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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 published 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 lowering, 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 have been raising and lowering to new heights to match street grading, but references are also found to houses 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 focused 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

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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 Avenue. 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 the 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 sales 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 its 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

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the plat and lots available for sale (Figure 15). 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 5). 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 the names of everyone who 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, Illinois, 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.

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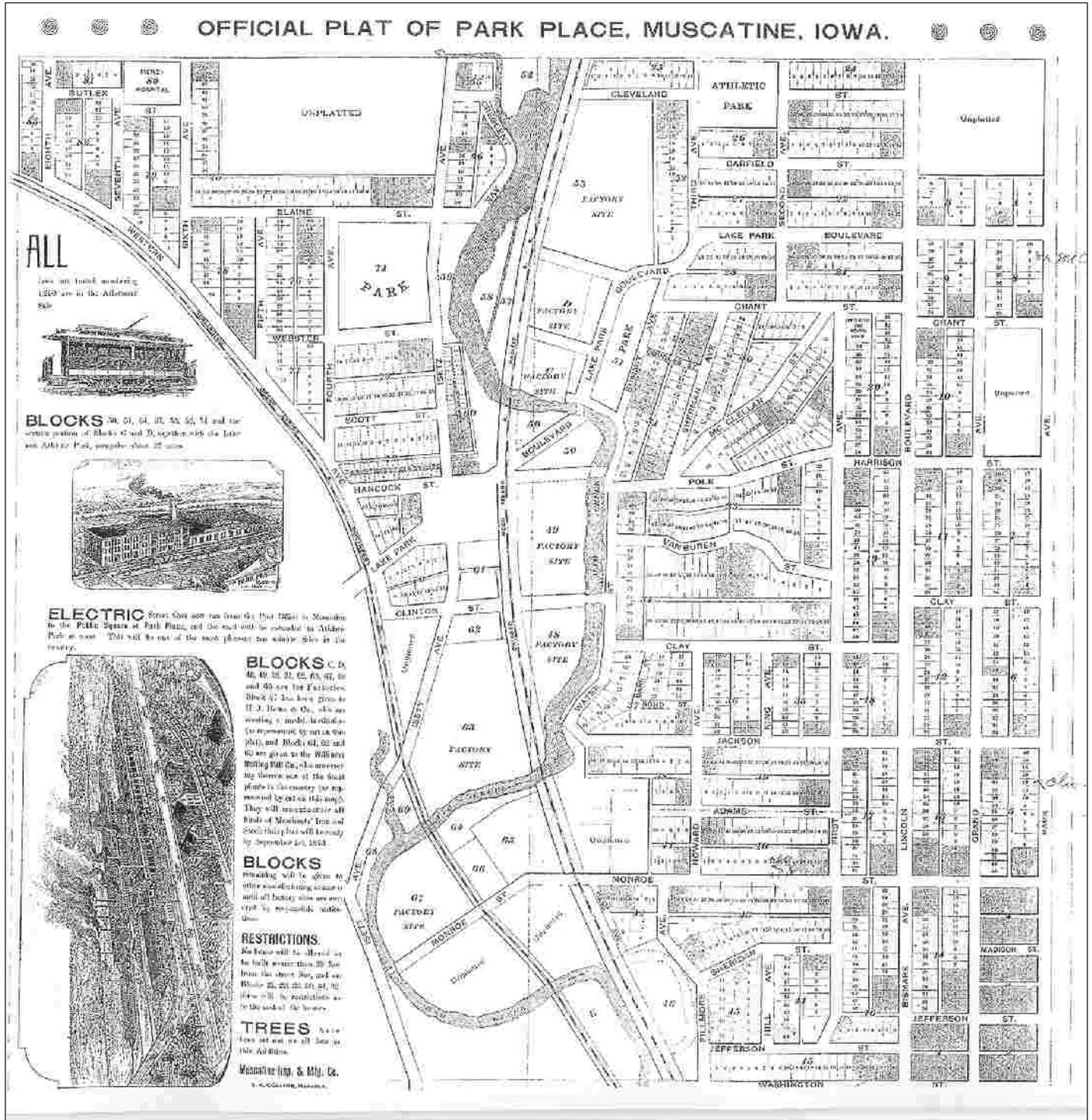


Figure 15. Park Place (Muscatine Improvement and Manufacturing Company 1893).

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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. The *Journal* noted on December 14, 1893 that the city felt the effects of the nationwide depression less than other cities, and 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). The 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 a 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. As the style dispersed across the United States and it became popular for various types and sizes of houses, the features were interpreted for a more modest, smaller house by the 1890s and early 1900s. The emphasis remained on asymmetrical layout, numerous angles created through bay windows and projecting gable sections, and decorative surfaces and features, such as patterned shingles on walls, brackets, turned columns, and other decorative carved details. Over half of the Queen Anne houses are distinguished by the steeply pitched hipped roof with one or more lower cross gables. Two cross gables are the most common, with one asymmetrically placed on the front and one on the side. According to McAlester, "the roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to

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high-style landmarks” (McAlester 1997: 263). 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.

The 1899 map of Muscatine showed the extensively platted community, though it still had large tracts of open land within the city limits (Figure 16, Figure 17). 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 sectional grid, with the additions to the north-northeast of town primarily laid out in the northeast-southwest 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).

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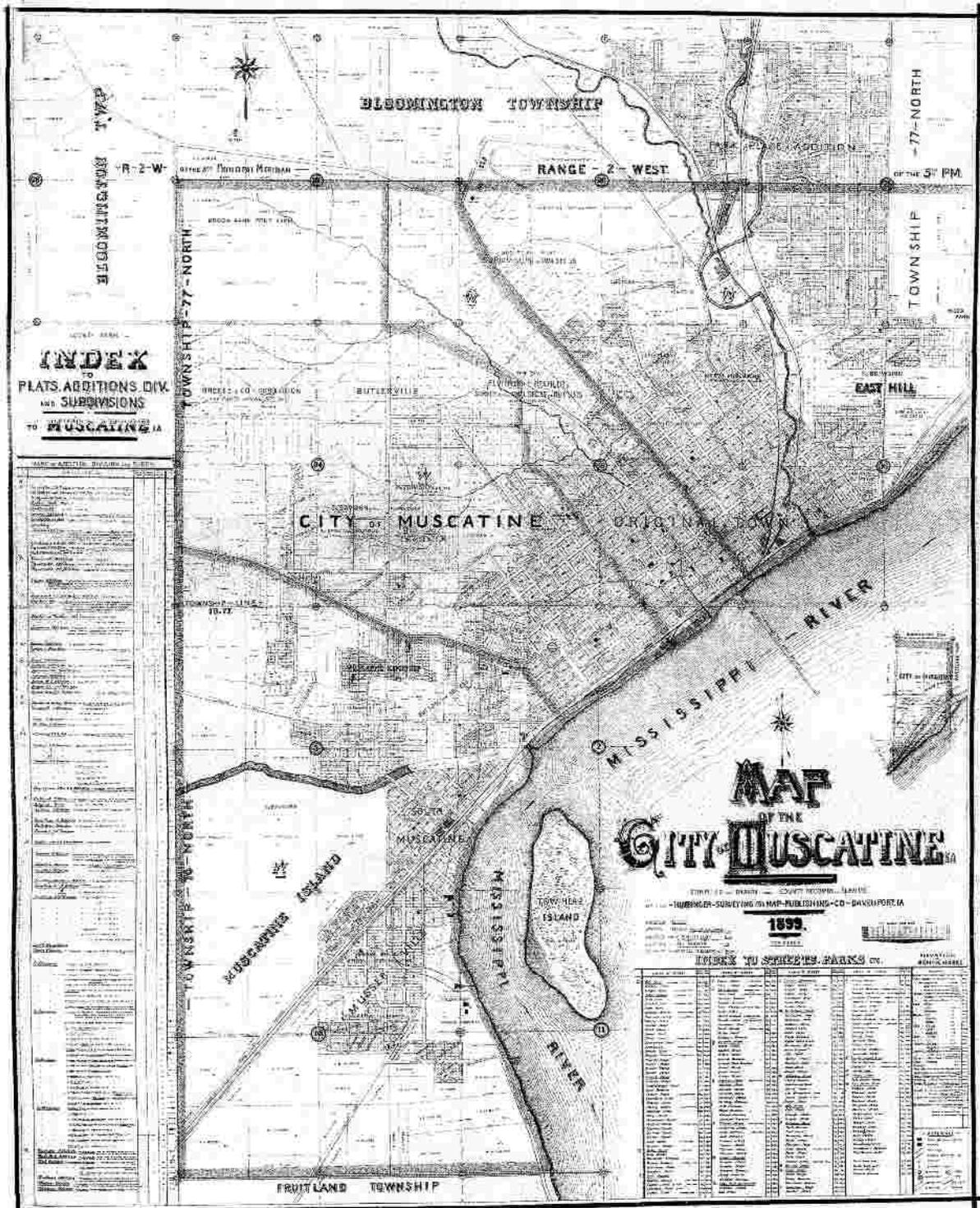


Figure 16. Map of Muscatine (Huebinger 1899).

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The 1899 Sanborn map shows increased development throughout the original town area (Figure 6a). 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 6b). 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 Creek 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 18). Over 65% of the extant buildings in the original town plat date to 1900 or earlier. Additionally, a number of 19th century buildings 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).

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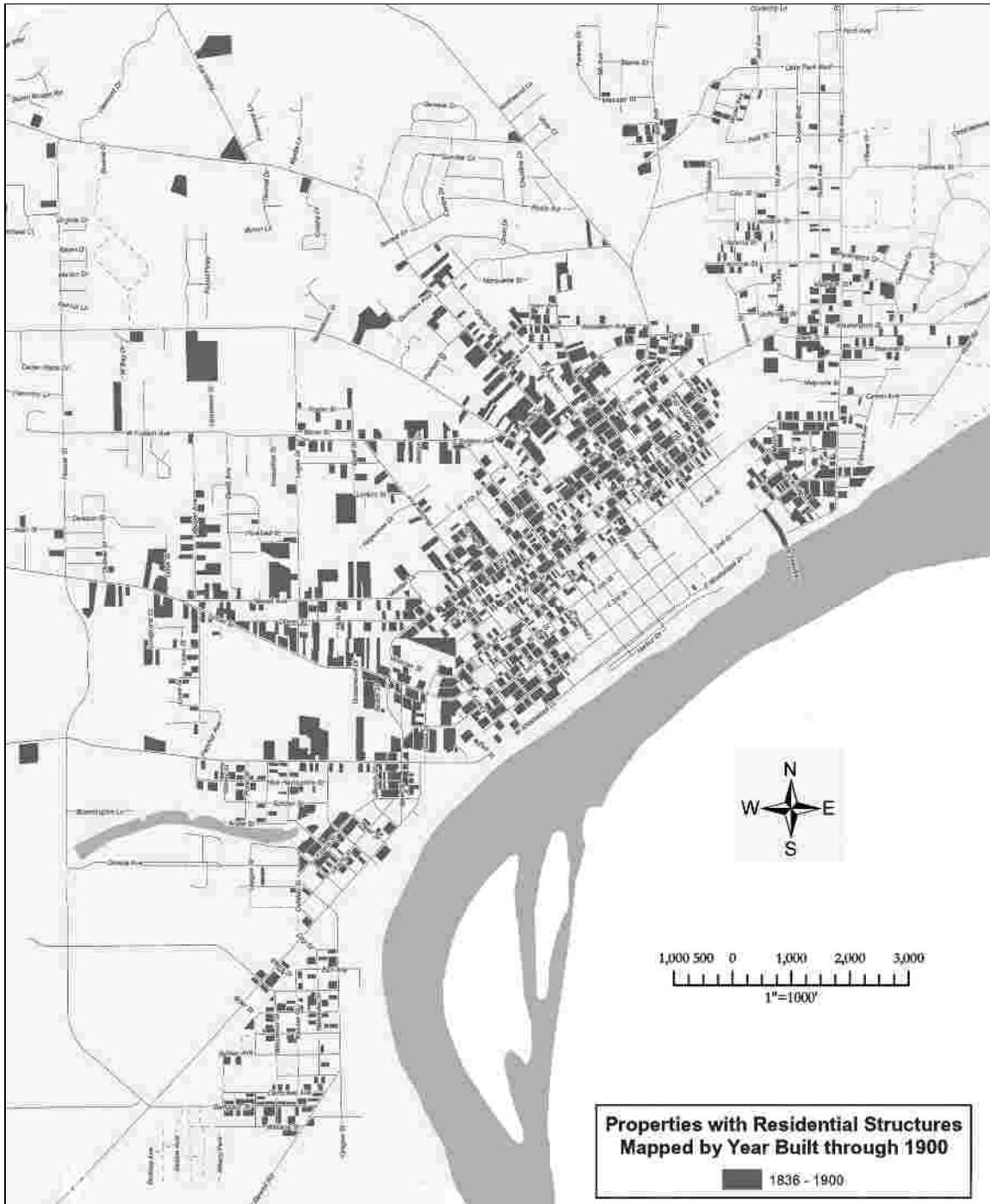


Figure 18. Residential properties constructed by 1900 (2006 extant properties, parcel sizes, and streets).*

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

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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 exploded 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 during the first decade of the 20th century. Old and new businesses provided 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 growth 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 activity 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).

While the economy had lagged in the middle of 1890s, it picked up immediately prior to the turn of the century with the arrival of a key new industry to Muscatine: pearl buttons. The industry began in Muscatine due to the German immigrant and button cutter, J.F. Boepple. As the industry spread along the Mississippi River and across the country, Muscatine remained the center (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 *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

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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" advertisement, *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

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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 Weed, including 17 lots along the edge of their property on the north side of Washington Avenue and east of side Park Ave, across 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 19). 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).

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.

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Residential Housing Demand and Construction in the First Decade of the 20th Century

With the prosperity of the pearl button industry, 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 Improvements," *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 with 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 or another style might be applied, or the house remained a 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 early American architecture, such as the Federal style. These

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houses 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 was usually simpler and less Classical than the Classical Revival style.

The popularity of porches continued to increase in the early 20th century, resulting in houses updated with this attractive feature. The Arts and Crafts movement emphasized natural materials and a connection to the outdoors at the same time that spending time outdoors was promoted for better health. Porches were common features of houses built in the early 20th century, and common additions to earlier houses in this period. Porches in Craftsman or Classical styles typically spanned the front of the house. Craftsman porches usually had wide eaves, square columns, and stylized Craftsman detail. The porch columns were typically shorter and heavier than Queen Anne posts, and they often sat on stone or concrete block piers. The balustrade was also generally heavier turned pieces or simple square pieces (Kahn and Meagher 1990: 58-60).

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 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 Avenue.

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 houses were needed. With the shortage, the rentals advanced and the owners of property at once began the erection of dwellings upon their unoccupied land,

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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 when 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, amounting 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 8). 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 growth of the pearl button industry, it would slow through the 1910s and 1920s as the boom settled into a steady industry. Population actually fell slightly to 16,068 in 1920, though the number of families rose 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

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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 picked 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).

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 movement 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 officially 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

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foreground in 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 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 arterial 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 decades of the 20th century. The original town is completely developed, with residences extending beyond 8th Street (Figure 9a). 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 9b). 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).

