabrooks (laborer), Noah Tutt (retired – gardner), Rosetta Watson, and Frank Walker (barber).

With the exception of some deaths, nearly all these families remained in town in 1920, including some families that arrived by 1910. By 1910, the rise of the button industry in town had created a new sector of jobs for several African-American men and women. Overall, the families were scattered throughout town with no particular domination of a neighborhood. A number lived in the 4th ward of South Muscatine, near the button factories. Others lived on the east side of town near Bethel A.M.E. Church, including Bains, Grooms, Keath, and Watson. Some lived in proximity in the 900 and 1000 block of Fulliam Ave, on the outskirts of town, including Johnson, Carr, Manly, and Seabrooks. Others were scattered throughout the Original Town, mostly along 5th, 6th, 7th, and 8th streets.

The Bethel African M.E. Church continued to hold services in their church at 514 E. 7th Street through the early 20th century. A series of pastors are listed, and they may have shared pastors with other congregations. In 1904, they had services at 10:45 a.m. and 7:45 p.m. with Sunday School at 12:30 p.m. and Christian Endeavor at 6:30 p.m. A prayer meeting was also held on Thursday evenings. The same set of services and groups continued to exist in 1919 at slightly different times. The church continued to be the setting for meetings of the community, such as the evangelist that visited in 1920. From March 3 to 14, Rev. Nathaniel Hawthorne Jeltz held a series of revival meetings at Bethel A.M.E. Church. He had served as a chaplain in WWI, and he had delighted white and black residents with his brilliant sermons and wonderful singing in South Dakota, Minnesota, Chicago, Evanston, Keokuk, and Davenport ("Colored Chaplin to Hold Series of Meetings Here," *Muscatine Journal*, March 1, 1920, 8).

In 1920, the 102 African-Americans remained distributed throughout the city similarly as in 1900 and 1910. Likewise, about 27 families were found in the city. Average age of about 70 adults remained around 44, though a larger number of residents were in their 30s or 40s. The most households were located in the 1st and 3rd ward, with renters also living in the 2nd ward and about half as many households in the 4th ward of Musserville. Most of these 4th ward residents worked in the button factories. Households remained generally scattered throughout the core of the wards, with the only concentration of three on Miles Avenue in Musserville. Of the 25 families that had house ownership indicated, 16 owned their homes with about half having a mortgage.

Occupations in 1920 remained similar to earlier years, though more specific information was noted. The largest number of African-Americans found work in a hotel (11) as a janitor, cook, chauffeur, baggage man, or porter. Two others men worked as chauffers, one man as janitor, and two women as janitors for other employers. The button industry employed six African American men and women as cutters, grinders, sorters, and clerks. Seven men worked as a laborer in various capacities, and one was a mechanic in a garage. Five continued to be employed in the barber trade. Alfred Keath was listed as a house contractor, and William Davie worked as a house plaster. The noticeable decrease was in the number of servants or housekeepers, with only one housekeeper listed.

The African-American population in Muscatine continued to decrease through the second quarter of the 20th century. By 1930, it had fallen to 86 (black and other), which composed only 0.5% of Muscatine's population. It continued to decrease to 77 in 1940 before increasing slightly to 82 by 1950, though only composing about 0.4% of Muscatine's population in both years. Without specific census records available, it is difficult to make additional observations about the population during these years.

Later oral interviews do provide some insight on the climate in Muscatine in this period. Clifton Lamb, in a 1961 speech, remembered growing up in Muscatine in the 1920s, graduating from high school in 1929. He recalled being refused admittance to the Weed Park pool, hesitance over his application for membership in the Y.M.C.A, and protests over his teaching at Garfield School. By the 1940s, the atmosphere appears to have improved some, at least in comparison with other Iowa communities. Aldeen Davis recalled moving to Muscatine in 1948 with her husband and children and noticing less discrimination than in her small hometown of Centerville. In Muscatine, her children noticed that they were permitted to sit anywhere in the theater, and they loved attending the schools. She did recall some discrimination in housing as they went to purchase a home, as well as in some other areas, but it was a generally a positive environment for the period (Davis 1986, OHT-161). Davis initially lived in South Muscatine on Breese before moving to 603 W. 6th Street by 1959.

Aldeen Davis wrote a series of articles on national African American history for the *Journal* in the 1970s and 1980s. On June 11, 1979, she noted several local residents as representative of the 20th century residents, including Nola Walker (dressmaker), Maude Ousley (maker of hairpieces), Rosetta (Grandma) Watson (salt-water taffy), C.H. Heath (photographer), Dr. Alice Thompson (chiropractor), Richard Haney (waterman for street department), Dan Anderson (white washer), and Mildred Fuller (church worker). She also noted Clifton Lamb, professor and playwright, and Del Taylor, golf caddy for pros, including Billy Casper (Aldeen Davis, "Soul – food and thought," *Muscatine Journal*, June 11, 1979).

Cultural and Ethnic Heritage in the middle of the 20th century

While the heritage of the earlier ethnic groups remained in Muscatine by the 1920s, it had considerably weakened as the number of immigrants declined. Most of the foreign-born population during this period was aging and dying, and others had moved to the United States with their parents at a young age. While technically foreign-born, most of these children shard more similarities with first generation citizens.

Population census data shows that the percent of foreign-born residents of Muscatine declined from 13.3% in 1910 to 10.35% in 1920 (Table 8). The number continued to drop sharply from 1,658 to 1,186 or 7% by 1930 as the total population remained nearly steady. The numbers continued to decline 812 by 1940, and with the population increase they composed only 4.5% of the residents of Muscatine. Through the 1920s and 1930s, residents born in Germany continued to compose the majority of these foreign-born residents, holding around 60% in 1920, 1930, and 1940. Newer immigrant groups from Russia and Poland also held a significant number of this population. Residents born in Russia numbered 189 in 1920 (11.4%) and though they dropped to 90 by 1930, they continued to make up 7.6% of the foreign-born population. It appears the many earlier residents moved onto other communities, likely as the pearl button industry leveled off in the 1920s. However, immigrants from Poland, numbering 89 in 1920 (5.4%), remained in Muscatine. They numbered 93 (7.8%) in 1930 and 74 in 1940 (9.1%), higher than Russia in these years. Older immigrant groups such as the Dutch continued to claim their share of the foreign-born population with 77 (4.7%) in 1920, 54 (4.6%) in 1930, and 46 (5.7%) in 1940. Without a later wave of immigration to Muscatine, most of the early Irish immigrants had died off by this period, and their early presence was no longer felt. By 1920, their numbers were

down to 53 (3.2%), and they declined to 16 by 1930 (1.4%), which was less than many of the smaller immigrant groups.

Table 8. Foreign-born population from 1920-1950

	1920		1930		1940		1950	
Population	16,068	100%	16,778	100%	18,286		19,041	
Native white	14,308	89.0%	15,506	92.5%	17,396	95.1%	18,330	96%
Foreign born white	1,658	10.35%	1,186	7.0%	812	4.5%	627	3.3%
Black (includes other in 1930)	102	0.65%	86	0.5%	77	0.4%	138	0.7%
Other					1		2	
	1920 Foreign-born	*percent of group*	**1930 Foreign-born**	*percent of group*	**1940 Foreign-born**	*percent of group*	**1950 Foreign-born**	*percent of group*
Germany	**982**	**59.2%**	**754**	**63.6%**	**478**	**58.9%**	**325**	**51.8%**
Ireland	**53**	**3.2%**	16	1.4%	4	0.5%	4	0.65%
Scotland	11	0.6%	4	0.3%	6	0.7%	4	0.65%
England/Wales	41	2.5%	32	2.7%	19	2.3%	22	3.5%
Sweden/Norway	14	0.8%	18	1.5%	13	1.6%	11	1.8%
Denmark	10	0.6%	2	0.2%	9	1.1%	4	0.65%
Holland/Netherlands	**77**	**4.7%**	**54**	**4.6%**	**46**	**5.7%**	**40**	**6.4%**
France	29	1.8%	15	1.3%	12	1.5%	11	1.8%
Switzerland	28	1.7%	17	1.4%	7	0.9%	-	-
Austria	29	1.8%	10	0.8%	15	1.9%	14	2.25%
Italy	23	1.4%	15	1.3%	11	1.4%	7	1.1%
Greece	9	0.5%	7	0.6%	6	.7%	4	0.65%
Czechoslovokia	12	0.7%	12	1.0%	6	0.7%	6	1.0%
Poland	**89**	**5.4%**	**93**	**7.8%**	**74**	**9.1%**	**57**	**9.1%**
Russia	**189**	**11.4%**	**90**	**7.6%**	**68**	**8.4%**	**61**	**9.7%**
Lithuania	-	-	-	-	13	1.6%	4	0.65%
Canada	26	1.6%	23	1.9%	12	1.5%	19	3.0%
Mexico	20	1.2%	-	-	8	1.0%	8	1.3%
Other – Asia	-	-	-	-	1	0.1%	2	0.3%
Other	15	0.9%	24	2.0%	3	0.4%	24	3.8%

The 32 biographies included for prominent Muscatine citizens in the 1938 publication by the Citizens Historical Association in Indianapolis reveals that 18 were born in Iowa between 1859 and 1897. Additionally, seven others were born in the Midwestern states of Illinois, Missouri, Ohio, and Michigan. Only five of these prominent Muscatine citizens were immigrants, including two from Germany, two from Holland, and one from Austria. Of these, only Gustav Weis immigrated as an older child, leaving Germany at age 13 in 1883. Fred Ziegler, real estate and insurance, immigrated from Bavaria at age 1; John W. Nyweide, a baker, immigrated from Holland at age 2; Matthew Westrate, lawyer, immigrated from Holland at age 6; and John Weber, Jr., pearl button company, immigrated from Vienna, Austria at age 1 with his family (photocopy in Carlson 1989).

The same population trends are noted through 1950, with the overall number declining. The number of foreign-born residents dropped from 812 in 1940 (4.5%) to 627 in 1950, composing only 3.3% of the residents of Muscatine. With 325 residents born in Germany, they made up

51.8% of the foreign-born population. They were followed by Russia with 61 residents (9.7%) and Poland with 57 residents (9.1%). Holland/Netherlands continued to occupy fourth place with 40 residents or 6.4% of the population.

Through the second half of the 20th century, changes would be reflected in the cultural and ethnic diversity in Muscatine. The 1960 census no longer tabulates the foreign-born residents by country of birth for Muscatine, likely reflecting the overall decline in this data set or type of information collected. Muscatine grew to 20,997 residents by 1960, and would continue to grow to 22,405 residents by 1970. During the 1950s, the African-American population grew from 82 (0.43%) in 1950 to 138 (0.66%) by 1960. Though growth of this segment of the population leveled off in the 1960s, it resumed in the 1970s. Likewise, this period saw growth in the Hispanic population of Muscaitne. The 1950 census notes eight residents born in Mexico. The 1960 census notes 18 residents of other or "Indian" races (0.08%). The population growth of the 1960s appears to have been about one-third Hispanic, as they composed 2.5% of the population by 1970. As the population grew by 1,062 to 23,467 in 1980, the number of Hispanics increased by over 600, and they composed 5.3% of the population by 1980. As the population slightly declined through the end of the 20th century to 22,881 in 1990 and 22,697 in 2000, the Hispanic population continued to increase, composing 7.9% in 1990 and 11.9% in 2000. At the same time, the African-American population rose to 1.1% in 2000, its highest percentage since 1.18% in 1890.

Associated Property Types: Cultural and Ethnic Diversity

Residential buildings and resources related to cultural and ethnic diversity, c.1833-c.1950

Description: Residential buildings are the most common historic resource associated with cultural and ethnic diversity in Muscatine from c. 1833 to c.1950. Residences are similar to those described with the historic contexts of "19th century neighborhood and residential development" and "20th century neighborhood and residential development." Residences from c.1833 to c.1865 reflect the initial settlement of Muscatine; those from c.1865 to c.1900 represent the maturation of Muscatine in the 19th century under the prosperity of the lumber industry; those from c.1900 to c.1920 reflect the growth with the boom of the pearl button industry, and those from c.1920 to c.1950 represent slower, sustained growth of this period. A variety of housing was built by the Germans and Irish as well as small cultural ethnic groups such as the African-Americans in the 19th century. Typically, early immigrants in the early 20th century lived in smaller vernacular dwellings, building larger houses as they became successful.

Significance: The significance of these houses under this historic context lies in their reflection of the cultural and ethnic heritage of Muscatine. While the significance and criterion for "19th century neighborhood and residential development" and "20th century neighborhood and residential development" should be considered, significance must be clearly established within theme of cultural and ethnic heritage in Muscatine.

Resources may be significant for association with a significant event or pattern of events, for association with a significant person, or for their architecture and design. A significant event related to cultural and ethnic diversity may be a singular occurrence that had a significant impact on Muscatine, the broader region, or the nation, or it may be one in a series of individual events that had a significant impact. A resource may also be associated with a pattern of events that led to a significant impact, but its role and significance within that pattern must be clearly established. The resource must be directly connected to the event, and it usually will be better associated with it than other resources to be eligible. For a resource to be eligible for its association with a prominent person, the person must have a demonstrated significant impact on the history of Muscatine within the context of cultural and ethnic diversity, beyond being a prominent business or other type of person. Likewise, resources that demonstrate high architectural integrity may be eligible for their architecture but the overall style, type, construction, or design must be significant beyond merely retaining integrity, as stated within the historic contexts of "19th century neighborhood and residential development" and "20th century neighborhood and residential development." To be eligible within the historic context of cultural and ethnic diversity, the architecture must directly this historic context. Resources nominate for their strong architecture alone would be nominated under the "19th century neighborhood and residential development" or "20th century neighborhood and residential development" historic contexts rather than this historic context.

Residential resources that are religious properties, reconstructed or moved resources, commemorative properties, or birthplaces of later significant persons must also meet the individual Criterion Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Resources will be associated with the period from c.1833 to c.1950 and will have served an important role in the cultural and ethnic heritage of Muscatine as it relates to the residential development of Muscatine. Eligible resources will distinctly reflect this historic context, rather than just date from this period and be associated with a cultural and/or ethnic group. Their relationship with the cultural and ethnic heritage of Muscatine should be demonstrated to be significant in the overall history and development of Muscatine.

Criterion B: Resources will have an association with important men or women or a significant group of people in the history of Muscatine during the period from c.1833 to c.1950. To be eligible under this historic context, the person must be individually significant with demonstrated contributions and impact on the history of Muscatine, and their significance must relate to the theme of cultural and ethnic diversity to be eligible under this context. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be an excellent example of an architectural style with good integrity; or resources will be an intact example of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder. Additionally, the architecture will be significant within the theme of cultural and ethnic heritage in Muscatine to be eligible under this historic context and criterion. It is anticipated that more buildings will be nominated under Criteria A or B, than C. Individually eligible resources significant as a representation of particular style related to cultural and ethnic diversity will exhibit distinctive characteristics of that style and will be compared to other resources to demonstrate their significance. Individually eligible resources significant for their type or construction must also be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Resources significant for their design by an important architect or construction by a master builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect or master builder to demonstrate the significance of this resource. This significance must directly relate to the theme of cultural and ethnic diversity to be eligible under this historic context.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings associated with the cultural and ethnic heritage of Muscatine; archaeology was not included as part of this project.

Integrity Considerations: Residences must meet similar integrity requirements as those described for the historic contexts of "19th century neighborhood and residential development" and "20th century neighborhood and residential development." Residences may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials,

workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the building. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials. Key features such as historic windows and exterior cladding should be intact for the house to be individually eligible, particularly under Criterion C. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building within this historic context.

Related historic resources identified in the West Hill survey area only:

additional research is needed to identify the significance of these resources

Cultural and ethnic residential neighborhoods – c.1833-c.1950

Description: Residential neighborhoods are also common historic resource associated with cultural and ethnic diversity in Muscatine from c. 1833 to c.1950. Neighborhoods, potential historic districts, are similar to those described for the historic contexts of "19th century neighborhood and residential development" and "20th century neighborhood and residential development." Resources within these neighborhoods will be primarily associated with a particular cultural and ethnic group or a significant collection of groups to be eligible under this historic context.

Significance: The significance of cultural and ethnic historic neighborhoods lies in their potential as historic districts. By definition, a historic district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Historic districts are collections of buildings that derive their importance from the grouping that possess a sense of time and place. They have a common period of significance that many extend over a few years or multiple decades. Historic districts might have a shared building type, style, or material, or they may be composed of a variety of resources. However, the neighborhood must possess characteristics that united is historically or aesthetically by plan or physical development to be considered a historic district. In addition to these characteristics, the resources within the area must have significant associations with a particular cultural and ethnic group or a significant collection of groups to be eligible under this historic context.

Registration Requirements:

Criterion A: Neighborhoods, or historic districts, will have served an important role in the cultural and ethnic heritage of Muscatine from c.1833 to c.1950 to be eligible under this historic context. Eligible neighborhoods will distinctly reflect a significant theme within cultural and ethnic heritage in Muscatine, rather than just being associated with a people of a particular group or collection of groups. Their relationship within the cultural and

ethnic heritage should be demonstrated to be significant in the overall history and development of Muscatine.

Criterion B: Historic districts will have an association with important men or women in the history of Muscatine or a significant group of people within the cultural and ethnic heritage of Muscatine from c.1833 to c.1950 to be eligible under this historic context. The historic district must be associated with the person's productive life or the group's period of significance, and the district developed as a whole by this person or group to be likely be solely eligible under this criterion. It is less likely that a historic district will be eligible only under this criterion than in combination with another criterion. Historic districts may be eligible under Criterion B as well as A or C if significant persons lived within the district during the period of significance, the properties are associated with the person's productive life, and the properties are better associated with the person than other extant properties.

Criterion C: Historic districts eligible under this criterion and period will have a significant group of residential buildings, either for architectural styles or vernacular designs, that may lack individual distinction but form a significant group of resources based on the architectural components of the district. The architecture should be reflective in some manner of the cultural and ethnic heritage of Muscatine to be eligible under this historic context and criterion.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 19th century commercial and industrial buildings related to cultural and ethnic heritage; archaeology was not included as part of this project.

Integrity Considerations: Neighborhoods must meet similar integrity requirements as those described for the historic contexts of "19th century neighborhood and residential development" and "20th century neighborhood and residential development." The integrity for a historic district will be judged on the basis of the integrity as a neighborhood as well as the integrity of the individual components. The majority of the district's individual buildings should retain integrity as contributing buildings even if they lack individual distinction. Additionally, the relationship between the individual buildings must be substantially unaltered since the period of significance. Intrusions, such as buildings constructed outside the period of significance, will be judged on their relative number, size, scale, design, and location to determine their impact on the integrity as the district as a whole. A historic district will not be eligible if it contains sufficient alterations or intrusions that it no longer conveys the sense of the historic district during the period of significance.

Individual residential resources related to cultural and ethnic heritage may be eligible as contributing resources in a historic district when they retain sufficient integrity. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time.

While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings. Alterations less than 50 years old or outside of the period of significance for the historic district may be acceptable on contributing buildings as follows:

- Non-historic siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing.
- Porches enclosed after the period of significance have original columns visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch.
- If window openings do not retain historic sashes, the majority of the window openings retain their original sizes, particularly on primary façades.
- Any additions to the house are subordinate to the original building, preferably at the rear, and do not cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the house should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, incompatible porch enclosures of a non-reversible nature, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable or residential buildings constructed outside of the period of significance will also be classified as non-contributing. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Finally, while National Register standards generally preclude moved buildings from being considered contributing, there are certain exceptions. The assumption is that a move detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the settings and context are similar to original locations. With grading work in Muscatine, several buildings were moved. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the period of significance for the historic district. Moved resources that are outside the period of significance for the district will likely be considered non-contributing buildings within the district, particularly if they do not reflect the remainder of the district in history and architecture.

Related historic resources identified in the West Hill survey area only:

no particular districts were identified in this area

Commercial and industrial buildings related to cultural and ethnic diversity, c.1833-c.1950

Description: Commercial and industrial buildings may be related to the cultural and ethnic heritage of Muscatine from c.1833 to c.1950. These historic resources are similar to those described with the historic contexts of "19th century Business and Industry" and 20th century Business and Industry. 19th century commercial and industrial buildings represent the growth and prosperity of Muscatine as a thriving community under the lumber industry. Some buildings in the second half of the 19th century were constructed on yet undeveloped lots, but generally these buildings replaced earlier buildings. The height of these buildings ranged from one-story to multi-story buildings, but the typical commercial building was a three-story brick building. Many of the businesses that operated in the first half of the 20th century continued to be located in 19th century buildings, but others operated in new buildings, mostly constructed in the first quarter of the 20th century. Three-story brick buildings continued to be the most common commercial buildings. Industrial buildings for the 19th century and 20th century are usually more utilitarian in nature, with simpler cornice and window treatments. In this period, large complexes began to develop, reflecting earlier businesses that expanded to meet new demand and the development of new industries in this period requiring larger complexes.

Significance: For commercial and industrial buildings to be considered eligible under this historic context, they must have a demonstrated significance in relation to the cultural and ethnic heritage of Muscatine from c.1833 to c.1950. Typical business and industrial buildings would not be eligible under this context, but they may be eligible under another context. While the significance and criterion for "19th century business and industry" and "20th century business and industry" should be considered, significance must be clearly established within theme of cultural and ethnic heritage in Muscatine. The significance of individual commercial and industrial properties may be established as contributing resources of a historic district.

Registration Requirements:

Criterion A: Commercial and industrial resources will be associated with the cultural and ethnic heritage of Muscatine from c.1833 to c.1950and will have served an important role in this cultural and ethnic heritage. Buildings will be shown to be significant as a reflection of this theme rather than or in addition to a direct development of a significant business in order to be eligible under this historic context. Additionally, businesses and buildings owned by members of a particular cultural and ethnic group must have demonstrated significance within this historic context, rather than just be associated with the group.

Criterion B: Commercial and industrial resources will have an association with important business men or women, or a key individual or group with a demonstrated significant contribution to the cultural and ethnic heritage of Muscatine from c.1833 to c.1950. To be eligible under this historic context, the person must be individually significant within this period in relation to this context. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must

reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Commercial and industrial resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style; or resources will be contributing to a significant and distinguishable historic district. The association and significance of the architecture or design must have a demonstrated relationship to the cultural and ethnic heritage of Muscatine from c.1833 to c.1950 to be eligible under this criterion within this historic context.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information on commercial and industrial resources related to cultural and ethnic heritage; archaeology was not included as part of this project.

