

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

State Inventory No. 70-00343 **New** **Supplemental**
 Part of a district with known boundaries (enter inventory no.) 70-01005
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Hahn Duplex
 other names/site number Field Site #: WH-099

2. Location

street & number 206 - 208 Ash Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 42 Lot(s) 5 & part Lot 4

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u>	_____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01B01: Domestic / Duplex</u>	<u>01B01: Domestic / Duplex</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A01: Other / House / Front-Gabled Roof</u>	foundation <u>03: Brick</u>
_____	walls <u>02: Wood</u>
_____	roof <u>08A: Asphalt / Shingle</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine
City Muscatine

Address 206 – 208 Ash Street

Site Number 70-00343
District Number 70-01005

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02: Architecture

31: Other-neighborhood development

Significant Dates

Construction date

1890 check if circa or estimated date

Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 8, 2006

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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Hahn Duplex
Name of Property

Muscatine
County

206-208 Ash Street
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Muscatine
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7. Narrative Description

This is a two-story, gable-front house with some Queen Anne details. The house sits on a brick foundation. The walls are wood frame, clad with clapboards. The gable roof is clad in asphalt shingles. It sits behind 200 Ash (70-00342), on the rear portion of the property. Lots 4 and 5 of Block 42 are first shown on the 1928 Sanborn map. The configuration and location of the buildings on that map are the same as the current buildings. A subsequent map in 1946 does not reveal any additions or other changes.

The front, or east facing elevation, reveals a full width open porch. It has three square support posts that are decorated only with small outside corner molding and a small, square capital on top. The concrete porch floor is almost flush with the surrounding grade. Beneath the porch roof on the left, is found a pair of one-over-one-light, double-hung windows. On the right are two single-door entries to the downstairs and upstairs apartments. In the center of the second story façade, a paired set of one-over-one-light, double-hung windows with an arched, decorative, wood lintel and keystone is prominent. Also, on the second story of the front elevation, a two-over-two-light, double-hung window is located near the left corner. A two-over-two-light, double-hung window is near the right corner. In the front gable near the peak is a half circle shaped window that is hinged to provide ventilation to the attic. Decorative verge boards are seen at the gable end peak.

On the south side elevation, there are four two-over-two-light, double-hung windows on the first story: one at the far left; then a single-door entry; then a pair of closely mounted windows; and then a single window on the right. The second story has three two-over-two-light, double-hung windows. A pair of closely mounted windows are directly above the pair on the first story. Likewise, a single window is found above the single window on the first story to the right. A smaller, one-over-one-light, double-hung window is located on the left of the second story.

On the north side elevation to the left on the first story is a small, fixed window. To the right of this window is an enclosed shed-roof porch with an east facing single-door entry. The rear portion of this section is shown as enclosed on the 1928 Sanborn map. The porch projects from the main building about four feet, has a sloped, shed roof and contains one small and a pair of one-over-one-light, double-hung windows. The second story of this elevation shows four two-over-two-light, double-hung windows.

On the rear gable end elevation, there are three two-over-two-light, double-hung windows on the second story. On the first story, there is a two-over-two-light, double-hung window on the left. Then, in the center is a space where a sash has been removed and replaced with plywood, covered with aluminum storm window. On the right is found a narrow, one-over-one-light, double-hung window. Two single entries to the basement are located on this elevation. A large chimney rises above the ridge beam near the rear of the building.

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8. Narrative Statement of Significance

The house at 206-208 Ash Street does not appear to be individually eligible for the National Register of Historic Places under Criteria A, or B. However, it does appear to be individually eligible for the National Register of Historic Places under Criterion C as part of the John Hahn, Sr. House property at 200 Ash Street. Also, it appears to be a contributing building in a potential "West Hill" neighborhood historic district.