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 Anne homes of the late 19th century 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

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dormers were common on these houses. Larger houses continued to reflect 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 were 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 are likely several mail order houses in Muscatine. The best known are houses sold by Sears Roebuck and Company, who sold over 450 different 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 in 1911 and 1915, Sears began selling pre-cut homes or kit houses in 1916, as well as offering mortgages. 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 plan companies and mail order houses, with Aladdin Company as the pioneer in mail order homes forming in 1906. Lewis Manufacturing, supplier for Aladdin, began producing their own line by 1913, followed by Sterling Homes in 1915 and then Liberty Homes. 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. In 1921, Gordon-Van Tine took over Ward's mail order housing department, and Montgomery Ward sold "Wardway Homes" from 1922 until 1931, featuring the "ready-cut" system. 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

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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; Standard Homes Company 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 builders 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 restrictive residence district provided:

That no buildings 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 a permit, therefore; nor shall any such permit be granted when sixty per cent (60%) of the owners of the real estate in said district residing in said City object thereto ("Restricted Residence District, Ordinance and Plat," December 7, 1926, 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 requested 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

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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 Avenue. 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 decreased, 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.*

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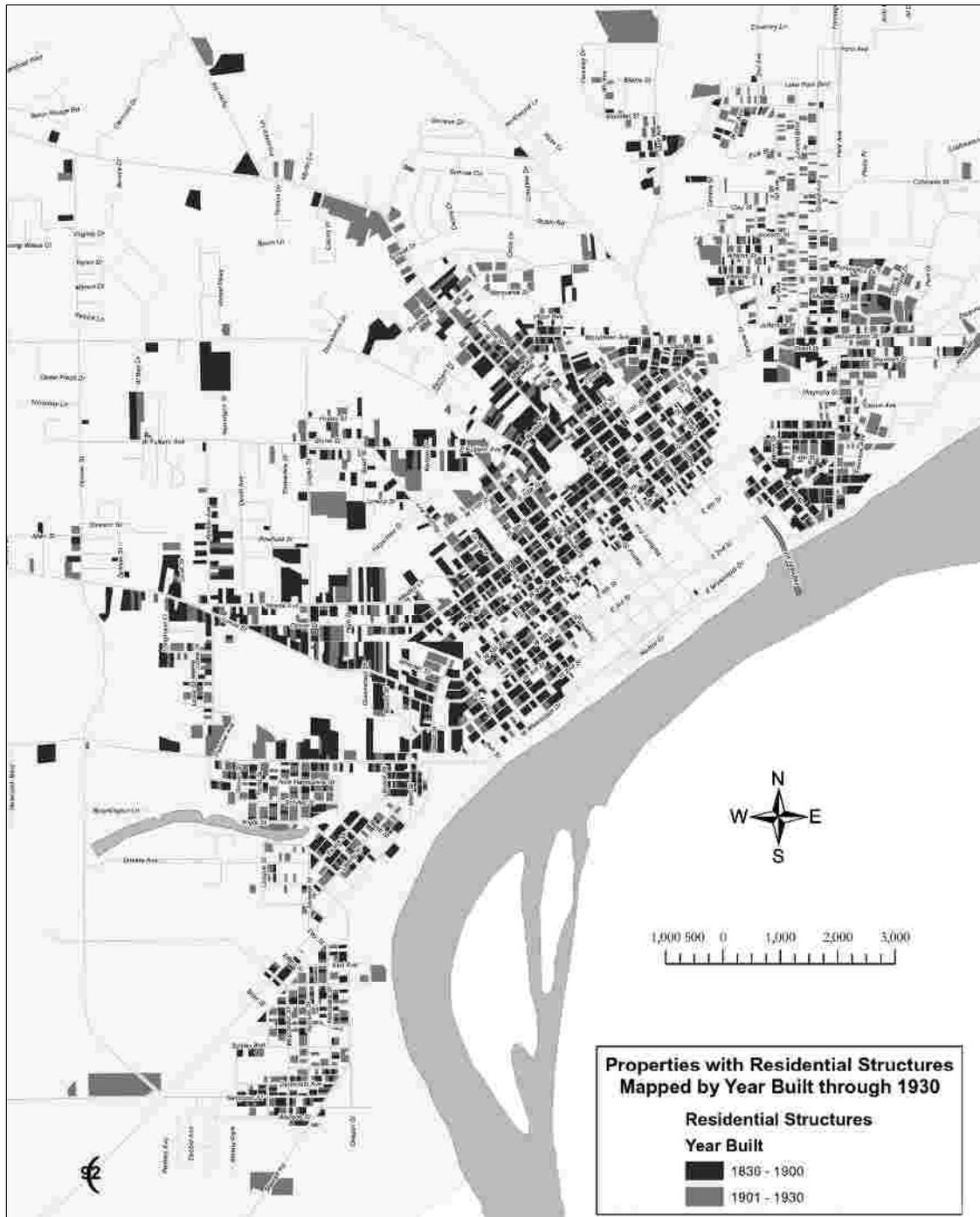


Figure 20. Residential properties mapped by year through 1930 (2006 extant properties, parcel sizes, and streets).*

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

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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 also replacing earlier houses. In 2006, the majority 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.

Residential Activity during the 1930s and World War II

With the drop in the stock market and decline in the economy 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 continuing to reflect Craftsman influences, continued to be built in the 1930s. Only a few houses in Muscatine were built following the Southwest inspired architecture of the Spanish Revival, 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 additional 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 totaled \$57,503, almost half of the expenditures. In 1937, 38 permits were issued for new homes, composing \$86,145 of 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).

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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 whom had built houses, already owned most of the lots. Four small subdivisions of previously platted land were filed from 1930 to 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 Newell. "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 labeled 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, at 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).

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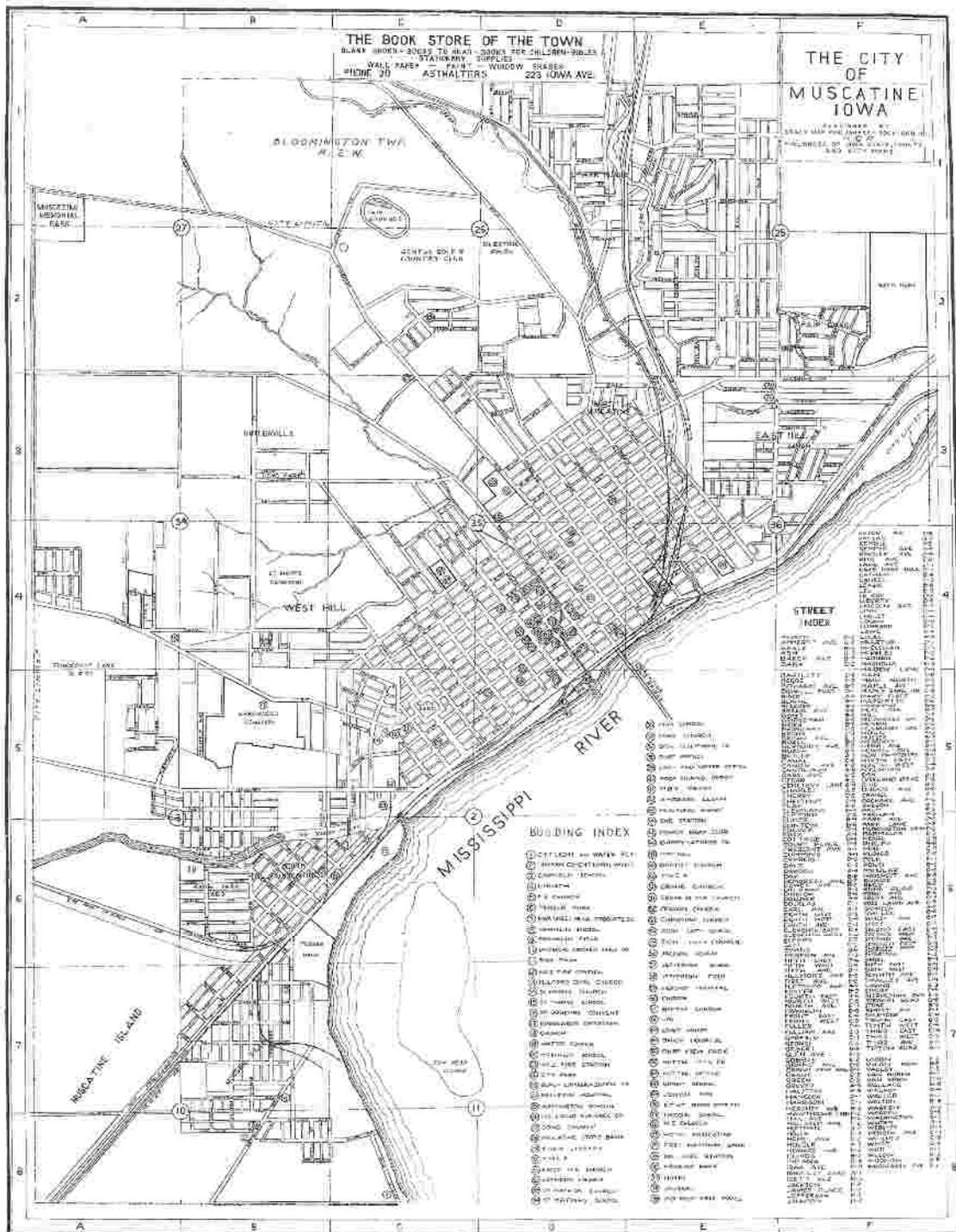


Figure 21. 1937 Map of Muscatine (Stacy Map Publishers 1937).

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With Henry W. Zeidler in his 70s and employed as a draftsman 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 by businesses that had supplied lumber or that were built by the contractors were popular 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. 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 have been 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 contractors 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 10a). 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

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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 10b). 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 more 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, located north of the fairgrounds, golf course, and earlier city limits, was annexed into Muscatine in 1946. The plat was filed on June 2, 1947. The layout stood out from earlier development, consisting 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).

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 driving 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 and 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

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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 22). The dark area on the version converted to grayscale (originally 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 gray (originally 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 the 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 tires, named for the founder Bernhard 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 23). 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).

Similarly 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, they 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).

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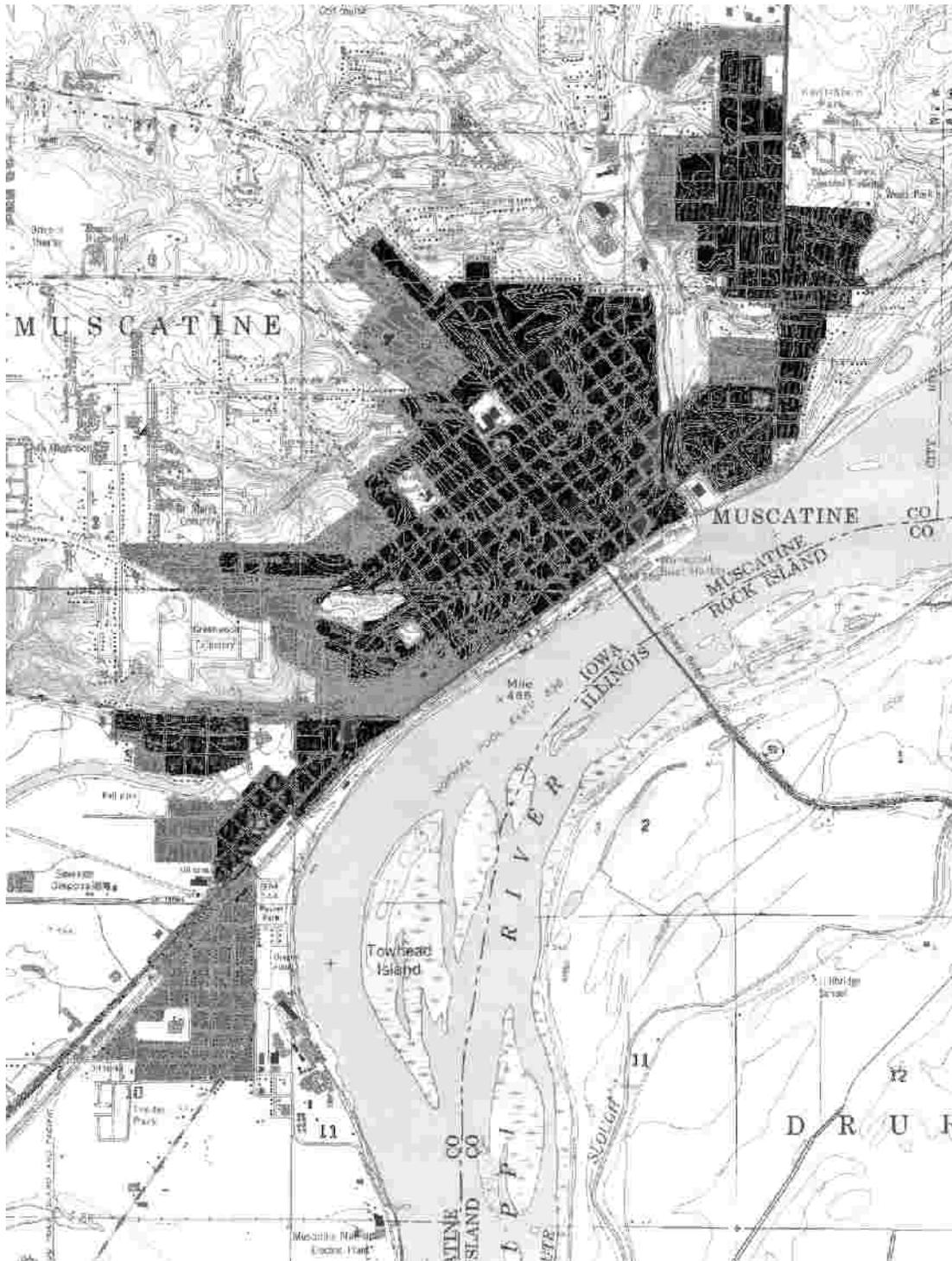


Figure 22. 1953 (1970 revised) topographic quadrangle map, Muscatine, IA.

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Here's Your New 1956 Map of the City of Muscatine --- Preserve It for Ready Reference



Figure 23. 1956 Map of Muscatine with dates and boundaries of major additions overlaid.

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The housing constructed in this period was generally more simplified than in 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 larger multi-family dwellings 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 & Company, 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 Smit, 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 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 was still 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 looked 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.scholzdsgn.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

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\$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 industry 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 24). 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.