Integrity Considerations: Commercial and industrial buildings associated with the cultural and ethnic heritage of Muscatine from c.1833 to c.1950 may be individually eligible for this association when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility, as long as they do not detract from the overall design and proportions of the historic appearance. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. Storefronts less than 50 years old should be sympathetic to a historic design. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront, and materials.

Most individual commercial and industrial resources from this period will likely be eligible as contributing features of a historic district. A historic district may be significant within the theme of cultural and ethnic heritage in Muscatine as well as the broader business and industry contexts, but it must be significant in the cultural and ethnic heritage to be eligible within this context. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront, and materials to remain as contributing buildings. Storefronts were often updated to reflect new business patterns, and a non-historic storefront will not solely prohibit a building from being contributing in a historic district if it does not detract from the overall design and proportions. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the West Hill survey area only:

no particular resources were identified in this survey area

Additional resources relating to cultural and ethnic diversity from c.1833-c.1950

Description: Additional resources may reflect the cultural and ethnic heritage of Muscatine from c.1833 to c.1950. These resources may relate to other components of the community that developed in response to the settlement of these groups, such as educational resources, institutional resources, religious resources, or recreational resources. Included resources are churches, schools, institutions, and meeting halls among others related to cultural and ethnic heritage. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their reflection of the cultural and ethnic heritage of Muscatine from c.1833 to c.1950. The significance of individual properties may also be established as contributing resources of a district.

Other cultural and ethnic diversity resources from c.1833 to c.1950 that are moved or reconstructed resources, religious properties, birthplaces or graves of later significant persons, cemeteries, or commemorative properties must also meet the individual Criterion Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Resources will be associated with the cultural and ethnic heritage of Muscatine from c.1833 to c.1950 and will have served an important role in this cultural and ethnic heritage. Resources will be shown to be related directly to and significant within this theme to be eligible under this historic context.

Criterion B: Resources will have an association with important men, women, or group responsible related to the cultural and ethnic heritage of Muscatine from c.1833 to c.1950. To be eligible under this historic context, the person must be individually significant within this period in relation to this history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be an excellent example of an architectural style with good integrity; or resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. The architecture of the resource must be significant in relation to cultural and ethnic heritage of Muscatine from c.1833 to c.1950 in order to be eligible within this historic context and criterion. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original

design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information on other resources related to cultural and ethnic heritage; archaeology was not included as part of this project.

Integrity Considerations: These additional resources related to the related to the cultural and ethnic heritage of Muscatine may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character-defining features and distinctive characteristics.

Resources may also be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, the resources must retain the essential characteristics that convey their significance as that type of resource.

Related historic resources identified in the West Hill survey area only:

no particular resources were identified in this survey area

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IV. Identification and Evaluation Methods

The Intensive Survey and Evaluation of the "West Hill" neighborhood included all the historic buildings built by 1960 in the neighborhood. The West Hill neighborhood has been defined as the area along W. 2nd Street, W. 3rd Street, and W 4th Street roughly from Ash to Chestnut streets (Figure 27). This area meets the 2004-2005 downtown survey area at the east-northeast edge along Mississippi Drive, 2nd Street, and 3rd Street. No archeological sites were included in this survey. Though 50 years is the typical cut-off for a "historic" resource to be eligible for the National Register of Historic Places, resources built through 1960 were included in the survey as it may be several years before a potential district is nominated to the National Register of Historic Places. The methodology for this survey included a combination of field survey work and archival research.



Figure 27. Map of the survey area.

The project was designed for the work to be divided between a consultant serving as Principal Investigator and the local project director and volunteers. Rebecca Lawin McCarley (d.b.a. SPARK Consulting), Davenport, Iowa, was the principal investigator (consultant) for this project. She is qualified as an architectural historian and historian as defined by the Secretary of the Interior. The primary responsibility of the consultant was project supervision and organization. The consultant responsibilities included the organization and coordination of the project activities, training the volunteers to complete the survey and research on the historic buildings, reviewing the site inventory forms, completing the final evaluations for each site, developing the three historic contexts in the history of Muscatine, assessing the potential for a downtown West Hill historic district, and completing the survey report according the state guidelines. She also prepared the mapping for the project.

The local project director was Jim Rudisill, Community Development, City of Muscatine. The volunteers included the Muscatine Historic Preservation Commission, interested neighborhood property owners, and other people interested in the history of Muscatine. The volunteers assisted with the West Hill survey, researched the historic buildings, completed drafts of the Iowa Site Inventory forms, took black and white photographs, and helped in the collation of the final products.

The survey of the West Hill neighborhood in Muscatine began with an identification of the area to be surveyed on an aerial photograph of the city, based on available digital images. The consultant completed a preliminary field survey to identify the historic resources in the area. Each resource was assigned a numerical field site number used throughout the course of this project, using WH as the prefix for West Hill (i.e. WH-034). A folder was created for each site, including the initial field survey information and guidelines for the research to be completed on the site. The consultant, Rebecca Lawin McCarley, then held two training sessions on research methods for local volunteers, including the project director and Muscatine Historic Preservation Commission, interested in completing the intensive level survey. The initial training was followed up with a second training session in August on historic architecture and site inventory forms. Training was specifically designed to equip the volunteers with the information and sources necessary to complete the site-specific archival research for each site, write an architectural description, and fill out the Iowa Site Inventory form. Additionally, the historic preservation commission held several library workdays to assist volunteers with the project.

Volunteers took sets of site folders and began the research on each site. Research included legal research through the online resources of Muscatine Area Geographic Information Consortium (MAGIC), historic Sanborn maps, city directories, county and local histories, historic photographs and postcards, and newspapers. They also took additional notes on the architectural features of each building. With this information, they filled out drafts of the Iowa Site Inventory forms, including name, address, type of resource, current function, a narrative description, a statement of significance, and bibliographical resources. Survey meetings, sometimes combined with the preservation commission meetings, were held from August to November to provide additional guidance and answer specific questions. Volunteers also e-mailed the consultant with specific questions throughout the months. The consultant reviewed the information on the draft forms, made some revisions, highlighted additional questions to be answered to fully evaluate the building, returned the inventory form to the volunteers to add further information if needed, and made the initial evaluations for the National Register of Historic Places eligibility for each site. The volunteer then completed the black and white photography for each site.

Simultaneously, Rebecca Lawin McCarley completed research to develop the three identified historic contexts for the West Hill resources: 19th century Residential and Neighborhood Development, 20th century Residential and Neighborhood Development, and Cultural and Ethnic Diversity. Archival research included sources located in local and state repositories, including county and local histories, Sanborn fire insurance maps, city directories, census records, newspapers, historic photographs, and other written and oral sources. These historic contexts were utilized to evaluate the historic resources identified during West Hill survey. Additionally, the six historic contexts developed during the 2004-2005 downtown project were utilized to evaluate the West Hill resources. These contexts include: Early Settlement (c.1833-c.1865), 19th Century Business and Industry (c.1865-c.1900), Lumber Industry (c.1843-c.1960), Pearl Button Industry (c.1890-c.1966), 20th Century Civic Pride and Accomplishment (c.1890-c.1925), and 20th Century Business and Industry (c.1900-c.1960).

Using information collected by the volunteers and personal observation, as well as the historic contexts, Rebecca Lawin McCarley then evaluated the buildings for their potential eligibility to the National Register of Historic Places as individual buildings and as contributing buildings in a potential historic district. The properties were evaluated with the National Register of Historic Places criteria. In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register:

A. association with historic events or activities;

B. association with important persons;

C. distinctive design or physical characteristics; or

D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. For this survey, resources were primarily evaluated based on Criteria A, B, and C. These guidelines were utilized in evaluating the historic resources that appear eligible for the National Register of Historic Places.

V. Survey Results

During the historical and architectural survey and evaluation of the West Hill neighborhood in Muscatine, all the historic buildings built by 1960 were surveyed. Field site numbers were assigned to each historic resource numerically in the format of WH-034, with WH indicating West Hill. Iowa Site Inventory forms for each resource were filled out, utilizing the information collected during the field survey and research phases of the project. Iowa site numbers were also assigned to each resource in the format of 70-00345. These inventory forms are submitted with the report. As a result of the field survey, 204 properties (built by 1960) were surveyed in the West Hill neighborhood, including 202 residences and associated outbuildings (103 garages/outbuildings), 1 park, and 1 commercial property. The results are summarized in Table 7 on the following page and mapped by field site number on Figure 28. Of these properties, 76 had been previously surveyed, including the 4 listed on the National Register of Historic Places, and 128 buildings had not been previously identified.

Following the field survey and research, these buildings were also evaluated for their eligibility to the National Register of Historic Places, according to the national criteria assessing significance and integrity. Buildings must retain sufficient integrity to reflect the period of significance for the building. The evaluation of these buildings is also included on Table 1. The buildings that appear eligible for the National Register of Historic Places are indicated with the letter of the criteria: A = events; B = persons, and C = architecture. Of the 204 properties surveyed, 56 properties have strong potential for individual listing on the National Register of Historic Places under Criteria A, B, or C. Concurrence from the State Historic Preservation Office, Des Moines, will solidify these determinations, though only through the formal nomination process does a building finally either be approved or denied for listing.

These buildings were also evaluated for their potential to contribute to a West Hill historic district. A preliminary boundary for this historic district was determined through this project, which is depicted in Figure 29. The strongest area for a historic district is outlined with a solid white line. The parcels within this district boundary are nearly all residential. While some have consistent owner-occupied history, most were built as rental and converted to owner-occupied at some point, or built as owner-occupied and converted to at least partially rental at some point. A few have consistently been rental properties. Nearly all the properties were built as single-family dwellings, though many share a common history of multi-unit conversion whether single- or multi-family today. Houses within the district range from small 19th and 20th century dwellings to large primarily c.1850 to c.1910 dwellings. The earliest homes date to the 1840s, with about 133 built by 1900. This area retains the highest concentration of 19th century brick dwellings (about 50), though frame more prevalent. Primarily frame dwellings were built in the first half of the 20th century. Gable-front houses are the most common, with a number exhibiting Italianate features. Larger homes primarily reflect the Italianate or Queen Anne style.

The recommended boundary for West Hill has been determined through a combination of historic, geographic, and aesthetic factors. The crest of "West Hill" runs along W. 4th Street, as seen in Figure 30. This crest line historically was even more defined, prior to later grading efforts (Figure 3). This crest line, and the parcels around old Reservoir Park near the peak of the hill, defines the north edge of the boundary. Topography and commercial/residential use dictate the east edge of the boundary, drawn to include all adjacent historically residential parcels. The

south boundary includes the residential parcels on the bluff overlooking the Mississippi River, not including those at the base of the bluff along Mississippi Drive that are separated by topography. Topography also defines the west boundary, as well as the line for the Original Town plat. The parcels at the end of Ash Street are the last to overlook the Mississippi River and constitute the west end of the boundary along the bluff line. "West Hill" peaks around 3rd and Cherry streets, and parcels are included around this peak and slightly down the west side. The Original Town plat line, extending true north-south, also marks a topography change as the elevation begins to decline near this line. Those parcels within this Original Town plat are also united historically by this plat, and this line reinforces the west edge of the recommended district boundary. Further to the west, the street angles change and the elevations decline, and these properties are not linked to the remainder of the West Hill area. These parcels immediately to the west are outside the Original Town boundary, at decreasing elevations, and oriented to a different street grid than those within the recommended West Hill historic district boundary.

This potential West Hill historic district includes 203 properties included in the survey, including 192 potentially contributing and 11 non-contributing properties, as indicated in the table below with a C or NC. One house has the notation of "C (date)," indicating that its construction dates to 1957-1960, which may affect their final status as contributing or non-contributing in the district depending on the end date for the period of significance for the potential West Hill district. An additional seven non-historic, non-contributing properties are also found within this potential district. The potential West Hill district boundary also includes 10 historic contributing properties west of the survey boundaries, at the end of W. 3rd Street, W. 4th Street, and Cherry Street within the original town boundary. Overall, there are about 333 resources within the proposed district boundary, including 202 contributing historic residences, 18 non-contributing residential properties (house or apartments/condos), 1 park, and 112 garages and other outbuildings (about 75 contributing and 37 non-contributing) within the potential district boundary. Within the potential district boundary, there are 55 properties that also appear individually eligible. These buildings do not need to be listed individually if listed as part of the West Hill historic district. Additionally, 4 buildings previously listed on the National Register of Historic Places are within this district boundary. Finally, there is 1 historic commercial building included in the survey area but outside the recommended district boundary that appears individually eligible for the National Register of Historic Places.

Table 9. Surveyed historic resources.