John Hahn, Sr. House at 200 Ash Street appears to be individually eligible for the National Register of Historic Places under Criteria C, and this small house at 206-208 Ash Street appears eligible under Criterion C as part of this property. The house was built by the John Hahn family as well, and likely was utilized by family members until the household shrunk. By 1919, it was a rental house, and remains associated with the larger property in 2006. This house has curb appeal. With the decorative treatment and shape of the center windows on the front façade, and the decorative verge board above the windows, this house is an attractive, gable-front building. The architectural style might be considered as "folk victorian". The front façade decoration is reminiscent of Queen Anne detailing and makes this building a compatible neighbor to the Queen Anne style of 200 Ash Street. Even though this building has been rented to many different people over the years, it is still in good shape and has not been compromised architecturally by its owners. Thus, the house at 206-208 Ash Street does not appear to be individually eligible for the National Register of Historic Places under Criteria A or B. However, it does appear to be individually eligible for the National Register of Historic Places under Criterion C.

The house at 206-208 Ash Street does appear to also be a contributing building in a potential "West Hill" neighborhood historic district. This house seems to be linked by date of construction, by architecture, and history, to the John Hahn, Sr. House next door, and contributes historically and architecturally as well to the rest of the west hill neighborhood.

This house did not have a unique identity in city directories prior to 1919, when the first tenants are listed. The city directories in 1911, 1913 and 1916 recognize the existence of Ash Street, but state that no names appear on Ash Street. Around 1920, addresses were changed in this area. The house at 200 Ash Street was formerly 901 West 2nd Street and the house at 201 Ash Street was formerly 813 West 2nd Street. It is likely that this house was considered by the city directory authors to be a part of the 200 Ash Street property and the names listed occupied both houses. Even though it was not identified in the directory listing, this house appears to have been built by John Hahn, Sr., perhaps in the 1890s as his children aged and remained at home. It has a brick foundation, making it likely that the construction date was pre-1900.

A deed transfer record shows that John Hahn bought this property from H.H. Wittmer on September 2, 1879. According to city directories in 1883, John A. Hahn is listed to be living at the front part of this lot, overlooking the river. It was then described as "the corner of Second and Ash" and later identified as 901 West Second Street. He married Anna Gertenbach of Muscatine in 1857. Their children were Mary, Carrie, Ella, Elizabeth, Ida, George, Henry, Edward and John, Jr. John Hahn was a well-known and

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respected Muscatine businessman and identified with the firm of Hahn Brothers & Co., Commission Merchants. He was also connected with the Hershey Lumber Company for over fifty years (Muscatine Journal obituary, November 29, 1907, page 8). The 1900 census shows John Hahn, a 66-year-old superintendent of a lumber yard, living at 901 West 2nd Street with his son George A., age 37 and daughters Ida, age 22, Ella J., and Lizzie, age 24. Mrs. Hahn died on June 24, 1899 and John, Sr. on November 28, 1907.

The property passed on to daughters Elizabeth, Ella and Ida. The city directory of 1907 lists Ella, Lizzie, Ida and John Hahn, Jr. as living at 200 Ash Street. The 1908 and 1911 directories list Ella, Lizzie and Ida at this address. The 1910 census lists Ella (38, no occupation), Lizzie (33, bookkeeper), and Ida (30, no occupation) at 901 W. 2nd Street. It is possible that this house at 206-208 Ash was utilized by them or already rented out by this period. The 1920 Census also shows only Ella (age 49) and Ida (age 41) living at 901 W. 2nd Street. In the 1920s and 1930s, this property was a primary income source for Ella Hahn and her sister. The 1930 Census indicates that Ella and Ida Hahn are still at 200 Ash Street and that they are receiving \$53 per month for 206 Ash Street and \$30 per month for 208 Ash Street. They also rent out an apartment at 200 Ash Street for \$75 per month. Ida sold the property to their niece, Dorothy, on March 17, 1947. Dorothy continued to rent out the property until she died in 1992. The property has been kept as an undivided property with 200 Ash Street. The current owner, who lives at 200 Ash Street, also uses 206-208 Ash St. as a rental.