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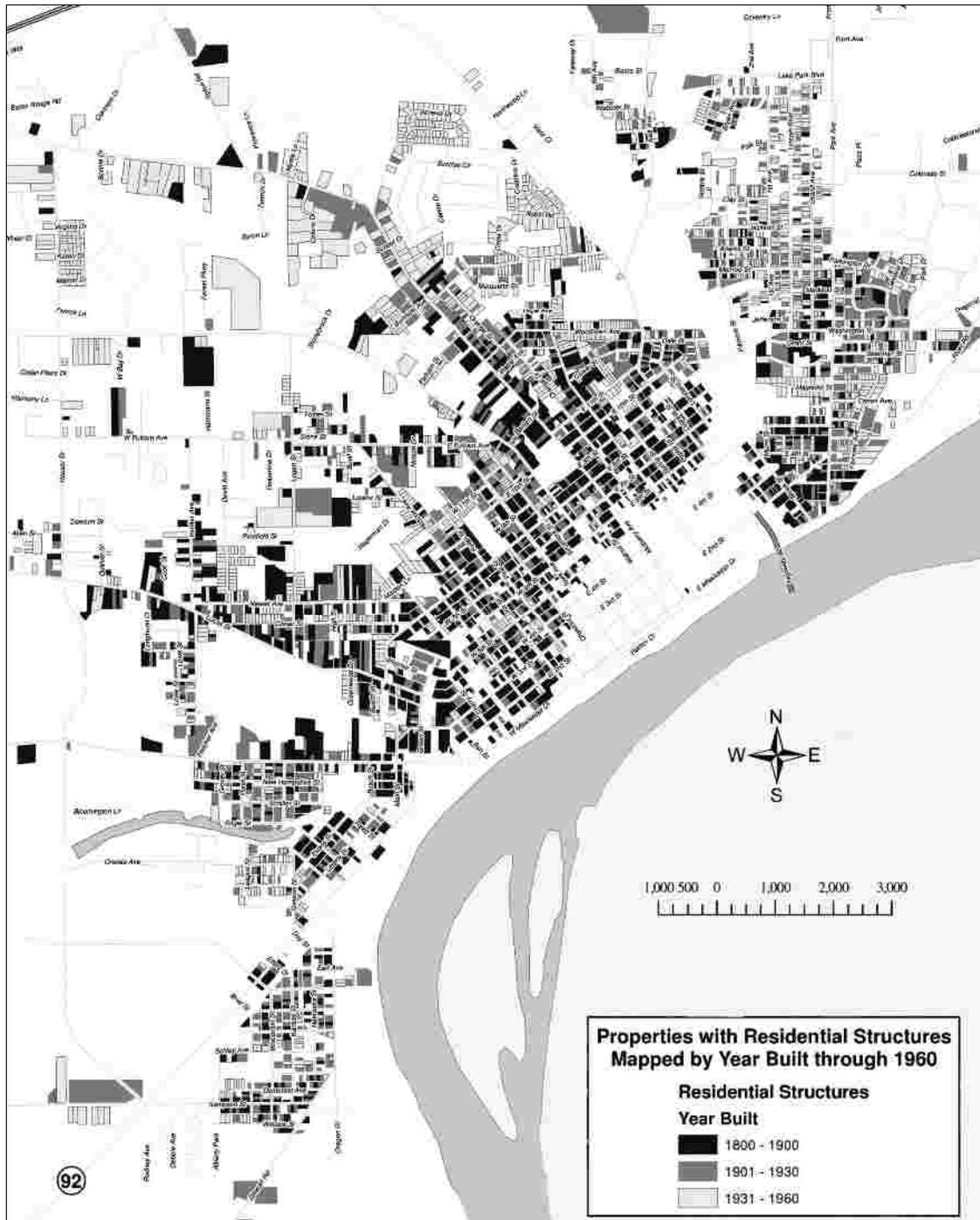


Figure 24. Residential properties mapped by year through 1960 (2006 extant properties, parcel sizes, and streets).*

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

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F. Associated Property Types

Early Settlement, c.1833-c.1865

Commercial buildings – c.1833-c.1865

Description: Commercial buildings from c.1833 to c.1865 reflect the earliest buildings in Muscatine. Most of the first generation buildings were small log or frame buildings, usually with a gable roof. As the community developed, two or three story brick buildings replaced these early commercial buildings. These second generation buildings began appearing in Muscatine in the 1850s. These buildings can be either a single storefront or multiple storefronts in width. They typically reflected the Italianate style, with stylistic features such as a bracketed cornice, arches, and detailed window treatments.

Significance: The significance of these buildings lies in their reflection of the early commercial history of Muscatine. As Muscatine continued to develop, many of the buildings from this period were replaced by later buildings, increasing the significance of the remaining buildings. The significance of individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the settlement period of Muscatine's commercial districts and will have served an important role on "Main Street" or in a neighborhood commercial node. They will reflect the trends and patterns of commercial development in Muscatine from c.1833 to c.1865.

Criterion B: Resources will have a direct association with an important business man or woman or other key individual responsible for establishing the location and configuration of commercial areas during the period from c.1833 to c.1865. The resource will demonstrate a better association with the person and area of significance than other resources.

Criterion C: Resources will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to commercial architecture, such as the Italianate style; or resources will be contributing to a significant and distinguishable historic district.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement commercial buildings; archaeology was not included as part of this project.

Integrity Considerations: Early settlement commercial buildings 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 commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility. These alterations should also be considered significant when they are over 50 years old and fall within the period of significance. 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, design, and materials.

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Most individual commercial resources from the settlement period will likely be eligible as contributing features of a commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Change is a constant for commercial buildings as owners worked to “update” their buildings to attract customers to their store. 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 commercial 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, 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 contributing historic resources within the Downtown Commercial Historic District:

- 124 E. 2nd Street - Pioneer Drug Store (c.1859) – Iowa Inventory #70-00119
- 207-209 E. 2nd Street - Commercial Building (c.1860) – Iowa Inventory #70-00126
- 301 W. Mississippi Drive- Isett Warehouse (c.1843, 1887, c.1915) – Iowa Inventory #70-00536
- 221-225 W. Mississippi Drive - Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c.1964) – Iowa Inventory #70-00535
- 208-210 W. 2nd Street - Weed's Block (c.1855) – Iowa Inventory #70-00959 (70-00163)
- 131-133 W. 2nd Street - Union Block (1854) – Iowa Inventory #70-00159

Industrial Buildings – c.1833-c.1865

Description: Industrial buildings from c.1833 to c.1865 reflect the earliest buildings in Muscatine. Most of these surviving industrial buildings reflect the larger and more substantial brick properties. These buildings may reflect a particular style, but they are usually more utilitarian in nature. Cornice and window treatments are typically simpler than in a commercial structure from this period, and these buildings may also contain a storefront area for sale of their products.

Significance: The significance of these buildings lies in their reflection of the early industrial history of Muscatine. As Muscatine continued to develop, many of the buildings from this period were replaced by later buildings, increasing the significance of the remaining buildings. The significance of individual industrial properties may be established as contributing resources of a industrial or commercial district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with industry during the settlement period of Muscatine and will have served an important role in the industrial history of Muscatine.

Criterion B: Resources will have an association with an important business man or woman or other key individual related to the establishment or growth of industry in Muscatine. The resource will demonstrate a better association with the person and area of significance than other resources.

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Criterion C: Resources will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. No particular style dominated in this period; they were typically vernacular, functional buildings.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement industrial buildings; archaeology was not included as part of this project.

Integrity Considerations: Early settlement industrial buildings 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 an industrial building are expected, such as a storefront remodeling. These alterations should also be considered significant when they are within the period of significance for the building and over 50 years old. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, design, and materials.

Individual industrial resources from the settlement period may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a 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, storefront, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown Commercial Historic District:

301 W. Mississippi - Isett Warehouse (c.1843, 1887, c.1915) – Iowa Inventory #70-00536

221-225 W. Mississippi - Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c. 1964) – Iowa Inventory #70-00535

Residential resources – c.1833-c.1865

Description: Residential buildings, outbuildings, and neighborhoods from the early settlement period are described in the associated property types for Residential and Neighborhood Development.

Significance: The general significance of residential buildings, outbuildings, and neighborhoods is described in the associated property types for Residential and Neighborhood Development. Residential buildings from c.1833 to c.1865 reflect the earliest buildings in Muscatine. As Muscatine continued to develop, many of the residential buildings from this period 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.

Registration Requirements:

Criterion A: Residential buildings, outbuildings, and neighborhoods will have served an important role in the early settlement period of Muscatine to be eligible under this historic context. Eligible resources will distinctly reflect the trends and patterns of residential development in Muscatine during this period, rather than just date from this period. 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: Residential buildings, outbuildings, and neighborhoods will have a significant association with important men or women in the early history of Muscatine or a significant group of people from this period. To be eligible under this historic

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context, the person or group must be individually significant within the early settlement period. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. A 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 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. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion. 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 date to this early period and will be an excellent example of an architectural style with good integrity, such as the Greek Revival, Gothic Revival, or Italianate; an intact example of a vernacular or folk type with good integrity; an excellent example of a residential outbuilding type, such as a carriage house or kitchen; or will significantly represent 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 as needed 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 as needed 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. Historic districts eligible under this criterion in the early settlement period will have a significant group of residential buildings, either for architectural styles or vernacular designs, which 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 this period in order 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 or neighborhood development; archaeology was not included as part of this project.

Integrity Considerations: The integrity of the properties dating to the Early Settlement period should meet the guidelines outlined for residential buildings, outbuildings, and/or neighborhoods described in the associated property types for Residential and Neighborhood Development.

Related individually significant historic resources identified in the Downtown and West Hill survey areas:

- 400 W. 2nd Street - Louis Springer House (c.1855) - Iowa Inventory #70-00177, WH-015
- 411 W. 2nd Street - Couch-Carskaddan House (c.1846) - Iowa Inventory #70-00179, WH-011
- 814 W. 2nd Street - Abraham and Eliza Smalley House (c.1861) - Iowa Inventory #70-00192, WH-038
- 306 W. 3rd Street - Henry and Catherine Funck House (c.1860) - Iowa Inventory #70-00211, WH-049
- 519 W. 3rd Street - Peter and Christina Jackson House (c.1859) - Iowa Inventory #70-00225, WH-080
- 606 W. 3rd Street - Stone-Richman-Musser House (1860) - Iowa Inventory #70-00227, WH-083
- 614 W. 3rd Street - Stone-Robertson House (c.1852) - Iowa Inventory #70-00229, WH-084
- 716 W. 3rd Street - Henry Waterman Moore House and Carriage House (c.1852) - Iowa Inventory #70-00234, Iowa Inventory #70-00235, WH-093
- 801 W. 3rd Street - Hatch-McQuesten House (c.1852) - Iowa Inventory #70-00236, WH-111

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807 W. 3rd Street - Rhoda Smalley House (1839) - Iowa Inventory #70-00238, WH-112
308 W. 4th Street - Gordon-Evans House (1854) - Iowa Inventory #70-00253, WH-140
205 Cherry Street - J.C.B. Warde House (1852-54) - Iowa Inventory #70-00370, WH-094
317 Cherry Street - Henry and Sarah O'Connor House (c.1850) - Iowa Inventory #70-01109, WH-207

Other early settlement resources – c.1833-c.1865

Description: Other early settlement resources include any other building, structure, or site dating to c.1833 to c.1865. These resources include public, governmental, river-related, religious, and educational properties. Sites include early squares or parks, while structures include early bridges or culverts. The earliest buildings were typically log or frame with a gable roof. As the community developed, larger brick or frame buildings replaced these early properties. These buildings may reflect a popular architectural style of the period, such as the Greek Revival, Gothic Revival, or Italianate style, through their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. The properties may also reflect a more utilitarian nature, with their function clearly defining the appearance of the building or structure. 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 reflection of the early history of Muscatine. As Muscatine continued to develop, many of the buildings and structures from this period were replaced by later buildings and structures, increasing the significance of the remaining buildings. However, properties must retain strong historical associative or architectural characteristics to this period of significance to be considered eligible. These properties may also be contributing features in a historic district.

Registration Requirements:

Criterion A: Resources will be associated with the settlement period of Muscatine and will reflect a strong contribution to and association with the settlement and development of Muscatine. The pattern and/or events of the settlement and development of Muscatine will clearly be associated with these resources as particularly significant in the overall history of this period from c.1833 to c.1865 to be eligible under this criterion.

Criterion B: Resources will have an association with important men or women in the early settlement period of Muscatine or a group of people. To be eligible under this historic context, the person must be individually significant within this early settlement period. 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 intact examples of a 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. Architectural types, styles, and designs will be demonstrated to be significant in comparison to other resources within the community as needed.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement resources; archaeology was not included as part of this initial project.

Integrity Considerations: Early settlement buildings and other 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. Some alterations

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to an early settlement resource may be tolerated, particularly if they have occurred at the rear of the structure and do not significantly impact the appearance and significance of the resource. 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, and materials. 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.

Individual resources from the settlement period may 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 may 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, architectural stylistic features, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown survey area:

- 411 E. 2nd Street - Trinity Church (1851-55) – Iowa Inventory #70-00146 (previously listed individually)
- 411 (405) E. 4th Street - Old Jail (1856-57) – Iowa Inventory #70-00246 (previously listed individually)

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19th Century Business and Industry, c.1865-c.1900

Commercial buildings – c.1865-c.1900

Description: Commercial buildings from c.1865 to c.1900 reflect the commercial development of Muscatine following the arrival of the railroad and development of prosperous industries, such as the lumber industry. Buildings in this period were constructed on yet undeveloped lots or replaced early settlement period buildings. These buildings are typically two or three stories in height. These buildings can be either a single storefront or multiple storefronts in width. Large block buildings were constructed in this period, with storefront units unified through shared features on the upper stories. Commercial buildings in Muscatine from this period were typically brick. Stylistic influences were greater in this period, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. The Italianate style continued to strongly influence these buildings, and Romanesque Revival and Queen Anne buildings also began appearing by the 1880s. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features.

Significance: The significance of these buildings lies in their reflection of the commercial development of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this commercial period. The significance of individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the development of Muscatine's commercial districts and will have served an important role on "Main Street" or in a neighborhood commercial node. The significance of prominent businesses in the commercial history of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have an association with important business men or women, or another key individual responsible for establishing the location and configuration of commercial areas. The commercial resource must have a more direct and significant association with the person than other buildings associated with the individual during his or her period of significance. 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 intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to commercial architecture; or resources will be contributing to a significant and distinguishable historic district. 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 or builder 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. Historic districts eligible under this criteria and period will have a significant group of commercial 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.

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

Integrity Considerations: Commercial buildings from c.1865 to c.1900 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 commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility, but a later storefront must not detract from the overall historic appearance of the building. These alterations should also be considered significant when they are over 50 years old and fall within the period of significance. 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, design, and materials, that reflect its appearance from between c.1865 and c.1900.

Many individual commercial resources from c.1865 to c.1900 will likely be eligible as contributing features of a commercial district rather than individually eligible. For a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Change is a constant for commercial buildings as owners worked to “update” their buildings to attract customers to their store. 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 commercial 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, design, 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 contributing historic resources within the Downtown Commercial Historic District:

- 102-104 E. 2nd Street - Commercial Building (c.1877) – Iowa Inventory #70-00117
- 106-108 E. 2nd Street - Fisch Building (c.1877) – Iowa Inventory #70-00939 (70-00117)
- 110-112-114-116 E. 2nd Street - Commercial Block (c.1865) – Iowa Inventory #70-00118
- 201 E. 2nd Street - Commercial Building (c.1896) – Iowa Inventory #70-00121
- 203 E. 2nd Street - C. Giesenhuis Building (1882) – Iowa Inventory #70-00122
- 204 E. 2nd Street - Commercial Building (c.1883) – Iowa Inventory #70-00123
- 205 E. 2nd Street - Commercial Building (c.1896) – Iowa Inventory #70-00124
- 206 E. 2nd Street - Otto & Sons Grocery (c.1888) – Iowa Inventory #70-00125
- 208-210-212 E. 2nd Street - Commercial Block (c.1882) – Iowa Inventory #70-00127 (70-00128, 70-00130)
- 211 E. 2nd Street - Kaufmann Cigars (c.1875) – Iowa Inventory #70-00129
- 213 E. 2nd Street - Gerdes Jewelry Building (c.1892) – Iowa Inventory #70-00131
- 214-216-218-220 E. 2nd Street - Commercial Block (c.1865, 1972) – Iowa Inventory #70-00132 (70-00135)
- 215 E. 2nd Street - Eaton Knitting Factory (c.1875) – Iowa Inventory #70-00133
- 217 E. 2nd Street - Hine Brothers Building (c.1875, c. 1903) – Iowa Inventory #70-00134
- 219-221-223 E. 2nd Street - Commercial Block (c.1873) – Iowa Inventory #70-00136 (70-00137)
- 225 E. 2nd Street - Molis & Beil Gunshop (c.1875) – Iowa Inventory #70-00138