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential West Hill district
301 W. 2nd Street	WH-001, WH-046	70-00169	Winn-Stein House	c.1875, c.1897	yes - C	yes - C
309 W. 2nd Street	WH-002	70-00170	Fulliam-Glass House	c.1891	no	yes - C
313 W. 2nd Street	WH-003	70-00171	Eliza Hanna House	c.1885	no	yes - C
315 W. 2nd Street	WH-004	70-00172	J.J. Shafnet House	c.1881	no	yes - C
317-319 W. 2nd Street	WH-005	70-00173	John Dyer Duplex	c.1876	yes - A, C	yes - C
321 W. 2nd Street	WH-006	70-00174	Coe House	c.1880	no	yes - C
323 W. 2nd Street	WH-007	70-01006	House	c.1892	no	yes - C
326 W. 2nd Street	WH-014	70-00175	James Nealey House	c.1843	no	yes - C
327 W. 2nd Street	WH-008	70-00176	M.W. Griffin House	c.1878	yes - C	yes - C
400 W. 2nd Street	WH-015	70-00177	Louis Springer House	c.1855	yes - C	yes - C
403 W. 2nd Street	WH-009	70-00178	Martin-Giesler House	c.1889	yes - C	yes - C
406 W. 2nd Street	WH-016	70-01007	Lepha Crowley House	c.1904, c.1908	no	yes - C
407 W. 2nd Street	WH-010	70-01008	David B. and Mary Mackenzie House	c.1909	yes - B	yes - C
411 W. 2nd Street	WH-011	70-00179	Couch-Carskaddan House	c.1846	yes - B, C	yes - C
412 W. 2nd Street	WH-017	70-01009	Jackson Rental House	c.1850, c.2000	no	yes - NC
414 W. 2nd Street	WH-018	70-00180	William F. Bishop House	c.1894	yes - B	yes - C
415 W. 2nd Street	WH-012	70-01010	Henry Geiss House	c.1904	no	yes - C
419 W. 2nd Street	WH-013	70-00181	Seabury Brewster and Mary Cook House	c.1904	yes - B, C	yes - C
502 W. 2nd Street	WH-022	70-01011	Jehring House	c.1942	no	yes - C
503 W. 2nd Street	WH-026	70-00182, 70-00183	Webster-Sawyer-Stein House and Carriage House	c.1874, c.1895, c.1902, c.1926	yes - C	yes - C
506 W. 2nd Street	WH-023	70-00184	DeWitt C. and Irving B. Richman House	c.1882	yes - B, C	yes - C
507 W. 2nd Street	WH-027	70-00185	Rothschild-Cohn House	c.1875	yes - C	yes - C
510 W. 2nd Street	WH-024	70-00186	Hill-Titus House	c.1874	yes - B	yes - C
511 W. 2nd Street	WH-028	70-01012	Mary Richman House	c.1902	no	yes - C
515 W. 2nd Street	WH-029	70-00187	Lambert-Musser House	c.1866, c.1905, c.1915	yes - B, C	yes - C
516 W. 2nd Street	WH-025	70-00188	P.M. Musser House	c.1885	yes - B	yes - C
608 W. 2nd Street	WH-031	70-00189	William F. Johnson House	c.1867	yes - C	yes - C
609 W. 2nd Street	WH-033, WH-034	70-00190	Sawyer-Rehwaldt House	1906, 1951	no	yes - C
612 W. 2nd Street	WH-032	70-01013	Stephen E. Whichler House	c.1865, 1970s	no	yes - NC
706 W. 2nd Street	WH-036	70-01014	Niver-Bowman House	1909	no	yes - C
718 W. 2nd Street	WH-037	70-00191	House	c.1884	no	yes - C
809 W. 2nd Street	WH-096	70-01015	House	c.1852	no	yes - C
814 W. 2nd Street	WH-038	70-00192	Abraham Smalley House	c.1861	yes - B, C	yes - C
201 W. 3rd Street	WH-039	70-00202	Huttig-Moigneu House	c.1867	no	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential West Hill district
203-205 (123-125 originally) W. 3rd Street	WH-040	70-00203	Alexander Clark Rental Double House	1878-79 (moved here in 1975)	Listed - A, B, C	yes - C
209 W. 3rd Street	WH-041	70-00204	Robert Jewett House	c.1880	yes - C	yes - C
213 W. 3rd Street	WH-042	70-00205	F.R. Lewis House	c.1880	yes - B, C	yes - C
216 W. 3rd Street	WH-044	70-00206	Dr. D.P. Johnson House (#2)	c.1890	yes - A	yes - C
218 W. 3rd Street	WH-045	70-00208	Sarah M. Johnson House	c.1914	no	yes - C
219 W. 3rd Street	WH-043	70-00207	Porter House	c.1879	yes - C	yes - C
300 W. 3rd Street	WH-048	70-01016	Scannell-Jacobs House	1954	no	yes - C
303 W. 3rd Street	WH-054	70-01017, 70-00209	Eitman House and Achter Carriage House	c.1922 (c.1895 - carriage house)	yes - C (carriage house)	yes - C
305 W. 3rd Street	WH-055	70-00210	Block House	c.1885	no	yes - C
306 W. 3rd Street	WH-049	70-00211	Henry Funck House	c.1860	yes - C	yes - C
307 W. 3rd Street	WH-056	70-00212	Jacob Erb Rental House	c.1885	no	yes - C
309 W. 3rd Street	WH-057	70-00213	George Hunt House	c.1854	no	yes - C
310 W. 3rd Street	WH-050	70-00214	Funck-Hine House	c.1886	yes - C	yes - C
311 W. 3rd Street	WH-058	70-00215	William H. Snyder House	c.1890	yes - C	yes - C
313 W. 3rd Street	WH-059	70-00216	William Huttig House	1899	no	yes - C
314 W. 3rd Street	WH-051	70-01018	Schmidt House	c.1915	no	yes - C
315 W. 3rd Street	WH-060	70-00217	William and Harry W. Huttig House	c.1892	yes - B, C	yes - C
316 W. 3rd Street	WH-052	70-01019	Mayes House	c.1891-02, c.1910	no	yes - C
401-403 W. 3rd Street	WH-069, WH-070	70-01020	C.U. Hatch Double House	c.1886	yes - C	yes - C
404 W. 3rd Street	WH-063	70-01022	Greathouse Rental House #2	c.1941	no	yes - C
405 W. 3rd Street	WH-071	70-00218	Theron Thompson House	c.1890	yes - C	yes - C
406 W. 3rd Street	WH-064	70-01023	Dreier House	c.1901	no	yes - C
407 W. 3rd Street	WH-072	70-01024	Emily A. Thompson House	c.1895 (c.1878)	no	yes - C
408 W. 3rd Street	WH-065	70-00219	Andrew Davidson House	c.1895	no	yes - C
411 W. 3rd Street	WH-073	70-00220	William Warsham House	c.1856	no	yes - NC
412 W. 3rd Street	WH-066	70-01025	Fulliam-Crull House	c.1914	no	yes - C
413 W. 3rd Street	WH-074	70-01026	Aaron C. Noble House #2	c.1914	no	yes - C
414 W. 3rd Street	WH-067	70-01027	Fulliam Rental House	c.1914	no	yes - C
415 W. 3rd Street	WH-075	70-00221	Aaron C. Noble House #1	c.1906	no	yes - C
416 W. 3rd Street	WH-068	70-01028	Thomas D. and Georgianna Smith House	1860s, 1890s	no	yes - C
417 W. 3rd Street	WH-076	70-00222	Olds-Munroe-Welker-Schomberg House	c.1854, c.1900, c.1910, c.1919	no	yes - C
505 W. 3rd Street	WH-077	70-01029	Beedle House	c.1853	no	yes - C
509 W. 3rd Street	WH-078	70-01030	James Pyatt House	c.1874	no	yes - C
513 W. 3rd Street	WH-079	70-01031	Douglas V. Jackson House	c.1890	yes - B	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential West Hill district
514 W. 3rd Street	WH-081	70-01032	Harriet Mulford House	c.1885	no	yes - C
518 W. 3rd Street	WH-082	70-00224	Burnett House	c.1895	no	yes - C
519 W. 3rd Street	WH-080	70-00225	Peter Jackson House	c.1859	yes - B	yes - C
601 W. 3rd Street	WH-085	70-01033	Hill-Giesler House	c.1856, c.1917	no	yes - C
605 W. 3rd Street	WH-086	70-00226	Spring-Dean House	c.1865	no	yes - C
606 W. 3rd Street	WH-083	70-00227	Stone-Richman-Musser House	1860	yes - B, C	yes - C
607 (609) W. 3rd Street	WH-087	70-00228	Sage and Mary Butler House	c.1857, c.1907	no	yes - C
614 W. 3rd Street	WH-084	70-00229	Stone-Robertson House	c.1852	yes - B	yes - C
615 W. 3rd Street	WH-088	70-01034	House	c.1908	no	yes - C
617-619 W. 3rd Street	WH-089	70-01035	Sawyer-Day Duplex	c.1905	yes - A, C	yes - C
700 W. 3rd Street	WH-090	70-00230	Cora Chaplin Weed House	c.1876, 1890s, 1930s	yes - C	yes - C
701 W. 3rd Street	WH-100	70-00231	Underwood House	c.1857	no	yes - C
705 W. 3rd Street	WH-101	70-00232	Charles Stone House	c.1858	no	yes - C
706 W. 3rd Street	WH-091	70-01036	Fred Beach House	1893	no	yes - C
707 W. 3rd Street	WH-102	70-00233	Couch Duplex	c.1875	no	yes - NC
710 W. 3rd Street	WH-092	70-01037	Alnutt-Hoefflin House	c.1913	yes - C	yes - C
715 W. 3rd Street	WH-103	70-01038	Robert and Elizabeth Jackson House	1937	yes - B, C	yes - C
716 W. 3rd Street	WH-093	70-00234, 70-00235	Henry Waterman Moore House and Carriage House	c.1852	yes - B, C	yes - C
800 W. 3rd Street	WH-105	70-01039	Swan-Beach House	c.1898	yes - B	yes - C
801 W. 3rd Street	WH-111	70-00236	Hatch-McQuesten House	c.1852	yes - C	yes - C
802 W. 3rd Street	WH-106	70-01040	Fitch Swan House	c.1890	no	yes - C
806 W. 3rd Street	WH-107	70-00237	Samuel H. Hughes House	1888	no	yes - C
807 W. 3rd Street	WH-112	70-00238	Rhoda Smalley House	1839	yes - C	yes - C
809 W. 3rd Street	WH-113	70-00239	Smalley-Warfield-McKee House	c.1853, 1890s, 1920s, 1990-91	yes - B	yes - C
812 W. 3rd Street	WH-108	70-01041	Hoover-Kent House	c.1901	yes - B	yes - C
816 W. 3rd Street	WH-109	70-01042	Martin W. Stapleton House	c.1903	no	yes - C
114 W. 4th Street	WH-121	70-01043	Fairbanks Home for Funerals	1925	yes - A, C	no
122 W. 4th Street	WH-120	70-01044	Jacob Leibbrand House	c.1890	no	yes - C
204 W. 4th Street	WH-132	70-00252	Charles Stegeman House	c.1865	no	yes - C
205 W. 4th Street	WH-126	70-01047	Nyenhuis Rental House	c.1904, 2002	no	yes - NC
206 W. 4th Street	WH-133	70-01046	Eliza Geiger House	c.1906	no	yes - C
207 W. 4th Street	WH-127	70-01048	James and Hannah Murphy House	c.1869	no	yes - NC
208 W. 4th Street	WH-134	70-01049	Frederick Timm House	c.1860	no	yes - C
209 W. 4th Street	WH-128	70-01050	Sander Duplex	c.1922	yes - C	yes - C
211 W. 4th Street	WH-129	70-01051	Sander House	c.1917	no	yes - C
212 W. 4th Street	WH-135	70-01052	Edward Niver House	c.1901	no	yes - C
217 W. 4th Street	WH-130	70-01053	Winfield Knight House	c.1921	no	yes - C
301 W. 4th Street	WH-146	70-01054	Warren Tutt House	c.1950	no	yes - C
308 W. 4th Street	WH-140	70-00253	Gordon-Evans House	1854	yes - B, C	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential West Hill district
309 W. 4th Street	WH-147	70-01055	Leonard Donahue House	c.1948	no	yes - C
310 W. 4th Street	WH-141	70-01056	Edward Tyler House	1905	no	yes - C
312 W. 4th Street	WH-142	70-01057	William L. Thompson House	c.1891	no	yes - C
314 W. 4th Street	WH-143	70-01058	Robert L. Thompson House	c.1902 (c.1891)	no	yes - C
315 W. 4th Street	WH-148	70-01059	Wesley McCabe House	c.1890	no	yes - NC
316 W. 4th Street	WH-144	70-00254	John A. Wilson House	c.1884	yes - C	yes - C
317 W. 4th Street	WH-149	70-01060	Mauck Rental House #1	c.1898	no	yes - C
319 W. 4th Street	WH-150	70-01061	Isaac R. Mauck House	c.1848	no	yes - C
400 W. 4th Street	WH-153	70-01062	Meisky House	1939	no	yes - C
402 W. 4th Street	WH-154	70-01063	House	c.1857	no	yes - NC
403 W. 4th Street	WH-159	70-01064	William Huttig House	c.1910	no	yes - C
405 W. 4th Street	WH-160	70-01065	Chester Lillibridge House	c.1913	no	yes - C
407 W. 4th Street	WH-161	70-01066	William Hendricks House	c.1919	no	yes - C
409 W. 4th Street	WH-162	70-01067	Minnie Betts House	c.1892	no	yes - C
410 W. 4th Street	WH-155	70-01068	Brent House	c.1875	yes - C	yes - C
412 W. 4th Street	WH-156	70-01069	Justin Coe House	c.1904	yes - C	yes - C
414 W. 4th Street	WH-157	70-01070	R.W.H. Brent House	c.1861	no	yes - C
415 W. 4th Street	WH-164	70-01071	Nyenhuis Rental House	c.1923	no	yes - C
417 W. 4th Street	WH-165	70-00256	Julius Daniels House	c.1855	no	yes - C
420 W. 4th Street	WH-158	70-01072	C.A. Griffin House	c.1887	no	yes - C
501 W. 4th Street	WH-175	70-00257	George W. Dillaway House	1860	no	yes - C
502 W. 4th Street	WH-167	70-00258	Simon and Sarah Kahn House	c.1868	no	yes - C
504 W. 4th Street	WH-168	70-01073	William Nesselbush House	c.1866	no	yes - C
505 W. 4th Street	WH-176	70-01074	House	c.1902	no	yes - C
506 W. 4th Street	WH-169	70-01075	Kirsch House	c.1870	yes - C	yes - C
507 W. 4th Street	WH-177	70-01076	Robert Bodman House	c.1876	no	yes - C
508 W. 4th Street	WH-170	70-01077	Joseph Mulford House	c.1870s	no	yes - C
509 W. 4th Street	WH-178	70-01078	House	c.1894	no	yes - C
510 W. 4th Street	WH-171	70-01079	Mary E. Anson House	c.1913	yes - C	yes - C
511 W. 4th Street	WH-179	70-01080	Mackey Rental House	c.1896	no	yes - C
513 W. 4th Street	WH-180	70-00259	Mackey House	c.1880	no	yes - C
514 W. 4th Street	WH-172	70-01081	Mark Anson House	c.1910	no	yes - C
516 W. 4th Street	WH-173	70-01082	Catherine Noll House	c.1903	no	yes - C
517 W. 4th Street	WH-181	70-01083	House	1931	no	yes - C
518 W. 4th Street	WH-174	70-01084	Lee R. Ashcraft House	c.1921	no	yes - C
601 W. 4th Street	WH-188	70-01085	George Arnold House	c.1883	no	yes - C
603 W. 4th Street	WH-189	70-01086	Greathouse Duplex	c.1947	no	yes - C
605 W. 4th Street	WH-190	70-01087	Sarah M. Roach House	c.1904	no	yes - C
607 W. 4th Street	WH-191	70-01088	Will and Mary Edmiston House	c.1899	no	yes - C
611 W. 4th Street	WH-192	70-01089	Frederick Phillips House	c.1920	no	yes - C
613 W. 4th Street	WH-193	70-01090	Hugh Smith House	c.1882	no	yes - C
617 W. 4th Street	WH-194	70-01091	Reppert House	c.1879, c. 1949	no	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential West Hill district
700ish W. 4th Street	WH-203	70-00240	Fourth Street Square / Reservoir Park	1836, 1875, 1936	no	yes - C
701 W. 4th Street	WH-195	70-01092	Henry Madden House	c.1860	no	yes - C
705 W. 4th Street	WH-196	70-00260	Zeak House	c.1880s	no	yes - C
707 W. 4th Street	WH-197	70-01093	Thomas F. Binnie House	c.1886	no	yes - C
709 W. 4th Street	WH-198	70-01094	Charles Schreiber House	c.1875	no	yes - C
710 W. 4th Street	WH-206	70-01095	Charles F. and Laura Grey House	c.1904	no	yes - C
715 W. 4th Street	WH-202	70-01096	Hatch-Chaplin House	c.1860, c.1895	no	yes - C
411 W. 4th Street (moved)	WH-163	70-01115	Charles E. Richard House	c.1890, 1998 move to site	no	yes - C
201 W. 4th Street, 402 Chestnut St	WH-125, WH-124	70-01045	Chockley C. Smith House	c.1899, c.1915	no	yes - C
200 Ash Street	WH-098	70-00342	John Hahn, Sr. House	c.1880	yes - C	yes - C
201 Ash Street	WH-097	70-01097	John VanDam House	c.1880	no	yes - C
206-208 Ash Street	WH-099	70-00343	Hahn Duplex	c.1890s	(yes, with WH-098)	yes - C
301 Ash Street	WH-114	70-01098	Glen and Carolyn Bloom House	1960	no	yes - C (date)
207 Broadway Street	WH-035	70-01099	John Sterneman House	c.1901	yes - B	yes - C
311 Broadway Street	WH-186	70-01100	House	c.1903	no	yes - C
312 Broadway Street	WH-204	70-01101	St. John Rental House #1	c.1906	no	yes - C
313 Broadway Street	WH-185	70-01102	Hutchison-Fairbanks House	c.1930	no	yes - C
314 Broadway Street	WH-205	70-01103	St. John Rental House #2	c.1906	no	yes - C
404 Broadway Street	WH-201	70-01104	F. P. Sawyer House	c.1888	no	yes - C
408 Broadway Street	WH-200	70-01105	George MacKenzie House	c.1883	no	yes - C
3 Cherry Lane	WH-199	70-01106	House	c.1904 (c.1855)	no	yes - C
205 Cherry Street	WH-094	70-00370	J.C.B. Warde House	1852-54	Listed	yes - C
206 Cherry Street	WH-095	70-00371	Clark-Blackwell House	1882	Listed	yes - C
208 Cherry Street	WH-104	70-01107	Dr. Trueman Wigim House	c.1925	yes - C	yes - C
308 Cherry Street	WH-110	70-01108	William M. McQuesten House	c.1899	no	yes - C
313 Cherry Street	WH-208	70-00373	Dr. E.O. Morgridge House	c.1880	no	yes - C
317 Cherry Street	WH-207	70-01109	Henry O'Connor House	c.1850	yes - B	yes - C
310 Chestnut Street	WH-115	70-01110	Durkee House	c.1893	no	yes - C
311 Chestnut Street	WH-118	70-01111	Jacob Leibbrand Rental House	c.1885	no	no (yes - NC)
313 Chestnut Street	WH-119	70-01112	Elizabeth Leibbrand Harbaugh House	c.1890	no	yes - C
316 Chestnut Street	WH-116	70-01113	Phillip Stein House	c.1862	no	yes - C
318 Chestnut Street	WH-117	70-01114	Stein-Stevenson Rental House	c.1925	no	yes - C
406 Chestnut Street	WH-123	70-01116	Smith-Sweet House	c.1898	no	yes - C
408 Chestnut Street	WH-122	70-01117	Smith-Bomke House	c.1898	no	yes - C
210 Linn Street	WH-061	70-01118	House	c.1879	no	yes - C
211 Linn Street	WH-053	70-01119	Trumpp House	c.1887	no	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential West Hill district
212 Linn Street	WH-062	70-01120	Greathouse Rental House	c.1936	no	yes - C
309 Linn Street	WH-145	70-01121	Anton Smit House	c.1941	no	yes - C
310 Linn Street	WH-152	70-01122	Irma Dooly Duplex	1956	no	yes - C
409 Linn Street	WH-151	70-00849	Mauck Rental House #2	c.1904	no, not eligible - 1976	yes - NC
107 Locust Street	WH-021	70-01123	Edmond B. Fulliam, Jr. House	c.1932	no	yes - C
112 Locust Street	WH-030	70-00498	Pliney Fay House	c.1855, 1874	Listed	yes - C
312 Locust Street	WH-182	70-01124	House	c.1904	no	yes - C
314 Locust Street	WH-183	70-01125	Hutchison-BrodieHouse	c.1930	no	yes - C
316 Locust Street	WH-184	70-01126	John Schmidt House	c.1858	no	yes - C
408 Locust Street	WH-187	70-01127	Arnold Rental House	c.1901	no	yes - C
212 Pine Street	WH-047	70-01129	House	1954	no	yes - C
310 Pine Street	WH-137	70-01130	Anna Morrison Rental House	c.1900	no	yes - C
312-314 Pine Street	WH-138	70-01131	Anna Morrison Double House #1	1899	yes - A	yes - C
316-318 Pine Street	WH-139	70-01133	Anna Morrison Double House #2	1899	no	yes - C
317 Pine Street	WH-136	70-01132	J.J. Russell House	c.1885, c.1920	no	yes - C
409 Pine Street	WH-131	70-01134	Achter Rental House	c.1892	no	yes - C
107 Spruce Street	WH-019	70-01135	Bartlett-Kautz House	c.1889, 1920s	yes - B	yes - C
108 Spruce Street	WH-020	70-01136	Henry and Sarah Hoover House	c.1878	no	yes - NC
312 Spruce Street	WH-166	70-01137	Sarah Kahn House	c.1901	no	yes - C



Figure 28. Survey boundary with historic resources surveyed in the West Hill neighborhood, Muscatine (by field site number – WH-___).



Figure 29. Recommended boundary of potential West Hill Historic District (by field site number).

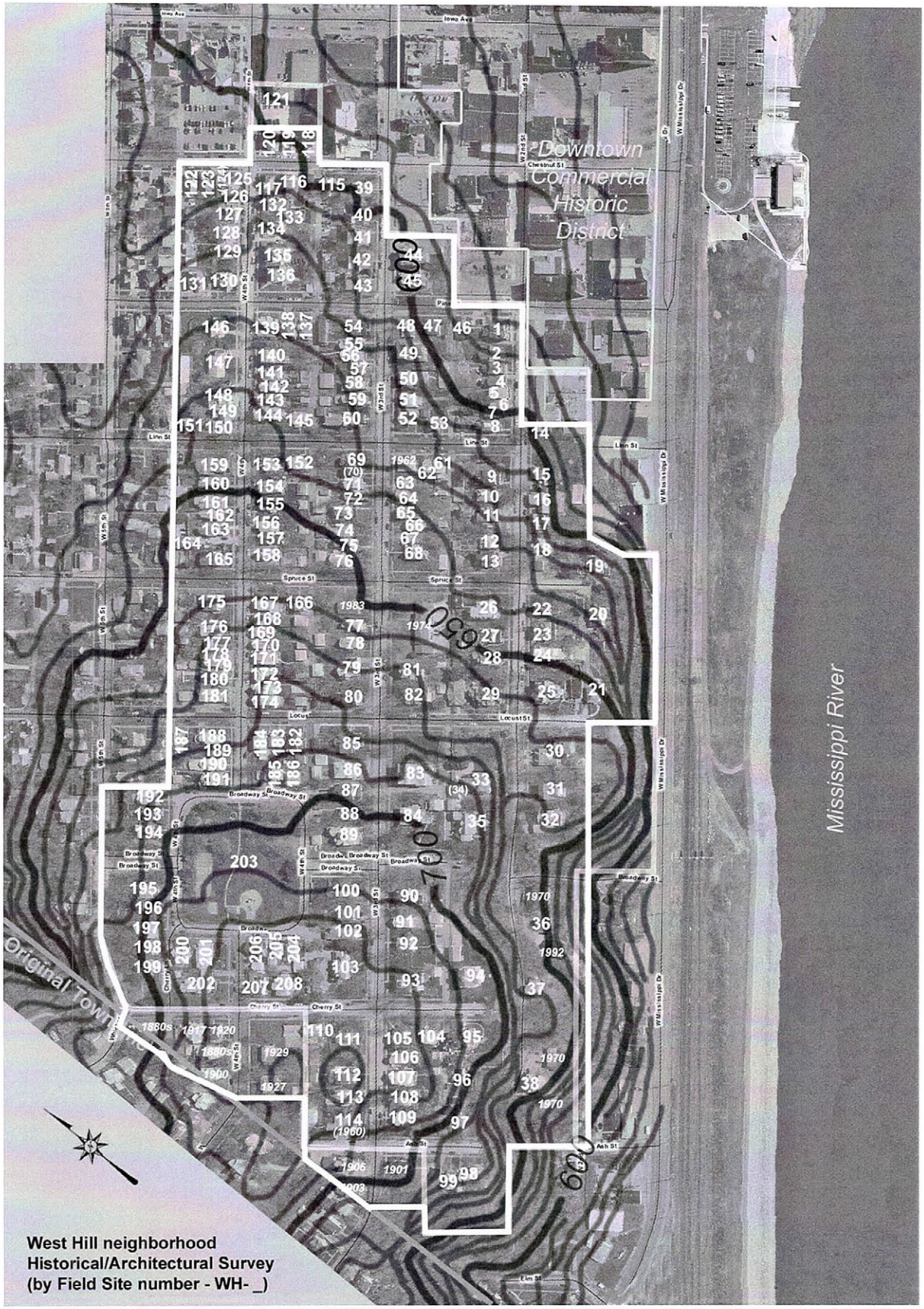


Figure 30. Boundary of potential West Hill Historic District (by field site number) with topographical lines overlaid (1991 USGS topographic map, Muscatine, IA).

VI. Recommendations

The Architectural and Historical Survey and Evaluation of the "West Hill" neighborhood, Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The development of six historic contexts and survey of the downtown commercial district was the second phase of this survey project, completed in 2004-2005. This project was followed up with the nomination of the "Historic and Architectural Resources of Muscatine" MPD and the "Downtown Commercial Historic District" to the National Register of Historic Places, as approved at the February 10, 2006 State Nomination Review Committee Meeting and listed in May 2006. The 2005-2006 West Hill survey is the third phase in this comprehensive survey and evaluation program for the city of Muscatine. Future survey projects are expected to follow over the next decade, as nearly 5,000 resources in Muscatine are historic, defined as built at least 50 years ago. These properties will be further researched and evaluated for the National Register of Historic Places significance in phases.

West Hill survey area recommendations

Through the West Hill survey project, a total of 204 properties in the West Hill neighborhood were researched and evaluated for their historic significance. Each site was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a West Hill historic district. Four properties were previously listed on the National Register of Historic Places. As a result of this survey, there appears to be an eligible West Hill Historic District that includes 203 surveyed properties, including 192 potentially contributing and 11 non-contributing historic properties. Seven additional non-contributing properties built after 1960 are also located within the district boundary. Additionally, the recommended potential West Hill district includes 10 historic properties west of the survey boundaries within the original town plat, at the end of W. 3rd Street, W. 4th Street, and Cherry Street. Overall, there are about 333 resources within the proposed district boundary, including 202 contributing historic residences, 18 non-contributing residential properties (house or apartments/condos), 1 park, and 112 garages and other outbuildings (about 75 contributing and 37 non-contributing) within the potential district boundary. Within the potential district boundary, there are 55 buildings that also appear individually eligible and four listed historic properties. There is one historic commercial building included in the survey area but outside the recommended West Hill boundary that appears individually eligible for the National Register of Historic Places.

The West Hill Historic District nomination includes the majority of properties also individually eligible. Thus, it is recommended that the Muscatine Historic Preservation Commission pursue nomination of these properties as a historic district to the National Register of Historic Places. The boundary recommended within this report should be used as the framework to begin this process. Through the work to complete this nomination, the preliminary boundary may be revised. This nomination will utilize the historic contexts developed through this project. A narrative description of the district and statement of significance for the district will still need to be developed for this nomination. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a

district. A series of public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places.

At the same time, an addendum should be prepared for the "Historic and Architectural Resources of Muscatine, Iowa" Multiple Property Document that includes the two of the historic contexts developed in this survey project: "19th century Residential and Neighborhood Development" and "20th century Residential and Neighborhood Development." These historic contexts are in a complete draft state, though will need to be revised somewhat as they are added to this document. The MPD nomination was initially approved by the state in February 2006. The majority of the information for this addendum has been developed through this survey project. The Multiple Property Documentation (MPD) form provides background information on the city for the future nomination of historic properties to the National Register of Historic Places. Historic contexts and associated property types are registered through this document and provide the background research necessary to nominate individual properties and historic districts. Individual nominations must still be submitted for these buildings to list them on the National Register of Historic Places.

Finally, individual National Register of Historic Places nominations should be prepared for buildings outside the historic district boundaries that have been evaluated as individually significant, utilizing the developed historic contexts as applicable. This includes the one historic building currently outside of the recommended West Hill historic district boundary evaluated as individually significant:

Fairbanks Home for Funerals – 114 W. 4th Street – 70-01043 (West Hill Survey WH-121)

This also includes the historic properties evaluated as individually eligible that have fallen outside the Downtown Commercial Historic District boundary, as nominated and approved by the state in February 2006. These buildings include:

Leu's Ice Cream Shop and Chrome Room - 312-314 Sycamore - 70-00988 (Downtown Survey FS-061) – 1922, 1935
Garage - 507-511 E. 2nd St. - 70-00954 (Downtown Survey FS-115) - 1920
Ernie's Tire Shop - 111 Mulberry - 70-00984 (Downtown Survey FS-119) – 1933, c.1961
Muscatine Post Office - 315 Iowa - 70-00467 (Downtown Survey FS-038) – 1909, 1937
Courthouse Square Historic District - 3rd/4th St. & Mulberry/Walnut - 70-00196 (Downtown Survey FS-122, FS-123, FS-124, FS-125) - 1838, 1875, 1908-09
Peter Musser House - 501 E. Mississippi - 70-00530 (Downtown Survey FS-117) – c.1874
House - 505 E. Mississippi - 70-00532 (Downtown Survey FS-118) – c.1887

Also, if support is not generated for the West Hill historic district to be nominated to the National Register of Historic Places, the other buildings evaluated as individually eligible within this district should be individually nominated.

Additional future survey areas

Research for the West Hill survey project also included broader research on historic neighborhoods and residences in Muscatine. Through this research, it was discovered that nearly 5,000 residential properties in Muscatine are historic, defined as built at least 50 years ago. These properties should be further researched and evaluated for the National Register of Historic Places significance in phases. Selected residential areas, such as the East Hill neighborhood and Mulberry Avenue corridor, have been previously identified through the 2002-2003 Planning for

Preservation study. An additional area identified through research for the downtown survey was the Hershey Ave/Musserville/South Muscatine neighborhood, which includes residential, commercial, and industrial resources. Additional priority residential areas have been identified through the research on historic neighborhoods and residences in Muscatine.

Areas for future historic and architectural survey have been identified through a combination of historic research, assessor's data on distribution of historic resources in Muscatine, and a windshield inventory of historic areas. These areas are divided into the six general areas of Muscatine as follows: Original Town, South, West, Northwest, North, and East. These areas represent high concentrations of historic resources, built by 1960. They have been divided into sections of approximately 100-150 properties. Neighboring survey areas could be combined, if a project was desired with a higher number of properties. Priorities are further explained following the overview of the potential survey areas, but each area is ranked from 1 (highest) to 5 (lowest). The survey areas are mapped on Figure 31, and include about 4,000 historic resources in Muscatine in 35 survey areas.

Approximately 35% of the Original Town area has been surveyed through the Downtown and West Hill survey projects (Table 10). The Mulberry Avenue corridor (former Iowa City Road) survey project begins in the Original Town area with commercial properties at 5th and Mulberry, and it continues to the north-northwest along this attractive historic residential corridor to Tipton Road. This corridor then begins to logically divide the remainder of the Original Town. The 5th and 6th street corridors west of Mulberry roughly to Cherry (plat boundary), including some residual properties on 4th Street, becomes one logical survey area. Likewise, the 7th and 8th street corridors west of Mulberry roughly to Cherry (plat boundary) become a second survey area. This corridor includes properties on both sides of 8th Street as unified development, though the north side is technically outside the Original Town plat. Larger homes are located along this corridor than 5th and 6th streets. Finally, the east end of the Original Plat, along 5th, 6th, and 7th streets, forms the last survey area in the Original Town. This "Original Town – East" section also includes both sides of 8th Street east of Spring Street, as both sides of this street developed uniformly with similarities to the rest of this area. This area includes a number of properties identified as potentially significant in the historic context of Cultural and Ethnic Diversity. The south side of E. 8th Street between Mulberry and Spring is included in the survey area to the north, as both sides in this section also developed generally uniformly.

Table 10. Potential survey areas in the Original Town.

Survey area	Rough boundaries	Number of properties	Priority ranking
Downtown (completed)	Pine to Orange, Mississippi Drive to parts of 4th Street	130	1
West Hill (completed)	2nd, 3rd, and 4th Streets, west of Pine/Chestnut/Iowa	204	1
Mulberry Ave corridor	Mulberry Ave from near 4th Street to Tipton Road	160	1
5th and 6th Street (west)	Either side of 5th and 6th streets west of Mulberry	150	3
7th and 8th Street (west)	Either side of 7th and 8th streets west of Mulberry	180	2
Original Town - East	Either side of 5th, 6th, and 7th streets east of Mulberry, 8th east of Spring	180	2
	Approximate number of total properties:	*1005*	

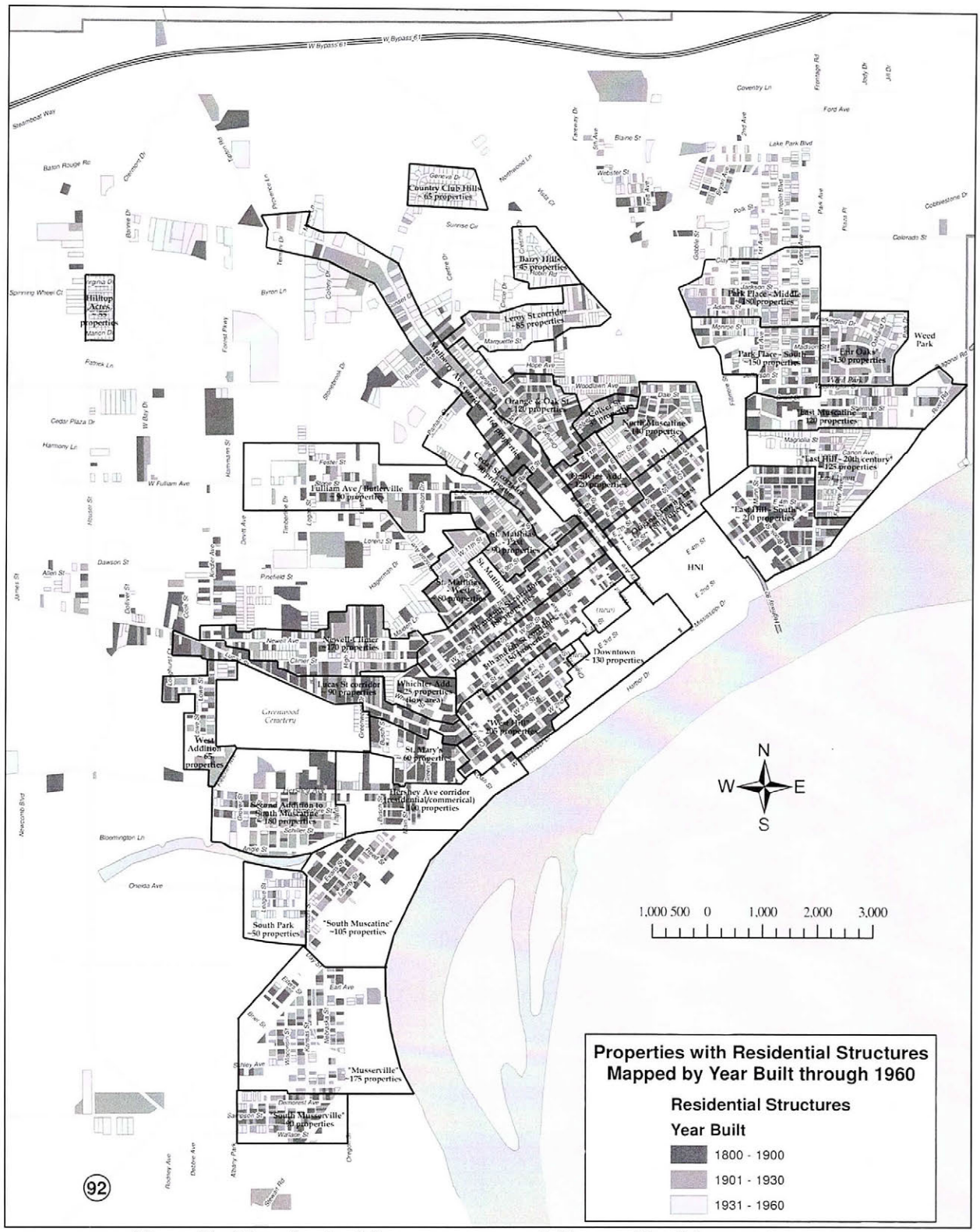


Figure 31. Map of potential survey areas overlaid on residential property map.

The south side of Muscatine represents some key history in the growth and development of Muscatine in the second half of the 19th century, with continued development in the first half of the 20th century (Table 11). The area includes the Hershey Ave corridor (former Burlington Road) and the area south of Muscatine Slough on the head of "Muscatine Island." The Hershey Ave corridor area from Broadway to Taylor includes a mixture of commercial, industrial, and residential resources, including several potentially individually significant properties. (If a larger area is desired, this area could be combined with the old St. Mary's neighborhood – see below). The corridor further west of Taylor to Fletcher Ave and the neighborhood to the south developed as Smalley' Second Addition to South Muscatine includes mostly residential resources. The original plat of South Muscatine begins south of the slough, including mostly residential properties that developed with the growth of industry to the area. To the west of this area, west of Division, is the South Park neighborhood, the only major 20th century plat in this section of town. Though the history is distinct, these areas may be surveyed together, creating an area of approximately 155 resources. Musserville, primarily platted as Smalley's Addition to South Muscatine, developed in response to the Musser mill along the railroad and river. Though this history is significant, the area appears to have undergone more changes than the South Muscatine area. Finally, the southern section of this area, named "South Musserville" also developed in response to industry of this area.

Table 11. Potential survey areas on the south side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
Hershey Ave corridor	Hershey Ave from Broadway to Taylor, including properties south to the river and old slough	100	1
Second Addition to South Muscatine	Hershey Ave from Broadway to Taylor, including neighborhood south to the old slough	180	3
South Muscatine	Original plat of South Muscatine – south of slough to Day Street, Division Street to Mississippi River	105	2
South Park	Original plat of South Park – Division Street to west side of League Street, old slough to south of Roby Street	50	3
Musserville	Smalley's Addition to South Muscatine (Musserville) and additional area that developed – Mississippi River to west side of Grandview, Day Street to south side of Miles	175	3
South Musserville	Area that developed on south side of Musserville – either side of Demorest, Sampson, and Wallace Streets from Oregon west to Albany Park	90	4
	Approximate number of total properties:	*700*	

The west side of Muscatine generally includes the area north of the Hershey Ave corridor to the north side of the Newell Ave corridor, west of the Original Town (Table 12). Immediately west of the West Hill area is a small area dubbed "St. Mary's neighborhood," which includes properties further west along 3rd Street to the rear of properties facing Hershey Ave and Lucas Street. This area (60 properties) could be surveyed independently or in conjunction with Hershey Ave corridor (100 properties) or Lucas Street corridor (90 properties). The Lucas Street corridor extends from Cherry Street at 4th Street west along Lucas to Longhurst Court. Greenwood Cemetery stretches along the south side of a section of Lucas, and it should be included as a site within this survey area. Likewise, the Newell-Climer corridor extends along Newell Avenue and Climer Street from around Cherry Street west to the Lucas-Newell intersection. The area dubbed "Whichler Addition" includes this addition and adjacent area

generally in a low area west of the Original Town line and between Lucas Street and Climer. Finally, West Addition includes a series of small additions along Fletcher and Lowe stretching from south of Lucas Street to north of Hershey Ave on the west side of Greenwood Cemetery.

Table 12. Potential survey areas on the west side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
St. Mary's neighborhood	3rd Street west of Ash Street, areas to the north and south	60	2
Lucas Street corridor	Lucas Street from Cherry west to Longhurst – include Greenwood Cemetery	90	3
Newell-Climer corridor	Newell and Climer Streets from roughly Cherry west to intersection of Newell and Lucas	170	3
Whichler Addition	Interstitial area between west edge of Original Town and Lucas/Newell areas – low area (valley) of town	25	5
West Addition	Five sections of the West Additions to Muscatine – between Lucas and Hershey along Fletcher/Lowe	65	4
	Approximate number of total properties:	*410*	

The northwest side of Muscatine generally includes the area west of the Mulberry Avenue corridor and north of the Newell Ave corridor, northwest of the Original Town. The St. Matthias property extends north on the north side of 8th Street, dividing a portion of the residential area immediately north of the Original Town. The area include to the west/north of this property (St. Matthias – west) includes a strong residential corridor along W. 11th Street. The area to the east includes the Iowa and Sycamore street corridors north of the Original Town (8th Street) to Fulliam Ave), representing 19th and 20th century development. The Cedar Street corridor includes property along Cedar Street and the properties between Cedar and the rear of the Mulberry Street parcels. The Fulliam Avenue corridor extends west from Cedar/Sycamore to Devitt Street, including the neighborhood to the north of the west end that is part of the Butlerville development. Finally, Hilltop Acres is located in the far northwest corner of Muscatine, east of Houser, and it was developed as a post-World War II addition.

Table 13. Potential survey areas on the northwest side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
St. Matthias – west	9th, 10th, and 11th Street, generally north and west of St. Matthias including east end of Maiden Lane	80	2
St. Matthias – east	Iowa/Sycamore, 9th, 10th, and 11th Street north to Fulliam	90	2
Cedar Street corridor	Cedar Street from near 8th Street to Parham Ave, east to properties west of parcels facing Mulberry	90	3
Fulliam Ave / Butlerville	Fulliam Ave from Cedar to Devitt Street, north to north side of Foster at west end	90	3
Hilltop Acres	Hilltop Acres addition – east of Houser, including Virginia, Karen, and Marion	55	4
	Approximate number of total properties:	*405*	

The north side of Muscatine generally includes the area east of the Mulberry Avenue corridor and north of the Original Town, east to about Mad Creek and the railroad line. This includes some key 19th century and 20th century areas of development. The area defined as Ogilvie

Addition is roughly the area of this 1862 addition, though defined by unified development that stretched only as far east as Spring. It includes both sides of 8th Street (partially in Original Town) as well as both side of 11th Street as its north edge. North Muscatine, originally platted as separate from Muscatine, roughly makes up the area east of this addition to Mad Creek. This area includes properties extending north to the north side of Dale Street at the east end. Unified development appears less consistent through this area. North-northwest of these areas is a small survey area along Colver Street. This area was one of the first restricted residential areas in Muscatine (1926) and retains high integrity. The north-northwest ends of Orange and Oak Street have strong 20th century characteristics, extending from 11th Street to Leroy Street. Further to the north are two post-World War II additions, Barry Hills and Country Club Hills. Though both unified developments, Country Club Hills is the first post-World War II addition in Muscatine (1947) and the only one in the late 1940s. Nearly half the parcels have houses built by 1950, with nearly all of the remaining houses built by 1960.

Table 14. Potential survey areas on the north side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
Ogilvie Addition	East 8th, 9th, 10th, and 11th streets, from rear of Mulberry Street properties to Spring Street	120	2
North Muscatine	Roughly original area of "North Muscatine" - East 9th, 10th, and 11th, Dale streets, from Spring east to Mad Creek / railroad	140	3
Colver Street	Colver Street from Oak to Isett - restricted residential area from 1926	35	1
Orange and Oak Street corridors	Orange St from 11th to Leroy, Oak St from near 11th to Woodlawn, and sections of Woodlawn and Maple in area	120	2
Leroy Street corridor	Leroy Street from near Mulberry to Bidwell Road	85	3
Barry Hills	Barry Hills Addition – post WWII – west of Bidwell Road to west side of Crestline, including Robin, Shady Lane, and Fair Acres Dr	45	3
Country Club Hills	Country Club Hills addition – first post WWII subdivision – north of Wier and west of Bidwell, including Geneva, Middle, and some Wier properties	65	1
	Approximate number of total properties:	*650*	

The east side of Muscatine generally includes the area east of the Original Town and Mad Creek, including East Hill and Park Place. "East Hill - South," just east of Mad Creek, represents some early development that continued through the end of the 19th century. This area extends from the river to the north side of 5th Street, generally east to Park Ave from Cypress Street though it includes the Riverview Addition along the river on the east side of Park Ave. "East Hill – 20th century" includes the area immediately to the north that was promoted for development in the early 20th century, mostly on the east side of Park Ave to the north side of Magnolia, though including Magnolia and Willow streets on the west side of Park Ave as well. A section spanning Park Ave to the north of this area includes properties along Halstead, Sherman, and Sheridan, with a mix of some 19th century though mostly 20th century properties. On this side of town, the Fair Oaks area has the strongest potential for listing as a historic district. This area was developed in the early 20th century as four additions (Fair Oaks as the largest chosen through a competitive naming process) and unified as a restricted residential district in 1926. Weed Park could be included as a site in this survey. Though Park Place was a large late 19th century development on the west side of Park Ave, actual

construction was slower to follow, influenced by economic conditions of the first half of the 20th century. The south half of the original plat, east of Mad Creek, has the most unified development. This area has been divided into two survey areas. "Park Place – South" includes both sides of Washington north to Monroe, though including the north side of Monroe west of First Ave where properties face this street. Two restricted residential districts were designated in this area in 1931 and 1941. "Park Place – Middle" includes the area roughly from Monroe north to Clay Street.

Table 15. Potential survey areas on the east side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
East Hill – South	Roughly east of Cypress to Park Ave, from river to north side of E. 5th Street – including Riverview Addition on east side of south end of Park Ave (Sunrise Ln)	210	1
East Hill – 20th century	Second phase of East Hill development – east side of Park Ave to river from south side of Smalley to north side of Magnolia, Magnolia and Willow streets on the west side of Park Ave	125	3
"East Muscatine"	Halstead on the west side of Park Ave, and Sherman/Sheridan on east side of Park Ave to River Rd	120	2
Fair Oaks area	East of Park Ave to and including Weed Park, Washington Street north to Weed Park – restricted residential district in 1926	130	1
Park Place – South	West of Park Ave to railroad area, south side of Washington Ave to Monroe (including north side of Monroe west of First Ave)	150	2
Park Place – Middle	West of Park Ave to railroad area, Monroe to Clay Street	180	3
	Approximate number of total properties:	*915*	

The time and effort to survey these 35 areas with the greatest concentration of historic resources is significant, thus the areas have been prioritized based on potential significance as well as current conditions. If conditions change, other areas identified may be surveyed first; it is recommended that boundaries defined in these recommendations be used for any future survey effort. Of the 35 survey areas, 18 have been identified with the highest priority, representing about 2,200 historic resources. These areas have the highest potential for historic districts or individually eligible properties. In addition to the downtown and West Hill areas, both surveyed at this point, four other areas have the highest likelihood for historic district spanning nearly all of the survey area: Mulberry Avenue corridor (19th & 20th century), Fair Oaks (20th century), Colver Street (19th and 20th century), and County Club Hills (post-World War II). Additionally, the Hershey Avenue corridor has a number of potential individually eligible properties. The additional areas have a strong likelihood for historic district in a portion of the recommended survey area, as well as some individually eligible properties.

Table 16. Strongest potential survey areas in Muscatine.

Survey area	*Section of Town*	*Rough boundaries*	*Number of properties*	*Priority ranking*
Downtown (completed)	**Original**	**Pine to Orange, Mississippi Drive to parts of 4th St**	**130**	**1**
West Hill (completed)	**Original**	**2nd, 3rd, and 4th Streets, west of Pine/Chestnut/Iowa**	**204**	**1**
Mulberry Ave corridor	**Original**	**Mulberry Ave from near 4th Street to Tipton Road**	**160**	**1**
7th and 8th Street (west)	Original	Either side of 7th and 8th streets west of Mulberry	180	2
Original Town - East	Original	Either side of 5th, 6th, and 7th east of Mulberry and 8th from Spring to east	180	2
Hershey Ave corridor	**South**	**Hershey Ave from Broadway to Taylor, inc. properties south to the river and old slough – commercial/industrial/residential**	**100**	**1**
South Muscatine	South	Original plat of South Muscatine – south of slough to Day Street, Division Street to Mississippi River	105	2
St. Mary's neighborhood	West	3rd west of Ash Street, areas to the north and south	60	2
St. Matthias – west	North-west	9th, 10th, and 11th Street, generally north and west of St. Matthias including east end of Maiden Lane	80	2
St. Matthias – east	North-west	Iowa/Sycamore, 9th, 10th, and 11th Street north to Fulliam	90	2
Ogilvie Addition	North	East 8th, 9th, 10th, and 11th streets, from rear of Mulberry Street properties to Spring Street	120	2
Colver Street	**North**	**Colver Street from Oak to Isett - restricted residential area from 1926**	**35**	**1**
Orange and Oak Street corridors	North	Orange St from 11th to Leroy, Oak St from near 11th to Woodlawn, Woodlawn and Maple in area	120	2
Country Club Hills	**North**	**first post WWII subdivision – north of Wier and west of Bidwell, including Geneva, Middle, Wier**	**65**	**1**
East Hill – South	East	Roughly east of Cypress to Park Ave, from river to north side of E. 5th Street	210	1
"East Muscatine"	East	Halstead on the west side of Park Ave, and Sherman & Sheridan on east side of Park Ave to River Rd	120	2
Fair Oaks area	**East**	**East of Park Ave to and including Weed Park, Washington Street north to Weed Park**	**130**	**1**
Park Place – South	East	West of Park Ave to railroad area, south side of Washington Ave to Monroe (including north side of Monroe west of First Ave)	150	2
		Approximate number of total properties:	*2240*	

Additional development of historic contexts

At this point, nine historic contexts have been developed that provide a basis for analysis of historic resources in Muscatine. Six have been included in the Multiple Property Document nomination of "Historic and Architectural Resources in Muscatine, Iowa" in February 2006:

- Early Settlement (c.1833-c.1865)
- 19th Century Business and Industry (c.1865-c.1900)
- Lumber Industry (c.1843-c.1960)
- Pearl Button Industry (c.1890-c.1966)
- 20th Century Civic Pride and Accomplishment (c.1890-c.1925)
- 20th Century Business and Industry (c.1900-c.1960).

Two additional historic contexts have been developed through the course of this project to a complete draft state, and these contexts are near ready to be added to the MPD:

- 19th Century Residential and Neighborhood Development (c.1833–c.1900)
- 20th Century Residential and Neighborhood Development (c.1900–c.1960)

It is anticipated that these historic contexts will be added to the Multiple Property Document through an amended nomination in the next year or two, revised as needed at the time. This will likely occur in conjunction with a "West Hill Historic District" nomination.

A third historic context was begun through the course of this project:

- Cultural and Ethnic Diversity (c.1833–c.1950)

This historic context has been completed with information that is available at this time within the scope of this project, and it is anticipated to have significant additional work completed prior to incorporating into the MPD, pending additional survey work and research. As resources in Muscatine more directly relating to the theme of cultural and ethnic diversity in Muscatine are surveyed and researched, additional information and conclusions can be added to flush out the details and overall context provided within this historic context. Many of these resources are located within the Original Town area, and some specific resources have been identified in the ""Original Town – East" section. The historic context within this report will provide the basis of and background information for a revised historic context that completes the primary research necessary to draw conclusions appropriate and necessary within a historic context included on a MPD. While some of this research can be completed with or without additional survey work, the research conducted for a historical and architectural survey is anticipated to be key to learn more about particular residents and neighborhoods.

Six additional historic contexts have been identified at this time that could be developed in conjunction with future survey projects. If they are developed at the same time as survey projects, the historic context chosen should relate in some respect to the survey project. It is not anticipated that more than one historic context would be developed as part of the survey project, though it depends on the project structure. The historic context of "Agricultural Processing and Food Products in Muscatine" is the most significant of these historic contexts, and it should be developed to complement the previously developed business contexts as the third of the major industries in Muscatine in the 19th and 20th century. The six recommended future historic contexts are:

- Agricultural Processing and Food Products in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th

centuries to the 50 year requirement around 1960. It will focus on development of Muscatine as an early agricultural processing center and the on-going role that food products, such as Heinz, have played in the local economy well into the 20th century. The property types associated with this context will primarily include commercial and industrial resources.