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227 E. 2nd Street - Giesenhaus Grocery (c.1876) – Iowa Inventory #70-00140
303 E. 2nd Street - Commercial Building (c.1865, c.1895) – Iowa Inventory #70-00143
315-317 E. 2nd Street - Grossheim Building (c.1898) – Iowa Inventory #70-00144
319-321 E. 2nd Street - Batterson Building (1898) – Iowa Inventory #70-00145
323-325 E. 2nd Street - Commercial Building (c.1890) – Iowa Inventory #70-00142
417 E. 2nd Street - Commercial Building (c.1866) – Iowa Inventory #70-00148
419 E. 2nd Street - Barry Manufacturing office (c.1876) – Iowa Inventory #70-00149
124-126 W. 2nd Street - Commercial Block (c.1868) – Iowa Inventory #70-00157
128 W. 2nd Street - Shamrock Hall (c.1868) – Iowa Inventory #70-00158
200-202-204 W. 2nd Street - Tappe Block (1871, c.1890) – Iowa Inventory #70-00160
205 W. 2nd Street - Commercial Building (1860s) – Iowa Inventory #70-00162
212 W. 2nd Street - Fred Daut Building / Batterson-Wessels Button Company. (c.1870) – Iowa Inventory #70-00164
217-219 W. 2nd Street - Commercial Building (1870s, 1890s) – Iowa Inventory #70-00960
218 W. 2nd Street - Daut Grocery / Muscatine Pearl Works Building (1890) – Iowa Inventory #70-00166
228 W. 2nd Street - Mull Wholesale Grocery (c.1891) – Iowa Inventory #70-00168
117 Chestnut Street - Fisher-Foley Tin Shop (c.1866) – Iowa Inventory #70-00377
109-111-113 Iowa Avenue - Fitzgerald Block (1885) – Iowa Inventory #70-00458
216-218 Iowa Avenue - Commercial Building (c.1866) – Iowa Inventory #70-00978
301 W. Mississippi Drive - Isett Warehouse (c.1843, 1887, c.1915) – Iowa Inventory #70-00536
405-407 W. Mississippi Drive - Commercial Building (c.1885) – Iowa Inventory #70-00983
214 Walnut Street - Commercial Building (c.1866) – Iowa Inventory #70-00617
216 Walnut Street - Commercial Building (c.1890) – Iowa Inventory #70-00618
218 Walnut Street - C.C. Patrick Carpentry (c.1866) – Iowa Inventory #70-00619
222 Walnut Street - Commercial Building (c.1866) – Iowa Inventory #70-00621
224 Walnut Street - Gottbrecht Cigar Factory (c.1866) – Iowa Inventory #70-00622

Industrial Buildings – c.1865-c.1900

Description: Industrial buildings from c.1865 to c.1900 reflect the developing industry in Muscatine. Most of these surviving industrial buildings reflect the larger and more substantial brick properties. These buildings may reflect a particular style, but they are usually more utilitarian in nature. Cornice and window treatments are typically simpler than in a commercial building from this period, and these buildings may also contain a storefront area for sale of their products. In this period, lumber became the dominant industry in Muscatine, though agricultural processing remained significant as well. Resources associated with these industries range from small buildings to large storage, processing, and milling facilities. Additional smaller factories also were found throughout Muscatine in this period, typically operating out of small to medium sized buildings.

Significance: The significance of these buildings lies in their reflection of the industrial history of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this period. The significance of individual industrial properties may be established as contributing resources of an industrial or commercial district rather than as individually eligible properties.

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Registration Requirements:

Criterion A: Resources will be associated with industry during the settlement period of Muscatine and will have served an important role in the industrial history of Muscatine. The significance of prominent businesses in the industrial history of Muscatine will be demonstrated through the comparison of the business with other businesses. Resources may be prominent within a particular industry or significant within the patterns and development of a particular industry or the overall industrial history of Muscatine from c.1865 to c.1900.

Criterion B: Resources will have an association with important business men or women or another key individual related to the establishment or growth of industry in Muscatine from c.1865 to c.1900. The industrial resource must have a more direct and significant association with the person than other buildings associated with the individual during his or her period of significance in order to be eligible under this criterion. 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 intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. 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 industrial resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder 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. Resources within a historic district may be individually non-distinct but form a group of industrial resources significant for their design and architecture in the period from c.1865 to c.1900.

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

Integrity Considerations: Industrial buildings from c.1865 to c.1900 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 an industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, design, and materials.

Individual industrial resources from this period may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a 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, storefront, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown Commercial Historic District:

117 Chestnut Street - Fisher-Foley Tin Shop (c.1866) – Iowa Inventory #70-00377

213 Chestnut Street - Van Nostrand Horse Collar Factory (c.1880, c.1889) – Iowa Inventory #70-00974

221-225 W. Mississippi Drive - Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c.1964) – Iowa Inventory #70-00535

301 W. Mississippi Drive - Isett Warehouse (c.1843, 1887, c.1915) – Iowa Inventory #70-00536

315-317 W. Mississippi Drive - Citizens Electric Light and Power Company (1890) – Iowa Inventory #70-00527

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Residential resources associated with business and industry – c.1865-c.1900

Description: Residential buildings, outbuildings, and neighborhoods are described in the associated property types for Residential and Neighborhood Development.

Significance: The general significance of residential buildings, outbuildings, and neighborhoods is described in the associated property types for Residential and Neighborhood Development. Residential buildings significant in the context of 19th century business and industry from c.1865 to c.1900 are likely houses associated with a prominent business person or a neighborhood developed by a business person or as a business venture by a group or organization. Their significance under this historic context lies in their association with 19th century business and industry.

Registration Requirements:

Criterion A: Residential buildings, outbuildings, and neighborhoods will be significantly associated with business and industry of Muscatine from c.1865 to c.1900 to be eligible under this historic context. It is anticipated that a property or neighborhood developed as a business venture might reflect trends associated with this historic context, as well as trends in residential and neighborhood development. Eligible resources will distinctly reflect and directly relate to significant business and industry history in Muscatine during this period, rather than just have some association with business or industry. Their relationship with business and industry should be demonstrated to be significant in the overall history and development of Muscatine to be significant under this historic context.

Criterion B: Residential buildings, outbuildings, and neighborhoods will have a significant association with important business men or women in the history of Muscatine or a significant business group or organization from the period from c.1865 to c.1900 to be eligible under this historic context. Properties typically must be associated with the person's productive life and represent a better association with this productive and/or significant period than other extant resources. The person or group must have a demonstrated significant impact on or within business or industry in Muscatine from c.1865 to c.1900 rather than just be associated with a business or industry dating to this period. A 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 for business purposes to likely be solely eligible under this 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. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion in this context. 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: It is not anticipated that residential buildings, outbuildings, or neighborhoods will likely be eligible under this criterion within the historic context of business and industry. The design, architecture, or construction would be required to be directly and significantly associated business and industry 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 business and industry in relation to residential buildings or neighborhood development; archaeology was not included as part of this project.

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Integrity Considerations: The integrity of the residential properties associated with business and industry should meet the integrity guidelines outlined for residential buildings, outbuildings, and/or neighborhoods described in the associated property types for Residential and Neighborhood Development.

Related individually significant historic resources identified in the Downtown and West Hill survey areas:

- 411 W. 2nd Street - Couch-Carskaddan House (c.1846) – Iowa Inventory #70-00179, WH-011
- 419 W. 2nd Street - Seabury Brewster and Mary Cook House (c.1904) – Iowa Inventory #70-00181, WH-013
- 506 W. 2nd Street - DeWitt C. and Irving B. Richman House (c.1882) – Iowa Inventory #70-00184, WH-023
- 510 W. 2nd Street - Hill-Titus House (c.1874) – Iowa Inventory #70-00186, WH-024
- 516 W. 2nd Street - P.M. and Elisa Musser House (c.1885) – Iowa Inventory #70-00188, WH-025
- 814 W. 2nd Street - Abraham and Eliza Smalley House (c.1861) – Iowa Inventory #70-00192, WH-038
- 315 W. 3rd Street - William and Harry W. Huttig House (c.1892) – Iowa Inventory #70-00217, WH-060
- 519 W. 3rd Street - Peter and Christina Jackson House (c.1859) – Iowa Inventory #70-00225, WH-080
- 606 W. 3rd Street - Stone-Richman-Musser House (1860) – Iowa Inventory #70-00227, WH-083
- 614 W. 3rd Street - Stone-Robertson House (c.1852) – Iowa Inventory #70-00229, WH-084
- 716 W. 3rd Street - Henry Waterman Moore House and Carriage House (c.1852) – Iowa Inventory #70-00234, 70-00235, WH-093
- 317 Cherry Street - Henry and Sarah O'Connor House (c.1850) – Iowa Inventory #70-01109, WH-207
- 501 E. Mississippi Drive, Peter Musser House (c.1874) – 70-00530, FS-117
- 102-104 Walnut Street, S.M. McKibben House (1866-1869) – 70-00616, FS-107

Additional 19th century business and industry resources – c.1865-c.1900

Description: Additional resources from c.1865 to c.1900 may be eligible within this context if they reflect the commercial and industrial history of Muscatine in this period. These resources may relate to improvements in city services, transportation improvements, or other themes in the history of Muscatine that are associated with the commercial and industrial development of Muscatine in this period. Included resources are bridges, power plants, water plants, and railroad resources, among others tied to the businesses and industries of the 19th century. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their association with the commercial and industrial development of Muscatine from c.1865 to c.1900. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with the commercial and industrial development of Muscatine and will have served an important role in this development. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources will have an association with important men or women, or another key individual or group related to the development of commerce and industry in Muscatine. To be eligible under this historic context, the person must be individually significant within this period in relation to the commercial or industrial 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

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

Criterion C: Resources will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. 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 related to additional 19th century commercial and industrial resources; archaeology was not included as part of this project.

Integrity Considerations: Other resources from c.1865 to c.1900 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.

Individual resources from c.1865 to c.1900 may 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. These changes are significant as they reflect the development of a 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 location, massing, design, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown Commercial Historic District:

315-317 W. Mississippi Drive - Citizens Electric Light and Power Company (1890) – Iowa Inventory #70-00527

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Lumber Industry, c.1843-c.1960

Commercial and industrial buildings of the lumber industry

Description: Commercial and industrial buildings from c.1843-c.1960 reflect the typical historic resource related to the lumber industry. With the boom of the lumber industry in the 1870s, many businesses developed. Most businesses started in a single building, expanding to several buildings as the business grew. A fully developed campus may have consisted of several buildings dedicated to individual aspects of production or the business. Lumber buildings in the 19th century were usually constructed on undeveloped land at the edges of the central business district or in South Muscatine. Often one building was dedicated to the office or commercial side of the business, and it was more refined than the typical industrial buildings. These buildings may reflect a particular architecture style. Typical buildings of the lumber industry in the 19th century were brick buildings to reduce the threat of fire, and they were low one or two story buildings with a large footprint. Restrained architectural detailing in the brick might be seen on these buildings, typically as simple as a segmental arch double-hung window. Property types include saw mills, planing mills, lumberyards, and sash and millwork factories. As the remaining lumber businesses continued to expand their operations in the 20th century, earlier buildings and campuses were modified to meet modern needs. Existing buildings were enlarged or altered to adapt them to new functions. New buildings were constructed to meet increased demands on aspects of the business. These buildings continue to be primarily utilitarian in appearance, though they may include some 20th century stylistic influences.

Significance: The significance of these buildings lies in their association with the lumber industry in Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this element in the history of Muscatine. The significance of individual commercial and industrial properties may be established as contributing resources of a historic district rather than as individually eligible properties. Historic complexes typically will be considered significant as a historic district rather than as individual buildings.

Registration Requirements:

Criterion A: Resources will be directly associated with the lumber industry in Muscatine from c.1843 to c.1960 and will have served an important role in the lumber history of Muscatine. Resources may be associated with a prominent business that significantly contributed to the industry or was significant within the broader patterns and development of the industry. The significance of prominent businesses in the lumber industry of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have a direct association with important business men or women or another key individual related to the establishment or growth of the lumber industry in Muscatine. To be eligible under this historic context, the person must be individually significant in the lumber industry 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.

Criterion C: Resources will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to commercial or industrial architecture; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be

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compared to other designs by the architect to demonstrate the significance of this design. The significance of the design and architect must be directly tied to the lumber industry to be eligible under this context.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to commercial and industrial buildings of the lumber industry; archaeology was not included as part of this project.

Integrity Considerations: Commercial and industrial buildings associated with the lumber industry 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 commercial and industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural details, and materials that reflect the building's appearance during this period of use.

Individual commercial and industrial resources associated with the lumber industry may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. 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. 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, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown Commercial Historic District:

301 W. Mississippi Drive - Isett Warehouse (c.1843, 1887, c.1915) – Iowa Inventory #70-00536

Residential buildings associated with the lumber industry, c.1843-c.1960

Description: Residential buildings, outbuildings, and neighborhoods from this period are described in the associated property types for Residential and Neighborhood Development. The majority of the properties associated with the lumber industry were constructed from c.1843 to c.1900. These properties may include residences for the lumber business owners, residential buildings constructed as rentals by the lumber business owners or for lumber workers, and residences of the lumber industry workers. The larger residences are typically two-story buildings, constructed of brick or frame. The smaller residences are often vernacular in nature. These buildings are typically frame buildings and were constructed for the lumber industry workers. Many of these residences were constructed in neighborhoods near the lumber factories.

Significance: The general significance of residential buildings, outbuildings, and neighborhoods is described in the associated property types for Residential and Neighborhood Development. Residential buildings directly associated with the lumber industry include those buildings constructed for the use of a person associated with the lumber industry or as a reflection of the lumber industry. Their significance under this historic context lies in their direct association with the lumber industry in Muscatine from c.1843 to c.1960.

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Registration Requirements:

Criterion A: Residential buildings, outbuildings, and neighborhoods will have served an important role in or significantly reflect the lumber industry in Muscatine to be eligible under this historic context. Eligible resources will be directly related to a significant trend, pattern, or innovation associated with the lumber industry, rather than just be tangentially related. A historic district may be a neighborhood created as a direct result of the lumber industry, through design or subsequent development. If a residential outbuilding is individually significant, the significance must be conveyed through only the individual building, separate from the broader residential property.

Criterion B: Residential buildings, outbuildings, and neighborhoods will have a significant association with important men, women, or group associated with the lumber industry in Muscatine. To be eligible under this historic context, the person or group must be individually significant within the context of the lumber industry. The person must be demonstrated to have had a significant contribution to the lumber industry for the resource to be eligible under this historic 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. A 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 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 or development is associated with the person's productive life, or the properties are better associated with the person than other extant properties. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion. 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: Residential buildings, outbuildings, and neighborhoods may be eligible under this criterion if they are directly associated with the lumber industry and the significance of their architecture/design is reflective of this connection to the lumber industry. They will be an excellent example of an architectural style with good integrity; or resources will be an intact example of a 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 related the lumber industry. There must be a demonstrated association between the architecture and the lumber industry in Muscatine, significant for more than supplying materials. For example, a house built as a demonstration by a lumber company of new products or materials may be eligible under this criterion within this historic context. 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 as needed 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. Residential historic districts associated with the lumber industry must demonstrate the significance and integrity of the district as a whole. Historic districts eligible under this criterion will have a significant group of residential buildings, either for architectural styles or vernacular designs, which may lack individual distinction but form a significant group of resources based on the architectural components of the district. The architectural significance will be directly related to the lumber industry to be eligible under this criterion within this historic context. A number of resources or a significant portion of the development must have occurred within this period in order 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 or neighborhood development associated with the lumber industry; archaeology was not included as part of this project.

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Integrity Considerations: The integrity of the properties significant under this historic context should meet the guidelines outlined for residential buildings, outbuildings, and/or neighborhoods described in the associated property types for Residential and Neighborhood Development.