- Musserville/South Muscatine (c.1845-c.1960): This context will begin with the construction of the dam across the river at the north end of Muscatine Island and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of Muscatine Island as an agricultural resource, increased industrialization of the area by the lumber industry in the second half of the 19th century, shifting industrial focus to other business such as the pearl button industry, and associated neighborhood development. The property types associated with this context will primarily include commercial, industrial, residential, educational, and religious resources.
- Neighborhood and Arterial Businesses (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of businesses outside of the downtown area along corridors or at neighborhood corners to serve residents in a growing community. The property types associated with this context will primarily include commercial and industrial resources.
- Automotive Industry in Muscatine (c.1900-c.1960): This context will begin with the early arrival of the automobile in Muscatine around 1900 and continue to the 50 year requirement around 1960. It will focus on development of businesses associated with the automotive industry, such as automobile dealers, gas stations, garages, repair shops, and parts dealers. The property types associated with this context will primarily include commercial resources.
- Social, Religious, and Educational Resources in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50-year requirement around 1960. It will focus on the development of social, religious, and educational resources in Muscatine to serve a growing population. The property types associated with this context will primarily include social, religious, and educational resources.
- Historic Contributions of Women in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50-year requirement around 1960. It will focus on the evolving role that women played in Muscatine from several aspects, including commercial, industrial, residential, educational, social, and religious. The property types associated with this context will primarily include commercial, industrial, residential, social, religious, and educational resources.

Possible future project structure

There would be several possible ways to structure future projects to incorporate these recommendations. The first recommendation – the West Hill Historic District nomination – is likely best achieved in the same manner as the nominations in 2005-2006, by hiring a consultant. The project should be structured to include the West Hill Historic District nomination as well as the amendment to the "Historic and Architectural Resources in Muscatine, Iowa" Multiple Property Document nomination to include the three historic contexts developed in this report.

Nominations could be prepared in summer 2006 for the September 1, 2006 deadline for the February 9, 2007 State Nomination Review Committee meeting, or by February 2, 2007 for the June 8, 2007 State Nomination Review Committee meeting. The historic district would likely be formally listed on the National Register of Historic Places about 2-3 months following the committee meeting. Another possibility is that the nominations could be could be developed and submitted by city staff and the Muscatine Historic Preservation Commission, utilizing information contained in this report and additional research to meet National Register and state standards. However, this may be less feasible than hiring a consultant

The eight individually eligible historic buildings could be nominated in any number of ways. The nomination process should be linked to property owner interest. The property owner or Muscatine Historic Preservation Commission could prepare a nomination, meeting the state's requirements for nominations. Formal concurrence from the State Historic Preservation Office on eligibility should be obtained based on the prepared survey forms prior to beginning the nomination process. Information collected for the survey forms would provide a basis for the nomination, though additional information may be required and the information would need to be written to meeting National Register of Historic Places standards. Alternatively, a consultant could be hired to write one or more of the individual nominations. A cost savings would likely be involved in doing more than one nomination at a time.

In terms of future survey projects, there are several possibilities as to the approach to complete this work. The downtown survey and West Hill survey projects have been completed with the same approach using Certified Local Government (CLG) grant funds. A consultant has been hired to supervise the survey project, complete a number of historic contexts, and compile a final report. At the same time, commission members and volunteers have been responsible for the research and completion of survey forms on each historic resource located in the survey area. The consultant has provided final evaluations of significance, based on the forms prepared. This approach is common for CLG grant projects. A weakness in this approach for Muscatine has been noted in the low numbers of volunteers willing to assist with the project and hesitation to write information for survey forms, particularly architectural descriptions. As such, this approach could be continued for future survey projects or another approach may be chosen.

Another approach would utilize the consultant for more aspects of the survey form completion, though continuing to utilize volunteers for a significant portion of the research. One key aspect of the CLG grant projects is the need for a local 40% match of the project budget for funds requested from the state. Without a local cash match, volunteer hours are typically utilized, as in the downtown and West Hill survey. In the prior two survey projects, the consultant hours have been committed to extensive historic context research and writing. However, if one or no historic contexts were part of future survey projects, the consultant hours could be more focused on aspects of survey form completion, such as writing architectural descriptions. Volunteer hours could still be utilized for historic research, such as city directories and deed information, and either the consultant or volunteers could be responsible for writing the history of the house. The consultant would continue to make final determinations of eligibility, and write or revise this part of the statement of significance on the survey form. Prior to applying for grant funds for this approach, the specific responsibilities and scope of the project should be determined and an estimated project budget obtained from a consultant.

A third approach would hire a consultant to complete all aspects of the survey project. While this eliminates the volunteer hours and possible issues, the cost of this approach would be significantly higher than the first or second approach. The consultant hours required for this approach would roughly be two or three times the number required for the second approach, which continued to utilize volunteers for most of the research. Likewise, if grant funds were obtained, a cash match would be required at the local level as no volunteer hours would be part of this project structure.

Recommendations summary

The recommendations listed above represent several years (or decades) of potential historic preservation activities for Muscatine. The key action point at this time would be the nomination of the West Hill neighborhood to the National Register of Historic Places, including the amendment to the "Historical and Architectural Resources in Muscatine, Iowa" MPD nomination. The second key recommendation would be to continue historical and architectural surveys in priority areas as determined in this report to further identify significant historic resources in Muscatine. Nomination of individually eligible properties and development of future historic contexts are also activities to be completed. To summarize, the recommendations from this historical and architectural survey include:

1. Development and submittal of a National Register of Historic Places nomination for the West Hill Historic District, utilizing the historic contexts in the MPD
2. Development and submittal of the amendment to the "Historical and Architectural Resources in Muscatine, Iowa" Multiple Property Document (MPD) National Register of Historic Places nomination; updating historic contexts as needed
3. Development and submittal of individual nomination forms for eight properties identified as individually eligible through the downtown and West Hill surveys but located outside district boundaries
4. Completion of future architectural and historical survey projects, utilizing the recommendations above
5. Completion of future historic contexts, as pertinent and outlined above

Though not specifically discussed previously, efforts to educate the community as well as visitors to the significant history and architectural resources of Muscatine is also a potential future activity of the Muscatine Historic Preservation Commission. This may be achieved through several activities and means. Discussion has begun regarding the compilation of a book on the buildings included in the downtown and West Hill survey areas. This book would ideally include a photograph and paragraph on the history and architecture of each resources. A short history of Muscatine may be provided, as well as information on historic preservation. The book should be carefully developed to ensure quality and accuracy, and several possible formats should be considered. Other education methods may include lectures or tours involving historic buildings or self-guided walking tour brochures that include some architecture and history of the historic buildings.

Finally, it is recommended that the Muscatine Historic Preservation Commission pursue funding to continue their survey and registration efforts throughout the community. Though the downtown and West Hill area were initially identified with the greatest concentration of potentially significant historic resources, thousands of historic resources in Muscatine are located

outside of these areas. With the nomination of the Multiple Property Document (MPD) for Muscatine to the National Register of Historic Places (MPD) with the developed historic contexts, the framework will be set for the future nomination of individual historic properties and historic districts. Muscatine has significant history within local, state, and national contexts, and the nomination of these related properties to the National Register of Historic Places will recognize the significance and uniqueness of its history.

Appendix A. Sample Survey Forms

For the Architectural and Historical Survey and Evaluation of the West Hill neighborhood in Muscatine, an Iowa Site Inventory Form was prepared for each property. A 4x6 black and white photograph of each site was attached with a photograph sleeve on the last page of each form. Five sample survey forms are included in this appendix as example of the forms used and type of information recorded for this survey. One set of the survey forms was archived at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines, and the other set of survey forms was retained by the Muscatine Historic Preservation Commission at City Hall in Muscatine. Finally, a printed set of survey forms, with only the digital color photographs printed on each form, was bound and presented to the Musser Public Library along two copies of the final survey report for ease of community use.

Site Inventory Form

State Historical Society of Iowa
(December 1, 1999)

State Inventory No. 70-00188 ☐ **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 P.M. Musser House

other names/site number Field Site #: WH-025

2. Location

street & number 516 W. 2nd 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) 7 Lot(s) 9 & 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)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
	buildings	2		buildings
	sites			sites
	structures			structures
	objects			objects
	Total	2		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)
01A01: Domestic / Single residence

7. Description

Architectural Classification (Enter categories from instructions)
05D Queen Anne

Materials (Enter categories from instructions)
foundation 03 Brick
walls 03 Brick
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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☒ Yes ☐ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 516 W. 2nd Street Site Number 70-00188
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)

02 Architecture

31: Other – Neighborhood Development

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 Jay Brady, Chair (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date November 30, 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

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

P.M. Musser House — Name of Property
Muscatine — County

516 W. 2nd Street — Address
Muscatine — City

7. Narrative Description

This is a two-story, four-bay, Queen Anne style asymmetrical house, with some Italianate details. The house sits on a brick foundation. The walls are brick. The asymmetrical combination hip-gable roof is clad in asphalt shingles. The house sits on a beautifully landscaped and manicured lawn. An older stone wall runs along the sidewalk on 2nd street and at the east edge of the property. A flight of concrete steps lead to a sidewalk located at yard level.

The front elevation consists of a three-bay section, two-story bay window with gable roof, and the front of the enclosed c.1920s porch. The single story porch fronts the bays east of the bay window and has four brick columns. This porch replaced an earlier wood porch between 1919 and 1928. A brick knee wall spans the space between the columns and has rectangular panels with borders created by bricks turned on end. The columns are topped with stone or concrete capstones and support a sloping roof from the house. The roof has simple eave lines with wood beams spanning between columns. The entry of the porch has a front-gable section with the area above the roof beam clad in fish scale wood siding. The roof eave of the gable has decorative square inlays. The entry is located in the west bay. The entry is framed in wood with single sidelights on each side and single light door transom above. The door and sidelights are divided by wood divider in their lower section. A flight of concrete steps leads from the yard-level sidewalk to the porch. The porch windows are divided into three main vertical panels with each panel divided by thinner dividers into a single-light window transom over two side-by-side vertical lights. The bottom sill is wood. The entry into the house on the first story is wood with sidelights and door transom. Two original single-over-single-light double-hung windows with wood sashes, wood sills, wood arched window hoods with segmental brick inlays, scrolled upper lip and lower edge are found to the left of the entry. The second story has three original single-over-single-light double-hung windows with wood sashes, wood sills, wood arched window hoods with segmental brick inlays, scrolled upper lip and lower edge, which are vertically aligned with the windows and entry below. The roofline has Italianate style brackets. This hip roof section has a three sided dormer with a larger single-over-single-light double-hung center window and a shorter single-over-single-light double-hung window in each of the two sides. The bay has clapboard siding and a six-sided hip roof. The west bay on the north elevation of the main house is a three-sided, two story, bay window with the same double hung windows in the two side sections. The center window is a single-light window with a single-light window transom with wood framing, stone sills, wood arched window hoods with segmental brick inlays, scrolled upper lip and lower edge. The bay window rests on a foundation that has a capstone border at the interface between the basement and first floor. The bay window has a gable roof and roof corners project over the angled bay window with the projections supported by decorative brackets. The roofline has Italianate style brackets. The front of the enclosed side porch extends the elevation further to the west. The enclosed porch has a large framed-in, two story, six window set, with three windows per story. The windows are single-over-single-light double-hung windows with narrow single-light rectangular window transoms. The vertical space between the window sets has decorative borders and a rectangular decorative design. A vertical brick corner column supports the roof and frames.

P.M. Musser House — Name of Property
Muscatine — County

516 W. 2nd Street — Address
Muscatine — City

The c. 1891 photograph of the P.M. Musser House appears for the most part the same as today. The notable differences are the front (north) wrap around porch and the west side porch. The wrap around front porch in 1891 has a roofline that is very similar to today's wrap around porch with front porch gable above the steps leading to the front door. The roof was supported by simple rectangular wood columns. The current roof is supported by brick columns and is screened in unlike the open porch of 1891. The side porch is a simple sloped roof porch, open, with rectangular wood columns located where today's two story enclosed brick addition now sits. The window hoods and sills appear to be the same as today's. The 1891 house does not have the three-sided dormer in the roof. The c.1901 Picturesque Muscatine photograph shows the three-sided dormer in the roof and the front wrap around porch is enclosed but the columns are wood.

The west elevation has four bays. The north (front) bay is the enclosed two-story side porch, which was added between 1919 and 1928. It has five single-over-single-light double-hung windows with narrow single-light rectangular window transoms on each story. The vertical space between the window sets has decorative borders and a rectangular decorative design. A vertical brick corner column supports the roof and frames the window set framing. The elevation rests on a foundation that has a capstone border at the interface between the basement and first floor. The north center bay is narrow and has a protruding rectangular bay window and chimney. The bottom starts just above the foundation capstone with a segmental brick arch support. The first story section has a single-light window with sill and window hood to match the rest of the windows of the house. The area between the first and second story windows has decorative brickwork and a wood inlay with a circular decorative center and four rectangular points. The second story chimney window is a single-light stained glass window with same window hood and sill as rest of the house. Above the second story, the chimney narrows with the base of the narrow section occupied by a decoratively carved wood piece. The gable roof of the bay is steeply pitched with the chimney running through the middle of the peak. A single-over-single-light double-hung window with wood sashes and frames is on each side of the chimney. The wall of the north center bay is beveled to the south and contains vertically aligned single-over-single-light double hung windows with wood sashes and the same sills and window hoods as the rest of the house. The south portion of the elevation is set back from the north portion of the elevation. The south two bays have vertically aligned single-over-single-light double-hung windows with wood sashes and the same sills and window hoods as the rest of the house.

The east elevation is brick and has four bays. All the windows of this elevation are single-over-single-light double-hung windows with wood sashes and wood/stone sills. The first story of the north (front) two bays is dominated by the porch wrapping around from the front. The porch has three bays in this elevation and retains the same elements as the front porch. The center bay has a gable roof with same elements as the front porch. The second story north bay has no openings. The second floor north center bay has a single-over-single-light double-hung window with decorative window hood and sill. A chimney is adjacent to the window and has decorative brick designs including brick arch. The south center bay is a three-sided, two-story bay window with a window in each side of each story of the bay. The gable above has a pair of single-over-single-light double-hung windows with wood frames and

sashes surrounded by siding. Each of the second story windows in the sides of the bay window have overhanging window roofs supported by large converging brackets. The rear bay has a first story window vertically aligned with a second story window. The second story window has segmental brick arches but no decorative window hood like most of the other windows of the house. The first story window has the same decorative window hood as the other house windows.

The three-bay rear elevation has a two-story rear porch centered in the elevation. The rear porch protrudes from the main house and has the entry located in the west side of the porch. The porch windows are single-over-single-light double-hung windows with five in each story with the center three set together with the outer windows slightly separated. The porch is wood frame with vertical panels between the first and second floor and decorative wood carvings and inlays. The sloping house roof extends over the porch. The roof has a gable-roof dormer with a portico covering a balcony on the roof. The dormer has an entry with narrow single-over-single-light double-hung windows on either side. The porch has a wood rail with vertical rectangular rails and a decorative wood lattice at the porch roof eave. The porch roof is supported by turned porch columns with decorative carved brackets. The gable is plain with clapboard siding. The rear windows in the west and east bays at the rear do not have the same decorative window hoods as the rest of the house except for the first story window in the east bay. The first story window in the east bay has the same window hood and sill as the rest of the house. The east bay first story window is vertically aligned with the second story window. Both windows are single-over-single-light double-hung windows with wood sashes. The bay to the west of the porch has a large segmental arch window opening with wood sill in the first floor. The window has a three window set framed to fit the opening with the arch section solid wood panel. The windows are narrow six-light-over-single-light double-hung wood windows. The second floor window is a single-over-single-light double hung window with segmental brick arch and wood/stone sill. The roof eave has decorative Italianate style brackets with a single-by-single light window in the wood frame and panel parapet between the top of the brick and the roof eave.

The garage is single story brick building with basement below and a parapet style roof with hidden sloped rolled roof. The garage appears to have replaced an earlier structure on the same location between 1912 and 1919 according to the Sanborn Maps. The roof parapet is capped by capstone. The garage opens to the west and has a narrow double stall overhead door with wood frame. The door has a narrow roof overhang with paired brackets at each end and a non-original basketball hoop in the center. The roof overhang is shingled with shakes. Decorative wooden ladder-style trellises run up the two outer corners of the elevation. The roofline has the two outer sections higher than the middle section. Two brick columns with capstones and decorative planters guard the entrance to the drive. The south elevation has both the basement and first story elevations visible due the slope of the terrain. The alley runs parallel to this elevation. The basement level has two sets of single-over-single double hung windows with rectangular sills and lintels in the west and west center portions of the elevation. Some of the brick at the basement level has been coated. The first story level has the two sets of the same style windows vertically aligned above the basement level windows. The east half of the elevation shows evidence of two older windows that have been bricked in. The center window has a rectangular lintel while the east window has a segmental brick arch. The bricked in openings are set between the current

first and second floor windows. A side entrance basement wood door is located beneath the east window. The roofline is sloped from north to south with gutter along the south eave. Brick parapet wraps around the west and east sides. The east elevation is similar to the west elevation with a six-over-six-light double-hung window set in the first story level in the north quarter of the elevation. The elevation has the same decorative ladder style trellises running up each corner and a decorative roof overhang with paired decorative brackets and wood shakes. Some of the basement level brick has been coated. The north elevation has the same decorative ladder style trellises running up each corner and a decorative roof overhang with paired decorative brackets and wood shakes. The elevation has four single-over-single-light double-hung windows in the first floor elevation and a set of steps running down from the ground at the first floor to the ground at the basement level. There is a non-original galvanized steel fence that runs along ground parallel to the steps. The house has older trees and shrubs with nice landscaping.

8. Narrative Statement of Significance

The P.M. Musser House appears to be individually eligible for the National Register of Historic Places under Criterion B. Additionally, it is a contributing building in a potential "West Hill" neighborhood historic district.

P.M. Musser appears to have built this house in 1885. P.M. was a member of the prominent Musser lumber family, which was started by his uncles, Peter and Richard, in the 1850s. The Musser Lumber Company was organized in 1881, taking over all the assets of Musser & Company. The officers of the new company were: Peter Musser, president; Richard Musser, vice president; P. M. Musser, secretary and treasurer; and C. R. Fox, yard superintendent. They were associated with several other lumber interests along the Mississippi River to ensure a steady supply of logs from the upper Mississippi. P.M. Musser was a key lumberman in the Midwest lumber industry and took the Musser Lumber Company to prominence as a large milled lumber supplier for much of the upper Midwest. Musser Lumber Company and associated business was a very key component of Muscatine's prosperity and growth in the 1880s and 1890s. Additionally, he had a sense of civic responsibility. His community gifts were also very notable – library, cemetery chapel, Musser Park, and first mechanized fire truck leading to a paid, mechanized fire department. He lived here until his death in 1919. Integrity is good, with historic porch alterations in the 1920s. Overall, the form and design of the house reflects the time that P.M. Musser lived in this house. Thus, the P.M. Musser House appears to be individually eligible for the National Register of Historic Places under Criterion B for its association with P.M. Musser.

It was later associated with Dr. J.L. Klein, who was a prominent and respected physician who practiced in Muscatine for 50 years, was one of the founders of Bellevue Hospital in Muscatine, and was an active leader in the local, state, and regional medical societies. He lived here at 213 W. 3rd Street from around 1905 to 1928, when he moved to this house where he lived until his death in 1947. This earlier period is more prominently associated with his activities in Muscatine, including the founding of Bellevue Hospital

in 1905. Thus, the house at 213 W. 3rd Street appears better associated with this significant contributions to Muscatine.

The P.M. Musser House also appears to be a contributing building in a potential "West Hill" neighborhood historic district. Its strong integrity and association with prominent leaders of the community make it an important house in a potential West Hill historic district.

Peter Miller Musser purchased the property from Elisa A. Hanna, widow of Thomas Hanna on September 28, 1884 (Deed Bk 18: 413). Thomas Hanna had purchased the property from Theresa L. Olds on May 2, 1865 (Deed Bk 1:27) and built an earlier house on this site. Peter Musser was listed at Front 2e of Walnut in 1878 and at 516 W. 2nd in the city directories from 1884 to his death on May 22, 1919. Peter Miller Musser was born in Whitehall, Pennsylvania on April 3 1841. He assisted his father in the family store until came to Muscatine, Iowa, in March 1863 to work with his uncles, Richard and Peter Musser, in their lumber business. After a year in Muscatine he moved to Iowa City and his uncle, Peter Musser, put P. M. Musser in charge of their Iowa City yard. On December 19, 1865, Mr. Musser married Miss Julia Elizabeth Hutchinson, a daughter of Robert and Julia M. Hutchinson, of Iowa City. She bore four children, Cliff, Laura, Helen and John. Laura died in infancy, and Helen, 13, and John, 6, died of diphtheria in the winter of 1888 (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal,* May 23, 1919, 1).

The business of the Mussers in Muscatine was established in 1855 under the firm name of Hoch, Musser & Company, but Mr. Hoch withdrew in 1858 and the firm name was changed to R. Musser & Company. In 1871 the firm of R. Musser & Company built their sawmill on the Mississippi river in South Muscatine, Iowa. P.M. Musser was one of the stockholders. In 1873 the company became P. M. Musser & Company after Richard Musser retired. In 1873 P.M. Musser and John W. Porter purchased the Iowa City yard of R. Musser & Company and assumed the firm name of Musser & Porter, which continued until Mr. Porter's death in 1883. In 1875 P.M. Musser back moved to Muscatine, residing at first on East Front Street. The sprawling saw mill constructed on the south edge of Muscatine in an area that became known as Musserville and was later incorporated into the city of Muscatine. P. M. Musser had general charge of the office and the sale of the products of the sawmill while his uncles, Richard and Peter, took care of the manufacturing department. In 1876 Richard Musser once more took an interest in the business and the firm name of Musser & Company was adopted. The Musser Lumber Company was organized in 1881, taking over all the assets of Musser & Company. The officers of the new company were: Peter Musser, president; Richard Musser, vice president; P. M. Musser, secretary and treasurer; and C. R. Fox, yard superintendent, while John Musser of Adamstown, Pennsylvania, was the only other stockholder. In 1881 the company again rebuilt and enlarged its mill which they fitted with the most modern and improved machinery, making it one of the most complete and capacious saw mills on the Mississippi River with capacity for manufacturing 50,000,000 feet of lumber, 12,000,000 lath and 12,000,000 shingles for the working season and its annual manufacture was placed at those figures until the decline of the industry in this section. In 1882 the company erected a planning mill detached from the saw mill which afforded facilities for dressing lumber and the manufacture of flooring, siding, and boards to the extent of its trade. P.M. Musser moved to this home on West Second Street on the bluff

after building it in 1885. This move coincided with the peak of the Musser Lumber Company in the 1880s and 1890s (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal,* May 23, 1919, 1).

Large tracts of pine lands were owned by the Musser Lumber Co., along the Chippewa in Wisconsin and in the Minnesota lumber region. The logs were cut by contract and rafted by the Mississippi River Logging Co., a prominent lumber corporation of which the Musser Lumber Co., as one of the incorporators and a large stockholders. The Musser Lumber Company owned and operated its own fleet of rafting steamers for about twelve years including the "Silver Wave", the "LeClaire Belle" and the "Musser" for two years. The company's plant covered an area of thirty-five acres and the yards were stocked according to the season of the year to the amount of from 8,000,000 to 25,000,000 feet of lumber and a proportionate amount of lath and shingles. The enterprise became one of the foremost business concerns of the upper Mississippi valley. It is estimated that during its life from 1855 to 1904, the Musser Lumber Company cut an aggregate, which closely approached 2,000,000,000 feet of lumber. (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal,* May 23, 1919, 1).

In the 1890s, P.M. Musser lived in this house at 516 W. 2nd Street with his family. He is listed at Cook Musser & Co. and Secretary-Treasurer at Musser Lumber Co., in the 1886 to 1896 city directories. In 1897-1900 city directories listed him as president of Cook Musser & Co. State Bank & Trust Company and Secretary of Musser Lumber Co. The 1900 city directory lists him as living at 516 W. 2nd with wife Julia and as president of Cook Musser & Co. State Bank & Trust Company and Secretary of Musser Lumber Co. The 1900 census lists P.M. Musser, 59, lumber dealer, born in Pennslyvania and married to Julia, age 55, for 34 years as owning and living at 516 W. 2nd. A son, Cliffton, lumber dealer, age 31, was listed as living with them. During this period, Peter M. Musser was also prominent in other activities to improve the community of Muscatine. Mr. Musser served as president of the Muscatine State Bank, formerly the Cook, Musser & Company State Bank. He was involved in real estate development by the late 1880s, which became the Muscatine Improvement and Manufacturing Company in the early 1890s. Their goal was to develop the new Park Place addition, using the revenue from the development to "securing substantial manufacturing concerns." Officers in 1893 included fellow lumber baron William Huttig, president; Peter M. Musser, vice president; J.L. Hoopes, secretary; G.A. Funck, treasurer; and S.A. Collins, manager. In 1896, Mrs. Peter M. Musser donated a home at 1119 Mulberry Street for the Old Ladies Home. Peter Musser also built the Greenwood Chapel in Greenwood Cemetery in memory of his wife. Soon after the turn of the century in 1901, he built a public library for the community at the corner of Iowa and 3rd Streets. He also contributed to the construction of the First Methodist Episcopal church and contributed to Iowa Wesleyan College in Mt. Pleasant. He was also involved in other civic, commercial, and industrial enterprises in Muscatine (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal,* May 23, 1919, 1).

The Mussers' affiliated business, Muscatine Sash & Door Company, continued to grow in the early 20th century. As the supply of logs was depleted, the Musser Lumber Company sold much of its interests to the Fox, Hutchinson & Lake Company in 1903, and then closed and dismantled their mill in 1905. Part of their land holdings were donated as Musser Park to the city by P.M. Musser son, Clifton. The Musser

Lumber Company continued to function until after Peter Musser (P.M. Musser's uncle) died in 1910. The 1907 city directory lists P.M Musser as president of Cook Musser & Co., State Bank & Trust and secretary treasurer of Musser Lumber & Box Co. The 1910 Census lists P.M. Musser with his wife Julia at 516 W. 2nd. Occupation entry is illegible. By 1911, the Musser Lumber Company had been "practically closed up" with its only asset the actual grounds and office. P.M. Musser continued to be involved in other aspects of business in Muscatine until his death in 1919. The 1913 and 1916 city directories list him as president of Muscatine State Bank and & Musser Lumber Co., The 1919 city directory lists C.R. Musser as president and treasurer of the P.M. Musser Co. P.M. Musser died on May 22, 1919. His obituary notes that "he was one of the wealthiest men in the state. Mr. Musser was dean of the pioneer lumbermen in this section and was one of the last of the pioneers who did so much to build up the commercial prosperity of the Mississippi valley." P.M. Musser was so well respected that his body lied in state at the Musser home from noon to 3 p.m. so the community could say farewell (Richman 1911, Vol. 2: 159; "Society Mourns Death of P.M. Musser," *Journal,* May 23, 1919, 1).

It appears that Cliffton Musser inherited the property and was renting it out from the death of P.M. Musser until he sold it to Ella Jayne in 1922. The 1920 census lists Clifton and Margaret Musser across the street at 515 W. 2nd Street. The 1921 city directory lists Robert R. Smiley (Annie L.) farmer, living at 516 W. 2nd Street in 1921.

Ella Jayne purchased the property from Clifton and Margaret K. Musser on May 13, 1922 (Lots Book 59: 580). Mrs. Ellen Jayne (widow Henry), Mrs. Clara H. Hutchinson (widow Z.W.), Ida Hutchinson (works at Musser Library), were listed at 516 W. 2nd in the city directories from 1923 to 1927. Ellen and Clara appear to be sisters or sister-in-laws, and there also appears to be a family connection to P.M. Musser's wife, Julia Elizabeth Hutchinson Musser, who was a daughter of Robert and Julia M. Hutchinson, of Iowa City. The 1911 biography noted that Zelah W. and Clara Hutchinson had four children: Zel H., a lumber and box manufacturer of Cloquet, Minnesota,; Harry H., a lumberman of St. Joseph, Missouri ; Ida, a teacher living at home; and Julia E. (Richman 1911, Vol. 2: 634). The 1920 census listed Clara (age 71) and daughter Ida (age 38) renting a house on Mulberry. Ella Jayne (age 68) was listed with her son William Jayne. It was during this period between 1919 and 1928 that the side porches were constructed, likely by these women.

John L. Klein, M.D. (and wife Florence) purchased the property from Mrs. Ella Jayne on May 3, 1928 (Lots Book 70: 420), moving from 213 West Third Street. The 1930 Census lists John L. Klein, medical doctor, age 56, as living at 516 W. 2nd with wife of 22 years - Florence, age 47. Four children lived with them – Dorothy M., age 21; John L. Jr., age 18; Robert, 9; and daughter Leaftimal? age 6. J.L. Klein, Sr. would continue to live here with his wife Florence until his death in 1947. Dr. John L. Klein, Sr. was a leading physician and surgeon of Muscatine and this section of Iowa. He was born near Iowa City on October 18, 1873, and he graduated with a medical degree from the State University at Iowa City in 1897. He began practice in Muscatine in 1897. In 1905, Dr. John Klein and Dr. A.J. Weaver organized the Bellevue Hospital in 1905 and for many years served as president of the hospital board of directors. On October 1, 1907, Dr. Klein married Miss Florence C. Schmidt, and they lived until 1928 at 213 W. 3rd Street (extant). In 1923, Dr. Klein became associated with Dr. G. A. Sywassink in the medical firm of

Klein and Sywassink. The 1927 city directory lists John Klein as residing at 213 W. 3rd Street and practicing with Dr. George Sywassink at 110 W. 2nd, 2nd Floor. The 1929 directory lists John with wife Florence, John L. Jr. and Dorothy M., students. From 1931 to 1936/37 Dr. Klein Sr., Dr. Sywassink practiced at 110 W. 2nd with Dr. Rodney Arey. In 1938, Dr. John L. Klein, Jr., joined the firm with Klein Sr., Klein Jr., Sywassink, and Arey listed in practice together for 1938-1939 at 110 W. 2nd. According to the city directories, from 1940 to 1943, Klein Sr., Klein Jr., and Sywassink practiced prior to Dr. Williams Catalona joining the group at 110 W. 2nd in 1946. Robert F. Klein is listed as a student at 516 W. 2nd in 1943. Dr. Klein Sr. was a senior member of the medical firm of Klein, Sywassink, Klein, and Catalona, and a practicing physician and surgeon in Muscatine for more than 50 years at the time of his death in 1947. The practice continued by his son and the other partners after his death.

His obituary from September 30, 1947 notes that Dr. John L. Klein, Sr. was active in state and county medical circles and was one of the founders of the Muscatine County Medical societies, serving as its first secretary. He was also a past president of the county organization. Dr. Klein was also active in the southeast Iowa, the Mississippi Valley, the Interstate, and the American Medical Associations and he was also a life member of the Iowa State Medical Society. At a recent meeting of the Iowa–Illinois Medical Association he was given recognition for his record of 50 years in the profession. He was also a member of the Muscatine Chamber of Commerce, and a charter member of the Muscatine Kiwanis club, the Geneva Golf and Country club and the Thirty Three club. He also belonged to the Muscatine Elks lodge and the Laurent Council, Knights of Columbus. The Kleins had four children, Dr. John L. Klein, Jr., Lt. Robert F. Klein of Percy Jones hospital in Michigan, Mrs. Bertram Olsen, and Miss Catherine Klein (Richman 1911, Vol. 2: 602; "Dr. John L. Klein, Sr., 73," *Journal,* September 30, 1947, 6).

The property had already been transferred from J.L. Klein to his wife Florence C. Klein on October 17, 1942 (Lots Book 103: 216). Mrs. Florence C. Klein (widow John L.) continued to live in the houseafter his death in 1947 through 1954. Robert F. Klein was listed as a student residing at 516 W. 2nd in 1943 with no listing in 1945 or 1949 directories. In 1952 Robert returned to 516 W. 2nd living with his mother until 1954 when he was living at 812 W. 4d with his wife Therese.

By 1956, Florence C. Klein was no longer listed in the city directories and Robert F. Klein, M.D., and his wife Therese were living at the house having moved from their 1954 residence at 812 W. 3rd Street. They would continue to live at 516 W. 2nd to Robert's death around 1975. The 1956 directory lists Robert Klein as medical doctor practicing at 110 W. 2nd with Sywassink, Klein, Klein, and Parks. The 1959 directory lists Robert as medical doctor practicing at 110 W. 2nd with Sywassink, Klein, Klein & McKay. Therese Klein continued to live in the house after her husband's death.

9. Major Bibliographical References

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P.M. Musser House — Name of Property
Muscatine — County

516 W. 2nd Street — Address
Muscatine — City

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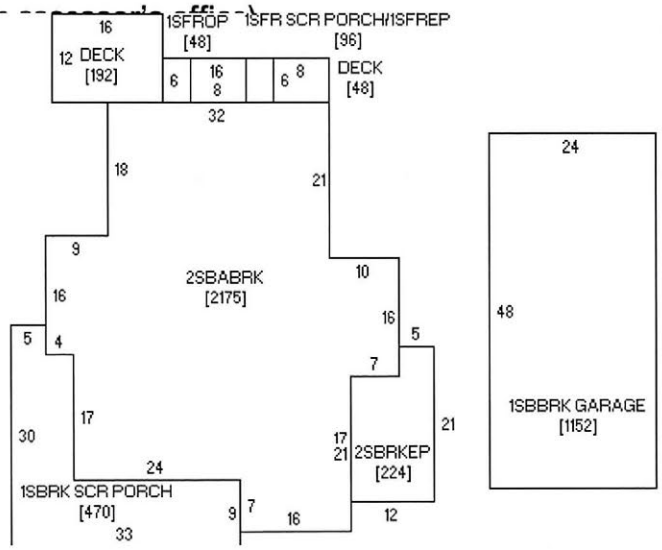
Location Map



P.M. Musser House — Muscatine
Name of Property — County

516 W. 2nd Street — Muscatine
Address — City

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



(front – W. 2nd Street)

Photograph of building (digital image)



Site Inventory Form

State Historical Society of Iowa
(December 1, 1999)

State Inventory No. 70-00211 ☐ **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 Henry Funck House

other names/site number Field Site #: WH-049

2. Location

street & number 306 W 3rd

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) 36 Lot(s) 7 & E 20' Lot 8

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)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:	*If Eligible Property, enter number of:* Contributing	Noncontributing	
buildings	1		buildings
sites			sites
structures			structures
objects			objects
Total	1		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)
01A01: Domestic / Single residence	01A01: Domestic/Single Residence

7. Description

Architectural Classification (Enter categories from instructions)	**Materials** (Enter categories from instructions)	
05B: Late Victorian / Italianate	foundation	03: Brick and 04C: Limestone
	walls	03: Brick
	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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 306 W 3rd Site Number 70-00211
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)

02: Architecture

Significant Dates

Construction date

1860 ☒ 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 Jo Ann Carlson, Commission Member (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date 12/4/2005

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

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

Henry Funck House — Name of Property
Muscatine — County

306 W 3rd — Address
Muscatine — City

7. Narrative Description

This is a two-story, three-bay, brick, Italianate house. The house sets on a brick and limestone foundation. The walls are brick, clad in brick. The roof is clad in asphalt. Large paired brackets support the wide eave around the house. The house is built on a sloped lot, with an exposed basement.

The front (north) elevation is symmetrical with three bays centered on the entry. The entry is elaborate with a carved pediment and surround. The entry has a small fanlight and sidelights incorporated into the area around the single door entry. The door is aluminum. The arch windows on each side of the entry have two-over-two-light, double-hung sashes. The top portion of the arch has a multi-light sash with a circular pattern. The arch hoods over the windows are stone, and the windows have stone sills that slightly extend out from the opening. The second story has three arch windows. The two side windows are identical to the first story. The center window is longer and has a brick arch. It also has two-over-two-light, double-hung sashes. Its top arch portion also has the multi-light sash with circular pattern seen in the other windows. There are three small rectangular two-light attic windows between the brackets along the frieze. A one-story entry porch on the early Sanborn maps was removed between 1919 and 1928.

A c.1891 historic photograph shows much of the front and west elevation of the house remains unaltered from its original condition. Two changes have occurred at the front entry and on the roof. The historic photograph shows an entry originally extended out from the house and covered the front entry. Two pairs of turned columns supported the outside of the canopy while two pilasters supported it where it connected to the house. This entry porch is seen on Sanborn maps through 1919, with no porch depicted in 1928 and 1946. The present fenestration and window design does not appear significantly different from the historic appearance. The other minor change is the loss of a roof balustrade. The historic photograph shows the balustrade centered on the main house roof. A brick chimney extends above the balustrade. Both the chimney and the balustrade are non-extant. Also gone is a wrought iron fence that extends across the front of the property. The historic photograph does show the one-story rear addition that is attached to the southwest corner of the house.

The west side features similar windows as the front with arch hoods and stone sills. Each window contains four-over-four-light, double-hung sashes. Several of the windows have a rounded multi-light top sash with a circular pattern, but in some of the windows that sash have been replaced with a solid blind. A two-story angled bay window that is located near the back of the elevation contains three windows on each story of the bay. A typical attic window is located at the top of each side of the bay window. The scrolled double brackets seen on the front continue along the cornice of the main house. The bay window is not depicted on the 1883 Sanborn map, but it is shown on the 1888 and later maps. Two similar windows, one each on the first and second stories, are centered on the west wall between the bay window and the front of the building. There is also a typical attic window located above the centered second-story window. A rear full-height section appears as an original open porch along the west side on the 1883 Sanborn map. The porch is shown as an enclosed one-story addition on the 1888 map. The

addition is located between the main house and a gabled rear wing that extends to the south. The gabled wing is about one-half story shorter than the main house. There are no brackets under the addition's roof on the west elevation. The addition's basement is exposed at the rear and part of its west wall. A set of steps is located between the addition and the back of the original house and apparently leads to the original porch entry. Two-over-one-light, double-hung windows are located on the first story of the addition. There is one window on the addition's north wall, which faces the main house and one window centered on the addition's west wall. There is a basement window located slightly to the right of center on the addition's west wall. The centered window has a projecting label mold with keystone and stone sill. The addition's north window does not have the crown or the sill.

The east elevation contains the east wall of the gabled rear wing and the east wall of the main house. The same features seen on the main house's north and west elevations are repeated on the east side. These include arch hoods, scrolled double brackets, stone sills and four-over-four-light, double-hung window sashes with decorative upper sashes. Some of the decorative sashes, especially in the second-story windows have also been replaced with covers. The first- and second-story windows on this elevation rest on taller sills than the windows on the north and west walls. A typical attic window is located above each second-story window. A limestone foundation under the main building is exposed on this elevation. A portion has been removed and five openings into the basement constructed. One of the openings is a centered entry with a non-historic aluminum combination storm door. To the left of the door is a pair of one-over-one-light, double-hung windows. The windows have stone sills. A slightly larger pair of windows is located to the right of the centered door. These also contain one-over-one-light, double-hung sashes and stone sills. There is also a small one-over-one-light, double-hung basement window located near the back of the main house. This window appears to have a wide lintel and sill that are flush with the plane of the east wall. The remaining openings on the east side are located on the two-story gabled rear wing. A window and an entry are located on the first story and two windows are located directly above them on the second story. Each window contains two-over-two-light, double-hung sashes with stone sills. The two second-story windows also contain label molds, while the two first-story openings have more basic straight-line crowns. Because of the exposed basement wall on this elevation, the entry, which is located on the wing's east wall where it connects to the main house, is accessed from a set of wood steps. The steps lead to a common landing that is shared by the wing's east wall entry and another entry located on the main house's exposed south wall. The entry on the wing's east wall contains an aluminum combination storm door. There are also two openings in the basement's east wall. An entry is located directly below the first-story entry. It contains an aluminum combination storm door. A small plate covers the second basement opening, which is located to the left of the basement entry and under the other first- and second-story windows.

Three different walls of the building are exposed on the rear (south) elevation. The south wall of the one-story addition includes both first-story and basement windows. Both windows are centered on the wall and contain two-over-one-light, double-hung sashes. The first-story window is crowned with a label mold while the basement window contains the straight-line mold. The rear wall of the gabled, two-story rear wing contains six openings. There are two openings on each story, each aligned with the other. The first- and second-story openings are windows, with typical label mold crowns and stone sills. The right

windows on each of these floors contain two-over-two-light, double-hung sashes. The left windows contain two-over-one-light, double-hung sashes. The basement openings include a window on the left and an entry on the right. The basement window has the same label mold as the other rear elevation windows on this wall, but contains one-over-one-light, double-hung sashes. The entry opening is crowned with the same molding. However, it contains a flush-mounted aluminum combination storm door with a solid interior door. A stone band extends across the wall and around the corners between the first story and the basement. A series of single brackets also extend along the cornice of the gable. A portion of the main house's original south wall also remains exposed on the right side of this elevation and above the one-story addition on the left side. A second-story window on the west side of the main house wall is visible above the addition. It shows the top portion of what appears to be a similar window as the front and side windows of the main house. It has a segmental arch, but the upper decorative sash has been covered over. The gabled rear wing does not extend completely to the east edge of the main house. This exposed wall contains two openings. Originally, both were likely windows, but the first-story opening has now been converted into an entry. Both openings are aligned with each other and set just to the right of the junction of the rear wing with the main house. Each has a segmental arch crown. The second-story window contains two-over-one-light, double-hung sashes and a stone sill. The converted door opening contains an aluminum storm door. It is accessed from the common landing that also provides access to the nearby entry located in the east wall of the rear wing. The typical double scrolled brackets, which extend along the cornice on the other elevations of the main house, are also located on the rear elevation.

The Sanborn maps in 1888 show the house as having the additions on the back and the porches on the side. The rest of the Sanborn maps, the house stays the same.

8. Narrative Statement of Significance

The Henry Funck House appears to be individually eligible for the National Register of Historic Places under Criterion C. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

Henry Funck, a businessman and banker, built this house as a family residence around 1860. Funck arrived in Muscatine in 1839 and became involved in the grocery and bakery business, eventually entering the banking business. Although he also served as mayor for two years and alderman for four years, he does not appear to have made a substantial impact on the history of Muscatine. No significant event is known to have occurred on the property. The house however is an excellent example of an Italianate house. It retains much of its integrity, including ornamental window hoods, stone sills, and original multi-light windows. Its large presences, ornamented entry, arch windows with full arch hoods, large brackets, and wide eaves make it stand out from other Italianate houses in Muscatine. Thus, the Henry Funck House appears to be individually eligible for the National Register of Historic Places under Criterion C.

Henry Funck House	Muscatine
Name of Property	County
306 W 3rd	Muscatine
Address	City

The Henry Funck House also appears to be a contributing building in a potential "West Hill" neighborhood historic district. Funck was an original settler of Muscatine and through the years became an important resident in the city. His began and operated several businesses in Muscatine and also served as an elected official. When he chose West Hill as the location for his large and imposing new home, it likely made a significant impact on local residents and helped establish the neighborhood's reputation as an upper class neighborhood. His decision helped the neighborhood maintain its 19th century growth and development and encouraged others to consider the neighborhood. In addition, the house retains a significant amount of integrity. Much of the ornamentation remains and windows and doors still retain many of the original sashes and other features. This house contributes significantly to the history and architecture of this potential historic district.

Myron Ward bought Lots 7 and 8 of Block 36 in 1850, according to the abstract (Book J, Page 250). He sold both lots to Henry Funck on September 15, 1859 (Book U, Page 4). An 1889 biography of Henry Funck notes that by 1861 he had "built his elegant residence at the southwest corner of Pine and Third streets." This suggests a c.1860 construction date for this house. The biography continues to note that "enterprising and sagacious in his undertakings, he was eminently successful, and the elegant residence, now a home of his widow and son, Adam, situated on West Third street, is a monument to his enterprise and good taste." Funck emigrated from Germany with his wife Anna C. whose maiden name was also Funck, in 1837, the same year they were married. After living in St. Louis and Burlington for about two years, they arrived in Muscatine in 1839, making them one of the earliest settlers of the new community. Funck became involved with the grocery and bakery business and continued with that trade until 1852. However, he is not listed among any of the businesses, grocery or otherwise, recorded in Newhall's 1845 Bloomington Directory. After leaving the grocery business, Funck built a distillery and operated it for three years. He then sold out and began operating a boat stores and wharf enterprise, which he also sold after three years. Henry Funck is not listed in the 1856 directory, although a "George Funk", grocer, is listed. "George Funk" is likely a misspelling of Henry's son George A. The same misspelling occurs in the 1859 directory, although that listing is recorded as "George A. Funk, wholesale and retail groceries, liquors and provisions. It records his address as "ns of Burlington Road w of Green." Henry Funck is listed in the 1859 directory just below his son. No occupation is listed for him, but his residence is identified as "n e c Chestnut and 1st." Henry Funck could not be identified in the 1860 census record. Funck and his wife had eight children. George Adam, who married Julia Lacy; Ada Cornelia, who married Fred Daut; Amelia Laura, wife of Henry Prengler (she died on March 12, 1875); Kate, married S.E. Jacobson; Lizzie, 17, died July 6, 1876; Clara, married Newton W. Hine (she died March 26, 1887); Henry S, who died December 12, 1846; and Henrietta, who died October 13, 1850.