Related individually significant historic resources identified in the Downtown and West Hill survey areas:

- 407 W. 2nd Street - David B. and Mary Mackenzie House (c.1909) – Iowa Inventory #70-01008, WH-010
- 419 W. 2nd Street - Seabury Brewster and Mary Cook House (c.1904) – Iowa Inventory #70-00181, WH-013
- 515 W. 2nd Street - Lambert-Musser House (c.1866, c.1905, c.1915) – Iowa Inventory #70-00187, WH-029
- 516 W. 2nd Street - P.M. and Elisa Musser House (c.1885) – Iowa Inventory #70-00188, WH-025
- 814 W. 2nd Street - Abraham and Eliza Smalley House (c.1861) – Iowa Inventory #70-00192, WH-038
- 315 W. 3rd Street - William and Harry W. Huttig House (c.1892) – Iowa Inventory #70-00217, WH-060
- 606 W. 3rd Street - Stone-Richman-Musser House (1860) – Iowa Inventory #70-00227, WH-083
- 800 W. 3rd Street - Swan-Beach House (c.1898) – Iowa Inventory #70-01039, WH-105
- 501 E. Mississippi Drive - Peter Musser House (c.1874) – Iowa Inventory #70-00530, FS-117

Additional lumber industry resources

Description: Additional resources associated with the lumber industry from c.1843 to c.1960 may be eligible within this context if they reflect a direct association with the lumber industry. Property types may include educational or religious buildings developed directly in response to the lumber industry, such as properties in Musserville. Additional resources reflect the civic contributions of the lumber families. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their direct association with the lumber industry of Muscatine from c.1843 to c.1960. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be directly associated with the lumber industry of Muscatine and will have served an important role in this development. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources. Resources may be significant within the lumber industry under this criterion for their individual contribution to the development of the industry or as a significant part of the overall patterns of development of the lumber industry.

Criterion B: Resources will have an association with important men or women, or another key individual or group related to the lumber industry in Muscatine. To be eligible under this historic context, the person must be individually significant within the lumber industry of Muscatine. Properties typically must be associated with the person's productive life as it relates to the lumber industry 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 the lumber industry and represent a strong association with this significance.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the lumber industry and the significance of their architecture/design is reflective of this connection to the lumber industry. Resources directly associated with the lumber industry will be intact examples of a vernacular or folk type with good integrity; or resources will be an excellent example of an architectural style; or resources will significantly represent the work of a well-known architect or builder; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type

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and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder 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 related to other resources of the lumber industry; archaeology was not included as part of this project.

Integrity Considerations: Other resources directly associated with the lumber industry 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 in the context of the lumber industry, the resource must still retain its essential character defining and distinctive characteristics.

Individual resources associated with the lumber industry may 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. These changes are significant as they reflect the development of a 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 location, massing, design, and materials to remain as contributing buildings.

No related significant historic resources have been identified in the Downtown or West Hill survey area.

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Pearl Button Center of the World, c.1890-1966

Commercial and industrial buildings of the pearl button industry

Description: Commercial and industrial buildings from c.1890 to 1966 reflect the typical historic resources related to the pearl button industry. With the boom of the pearl button industry in the 1890s and early 1900s, many businesses developed. Most businesses started in a single building. The more prosperous expanded to several buildings as the business grew. Pearl button industry buildings in the early 20th century were usually at the edges of the central business district or in South Muscatine. Some businesses moved into buildings previously occupied by the lumber industry or another industry in Muscatine, remodeling the structure to meet their needs. The pearl button industry buildings tend to reflect the more simplified architectural styles of the early 20th century, further restrained by their functional and industrial natures. Some more commercially-oriented buildings reflected early 20th century architectural styles, such as the revival or Craftsman styles. Typical buildings of the pearl button industry in the 19th century were one, two, or three story brick buildings. Property types include button blank cutting factories, button manufactories, pearl novelty businesses, button or pearl novelty stores, and directly associated industries.

Significance: The significance of these buildings lies in their association with the pearl button industry in Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this element in the history of Muscatine. The significance of individual commercial and industrial properties may be established as contributing resources of a historic district rather than as individually eligible properties. Historic complexes typically will be considered significant as a historic district rather than as individual buildings.

Registration Requirements:

Criterion A: Resources at least 50 years old will be directly associated with the pearl button industry in Muscatine from c.1890 to 1966 and will have served an important role in the pearl button history of Muscatine. The significance of prominent businesses in the pearl button industry of Muscatine will be demonstrated through the comparison of the business with other businesses. Resources may also have a significant contribution to the overall patterns of growth and development of the pearl button industry.

Criterion B: Resources at least 50 years old will have a direct association with important business men or women or another key individual related to the establishment or growth of the pearl button industry in Muscatine from c.1890 to 1966. To be eligible under this historic context, the person must be individually significant in the pearl button industry of Muscatine. Properties typically must be associated with the person's productive life in this aspect and represent a better association with this productive period than other extant resources.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the pearl button industry and the significance of their architecture/design is reflective of this connection to the pearl button industry. Resources at least 50 years old will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be an excellent example of an architectural style applied to commercial or industrial architecture; or resources will be contributing to a significant and distinguishable historic district. Their significance must have a demonstrated connection to the pearl button industry. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type. 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

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architect to demonstrate the significance of this design. The significance of this design must relate to the pearl button industry.

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

Integrity Considerations: Commercial and industrial buildings associated with the pearl button industry may be individually eligible when they are at least 50 years old, 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 or industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within the pearl button industry, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural details, and materials that reflect the building's appearance during the period that it was associated with the pearl button industry.

Individual commercial and industrial resources associated with the pearl button industry may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. 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. 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, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown Commercial Historic District:

- 417 E. 2nd Street - Commercial Building (c.1866) – Iowa Inventory #70-00148
- 419 E. 2nd Street - Barry Manufacturing office (c.1876) – Iowa Inventory #70-00149
- 206 W. 2nd Street - C. Weed's Building (c.1856, c.1913) – Iowa Inventory #70-00163
- 212 W. 2nd Street - Fred Daut Building / Batterson-Wessels Button Company (c.1870) – Iowa Inventory #70-00164
- 218 W. 2nd Street - Daut Grocery / Muscatine Pearl Works Building (1890) – Iowa Inventory #70-00166
- 213 Chestnut Street - Van Nostrand Horse Collar Factory (c.1880, c.1889) – Iowa Inventory #70-00974
- 221-225 W. Mississippi Drive - Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c.1964) – Iowa Inventory #70-00535
- 315-317 W. Mississippi Drive - Citizens Electric Light and Power Company (1890) – Iowa Inventory #70-00527

Residential buildings associated with the pearl button industry, c.1890-1966

Description: Residential buildings, outbuildings, and neighborhoods from this period are described in the associated property types for Residential and Neighborhood Development. The majority of these properties were constructed from c.1900 to c.1940. These properties may include residences for the pearl button business owners, residential buildings constructed as rentals by the pearl button business owners or for pearl button workers, and residences of the pearl button industry workers. The larger residences are typically two-story buildings, constructed of brick or frame. The smaller residences are often

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vernacular in nature. These buildings are typically frame buildings and were constructed for the pearl button industry workers.

Significance: The general significance of residential buildings, outbuildings, and neighborhoods is described in the associated property types for Residential and Neighborhood Development. Residential buildings directly associated with the pearl button industry include those buildings constructed for the use of a person associated with the pearl button industry or as a reflection of the pearl button industry. Their significance under this historic context lies in their direct association with pearl button industry in Muscatine from c.1890 to 1966.

Registration Requirements:

Criterion A: Residential buildings, outbuildings, and neighborhoods will have served an important role in or significantly reflect the pearl button industry in Muscatine to be eligible under this historic context. Eligible resources will be directly related to a significant trend, pattern, or innovation associated with the pearl button industry, rather than just be tangentially related. A historic district may be a neighborhood created as a direct result of the pearl button industry, through design or subsequent development. 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: Residential buildings, outbuildings, and neighborhoods will have a significant association with important men, women, or group associated with the pearl button industry in Muscatine. To be eligible under this historic context, the person or group must be individually significant within the context of the pearl button industry. The person must be demonstrated to have had a significant contribution to the pearl button industry for the resource to be eligible under this historic 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. A 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 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 or development is associated with the person's productive life, or the properties are better associated with the person than other extant properties. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion. 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: Residential buildings, outbuildings, and neighborhoods may be eligible under this criterion if they are directly associated with the pearl button industry and the significance of their architecture/design is reflective of this connection to the pearl button industry. They will be an excellent example of an architectural style with good integrity; or resources will be an intact example of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district related the pearl button industry. There must be a demonstrated association between the architecture and the pearl button industry in Muscatine. For example, resources significant for their design by an important architect must be directly associated with the pearl button industry, as well as retain a high degree of integrity of the original design. Residential historic districts associated with the pearl button industry must demonstrate the significance and integrity of the district as a whole. Historic districts eligible under this criterion will have a significant group of residential buildings, either for architectural styles or vernacular designs, which 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 this period in order to be eligible under this historic context.

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Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings or neighborhood development associated with the pearl button industry; archaeology was not included as part of this project.

Integrity Considerations: The integrity of the properties significant under this historic context should meet the guidelines outlined for residential buildings, outbuildings, and/or neighborhoods described in the associated property types for Residential and Neighborhood Development.

Related individually significant historic resources identified in the Downtown and West Hill survey areas:

414 W. 2nd Street - William F. and Gertrude Bishop House (c.1894) – Iowa Inventory #70-00180, WH-018

809 W. 3rd Street - Smalley-Warfield-McKee House (c.1853, 1890s, 1920s, 1990-91) – Iowa Inventory #70-00239, WH-113

Additional pearl button industry resources

Description: Additional resources at least 50 years old associated with the pearl button industry from c.1890 to 1966 may be eligible within this context if they reflect a direct association with the pearl button industry. Property types may include educational or religious buildings developed directly in response to the pearl button industry, or sites of mussel fishing or button blank production along the river. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their direct association with the pearl button industry of Muscatine from c.1890 to 1966. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources at least 50 years old will be directly associated with the pearl button industry of Muscatine and will have served an important role in this development within the period from c.1890 to 1966. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources at least 50 years old will have an association with important men or women, or another key individual or group related to the pearl button industry in Muscatine. To be eligible under this historic context, the person must be individually significant within the pearl button industry of Muscatine. Properties typically must be associated with the person's productive life as it relates to the pearl button industry 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 the pearl button industry and represent a strong association with this significance.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the pearl button industry and the significance of their architecture/design is reflective of this connection to the pearl button industry. Resources at least 50 years old directly associated with the pearl button industry will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder; or resources will be an excellent example of an architectural style; or resources will be contributing to a significant and distinguishable historic district. 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 as needed to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder 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

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design. The significance of the architecture or design must be directly associated with the pearl button industry to be eligible under this criterion.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to additional resources of the pearl button industry; archaeology was not included as part of this project.

Integrity Considerations: Other resources directly associated with the pearl button industry 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 in the context of the pearl button industry, the resource must still retain its essential character defining and distinctive characteristics.

Individual resources associated with the pearl button industry may 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. These changes are significant as they reflect the development of a 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 location, massing, design, and materials to remain as contributing buildings.

No related significant historic resources have been identified in the Downtown or West Hill survey areas.

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Civic Pride and Accomplishment, c.1890-c.1925

Public and governmental buildings, c.1890-c.1925

Description: Public and governmental buildings from c.1890 to c.1925 reflect the development of Muscatine through a distinct period of civic pride and accomplishment. Older public and governmental buildings were replaced by new buildings, on the same lot or in a new location. These buildings were typical monumental buildings, designed to reflect the accomplishments of the city. Most were constructed of stone or brick, though they often incorporated additional modern materials and features. Stylistic influences were significant in this period, and many public and governmental buildings reflected the Classical Revival or Beaux Arts style. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. Additionally, more utilitarian public and governmental buildings to provide city services were constructed from c.1890 to c.1925 as the community developed to reflect a more modern city. These buildings were typically more restrained in their detailing and may reflect their use and function.

Significance: The significance of these buildings lies in their reflection of the civic pride and accomplishment in Muscatine from c.1890 to c.1925. Individual buildings may be significant for their historical association or architectural features that reflect this period of achievement. The significance of individual properties may also be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the civic pride and accomplishment reflected in Muscatine from c.1890 to c.1925 and will have served an important role in this civic pride and accomplishment.

Criterion B: Resources will have an association with important men, women, or group responsible for promoting the civic pride and accomplishment of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to the civic 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 applied to public and governmental architecture with good integrity; intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. The significance of the architecture/design must be directly associated with the context of civic pride and accomplishment. 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 as needed 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 related to public and governmental buildings; archaeology was not included as part of this project.

Integrity Considerations: Public and governmental buildings from c.1890 to c.1925 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should

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demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to public and governmental buildings are expected, as the building is updated to continue to meet the community's needs. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. 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.

Public and governmental resources from c.1890 to c.1925 may be eligible as contributing features of a historic district. They often have demonstrated connections to commercial and industrial areas. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a 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, storefront, and materials to remain as contributing buildings. 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 significant historic resources within the Downtown survey area:

401 E. 3rd Street - Courthouse (1908-09) – Iowa Inventory #70-00195

405 (401) E. 4th Street - Muscatine County New Jail & Sheriff's Office (1908-09, 1972) – Iowa Inventory #70-00969

315 Iowa Avenue - Muscatine Post Office (1909, 1937) – Iowa Inventory #70-00467

215 Sycamore Street - City Hall (1914) – Iowa Inventory #70-00193

Institutional and service buildings, c.1890-c.1925

Description: Institutional and service buildings from c.1890 to c.1925 reflect the development of Muscatine through a distinct period of civic pride and accomplishment. Many institutional and service buildings were constructed in this period to provide further services for the citizens of Muscatine. The design of these buildings ranged from residential appearances to more formalized, substantial institutional buildings. Most were constructed of stone or brick. Stylistic influences typically drew on revival styles, though some Queen Anne influence was also seen. These buildings reflect these styles in their proportions, massing, fenestration patterns, fenestration detailing, and other architectural features. Several types of institutional and service buildings were constructed in Muscatine in this period, including orphanages, homes for older residents, and hospitals.

Significance: The significance of these buildings lies in their reflection of the civic pride and accomplishment in Muscatine from c.1890 to c.1925. Individual buildings may be significant for their historical association or architectural features that reflect this period of achievement. The significance of individual properties may also be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the civic pride and accomplishment reflected in Muscatine from c.1890 to c.1925 and will have served an important role in this civic pride and accomplishment.

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Criterion B: Resources will have an association with important men, women, or group responsible for promoting the civic pride and accomplishment of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to the civic 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 applied to institutional and service buildings with good integrity; intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. The significance of the architecture/design must be directly associated with civic pride and accomplishment to be eligible under this criterion within this historic context. 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 as needed 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 related to institutional and service buildings; archaeology was not included as part of this project.

Integrity Considerations: Institutional and service buildings from c.1890 to c.1925 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 these buildings are expected, as the building is updated to continue to meet the community's needs. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. 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.

Institutional and service buildings from c.1890 to c.1925 may be eligible as contributing features of a historic district. They may have grown as an initial feature on a campus or an early group of buildings on a campus. Other buildings may contribute to a district with multiple historic themes. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a 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, storefront, and materials to remain as contributing buildings. 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 significant historic resources within the Downtown survey area:

317 E. 3rd Street - Masonic Temple (1919-21) – Iowa Inventory #70-00966

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Commercial and industrial buildings related to civic pride and accomplishment

Description: Commercial and industrial buildings may be related to civic pride and accomplishment from c.1890 to c.1925. Some buildings in this period 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. These buildings can be either a single storefront or multiple storefronts in width. Some block buildings were constructed in this period, with storefront units unified through shared features on the upper stories. Commercial and industrial buildings in Muscatine from this period were typically brick, though they often incorporated additional modern materials. Stylistic influences were significant in this period for commercial buildings, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. Industrial buildings 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 civic pride and accomplishment of Muscatine in this period. Typical business and industrial buildings would not be eligible under this context, but they may be eligible under another context. The significance of individual commercial and industrial properties may be established as contributing resources of a district.