Around 1860 when Funck built this house, he had entered the banking business, eventually working for Cook, Musser and Company Two Henry Funcks are listed in the 1866 directory, including one who is identified as the "ex-mayor," with his residence at "Third sw cor Pine." In 1869, he is listed between Pine and Linn on 3rd. No occupation is listed in this directory. Henry Funck, 53, is also recorded in the 1870 census. He is recorded in possession of $23,000 in real estate and $10,000 in personal wealth. Also listed in the Funck household are Catherine, 52; G.A., 31, a tobacconist; Laura, 18; Kate, 16; Lizzie, 14; and Clara, 10. In 1874, Henry is listed at 3rd west of Pine. In 1876, Henry is listed as living at 3rd & Pine

and in 1877 he is listed at 3rd SW corner of Pine. He is listed as retired in the city directories. Also during this period, he became a partner with his son-in-law Fred Daut in Daut's tobacco wholesale business. He retired from that on January 1, 1879. During his business career, he also found time to serve four years as a city alderman and two years as the mayor. He died on June 6, 1886.

After Henry Funck died, the property remained in the family. The 1889-92 city directory identified G.A. Funck, retired, as the resident. The directory also listed his mother, Mrs. Henry Fauck, widow, as a resident of 306 W. Third. G. Adam Funck, secretary and treasurer of the Muscatine Implement Company, continued to be listed as the resident in the 1895-95 city directory. In the 1900 city directory, G.A. and his wife Julia were identified as the residents. He was the president of the Muscatine News Company at that time. The 1900 census confirmed them at 306 W. Third. Others at that address included Julia, 42; daughter Cornelia, 18; mother Anna C. Funck, 82; and Anna Edman, a servant, 25. Mrs. Henry Funck died July 25, 1901. According to her obituary in the Muscatine Journal, Mrs. Funck was 84 years and 21 days old. She was born in Altheim, Hesse-Darmstadt, Germany on July 4, 1818. They had eight children, three of whom survived her: George Adam, Ada Cornelia, wife of Frederick Daut, who recently retired from the wholesale grocery business, and Mrs. Kate Funck, of Chicago. The children who had passed were Lizzie, who died 1876, Mrs. Clara Hine, who died 1887, Henry S., died 1846, and Henrietta, died in 1850.

George A. Funck continued to be listed as the resident from 1901 through the 1927 city directories. G.A. Funck is listed in the 1904 city directory with his wife Julia. He is listed as retired. The 1910 census lists George as Adam G. and Julia Funck at 306 West 3rd Street and he is listed as retired. The listings remain the same through 1927, with George and Julia both listed here, and George was retired.

From the 1929 through the 1934 city directory, Mrs. Julia A. Funck, widow of Adam, was the listed resident. It is assumed Julia died sometime between 1934 and 1937, because Mrs. Cornelia Funck Woodcock, widow of Jas, is listed as the resident.

The property is listed as vacant in the 1938-39 through the 1943 city directories

There appears to have been an estate settlement of the property prior to 1938 that transferred the land from Cornelia Funck Woodcock to James Henry Lincoln Stafford. Stafford then transferred the land to Waldo E. Stafford on January 18, 1938 (Book 87, Page 122). A series of transfers from Stafford's heirs occurred through the remainder of the 1930s and into the 1940s that transferred the property to Herman Gremmel. Louise Gremmel then transferred the property to Edward Gremmel on February 3, 1944 (Book 110, Page 105).

Otha H. Johnson acquired the property from Gremmel on May 27, 1946 (Book 118, Page 509). Johnson apparently did not immediately live in the house, but rented it. The 1946 city directory listed Chas Schrimp, occupation not listed, as the only resident. The 1949 city directory did list Otha Johnson as one of the residents of what was now identified as a seven-unit apartment house. Others listed in the building were Gladys Krantz, Chas Starkweather, John Barton, Stanley Main and Mrs. Bertha Lucas. No

occupations were listed for any of the tenants. There were actually nine apartments identified in the 1952 city directory. It is unknown if the number of apartments had been increased by 1952 or the 1949 directory had not listed all of the units. Johnson continued to be listed as one of the residents, along with Retha Keller, Chas. Dickinson, Francis Bodman, Glenn Baker, Vivian Allison, Edwin Peters and one vacant unit.

Clayton Welsch purchased the property on March 10, 1952 from Johnson (Book 141, Page 230). Welsch transferred the property to Lowell and Norma Titus on September 27, 1958 (Book 186, Page 180). Lowell Titus remodeled the residence for $2500 on November 7, 1958 (Muscatine Journal December 30, 1958, Section 4, Page 17). In 1961 it was named the Titus Apartments.

9. Major Bibliographical References

"Building Permits," *Muscatine Journal,* December 30, 1958, Section 4, Page 17.

Census Records, United States Census Bureau, 1870, 1900, 1910, 1920.

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

Home of G.A. Funck, Historic Photograph ca. 1913, *Muscatine, The Pearl City,* accessed on-line at http://www.rootsweb.com/~iamuscat/semicent/resfunck.gif

Portrait and Biographical Album of Muscatine County, Iowa, Vol II, Biographical. Chicago: Acme Publishing, 1889, Page 502.

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 Site Inventory Form Continuation Sheet

Site Number 70-00211

Related District Number 70-01005

Henry Funck House — Name of Property

Muscatine — County

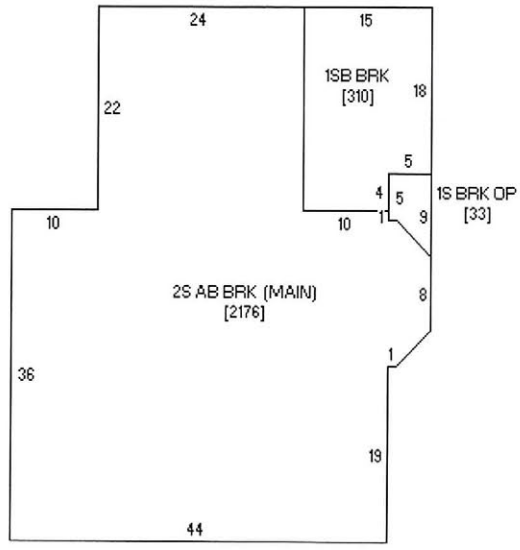
306 W 3rd — Address

Muscatine — City

Location Map



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



(front – W. 3rd Street)

Iowa Site Inventory Form
Continuation Sheet

Site Number 70-00211

Related District Number 70-01005

Henry Funck House	Muscatine
Name of Property	County
306 W 3rd	Muscatine
Address	City

Photograph of building (digital image)



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

State Inventory No. 70-01035 ☒ **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 Sawyer-Day Duplex

other names/site number Field Site #: WH-089

2. Location

street & number 617-619 W. 3rd St.

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) 50 Lot(s) 1

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)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
	buildings	2		buildings
	sites			sites
	structures			structures
	objects			objects
	Total	2		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)
01B01: Domestic / Duplex

Current Functions (Enter categories from instructions)
01B: Domestic / Multiple Dwelling

7. Description

Architectural Classification (Enter categories from instructions)
05D:Late Victorian / Queen Anne

Materials (Enter categories from instructions)
foundation 03:Brick
walls 02: Wood
roof 08A: Asphalt Shingles
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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 617-619 W. 3rd St. Site Number 70-01035
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

1905 ☒ 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 Christine Conley, volunteer (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 5, 2006

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

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

Sawyer-Day Duplex — Name of Property
Muscatine — County

617-619 W. 3rd Street — Address
Muscatine — City

7. Narrative Description

This is a two-story, four-bay, Queen Anne double house. The house sits on a brick foundation. The walls are frame, clad in vinyl siding. The combination roof is clad in asphalt shingles. The main hip roof has two front gables and in the center a gable-roof dormer. The gables and dormer all have vinyl sided fishscale decoration. The original house on the property was torn down so that these apartments could be built around 1905. It would appear that the multiple family dwelling was built around the turn of the century. There have been several modern updates to this house but it seems to have retained its overall integrity with the original plans. Most of the windows have vinyl replacement sashes, but some retain their original wood sashes.

A full porch stretches across the front (south) elevation of the house. It has four round columns to support the porch roof, which has a small gable with the fishscale shingles. There are two single-door entries that are on either side of center to split the house into a two family home. They appear to retain the original wood doors with a large glass window and original screen doors. A single sidelight on each door, positioned to the center of the house, has the top half in decorative leaded glass and the bottom four wood panels. Each half of this house is a mirror image of the other on this elevation. There is a two-story angled bay window that terminates into a gable on each end of this elevation. The window in the center section has a large center one-over-one-light double-hung wood window, possibly original, with the windows on each of the angled sides typical size one-over-one-light double-hung replacement windows. The same pattern is repeated on the second story. The center of the house on the second story has two one-over-one-light double-hung replacement windows. Each of the front gables projects slightly from the roof. Each of the gables has a small arched one-over-one-light double-hung window with a small rectangular single light fixed window attached on either side of the arch. The gable-roof center dormer, with the fishscale shingles on the dormer as well as the gable with a return, has two one-over-one-light double-hung replacement windows with vents in the bottom. The gable itself has a decorative fan shaped detail centered in it.

The east elevation has a belt course that extends all the way across the main section of the house dividing the first and second stories. The first story has a small rectangular single light fixed window placed toward the front of the house just below the belt course. The center section is slightly projected below the side gable. This section has two single one-over-one-light double-hung windows. Moving toward the rear, the last section on the main house has another set of two single one-over-one-light double-hung windows. Also a small, long and narrow one-over-one-light double-hung window and set of two one-over-one-light double-hung windows can be found on the first story toward the rear of the main part of the house. The second story has an identical layout of windows with the small single-light fixed window in the first section and the two sets of two single one-over-one-light double-hung windows all directly above the first story windows in the middle and rear sections of the main portion of the house. However, the second story then differs by having only one more window that is just like the other four beside it, a single one-over-one-light double-hung window centered above the last two windows on the rear of the main house. The side gable projects slightly from the center of this two-story elevation.

Sawyer-Day Duplex — Name of Property
Muscatine — County

617-619 W. 3rd Street — Address
Muscatine — City

There are fishscale shingles and in the top third of the gable is a flat cornice. There is a small rectangular single-light fixed window centered just below the cornice on the gable that is identical to the windows on the first and second stories. There is a one-story rear section with a gable-roof attached to the back section of this house. This elevation shows a single one-over-one-light double-hung window on this rear addition.

The west elevation is similar to the east, also divided into three sections on the main part of the house with the center section containing a mirror image of the slightly projected gable with a pent this section projects all the way down both stories and contains the two single one-over-one-light double-hung windows on each story. Also, a belt course divides the two stories is on this elevation as well. Toward the rear of the house there are some differences. First is that the main two-story section on the west elevation ends after the second set of single one-over-one-light double-hung windows. However there is a rear ell with a north facing porch that intersects with the west facing porch on this first story. The first story west-facing porch is a concrete pad with two steps up to a single entry six-paneled metal door with an aluminum storm door. The storm door's top half has a large window divided into twelve equal sections. The second story shows a small, rectangular single light fixed window up toward the top of the story just below a cornice. The one-story rear addition has a single one-over-one-light double-hung window directly opposite its mate on the east elevation.

The rear (north) elevation depicts two matching one-over-one-light double-hung windows on either side of this one-story gable-roof addition. There is a small, square vent in the gable. The second story of the main house has two single one-over-one-light double-hung windows, one directly below the rear facing gable and the other just to the right of it. There is another gable on this elevation, also with the fishscale shingles. This gable also has a cornice on the top third of the gable and a single light fixed window with a vent installed in the lower half of the window. The west-facing porch is also a concrete pad with two steps up to a single metal door entry with a transom and an aluminum storm door. The storm door's top half has a large window divided into twelve equal sections. All the way to left in the corner of the two porches facing the west is another single metal door entry with a large window in the top half. Between the two entries is a single one-over-one-light double-hung window and a matching window to the right of the other entry. The second story has two one-over-one-light double-hung windows. Another gable with fishscale shingles contains a one-over-one-light double-hung window with a vent in the bottom half of the window. This also has a cornice board on the top third of the gable with the window centered just below it.

The garage is not on the 1928 Sanborn map, but it does appear on the 1946 map. It is a single story, two-car garage with a hip roof clad in asphalt shingles. The west elevation shows a short concrete driveway that enters from Broadway with two single garage doors. The north elevation, which runs along the alley, has a single four light fixed window centered on this elevation. A matching window directly across from this one can be found on the south elevation. There is no window or pedestrian door on the east elevation.

Sawyer-Day Duplex — Name of Property
Muscatine — County

617-619 W. 3rd Street — Address
Muscatine — City

8. Narrative Statement of Significance

The Sawyer-Day Duplex 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.

Sometime around the turn of the century this multi-family dwelling was built. The Sanborn maps indicate that it was a two-family in 1928 up through at least 1946. It is currently a four-family and the 1949 city directory seems to indicate that it was then remodeled to accommodate four families. The Day family, who are the first to be registered occupants in the 1907 city directory does not appear to be particularly significant in the history of Muscatine. Additionally, no significant events appear to be associated with this house. However, this Queen Anne-style duplex retains a high level of integrity and represents a period and type of neighborhood development that was uncommon around the turn of the 20th century. It is one of the few buildings in the area specifically constructed as a duplex and indicates the desire of developers and property owners to provide housing during this period of a housing shortage. During a period that many houses were broken down into separate units or partially rented out, this duplex was constructed by a family who lived in one half while renting out the other half, giving actual form to this trend. As one of the few neighborhood houses constructed as a duplex during this period, this house signals the beginning of that shift, which would go on to effect neighborhood development in the future. The new construction also qualifies the building under Criteria C. While the style of the building is modest and unassuming, the trend in construction that is represents sets it apart from other single-family homes in the area. Although the vinyl siding, replacement windows and rear addition detract from its architectural integrity, the basic footprint and features remain intact and accurately reflect its initial use and appearance. Thus, the Sawyer-Day House does appear to be individually eligible for the National Register of Historic Places under Criteria A and C

In addition, the Sawyer-Day Duplex does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It does reflect the neighborhood development of the area and the need for rental property in the early 20th century. Though the house has been clad in vinyl siding, it retains some key features of the Queen Anne style. The house contributes historically and architecturally to this potential historic district.

From the 1874 bird's-eye map of Muscatine, the house at this corner is not the house that currently stands at this address. Alden B. Robbins purchased these premises from D.C. and Miranda H. Cloud on May 11, 1854 (Book N, pg 40). Reverend Alden Robbins owned the property (Lots 1 and 2) with the original house and is cited in the 1856 and 1859 city directories as residing at the northeast corner of 3rd and Broadway. By 1883-86, his address is listed as 615 W. 3rd Street, where he continues to reside until his death. Upon Robbins' death, his estate wills the property to John A. Robbins, Horace Robbins, Anna DeForest, Esther White, and Helen Robbins (book 22, pg 12). Helen Robbins then sold her interest to the remaining owners listed above on April 29, 1898 (Book 30, pg. 497). They in turn sold this property to Joseph R. Anson, single, on December 26, 1899 (book 32, pg 364). On January 25, 1902, Anson sold to Agnes L. St. John (book 35, pg 418). Agnes sold part of this property (South 85' of lot 1 + a strip of

ground 5' width adjoining and then a side of the North line of the lot) to S.P. Sawyer on May 16, 1905 for $1750 (book 38, pg 230). The existing building sits on this portion of the property.

The original Robbins house was torn down to build the apartments that now stand here. The 1928 Sanborn map, the first to include this block, indicates that it was only a two family home at that time. Sawyer, a widower, sold the south 85' of lot 1 to Jennie Sawyer Day on September 5, 1906 for $1, though this was not recorded until May 11, 1911, after his death on March 23, 1911 (book 43, pg 351). The city directories do not list the address of 617-619 W 3rd St until 1907, and the 1902-03 directory and 1904 directory have no listing for 615 W. 3rd Street, which was the address for Robbins' house on Lot 1. It is possible that while S.P. Sawyer owned it in 1905/06, he built it and then gave the property to his daughter Jennie, who was married on October 11, 1905. Or, Lyle and Jennie Day may have built it after their received the property. However, since Sawyer also passed the home at 615 to a daughter upon his death, it is more likely that he built this duplex, and possibly the adjacent house. The 1907 city directory indicates that Lyle C., President of Hershey State Bank, and Jennie S. Day are the residents of both 617 and 619 W. 3rd Street. Agnes St. John sold the rest of the property (northerly 55' of lot 1) on July 5, 1912 to Jennie S. Day (book 45, pg 10). S.P. Sawyer also owned the neighboring 615 W. 3rd Street property from 1908-1911, renting it in 1910 before passing it onto daughter Clara Stein in 1911, upon his death. It is possible that he built both properties.

Lyle and Jennie continue to be listed as the residents of 619 from 1908 through the 1934 city directory. The 1910 census shows that Lyle and Jennie and their infant son Donald reside here along with Abby Wright, a domestic. The 1920 census indicates Lyle and Jennie Day and their 10-year old son, Donald Day, as the current residents of 619 W. 3rd St. Lyle is listed in the 1908 directory as a teller at the Hershey State Bank. Jennie is actually identified as Jean in the directory, and to add some confusion to the family relationships, Jennie is listed as the wife of Eb. P. Day, the undertaker. Eb's death around 1910 helped to sort out some of the confusion in the 1911 directory. Lyle Day was identified as the assistant cashier at the Hershey State Bank, while Jennie M. was listed as the widow of Eb. P. Day. Jennie was listed as Lyle's wife. Lyle apparently received another promotion prior to the 1913 directory, where he is recorded as the cashier for the Hershey State Bank. Jennie also continued to be listed with him. The same listing was in the 1916 directory. From the 1919 directory through the 1923-24 directory, Lyle was identified as the vice president and cashier of the Hershey State Bank. In the 1927 directory he had been named the bank's president. He continued to be identified as the president of the bank through the 1931 directory. The Hershey State Bank did not survive the stock market crash and subsequent bank holiday. Although the family was still recorded at 619 W. Third in the 1934 directory, no occupation was listed for Day. From the 1928 directory through the 1934 issue, Donald Day, student, is noted as a resident at this address. In the 1936-37 directory, Lyle Day is recorded at 1315 Smalley Avenue, still with no occupation listed; and Mrs. Jeannie S. Day is living at 112 Locust. Lyle Day died in 1945, while Jennie Day died in 1968.

The 617 address in the 1908 city directory indicates Mark Anson, a traveling agent for Roach and Musser Sash and Door Co., and Frances Anson as the residents. The 1907 city directory had listed the family at 615 W. 3rd Street, which may have actually been 617. It is unclear if an inhabitable house was

at 615 in 1907. The 1910 census records show Mark and Frances Anson as well as their two sons William and John Anson as the residents of 617 W. 3rd Street. In 1911 the directory shows James L. and Ida Giesler and Edna Giesler as the residents of 617 W. 3rd Street. James, Ida, and Edna (daughter) continue to reside at this address until 1916. During the time James and his family were identified as residents of 617 W. Third, he was listed in the city directories as vice president of the German-American Savings Bank. He had actually been listed in earlier directories as the president of the bank, and after the family moved to 601 W. Third prior to 1919, he continued to be identified as the vice president of the bank located at 200 E. 2nd St. Giesler was also listed as the president of the Commerce Club in the 1911 and 1913 directories; and vice president of the Iowa Culvert and Sheet Metal Co. in the 1913 directory. These occupations all occurred while Giesler lived at 617 W. Third. However, his vice president's position at the bank preceded and followed his residency at the house. The 1920 census information indicates that Orren and wife Anna Drummond reside at 617 W. 3rd Street, along with his mother-in-law Helen Brooks and roomers Lillian Littig and Mildred Britcher. The 1923-24 directory indicates that Alexander, wire chief for NW telephone, and Cora Crow are the residents in 617. The 617 W 3rd St address is not listed in the 1927 city directory. In 1929, the directory reflects that Florence and Issac VanNice, employed by Muscatine National Farm Loan and Titus Loan, live at the 617 address until 1934. The city directory for 1936-37 has Walter Freeburn at 617 W 3rd St, he is listed as a resident in the 1938-39 directory as well.

Jennie S. Day sold this property to her son, Donald Day, on May 9, 1938 (book 90, pg 493). Donald, of Kern and Day Insurance, and his wife Ruth Day are listed in the 1938-39 city directory as the residents of 619 W 3rd Street. Joe T. and Ruth Nelson of Schauland and Nelson are listed at the 619 address in 1939. The city directory for 1940-41 and 1943 lists Donald and Ruth Day as owners and residents of 617 W. 3rd Street, while 619 is now occupied by Joseph F., salesman for Montgomery Ward, and wife Marie M. Hajicek in 1940-41. Thomas and Alice Hoxsey are the residents for 619 according to the 1943 directory.

Donald and Ruth Day sold the property located at 617-619 W. 3rd Street to Minerva Cochran on October 4, 1943 (Book 108; Page 44). Minerva Cochran then sold it to Robert C. and W.A. Drawbaugh on March 23, 1946 (book 117, pg 118). The 1946 city directory indicates that Lorus Hopewell, a fireman, is the owner and resident of 617 (although there is not a county record to indicate he is the owner) and David and Sylvia Gross of the Barton Shop are the residents of 619. It is on June 20, 1946 that the Drawbaughs sold this property to Earl Hinkley (book 118, pg 147.) It is on that same date of June 20, 1946 the property is recorded as being sold from Earl and Lavona Hinkley to W.A. and Mary M. Drawbaugh and Robert and Annabel Drawbaugh (book 118, pg 148-149).