Registration Requirements:

Criterion A: Commercial and industrial resources will be associated with the civic pride and accomplishment of Muscatine from c.1890 to c.1925 and will have served an important role this civic pride and accomplishment. Buildings will be shown to have been constructed 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.

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 civic pride and accomplishments of Muscatine from c.1890 to c.1925. 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 a vernacular or folk type with good integrity; or resources will significantly represent 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 civic pride and accomplishment of Muscatine from c.1890-c.1925 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 civic pride and accomplishment; archaeology was not included as part of this project.

Integrity Considerations: Commercial and industrial buildings from c.1890 to c.1925 may be individually eligible for their association with the civic pride and accomplishment of Muscatine 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

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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, design, and materials.

Most individual commercial and industrial resources from this period will likely 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, 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 contributing historic resources within the Downtown Commercial Historic District:

- 101 E. 2nd Street - Laurel Building (1917) – Iowa Inventory #70-00116
- 200 E. 2nd Street - German American Savings Bank (1908) – Iowa Inventory #70-00120
- 327-329-331 E. 2nd Street - C.F. Schroeder Building (1922) – Iowa Inventory #70-00952
- 100-102 W. 2nd Street - Muscatine State Bank (1910, 1920) – Iowa Inventory #70-00152
- 301 E. 3rd Street - *Muscatine Journal* Building (1919, 1973) – Iowa Inventory #70-00964
- 101 W. Mississippi Drive - Hotel Muscatine (1914-1915) – Iowa Inventory #70-00533
- 214-216-218 Sycamore Street - Hershey State Bank (1908) – Iowa Inventory #70-00987

Additional resources relating to civic pride and accomplishment from c.1890-c.1925

Description: Additional resources may reflect the civic pride and accomplishment in Muscatine from c.1890 to c.1925. These resources may relate to other components of the community that developed in response to this community pride, such as educational resources, religious resources, or recreational resources. Included resources are churches, schools, and parks, among others related to civic pride and accomplishment. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their reflection of the civic pride and accomplishment in Muscatine from c.1890 to c.1925. The significance of individual properties may also be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the civic pride and accomplishment reflected in Muscatine from c.1890 to c.1925 and will have served an important role in this civic pride and accomplishment. Resources will be shown to have been constructed as a direct reflection of this theme to be eligible under this historic context.

Criterion B: Resources will have an association with important men, women, or group responsible for promoting the civic pride and accomplishment of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to the civic history of Muscatine. Properties typically must be

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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 a 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. 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 as needed 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 civic pride and accomplishment; archaeology was not included as part of this project.

Integrity Considerations: These additional resources related to the civic pride and accomplishment of Muscatine from c.1890 to c.1925 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 significant historic resources within the Downtown survey area:

224 E. 3rd Street - First Baptist Church (1923) – Iowa Inventory #70-00963

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20th Century Business and Industry, c.1900-c.1960

Commercial buildings – c.1900-c.1960

Description: Commercial buildings from c.1900 to c.1960 reflect the commercial development of Muscatine with the development of new prosperous industries, such as the pearl button industry. Some buildings in this period 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. These buildings can be either a single storefront or multiple storefronts in width. Some block buildings continued to be constructed in this period, with storefront units unified through shared features on the upper stories. Commercial buildings in Muscatine from this period were typically brick, though they often incorporated additional modern materials. Stylistic influences were significant in this period, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. Queen Anne buildings continued to be built soon after the turn-of-the-century along with Classical Revival buildings. In the early 20th century, other influences such as the Prairie School, Craftsman, Mission Revival, and Art Deco began appearing in Muscatine. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. By the 1940s and 1950s, the commercial buildings were generally more streamlined in appearance, with little decorative detail. Some older buildings also reflect this period through updates to their storefronts or façades to demonstrate the “modern” nature of the business.

Significance: The significance of these buildings lies in their reflection of the commercial development of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this commercial period. Alterations to older buildings within this period may also be significant if the significance of the building spans the periods of construction and remodeling. The significance of individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the development of Muscatine’s commercial districts and will have served an important role on “Main Street” or in a neighborhood commercial node. The significance of prominent businesses in the commercial history of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have an association with an important business man or woman, or other key individual or group responsible for establishing the location and configuration of commercial areas. To be eligible under this historic context, the person must be individually significant within this period in relation to the commercial 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 intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be an excellent example of an architectural style applied to commercial architecture; or resources will be contributing to a significant and distinguishable historic district. 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 as

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needed 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 related to 20th century commercial buildings; archaeology was not included as part of this project.

Integrity Considerations: Commercial buildings from c.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. 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, but a later storefront must not detract from the overall historic appearance of the building. 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, design, and materials.

Most individual commercial resources from c.1900 to c.1960 will likely be eligible as contributing features of a commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Change is a constant for commercial buildings as owners work to “update” their buildings to attract customers to their store. 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 commercial 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, 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 contributing historic resources within the Downtown Commercial Historic District:

- 100 E. 2nd Street - Henderson Building (c.1857, 1956-57) – Iowa Inventory #70-00938
- 101 E. 2nd Street - Laurel Building (1917) – Iowa Inventory #70-00116
- 121-123 E. 2nd Street - Woolworth's (1953) – Iowa Inventory #70-00941
- 127 E. 2nd Street - Wilson Shoe Store (1854, 1952) – Iowa Inventory #70-00944
- 130 E. 2nd Street - Houdek Block (1899, 1957) – Iowa Inventory #70-00946
- 200 E. 2nd Street - German American Savings Bank (1908) – Iowa Inventory #70-00120
- 229 E. 2nd Street - Commercial Building (c.1921) – Iowa Inventory #70-00141
- 301 E. 2nd Street - Graham Drug Store (c.1860, c.1930s) – Iowa Inventory #70-00948
- 305 E. 2nd Street - Commercial Building (c.1865, c.1920s) – Iowa Inventory #70-00949
- 307-309-311 E. 2nd Street - Commercial Building (c.1885, c.1920s) – Iowa Inventory #70-00950
- 327-329-331 E. 2nd Street - C.F. Schroeder Building (1922) – Iowa Inventory #70-00952
- 413-415 E. 2nd Street - Bisesi Block (1912) – Iowa Inventory #70-00147

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- 100-102 W. 2nd Street - Muscatine State Bank (1910, 1920) – Iowa Inventory #70-00152
117-121 W. 2nd Street - Montgomery Ward Department Store (1929 (c.1875)) – Iowa Inventory #70-00155
123-129 W. 2nd Street - Broude Department Store (1949) – Iowa Inventory #70-00957
201-203 W. 2nd Street - J.A. Reuling Bakery / Mull Grocery (c.1852, late 1940s) – Iowa Inventory #70-00161
206 W. 2nd Street - C. Weed's Building (c.1856, c.1913) – Iowa Inventory #70-00163
207 W. 2nd Street - Commercial Building (1870s, c.1938) – Iowa Inventory #70-00958
209-211 W. 2nd Street - Commercial Building (1870s, c.1920s) – Iowa Inventory #70-00989
224 W. 2nd Street - Bridgman & Sons Insurance (1899, 1930s/40s) – Iowa Inventory #70-00962
301 E. 3rd Street - *Muscatine Journal* Building (1919) – Iowa Inventory #70-00964
400 E. 3rd Street - B.F. Goodrich Store (1958) – Iowa Inventory #70-00967
206-208 Cedar Street - Commercial Building (c.1913) – Iowa Inventory #70-00363
210 Cedar Street - George M. Wittich Funeral Home (c.1923) – Iowa Inventory #70-00971
115 Chestnut Street - Schmidt Shoe Factory (c.1870, c.1909) – Iowa Inventory #70-00375
116 Chestnut Street - H. Schroeder Building (c.1865, c.1906) – Iowa Inventory #70-00376
119 Chestnut Street - Commercial Building (c.1925, 1956) – Iowa Inventory #70-00972
214 Chestnut Street - Meeting House / Record Printing Company (1857, c.1916, c. 1945, 2000) – Iowa Inventory #70-00379
107 Iowa Avenue - Gaeta Fruit Store and Confectionary (c.1885, c.1941) – Iowa Inventory #70-00976
214 Iowa Avenue - *Muscatine Journal* Building (old) (1904, 1920s) – Iowa Inventory #70-00460
214½ Iowa Avenue - Scott House Stables (c.1851, 1920s) – Iowa Inventory #70-00977
220-224-226 Iowa Avenue - Welch Apartments (Scott House) (1851, 1923-24) – Iowa Inventory #70-00464
101 E. Mississippi Drive - Commercial Building (1920s, c.1941) – Iowa Inventory #70-00979
117 E. Mississippi Drive - Henderson Chevrolet-Oldsmobile Building (1952) – Iowa Inventory #70-00980
101 W. Mississippi Drive - Hotel Muscatine (1914-1915) – Iowa Inventory #70-00533
305 W. Mississippi Drive - Sieg Auto Parts Building (1946) – Iowa Inventory #70-00981
126 Pine Street - Muscatine Municipal Electric Plant (1936) – Iowa Inventory #70-00986
214-216-218 Sycamore Street - Hershey State Bank (1908) – Iowa Inventory #70-00987
206-208 Walnut Street - New Kemble Hotel and Globe Barber Shop (c.1922) – Iowa Inventory #70-00991
210 Walnut Street - Commercial Building (c.1915) – Iowa Inventory #70-00992
212 Walnut Street - Bond Brother Bicycle Shop (c.1895, c.1915) – Iowa Inventory #70-00993
220 Walnut Street - Commercial Building (c.1866, c.1915) – Iowa Inventory #70-00620
228 Walnut Street - Manjoine's Confectionary and Corner Tavern (c.1866, c.1925, c.1937) – Iowa Inventory #70-00994

Additional related significant historic resources within the Downtown or West Hill survey areas:

- 507-511 E. 2nd Street - Garage (1920) – Iowa Inventory #70-00954
114 W. 4th Street - Fairbanks Home for Funerals (1925) – Iowa Inventory #70-01043, WH-121
111 Mulberry Avenue - Ernie's Tire Shop (1933, c.1961) – Iowa Inventory #70-00984
312-314 Sycamore Street - Leu's Ice Cream Shop and Chrome Room (1922, 1935) – Iowa Inventory #70-00988
101 Walnut Street - American Petroleum Company Gas Station (1940) – Iowa Inventory #70-00990
216 W. 3rd Street - Ralph J. Wittich Funeral Home (c.1890, c.1950) – Iowa Inventory #70-00206, WH-044

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Industrial Buildings – c.1900 to c.1960

Description: Industrial buildings from c.1900 to c.1960 reflect the evolving industry in Muscatine. These buildings may reflect a particular style, but they are usually more utilitarian in nature. Cornice and window treatments are typically simpler than in a commercial structure from this period, and these buildings may also contain a storefront area for sale of their products. 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. In the early 20th century, the pearl button industry became the dominant industry in Muscatine, though lumber and agricultural processing remained significant as well. Resources associated with the pearl button industry often initially developed in buildings already constructed, and new buildings were constructed with business success and growth. Additional smaller factories also were found throughout Muscatine in this period, typically operating out of small to medium sized buildings. Some continued to be located in or near the downtown, but many others developed to the east-northeast of downtown and in “south” Muscatine. By the middle of the 20th century, new large industries began to develop in Muscatine, requiring new buildings and development typically far outside of the downtown core.

Significance: The significance of these buildings lies in their reflection of the industrial history of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this period. The significance of individual industrial properties may be established as contributing resources of an industrial or commercial district rather than as individually eligible properties. Industrial complexes typically will be considered significant as a historic district rather than as individual buildings.

Registration Requirements:

Criterion A: Resources will be associated with industry from c.1900 to c.1960 and will have served an important role in the industrial history of Muscatine. The significance of prominent businesses in the industrial history of Muscatine will be demonstrated through the comparison of the business with other businesses. Resources may be prominent within a particular industry or significant within the patterns and development of a particular industry or the overall industrial history of Muscatine from c.1900 to c.1960.

Criterion B: Resources will have an association with important business men or women or another key individual related to the establishment or growth of industry in Muscatine. To be eligible under this historic context, the person must be individually significant within this period in relation to the industrial 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 intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. 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 industrial 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. Resources within a historic district may be individually non-distinct but form a group of industrial resources significant for their design and architecture in the period from c.1900 to c.1960.

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

Integrity Considerations: Industrial buildings from c.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. Some alterations to an industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, design, and materials.

Individual industrial resources from this period may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a 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, storefront, and materials to remain as contributing buildings.

Related contributing historic resources within the Downtown Commercial Historic District:

218 W. 2nd Street - Daut Grocery / Muscatine Pearl Works Building (1890) – Iowa Inventory #70-00166

115 Chestnut Street - Schmidt Shoe Factory (c.1870, c.1909) – Iowa Inventory #70-00375

221-225 W. Mississippi Drive- Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c.1964) – Iowa Inventory #70-00535

315-317 W. Mississippi Drive - Citizens Electric Light and Power Company (1890) – Iowa Inventory #70-00527

Residential resources associated with business and industry – c.1900-c.1960

Description: Residential buildings, outbuildings, and neighborhoods are described in the associated property types for Residential and Neighborhood Development.

Significance: The general significance of residential buildings, outbuildings, and neighborhoods is described in the associated property types for Residential and Neighborhood Development. Residential buildings significant in the context of 20th century business and industry from c.1900 to c.1960 are likely houses associated with a prominent business person or a neighborhood developed by a business person or as a business venture by a group or organization. Their significance under this historic context lies in their association with 20th century business and industry.

Registration Requirements:

Criterion A: Residential buildings, outbuildings, and neighborhoods will be significantly associated with business and industry of Muscatine from c.1900 to c.1960 to be eligible under this historic context. It is anticipated that a property or neighborhood developed as a business venture might reflect trends associated with this historic context, as well as trends in residential and neighborhood development. Eligible resources will distinctly reflect and directly relate to significant business and industry history in Muscatine during this period, rather than just have some association with business or industry. Their relationship with business and industry should be demonstrated to be significant in the overall history and development of Muscatine to be significant under this historic context.

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Criterion B: Residential buildings, outbuildings, and neighborhoods will have a significant association with important business men or women in the history of Muscatine or a significant business group or organization from the period from c.1900 to c.1960 to be eligible under this historic context. Properties typically must be associated with the person's productive life and represent a better association with this productive and/or significant period than other extant resources. The person or group must have a demonstrated significant impact on or within business or industry in Muscatine from c.1900 to c.1960 rather than just be associated with a business or industry dating to this period. A 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 for business purposes to likely be solely eligible under this 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. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion in this context. 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: It is not anticipated that residential buildings, outbuildings, or neighborhoods will likely be eligible under this criterion within the historic context of business and industry. The design, architecture, or construction would be required to be directly and significantly associated business and industry 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 business and industry in relation to residential buildings or neighborhood development; archaeology was not included as part of this project.

Integrity Considerations: The integrity of the residential properties associated with business and industry should meet the integrity guidelines outlined for residential buildings, outbuildings, and/or neighborhoods described in the associated property types for Residential and Neighborhood Development.

Related individually significant historic resources identified in the Downtown and West Hill survey areas:

- 407 W. 2nd Street - David B. and Mary Mackenzie House (c.1909) – Iowa Inventory #70-01008, WH-010
- 414 W. 2nd Street - William F. Bishop and Gertrude House (c.1894) – Iowa Inventory #70-00180, WH-018
- 419 W. 2nd Street - Seabury Brewster and Mary Cook House (c.1904) – Iowa Inventory #70-00181, WH-013
- 506 W. 2nd Street - DeWitt C. and Irving B. Richman House (c.1882) – Iowa Inventory #70-00184, WH-023
- 510 W. 2nd Street - Hill-Titus House (c.1874) – Iowa Inventory #70-00186, WH-024
- 515 W. 2nd Street - Lambert-Musser House (c.1866, c.1905, c.1915) – Iowa Inventory #70-00187, WH-029
- 516 W. 2nd Street - P.M. and Elisa Musser House (c.1885) – Iowa Inventory #70-00188, WH-025
- 213 W. 3rd Street - Lewis-Klein House (c.1880) – Iowa Inventory #70-00205, WH-042
- 315 W. 3rd Street - William and Harry W. Huttig House (c.1892) – Iowa Inventory #70-00217, WH-060
- 513 W. 3rd Street - Douglas V. and Alberta Jackson House (c.1890) – Iowa Inventory #70-01031, WH-079
- 606 W. 3rd Street - Stone-Richman-Musser House (1860) – Iowa Inventory #70-00227, WH-083
- 715 W. 3rd Street - Robert and Elizabeth Jackson House (1937) – Iowa Inventory #70-01038, WH-103
- 800 W. 3rd Street - Swan-Beach House (c.1898) – Iowa Inventory #70-01039, WH-105
- 809 W. 3rd Street - Smalley-Warfield-McKee House (c.1853, 1890s, 1920s, 1990-91) – Iowa Inventory #70-00239, WH-113
- 812 W. 3rd Street - Hoover-Kent House (c.1901) – Iowa Inventory #70-01041, WH-108
- 207 Broadway Street - John and Susanne Sterneman House (c.1901) – Iowa Inventory #70-01099, WH-035
- 107 Spruce Street - Bartlett-Kautz House (c.1889, 1920s) – Iowa Inventory #70-01135, WH-019

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Additional 20th century business and industry resources – c.1900-c.1960

Description: Additional resources from c.1900 to c.1960 may be eligible within this context if they reflect the commercial and industrial history of Muscatine in this period. These resources may relate to improvements in city services, transportation improvements, or other themes in the history of Muscatine that are associated with the commercial and industrial development of Muscatine in this period. Included resources are bridges, power plants, and water plants among others tied to the businesses and industries of the 20th century. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their association with the commercial and industrial development of Muscatine from c.1900 to c.1960. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with the commercial and industrial development of Muscatine and will have served an important role in this development. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources will have an association with important men or women, or another key individual or group related to the development of commerce and industry in Muscatine. To be eligible under this historic context, the person must be individually significant within this period in relation to the commercial or industrial 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 intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. 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 as needed 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 related to other 20th century business and industrial resources; archaeology was not included as part of this project.

Integrity Considerations: Other resources from c.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.

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Individual resources from c.1900 to c.1960 may 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. These changes are significant as they reflect the development of a 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 location, massing, design, and materials to remain as contributing buildings.

No related significant historic resources have been identified in the Downtown or West Hill survey areas.

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Residential and Neighborhood Development (c.1833-c.1960)

Residences and residential outbuildings

Description: Residences or houses are defined as domestic buildings that were built primarily 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, outhouse, or garage. 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 the boundaries for eligible residential properties as well.

Residences and residential outbuildings from c.1833 to 1900 reflect the initial settlement and maturation of Muscatine in the 19th century. 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 appear 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 a 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-

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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 the 19th century 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 evidenced 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.

Residences from 1900 to c.1960 reflect the continued development of Muscatine in the 20th century. 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 or another 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 façades, 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, 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 was 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

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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 were built in Muscatine following the southwest inspired architecture of the Spanish Revival, characterized by their 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 additional 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 from 1900 to c.1960 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 include a variety of buildings, though carriage houses are the most common of 19th century outbuildings and garages are the most common of outbuildings from 1900 to c.1960 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

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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. Carriage houses continued to be constructed after the turn of the century, designed for carriages and horses, rather than automobiles. However, the early 20th century saw the conversion of many carriage houses 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 residences and residential outbuildings lie in their reflection of the early history, development, maturation, and evolution 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. The period from 1900 to c.1960 saw the marked growth of the community to the east, north, and west, and increased density to the south. Thousands of 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 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 the historic context of residential and neighborhood development or a different historic context, such as the lumber industry or business and industry. A direct association and contribution to the context must be demonstrated for significance within any historic context or contexts. Registration requirements for residences and residential outbuildings are included within the other historic contexts within this document. They should be developed for any additional, future individual historic contexts as well, utilizing information and significance established within this residential and neighborhood development historic context.

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The majority of residential outbuildings will be eligible as contributing features to an eligible residential property or historic district 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 Criteria Considerations to be eligible under this historic context.

Registration Requirements:

To be eligible under the historic contexts associated with Residential and Neighborhood Development, c.1833-1900 and/or 1900-c.1960, the resource must meet at least one of these registration requirements associated with the historic context, as well as meet the integrity considerations. Additional residential resources or districts may be eligible under another historic context, such as the lumber industry, pearl button center of the world, or business and industry. These resources should meet the registration requirements listed separately for those historic contexts.

Criterion A: Residences and/or residential outbuildings 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 residential or neighborhood development, such as a real estate developer. 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, Queen Anne, Prairie School, Classical Revival, Colonial Revival, Dutch Colonial Revival, Craftsman, Craftsman bungalow, Foursquare, Tudor Revival, Cape Cod Revival, or Ranch style; an intact example of a vernacular or folk type with good integrity; an excellent example of a residential outbuilding type, such as a carriage house or garage; or will be the work of a well-known architect or builder. Individually eligible resources significant as a representation of a particular style will exhibit distinctive characteristics of that style and will be compared to other resources as needed 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 as needed 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.

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Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings or neighborhood development; 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. 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.

To be individually eligible within a historic context, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials, from the time period associated with that historic context or within a narrower period of significance for the property. For example, a residential building significant in the 19th century 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 preclude 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 decorative detail, large additions, or the removal of 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. A residential building or outbuilding significant within the historic context from 1900 to c.1960 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 c.1960.

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. Due to their rarity, the significance of these resources begins to outweigh some integrity issues. However, the resource must still maintain sufficient integrity to demonstrate its significance 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. Residential outbuildings, such as carriage houses, dating from the 19th century will likely have been converted for use as a garage. The integrity of the original building may remain intact and the significance maintained, if the original features and design of the building remain clearly visible.

Related significant historic resources identified in the Downtown and West Hill survey areas:

301 W. 2nd Street - Winn-Stein House (c.1875, c.1897) – Iowa Inventory #70-00169, WH-001

317-319 W. 2nd Street - John Dyer Duplex (c.1876) – Iowa Inventory #70-00173, WH-005

327 W. 2nd Street - Myron W. and Maria Griffin House (c.1878) – Iowa Inventory #70-00176, WH-008

400 W. 2nd Street - Louis Springer House (c.1855) – Iowa Inventory #70-00177, WH-015

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- 403 W. 2nd Street - Martin-Giesler House (c.1889) – Iowa Inventory #70-00178, WH-009
411 W. 2nd Street - Couch-Carskaddan House (c.1846) – Iowa Inventory #70-00179, WH-011
419 W. 2nd Street - Seabury Brewster and Mary Cook House (c.1904) – Iowa Inventory #70-00181, WH-013
503 W. 2nd Street - Webster-Sawyer-Stein House and Carriage House (c.1873, c.1895, c.1902, c.1926) – Iowa Inventory #70-00182, 70-00183, WH-026
506 W. 2nd Street - DeWitt C. and Irving B. Richman House (c.1882) – Iowa Inventory #70-00184, WH-023
507 W. 2nd Street - Rothschild-Cohn House (c.1875) – Iowa Inventory #70-00185, WH-027
515 W. 2nd Street - Lambert-Musser House (c.1866, c.1905, c.1915) – Iowa Inventory #70-00187, WH-029
608 W. 2nd Street - William F. and Sarah Johnson House (c.1867) – Iowa Inventory #70-00189, WH-031
814 W. 2nd Street - Abraham and Eliza Smalley House (c.1861) – Iowa Inventory #70-00192, WH-038
209 W. 3rd Street - Robert Jewett House (c.1880) – Iowa Inventory #70-00204, WH-041
213 W. 3rd Street - Lewis-Klein House (c.1880) – Iowa Inventory #70-00205, WH-042
219 W. 3rd Street - Charles and Mary Porter House (c.1879) – Iowa Inventory #70-00207, WH-043
303 W. 3rd Street - Eitman House and Achter Carriage House (c.1922 (c.1895 - carriage house)) – Iowa Inventory #70-01017, 70-00209, WH-054
306 W. 3rd Street - Henry and Catherine Funck House (c.1860) – Iowa Inventory #70-00211, WH-049
310 W. 3rd Street - Funck-Hine House (c.1886) – Iowa Inventory #70-00214, WH-050
311 W. 3rd Street - William H. and Rebecca Snyder House (c.1890) – Iowa Inventory #70-00215, WH-058
315 W. 3rd Street - William and Harry W. Huttig House (c.1892) – Iowa Inventory #70-00217, WH-060
401-403 W. 3rd Street - Chittenden U. Hatch Double House (c.1886) – Iowa Inventory #70-01020, WH-069
405 W. 3rd Street - Theron and Nellie Thompson House (c.1890) – Iowa Inventory #70-00218, WH-071
606 W. 3rd Street - Stone-Richman-Musser House (1860) – Iowa Inventory #70-00227, WH-083
617-619 W. 3rd Street - Sawyer-Day Duplex (c.1905) – Iowa Inventory #70-01035, WH-089
700 W. 3rd Street - Cora Chaplin Weed House (c.1876, 1890s, 1930s) – Iowa Inventory #70-00230, WH-090
710 W. 3rd Street - Alnutt-Hoefflin House (c.1913) – Iowa Inventory #70-01037, WH-092
715 W. 3rd Street - Robert and Elizabeth Jackson House (1937) – Iowa Inventory #70-01038, WH-103
716 W. 3rd Street - Henry Waterman Moore House and Carriage House (c.1852) – Iowa Inventory #70-00234, 70-00235, WH-093
801 W. 3rd Street - Hatch-McQuesten House (c.1852) – Iowa Inventory #70-00236, WH-111
807 W. 3rd Street - Rhoda Smalley House (1839) – Iowa Inventory #70-00238, WH-112
209 W. 4th Street - Sander Duplex (c.1922) – Iowa Inventory #70-01050, WH-128
308 W. 4th Street - Gordon-Evans House (1854) – Iowa Inventory #70-00253, WH-140
316 W. 4th Street - John A. and Sophia Wilson House (c.1884 (c.1850s)) – Iowa Inventory #70-00254, WH-144
410 W. 4th Street - Brent House (c.1875) – Iowa Inventory #70-01068, WH-155
412 W. 4th Street - Justin and Ellen Coe House (c.1904) – Iowa Inventory #70-01069, WH-156
506 W. 4th Street - Andrew and Magdalena Kirsch House (c.1870) – Iowa Inventory #70-01075, WH-169
510 W. 4th Street - Mary E. Anson House (c.1913) – Iowa Inventory #70-01079, WH-171
804 W. 4th Street - Fred and Louise Hahn House (1929) – Iowa Inventory #70-01142, WH-212a
200 Ash Street - John and Anna Hahn House (c.1880) – Iowa Inventory #70-00342, WH-098
208 Cherry Street - Dr. Trueman and Margaret Wigim House (c.1925) – Iowa Inventory #70-01107, WH-104
501 E. Mississippi Drive, Peter Musser House (c.1874) – Iowa Inventory #70-00530, FS-117
505 E. Mississippi Drive, House (c.1887) – Iowa Inventory #70-00532, FS-118
312-314 Pine Street, Anna Morrison Double House #1 (1899) – Iowa Inventory #70-01131, WH-138
102-104 Walnut Street, S.M. McKibben House (1866-1869) – 70-00616, FS-107

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Residential neighborhoods – c.1833-c.1960

Description: Residential neighborhoods are primarily composed of dwellings and residential outbuildings, such as carriage houses or garages. Additional features, such as parks, are found in some neighborhoods. Other elements may also be significant in a neighborhood, such as brick streets or sidewalks, alleys, retaining walls, fencing, waterways, trees, or light posts. Geographic characteristics and historical factors influenced neighborhood developments in terms of definition and cohesion. Neighborhoods are also united by aesthetic factors, such as a style or type of housing.

Neighborhoods from c.1833 to 1900 reflect the initial settlement and maturation of Muscatine in the 19th century. 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 set back 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 faces 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.

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 Additions 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.

Development in the early 20th century in the original town and other previously developed areas often involved the replacement of an earlier, 19th century building. 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 faces 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.

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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 residential 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 group that possess a sense of time and place. They have a common period of significance that may 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 it 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: Historic districts will be associated with all or part of the period from c.1833 to 1900 and/or 1900 to c.1960 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, particularly in the 20th century, will likely be united by original plat, though they may 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

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significance, and the district developed as a whole by this person or group to 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. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion.

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, which 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 the 19th century historic context. Likewise, the significant development must have occurred within the 20th century in order to be eligible under the 20th century 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 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 may be eligible as contributing resources in a historic district when they retain sufficient integrity and date to the period of significance for the historic district. 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, and architectural stylistic features 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 or non-original 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 that 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.

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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.

Residential outbuildings are expected to have sustained more changes than the associated residential buildings. Many of these buildings were updated to meet modern needs, such as the conversion to a garage or installation of a new garage door. This change will be permitted for contributing resources within a historic district. Likewise, cladding in non-historic siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing. Overall, the general form and design of the building should remain intact for it to be contributing. Additionally, some original material must remain visible, or a distinctive form and design be clearly visible, for a residential outbuilding to be contributing. An outbuilding, though historic, that retains few visual clues as to its age due to non-historic cladding and replacement of other historic features should be classified as non-contributing.

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 and into the 20th century, several buildings were moved, with a number remaining on their original lots though at different heights. Buildings that date to construction in the period of significance but were moved into the historic district after the period of significance may be contributing if they strongly reflect the significance of the remainder of the historic district in history and architecture and the new site was similarly developed previously. 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 be considered non-contributing buildings within the district, as they likely do not reflect the remainder of the district in history and architecture.

Related historic resources identified in during West Hill survey project:
West Hill Historic District – Iowa Inventory #70-01005

Additional residential and neighborhood resources

Description: Additional 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. A resource not directly related to neighborhood or residential development will not be eligible under this

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historic context. Resources must retain strong historical associative or architectural characteristics to be considered eligible. These properties may also be contributing features in a historic district, as defined previously.

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

Registration Requirements:

Criterion A: Resources will be associated with the residential and neighborhood development of Muscatine within the period from c.1833 to 1900 and/or 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 must 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, a person's productive, significant life is not directly associated with these resources.

Criterion C: Resources will be excellent examples of a particular style; intact examples of a vernacular or folk type with good integrity; or resources will significantly represent 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; archaeology was not included as part of this project.