The Sanborn map from 1946 indicates that it was only a two family home at that time. The 1949 city directory shows four families living here, which continues after this date. This directory indicates that Walter and Mary Drawbaugh and George (pipefitter for Alcoa) and Fern Curry are the residents of 617 W. 3rd and Ike (farmer) and Iris Lee and Frances J (salesman) and Pauline Weiss are the residents of 619 W. 3rd Street.

Sawyer-Day Duplex	Muscatine
Name of Property	County
617-619 W. 3rd Street	Muscatine
Address	City

On August 3, 1950 the Drawbaughs sold this property to Charles and Lois Bready (book 135, pg 233). The 1952 directory shows John Bready and Peter Campagna, employed by Wareco, are the residents of 617, and John Geridy (teacher) and Kenneth G. (clerk) and Lorraine Swift are the current residents of the 619 W. 3rd Street address. John Bready, a teacher, continues to reside at the 617 address until 1958. The 1954 city directory reflects that Jess H. Moore, secretary-treasurer of Muscatine Nat'l Farm and Loan Association, and wife Irene also reside at the 617 address. Glen Barrington, a vet, and George W. Olsen, a dispatcher for CRI railroad, and his wife Phyllis reside at the 619 address. In 1956 the directory lists John Hahn, bookkeeper for Hahn Bros., and wife Patricia to reside along with Bready on the 617 side of this house, while Barrington is the only resident indicated at 619.

On September 16, 1957, Lois Bready sells the house to John C. Bready. John Bready continues to be the owner of this property until his death in 1990. The 1958 city directory lists John Bready as well as Dan and Rita Elder as the residents of 617 W. 3rd St. Mike Brandt, employed by GPC as a superintendent, and his wife Mary Brandt are indicated to be residents of 619 W. 3rd St along with Gladys Kennedy, widow of Joseph. These four apartments do not change residents according to the 1959 city directory.

9. Major Bibliographical References

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

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

History of Muscatine County, Iowa. Chicago: Western Historical Company, 1879.

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.

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

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.

http://ftp.rootsweb.com/pub/usgenweb/ia/muscatine/history/musc-set.txt

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01035

Related District Number 70-01005

Sawyer-Day Duplex — Name of Property

Muscatine — County

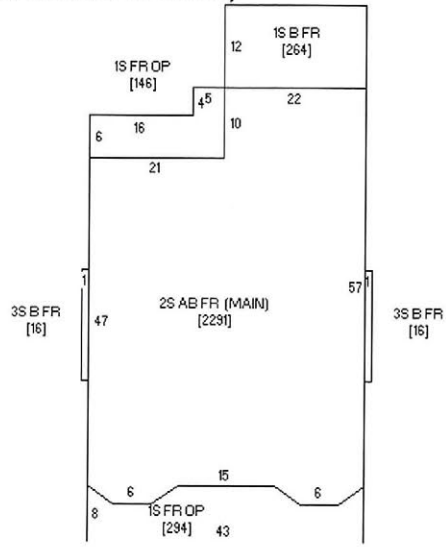
617-619 W. 3rd Street — Address

Muscatine — City

Location Map



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



(front – W. 3rd Street)

Sawyer-Day Duplex	Muscatine
Name of Property	County
617-619 W. 3rd Street	Muscatine
Address	City

Photograph of building (digital image)



Site Inventory Form

State Historical Society of Iowa
(December 1, 1999)

State Inventory No. 70-01053 ☒ **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 Winfield Knight House

other names/site number Field Site #: WH-130

2. Location

street & number 217 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) 79 Lot(s) S 80' Lot 1 & W ½ 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)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:	*If Eligible Property, enter number of:* Contributing	Noncontributing	
buildings	2		buildings
sites			sites
structures			structures
objects			objects
Total	2		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)
01A01: Domestic /Single residence

7. Description

Architectural Classification (Enter categories from instructions)
06B: Late 19th & 20th Century Revivals/Colonial Revival

Materials (Enter categories from instructions)
foundation 03: Brick
walls 05E: Metal/Aluminum
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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☐ Yes ☒ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 217 W. Fourth Street Site Number 70-01053
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

Significant Dates

Construction date

1921 ☒ 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, Planning & CD Coordinator (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date November 30, 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

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

Winfield Knight House — Name of Property
Muscatine — County

217 W. Fourth Street — Address
Muscatine — City

7. Narrative Description

This is a two-story, three-bay, Colonial Revival house. The house sits on a brick foundation. The walls are frame, clad in aluminum siding. The side gable roof is clad in asphalt shingles. The house is on a corner lot that falls in the back and right side. All the windows are wood.

The front (south) elevation contains a three-quarter-width porch centered on the façade. The porch is covered by a low-slope hip roof that has wide overhanging eaves and a wide fascia. A full-length square column at each outside corner supports the roof. A wood railing extends around the perimeter of the porch, except for the center, which has been left open for a set of access steps. The only opening under the porch is an entry. The entry has multiple-light sidelights and transoms, characteristic of the Colonial Revival. The door is an historic wood panel with a top light. Two windows are located immediately adjacent to the porch. Each window contains one-over-one-light, double-hung sashes. A dormer with a gable roof is centered on the roof. The dormer contains a group of three windows, each with one-over-one-light, double-hung sashes.

Each side (east and west) is identical. Four openings, two on the first story and two on the second story, are located on each wall. The first-story windows are centered on the wider base of the wall, while the second-story windows are centered on the narrower gable. Each window has one-over-one-light, double-hung sashes.

The rear elevation contains a small rear wing with a small access deck on its west elevation. A gable roof covers the wing. The deck accesses an entry adjacent to the wing's junction with the main house. A short overhang extends out over the entry, which contains a wood door with top light. This door does not appear to be an original. A one-over-one-light, double-hung window is centered on the wing's west wall. The wing's north wall contains a one-over-one-light, double-hung window in the left center side. A dormer is located on the back roof of the main house, extending far enough down to touch the wing's roof. The dormer has a shed roof.

A detached metal shed (ca. 1967) is located in the rear of the property.

8. Narrative Statement of Significance

The Winfield Knight 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.

Real estate broker Winfield Knight built this house in 1921. He does not appear to have been a significant figure in the history of Muscatine. Although the aluminum siding does affect the integrity of the house, it remains a fine example of the Colonial Revival style. However, there are no special features which distinguish this house from others, and its porch reflects more of the Craftsman style. Thus, the

Winfield Knight House	Muscatine
Name of Property	County
217 W. Fourth Street	Muscatine
Address	City

Winfield Knight House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Winfield Knight House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Prior to construction of this house, an older building was located on the lot. Knight and his wife lived in the earlier house for several years until they decided in 1921 to buy the property and build a new house. Their decision reflects the goal of many young couples at that time to begin establishing a permanent home in the neighborhood. Those decisions laid the foundation for the neighborhoods continued development into the 20th century and helped to maintain the growth that started in the 1800s. The house contributes both historically and architecturally to the neighborhood because of those associations.

The history of this house dates to the 1920s, when Winfield Knight demolished an earlier building and built a new house. The Sanborn maps from 1919 and 1928 show a new building was constructed between those dates. Knight bought the property from William and Frieda Lampracht on June 10, 1921 (Book 59, page 143). The house was likely constructed shortly after this purchase. Knight was born in Muscatine in 1892 and lived there all his life. Knight originally worked as a salesman for Horst & Strieter Vehicles. In 1927 he became a grocer and continued with that occupation until 1946, when he started his real estate career. He and his wife Nellie were members of the First Methodist Church. He was also a member of the Iowa Chapter, A.F. and A.M., and Washington chapter and Webb council of the order. Winfield Knight died on April 16, 1965. His wife passed away eight months later on December 20, 1965. There is little information about her. She was born in Louisa County on February 13, 1893 to James and Alice Thornton Singleton. She lived her entire life in the Louisa-Muscatine county area. She was a member of Electra Chapter 32, Order of the Eastern Star and White Shrine of Jerusalem (Muscatine Journal, 1965, 14). After she died, the house was transferred with a court officer's deed to David and Verna Porter on February 28, 1966 (Book 226, Page 416).

9. Major Bibliographical References

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

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

"Mrs. Nellie Knight," Obituary, *Muscatine Journal,* December 20, 1965; page 14

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.

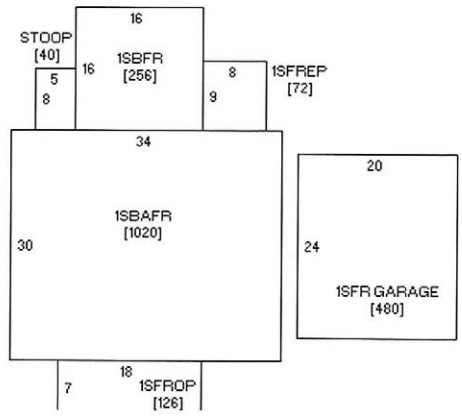
"Winfield J. Knight," Obituary, *Muscatine Journal,* April 16, 1965; page 13.

Winfield Knight House	Muscatine
Name of Property	County
217 W. Fourth Street	Muscatine
Address	City

Location Map



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



(front – 4th Street)

Iowa Site Inventory Form Continuation Sheet

Site Number 70-01053

Related District Number

Winfield Knight House	Muscatine
Name of Property	County
217 W. Fourth Street	Muscatine
Address	City

Photograph of building (digital image)



Site Inventory Form

State Historical Society of Iowa
(December 1, 1999)

State Inventory No. 70-01088 ☒ **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 Will and Mary Edmiston House

other names/site number Field Site #: WH-191

2. Location

street & number 607 West 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) SW37.5' lots 7, 8 and 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)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:	*If Eligible Property, enter number of:* Contributing	Noncontributing	
buildings	2		buildings
sites			sites
structures			structures
objects			objects
Total	2		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)
01A01: Domestic / Single residence	01A01: Domestic / Single residence

7. Description

Architectural Classification (Enter categories from instructions)	**Materials** (Enter categories from instructions)	
09A06: Other / House / Four-Square	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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☐ Yes ☒ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 607 West Fourth Street Site Number 70-01088
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

Significant Dates

Construction date

1899 ☒ 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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 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

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

Will and Mary Edmiston House — Name of Property
Muscatine — County

607 West Fourth Street — Address
Muscatine — City

7. Narrative Description

This is a two-story, three-bay, Foursquare house with some Queen Anne details. The house sits on a brick foundation. The walls are wood, clad with clapboards and covered with vinyl clad aluminum siding. The roof is clad with asphalt shingles. It is hipped with a flat deck and a large gabled dormer on each side. Though the main roof is a hip roof, gables projects on all four sides.

The front, or south elevation, reveals a large, full width porch that is accessed by wide concrete steps, located at the center of the porch. Four round columns with small square capitols support the porch roof and a spindled railing is seen between them. On the left on the first story is a curved bay window with two one-over-one-light, double-hung windows. The bay window is clad in exterior grade wood panel. A single-door entry is centered on the first story. To the right is a large one-over-one light "picture" window with a transom window. In the center of the second story façade is a decorative, oval shaped window. On either side is a pair of one-over-one-light, double-hung wood windows. On the roof there is a large gable dormer with a pent. On the roof gable is a small one-over-one-light, double-hung window, flanked by quarter round, fixed windows. The large windows on this elevation have decorative shutters.

The east elevation has four one-over-one-light, double-hung windows on the first story. There are three one-over-one-light, double-hung windows on the second story. There is a smaller one-over-one-light, double-hung window on the gable.

The west elevation reveals a single-door entry on the left. Then a single, one-over-one-light, double-hung window on the first story, then two smaller, fixed, rectangular windows. The second story has two widely spaced, one-over-one-light, double-hung windows. Above, in the gable on the west side of the roof has a half-round, fixed window.

At the rear of the house a small, one story, gable-roof addition projecting to the north is found. It appears to be located where a porch was shown on the Sanborn maps of 1928 and 1946. There are seven one-over-one-light, double-hung windows and a single entry in this addition. The entry and one window are on the west side; four windows are on the north side and two windows are on the east side. The rear elevation also shows three, widely spaced, one-over-one-light, double-hung windows on the second story. On the face of the rear roof gable is a small, one-over-one-light, double-hung window.

A picket fence surrounds the back yard of this property. There is a square, hipped roof garage at the rear of the property. It has a concrete foundation and weatherboard siding. This garage appears on the 1928 and 1946 Sanborn maps.

Will and Mary Edmiston House — Name of Property
Muscatine — County

607 West Fourth Street — Address
Muscatine — City

8. Narrative Statement of Significance

The Will and Mary Edmiston 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.

The Will and Mary Edmiston House is an excellent example of a c.1900 house with Foursquare and Queen Anne features. However, it is sided in vinyl clad aluminum siding and appears to have a remodeled bay window on the front elevation. Overall, the remainder of the house is intact. However, as a transitional house with these changes, it does not appear that the Edmiston House still retains its integrity of design. Thus, the Will and Mary Edmiston House does not appear to be individually eligible for the National Register of Historic Places under Criterion C. The occupants of this house have been notable locally, but have not been significant to Iowa in general or to the Midwest region. Thus, the Will and Mary Edmiston House does not appear individually eligible for the National Register of Historic Places under Criteria A or B.

The Will and Mary Edmiston House appears to be a contributing building in a potential "West Hill" neighborhood historic district. The house has curb appeal that speaks of a Midwest style of architecture that is comfortable and welcoming. It has the impressive massing of a two story square building with a full width porch, in addition to the high, hipped roof and large, steeply pitched dormers. It also has small, decorative windows that add to the appeal of the house. Historically, it has sheltered a hard working merchant's family and a retired farmer's family. It is a contributing building to the city of Muscatine as well as to the potential "West Hill" neighborhood historic district.

Only two families lived at this address from 1900 until 1960. The first family was that of Will A. and Mary Arnold Edmiston, who built this house. The west (southwest) half of lots 7 and 8 (which ran east-west), Block 83 were acquired by Mary J. (Arnold) Edmiston from her father, Leonard Arnold (Deeds / Abstracts, Book 26, Page 522) and west (southwest) half of lot 9 (which ran east-west along Fourth Street) from her brother, George Arnold on April 19, 1895. Thus, of the short block on Fourth Street between Broadway and Locust, George owned the east half, back to the alley, and Mary owned the west half by 1895. George had built a house at the corner of 4th and Locust in 1883, on the east end of Lots 8 and 9. W.A. Edmiston is shown to be working as a shipping clerk at Gobble's wholesale grocer in the 1886 city directory and living elsewhere in Muscatine. He married Mary (a.k.a. Mae) Josephine Arnold on November 17, 1886 in Muscatine, and he apparently moved in with her and her father. In 1891, Will Edmiston is still working at Gobble's and living at 410 Locust Street, and the 1893 directory lists him at 408 Locust. This appears to be the home of Leonard Arnold, which was setback from 4th Street on the west half of lots 7 and 8. Leonard Arnold died on December 28, 1898. The city directories of 1895 and 1897-98 show Edmistons living at 613 West 4th Street, apparently living in this nearby house while building on other lot. Demolition of the earlier house (Leonard's) may not have occurred until he died in 1898, with this new house built closer to 4th Street on the west half of this half of the block in 1899, also permitting the construction of a house at 605 W. Fourth Street (east half of the west half of this block). Will A. Edmiston is listed at 607 West 4th Street beginning in the 1900 city directory.

Will and Mary Edmiston House	Muscatine
Name of Property	County
607 West Fourth Street	Muscatine
Address	City

Mr. Edmiston was born on November 24, 1864 in Fairfield, Iowa, the son of James and Ellen Hampson Edmiston. He married Mary (a.k.a. Mae) Josephine Arnold on November 17, 1886 in Muscatine. He was a salesman and a manager of J.M. Gobble & Co., a wholesale grocery in Muscatine. Mary was born on May 24, 1865 in Muscatine. Her father, Leonard Arnold was a ferry boat operator and steamship captain for many years on the Mississippi River. The 1900 census shows that Will A. Edmiston was 35 years old; his wife Mary J. was 35 and Will's sister Beatrice, at age 14, was living in his household. The couple had had no children. The city directories from 1900 to 1919 list Will A. Edmiston as a salesman at J.M. Gobble & Company. The 1907 city directory shows that Beatrice Edmiston also lived at 607 West 4th Street. The 1910 Census shows that Mr. Edmiston was working in commercial transfer, and he lived here with his wife Mary J., who had 1 child who was not living. The 1920 Census indicates that he was a manager of a wholesale grocery at age 55, and his wife Mary was 54. The Edmiston family lived here until 1921, and moved to California in 1930. Mr. Edmiston died in Los Angeles in October 1944 at 80 years of age. ("W. A. Edmiston," obituary, *Muscatine Journal*, October 17, 1944, 10) Mary Josephine Edmiston died on January 3, 1928. ("Mrs. Edmiston Called by Death", Muscatine Journal obituary, January 5, 1928, 5)

In 1921, the property was sold to Jerry G. Klotz. Mr. Klotz was a retired farmer from Louisa County, according to the 1920 Census. He was born on December 15, 1865 in Louisa County, Iowa, the son of John and Emeline Muthhardt Klotz. He married Anna G. Schomberg on May 22, 1895 at Columbus Junction, Iowa ("Jerry G. Klotz", Muscatine Journal obituary, March 3, 1959, 12). The 1930 Census shows that Jerry Klotz was 65 years of age and wife, Anna was 56. Also, daughters Mildred (31) and Gertrude (33) and son-in-law Herman B. Lord resided at 607 West 4th Street. Jerry and Anna Klotz first appear at 607 West Fourth Street in the 1921 city directory, along with their daughter, Gertrude, and her husband, Herman B. Lord. In 1920, Mr. Lord became a partner with his brother, Andrew in a business venture making metal advertising signs of all types, eventually selling their product worldwide. Herman was the manager of the Metal Sign Company, which was later known as the Lord Brothers Sign Company. They remained in business in Muscatine until 1974. Mr. & Mrs. Lord remained at 607 West 4th Street until 1942, when they moved to Marquette Street. Mr. Lord worked for a time in the mid 1940's as an export sales manager for the Automatic Button Company.

According to city directories from 1941-42 to 1960, Jerry Klotz, his wife, Anna and daughter, Mildred lived at 607 West 4th Street. Mildred G. Klotz never married and is assumed to be part of the Klotz household at 607 West 4th Street from 1921 to 1960, even when city directories do not list her. Mildred is listed at this address in the city directories of 1921, 1931, 1934, 1936, 1938, 1949, 1954, 1956 and 1959. She was not noted in city directories as having an employer or an occupation, except in 1938, when she was listed as a clerk. Jerry G. Klotz died on March 3, 1959 at age 93. The Klotz family remained here until after 1960. Daughter Mildred G. Klotz died on June 25, 1997 at 98 years of age. She had cared for her parents in their old age and then spent her last 17 years in a nursing home in Muscatine.

Will and Mary Edmiston House	Muscatine
Name of Property	County
607 West Fourth Street	Muscatine
Address	City

9. Major Bibliographical References

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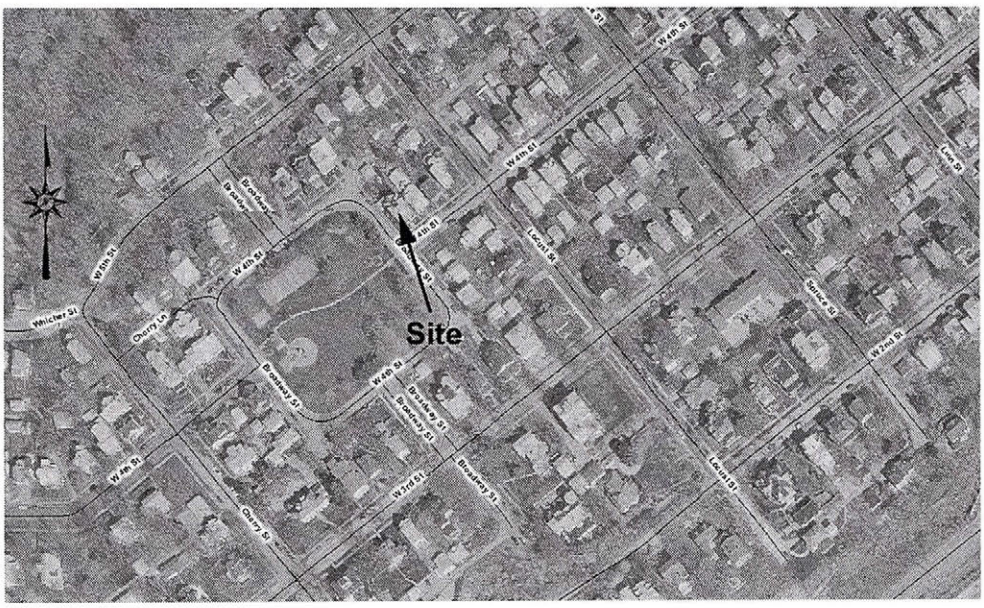
"Jerry G. Klotz", Muscatine Journal obituary, March 3, 1959, Page 12

"Mrs. Edmiston Called by Death", Muscatine Journal obituary, January 5, 1928, Page 5

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"W. A. Edmiston," obituary, *Muscatine Journal*, October 17, 1944, Page 10

Location Map



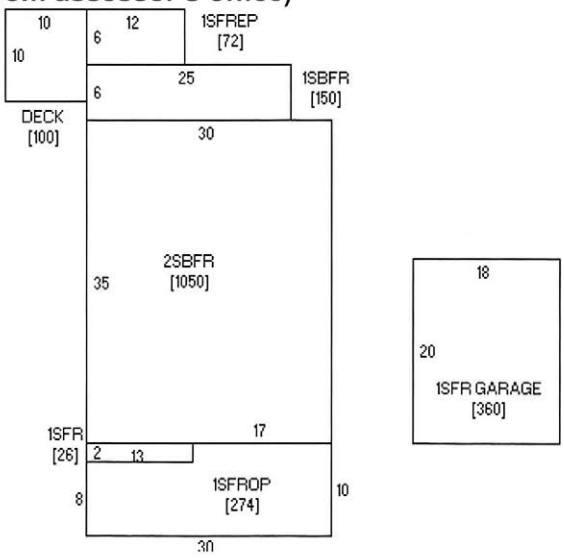
Iowa Site Inventory Form
Continuation Sheet

Site Number 70-01088

Related District Number 70-01005

Will and Mary Edmiston House	Muscatine
Name of Property	County
607 West Fourth Street	Muscatine
Address	City

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



(front – W. 4th Street)

Photograph of building (digital image)