Integrity Considerations: Other residential and neighborhood resources may be individually eligible when they display high integrity and their historical associative or architectural characteristics associated with the period of significance are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will likely 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 and downtown survey areas:

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

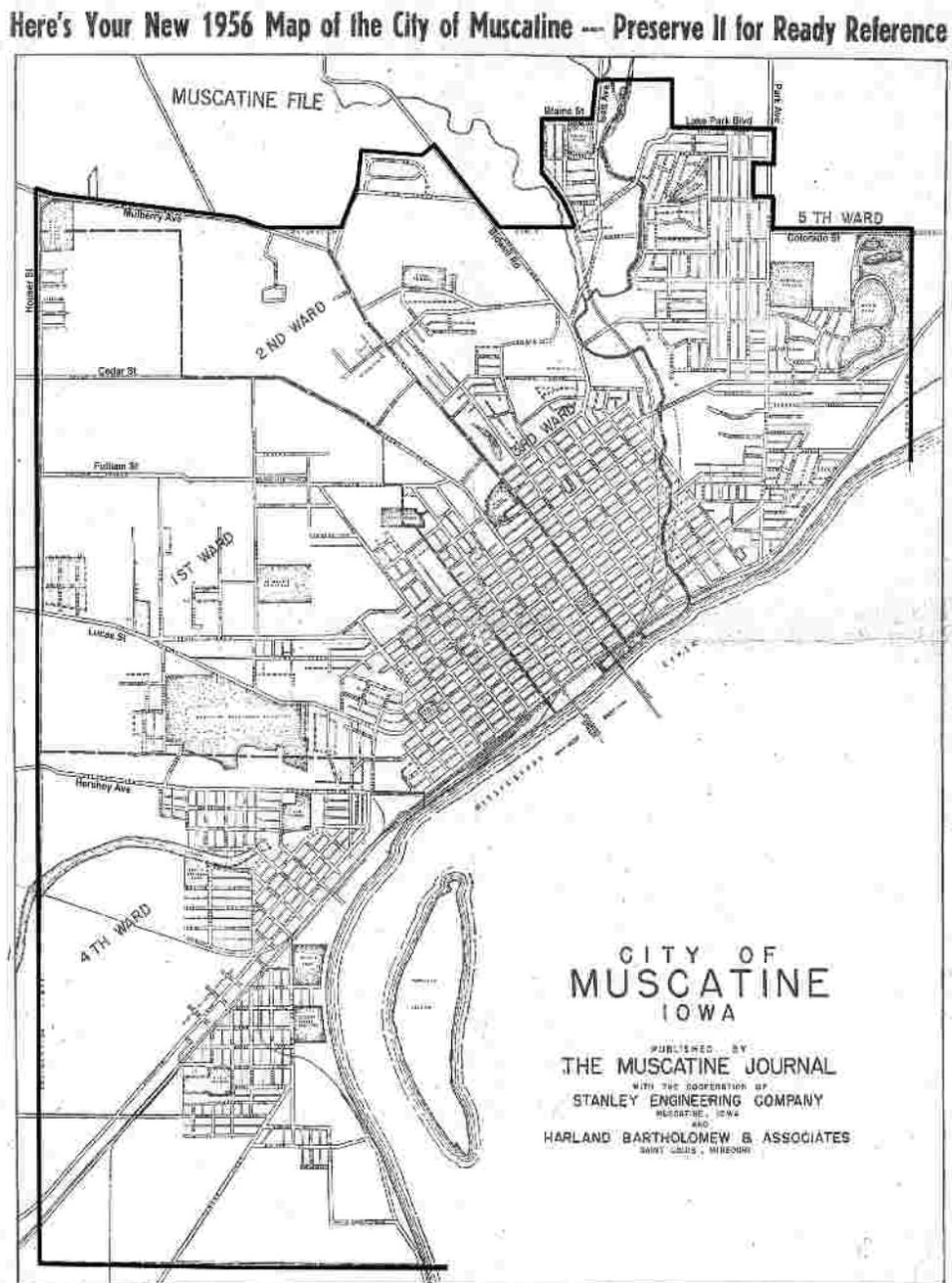
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G. Geographic Data

The historic corporate limits of the City of Muscatine in 1956, as depicted on the 1956 map below and the current aerial photograph on the following page. This boundary includes the area considered to be in Muscatine by 1960.



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Approximate 1956 city limits overlaid on 2004 aerial photograph of Muscatine

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H. Summary of Identification and Evaluation Methods

The original "Historical and Architectural Resources of Muscatine, Iowa" nomination was developed in 2005-2006 from a Certified Local Government (CLG) grant project that included the development of six historic contexts and the survey and evaluation of 131 historic resources in the central business district. The amended "Historical and Architectural Resources of Muscatine, Iowa" nomination was developed after a second Certified Local Government (CLG) grant project that included the development of two complete historic contexts and the survey and evaluation of 214 properties in the "West Hill" neighborhood. Though the nomination includes the broader corporate limits of Muscatine in 1956, the recent survey work thus far has been confined to these two areas within the original town plat. It is anticipated that future survey work will further identify historic resources in Muscatine that will be nominated through this Multiple Property Documentation cover.

The Intensive Survey and Evaluation of Downtown Muscatine in 2004-2005 included all the historic buildings built by 1960 in the central business district. This area was originally defined as extending from Mississippi Drive to 3rd Street and Pine Street to Mulberry Street. This area was slightly expanded to include some adjacent historic buildings that had potential to contribute to a downtown historic district. No archeological sites were included in this survey. The Intensive Survey and Evaluation of the "West Hill" neighborhood in 2005-2006 included all the historic buildings built by 1960 in the neighborhood, defined roughly as the area along W. 2nd Street, W. 3rd Street, and W 4th Street roughly from Ash to Chestnut streets. 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.

The methodology for both surveys included a combination of field survey work and archival research. 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 the projects. 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 identified historic contexts for each project, assessing the potential for a 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 downtown business owners, interested West Hill residents, and other people interested in the history of Muscatine. The volunteers assisted with the 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 surveys of downtown Muscatine and the West Hill neighborhood 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 (i.e. FS-034 or WH-152). The consultant, Rebecca Lawin McCarley, then held training sessions for local volunteers, including the project director and Muscatine Historic Preservation Commission, interested in completing the survey. 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. Research included legal research through the online resources of Muscatine Area Geographic Information Consortium (MAGIC) and Muscatine County Courthouse records, historic Sanborn maps, city directories, county and local histories, historic photographs and postcards, and newspapers. With this information, the volunteers filled out drafts of the Iowa Site Inventory forms, including name, address, type of resource, current function, a narrative description, a statement of

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significance, and bibliographical resources. The consultant reviewed the information on the draft forms, made some revisions, highlighted additional questions to be answered to fully evaluate the structure, returned the inventory form to the volunteers to add further information if needed, and made the evaluations for the National Register of Historic Places eligibility for each site. She evaluated the buildings for their potential eligibility to the National Register of Historic Places as individual buildings and as contributing buildings in a 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. The volunteers also completed the black and white photography for each site.

Simultaneously, Rebecca Lawin McCarley completed research to develop the identified historic contexts for each survey project. Six historic contexts were developed through the downtown survey project and included on the original MPD nomination: Early Settlement, 19th Century Business and Industry, Lumber Industry, Pearl Button Industry, 20th Century Civic Pride and Accomplishment, and 20th Century Business and Industry. These historic contexts had previously been determined through a Planning for Preservation study conducted in 2002-03 as particularly applicable to the downtown area. Two historic contexts were completely developed during the West Hill survey project and then included on the amended MPD nomination: 19th Century Residential and Neighborhood Development and 20th Century Residential and Neighborhood Development. Work was also began on a third historic context during this project (Cultural and Ethnic Diversity, c.1833-c.1960), but additional research and survey work need to be completed prior to incorporation into the MPD. 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. The written data was generally organized chronologically, grouped by historic themes within each context. These historic contexts were utilized to evaluate the historic resources identified during the survey project. However, they were developed keeping in mind that they would likely be used in the future for evaluation of resources outside of the current survey areas. Though listed resources include only those identified in the two survey projects, related resources also exist throughout other portions of Muscatine. Thus, the geographic area for each of the historic contexts is the same. This boundary is defined as the historic corporate limits of Muscatine in 1956, which is town as it appeared about 50 years ago.

The period of time for each historic context was carefully defined through the course of the project to encompass the significant period of time for each historic context. For the four historic contexts ending near the 50-year mark per National Register of Historic Places criteria, 1960 was selected as the end date. This was selected as a decade mark to better address resources that have now become historic and those that soon will be historic through the end of the 1950s. *Early Settlement* was defined as c.1833 to c.1865. This period extends from the date that Iowa was opened for settlement through the end of the Civil War. This period saw the first settlement of the area that would become Muscatine and the early development in the 1840s and 1850s. Following the arrival of the railroad in 1855, the town boomed and began to see its full potential. Construction slowed during the Civil War. *19th Century Business and Industry* was defined as c.1865 to c.1900. This period extends from the growth following the end of the Civil War when second generation buildings were constructed throughout the community to the end of the 19th century. The period for the *Lumber Industry* was defined as c.1843 to c.1960. This time frame extends from the construction of the first mill through the peak of the lumber industry in the 1870s and 1880s. Lumber interests began to be consolidated by the 1890s, though the major lumber companies continued to prosper into the early 20th century. Lumber companies tracing their history back to the 1870s continued to operate through the end of the 1950s. The period for the *Pearl Button Center of the World* extends from c.1890 to 1966. This period starts with the launching of the pearl button industry in Muscatine around 1890 by Johann Boepple. The industry boomed in Muscatine and elsewhere in the country in the 1890s and early 1900s before settling down to a steady industry in the 1920s and 1930s. By the 1940s, plastic buttons began making inroads into the pearl button industry, and it slowly declined. In 1966, the last pearl button blank

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factory closed in Muscatine, though plastic buttons continue to be made in town today. The period for *Civic Pride and Accomplishment* was defined as c.1890 to c.1925. This period begins with the completion of High Bridge and the organization of the Commercial Club. Several improvements were made to Muscatine in the 1890s, and the lumber families made significant contributions in the late 1890s and early 1900s. Additional construction reflects a community feeling of civic pride and accomplishment through the 1910s and into the 1920s. Construction and other improvements had significantly slowed by 1925. *20th Century Business and Industry* was defined as c.1900 to c.1960. This period extends from the turn of the 20th century through the post-war businesses that developed in the 1940s and 1950s. Similar to the commercial contexts, the broad residential historic contexts were divided into two primary chronological periods. *19th Century Residential and Neighborhood Development* spans from c.1833 to 1900, while *20th Century Residential and Neighborhood Development* covers from 1900 to c.1960. Each historic context addresses community planning and development, residential architecture trends, and changes in housing and neighborhoods in these periods.

The significant property types were primarily based on function. The major property types were identified for each historic context based on function, and an additional category was included to encompass the odd resources that were related to the context but did not fit within the primary property types. For *Early Settlement*, the primary property types included commercial buildings and residential buildings. For *19th Century Business and Industry*, the primary property types identified were commercial buildings and industrial buildings. For the *Lumber Industry*, the primary property types included commercial and industrial buildings and residential buildings. For the *Pearl Button Center of the World*, the primary property types identified were commercial and industrial buildings and residential buildings. For *Civic Pride and Accomplishment*, the primary property types included public and governmental buildings, institutional and service buildings, and commercial and industrial buildings. For *20th Century Business and Industry*, the primary property types identified were commercial buildings and industrial buildings. For *19th Century Residential and Neighborhood Development*, the primary property types included residences and residential outbuildings and residential neighborhoods. Finally, for *20th Century Residential and Neighborhood Development*, the primary property types included residences and residential outbuildings and residential neighborhoods. The integrity associated with the registration requirements was based on the condition of the properties surveyed in each survey area and observation of properties throughout the remainder of the community.

The survey work that has been completed for the downtown and West Hill neighborhood is viewed as the initial phases of a comprehensive survey and evaluation program for the City of Muscatine. A significant number of historic resources remain in the community. As the survey work continues, it is expected that additional significant properties will be identified in each of the property types originally outlined in the historic contexts. Several recommendations for future survey and nomination work for Muscatine were made through the West Hill survey report. General recommendations included amending the MPD nomination to include additional developed historic contexts, nominating the West Hill Historic District to the National Register of Historic Places, nominating eight surveyed properties outside district boundaries to the National Register of Historic Places individually, continuing future survey and evaluation projects, and developing further historic contexts.

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 (primarily consisting of a house, or house and garage) in Muscatine are historic, defined as built at least 50 years ago. 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. The 35 recommended survey areas represent high concentrations of historic resources (built by 1960), divided into sections of approximately 100-150 properties. A map was provided of each area in the survey report. Neighboring survey areas could be combined, if a project was desired with a higher number of properties. The time and effort to survey these 35 areas with the greatest concentration of historic

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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 properties. These areas have the highest potential for historic districts or individually eligible properties. Other areas likely also have eligible individual properties or historic districts. In addition to the completed downtown and West Hill survey areas, four other areas have the highest likelihood for historic districts spanning nearly all of the survey area: Mulberry Avenue corridor (19th & 20th centuries), Fair Oaks (20th century), Colver Street (19th and 20th centuries), 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 a historic district in a portion of the recommended survey area, as well as some individually eligible properties.

Recommended future areas for priority survey and evaluation (map in survey report)

<i>Survey area</i>	<i>Section of town</i>	<i>Rough boundaries</i>	<i>Number of properties</i>	<i>Priority ranking</i>
Mulberry Ave corridor	Original	Mulberry Ave from near 4th Street to Tipton Road	160	1
7 th and 8 th Street (west)	Original	Either side of 7 th and 8 th streets west of Mulberry	180	2
Original Town - East	Original	Either side of 5 th , 6 th , and 7 th east of Mulberry and 8 th from Spring to east	180	2
Hershey Ave corridor	South	Hershey Ave from Broadway to Taylor, including 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	3 rd west of Ash Street, areas to the north and south	60	2
St. Matthias – west	North-west	9 th , 10 th , and 11 th Street, generally north and west of St. Matthias including east end of Maiden Lane	80	2
St. Matthias – east	North-west	Iowa/Sycamore, 9 th , 10 th , and 11 th Street north to Fulliam	90	2
Ogilvie Addition	North	East 8 th , 9 th , 10 th , and 11 th streets, from rear of Mulberry Street properties to Spring Street	120	2
Colver Street	North	Colver Street from Oak to Isett - restricted residential area designated in 1926	35	1
Orange and Oak Street corridors	North	Orange St from 11 th to Leroy, Oak St from near 11 th 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. 5 th 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
<i>Approximate number of total properties:</i>			2240	

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In addition to future survey work, additional historic contexts were recommended to be developed to further evaluate the historic significance of the properties in Muscatine. Seven additional historic contexts have been identified for potential development in conjunction with future survey projects.

- Cultural and Ethnic Diversity (c.1833-c.1960), focusing on the history and contributions of cultural and ethnic groups in Muscatine as the town grew and matured. This historic context was begun through the West Hill neighborhood survey project, but should be further developed with additional research and survey.
- Agricultural Processing and Food Products in Muscatine (c.1833-c.1960), focusing on the development of Muscatine as an early agricultural processing center and the on-going role that food product industries, such as Heinz, have played in the local economy well into the 20th century.
- Musserville/South Muscatine (c.1845-c.1960), focusing on the 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.
- Neighborhood and Arterial Businesses (c.1833-c.1960), focusing on the development of businesses outside of the downtown area along corridors or at neighborhood corners to serve residents in a growing community.
- Automotive Industry in Muscatine (c.1900-c.1960), focusing on the development of businesses associated with the automotive industry, such as automobile dealers, gas stations, garages, repair shops, and parts dealers.
- Social, Religious, and Educational Resources in Muscatine (c.1833-c.1960), focusing on the development of social, religious, and educational resources in Muscatine to serve a growing population.
- Historic Contributions of Women in Muscatine (c.1833-c.1960), focusing on the evolving role that women played in Muscatine from several aspects, including commercial, industrial, residential, educational, social, and religious.

Likewise, archeology has not been included in the comprehensive survey work completed to date in Muscatine, though individual surveys have identified some sites. Further survey work should include archeological surveys to identify prehistoric and historic sites throughout the community. The area along the Mississippi River might be focused on as an area with potential for a concentration of sites, including areas associated with the pearl button industry.

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Additional documentation is stored with the Muscatine Historical Preservation Commission at City Hall, Muscatine, and at the State Historic Society of Iowa – Preservation Office, Des Moines, Iowa.