Tenants were listed as living at 206 Ash St. or 208 Ash St. beginning in 1919, according to city directories. Roy D. Grauel and his wife, Marie were listed as tenants of 206 Ash in 1919. He was a manager at Swift and Co., a grocery wholesaler. The 1920 Census shows William J. Cullen and wife, Bernice, living at 206 Ash Street. In the 1921 and 1923 directories, William J. and Bernice Cullen were occupants of 206 Ash St. He was an accountant at Roach & Musser Lumber Company. Ralph J. and Violette Wittich lived at 208 Ash St. during that same time period. He was a bookkeeper at the American Savings Bank. Theodore O. Woodward and his wife, Naomi are listed in the 1927 city directory. He was a clerk at Glatsteins Furniture Store. Kelso F. and Mildred Haifleigh lived at 208 Ash Street and are listed in 1927 and 1929. He worked for Standard Oil. Jay P. and Dorothy Zeug lived at 206 Ash St. in 1929. He was a salesman.

The 1931 city directory shows Edgar E. and Ethel Easterly as occupants of 206 Ash Street. He was the editor of the Mid-west Free Press. Madison and Mary Griffith were tenants at 206 Ash St. during 1934. He was a high school teacher. Henry and Bertha Holtzer occupied 208 Ash during that same period. He too, was a high school teacher. In 1936, Clyde Hubble and his wife, Ruth lived in 206 Ash St. He was a bartender. J.C. Cone rented 208 Ash St. in 1936. He worked at Pla-Mor Bowling Alley. Ray and Elizabeth Marvin are listed in the 1938 city directory at 208 Ash St. He was a department head at Wards. W. Ray Hodgkins and his wife Ruth lived at 206 Ash St. in 1940.

In 1943, during World War II, defense workers at the Rock Island Arsenal lived here. At 206 Ash Street lived George L. and Laura Watson, and at 208 Ash Street was John C. Back and his wife, Martha. In 1946, Mary Noll lived at 206 Ash St. Her husband, William, was in the Navy. William F. and Laura

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Morrow lived at 208 Ash St. in 1946. He was a mechanical engineer. Dorothy Hahn is shown at 206 Ash Street from 1949 thru 1954. She was a clerk at the post office. Vincent Calvert and his wife, Hattie, rented 208 during 1949. He worked at a cabinet shop. Don and Lucille Carver occupied 208 Ash Street in 1952. He was an accountant. Orval V. and Inez Vanhorn were listed in the 1954 city directory at 208 Ash Street. He worked at H.J. Heinz Co. Glen G. and Sheila Ehrlich lived at 206 in 1956. He was an engineer at Stanley Engineering. Listed in 1956 and 1958, Donald W. and Barbara Curtis lived at 208 Ash Street. He worked at GPC. Another GPC worker, Cornelius H. Westbrook and his wife, Doris rented 206 Ash Street during 1958 and 1959. Larry L. and Mary Slay were occupants of 208 Ash Street in 1959. He was a draftsman at Stanley Engineering Co. in 1959.

9. Major Bibliographical References

Census records, United States Census Bureau, 1900, 1910, 1920, 1930.

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

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

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:
Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at:
Sanborn.umi.com.

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Related District Number 70-01005

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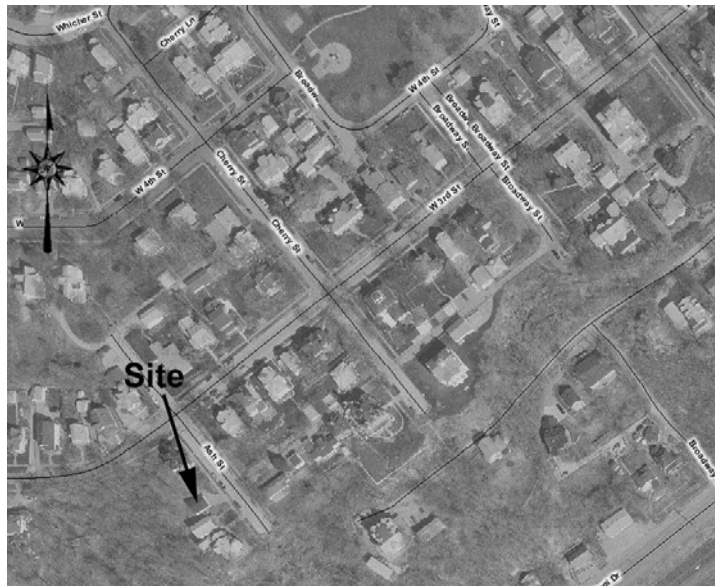
Hahn Duplex
 Name of Property

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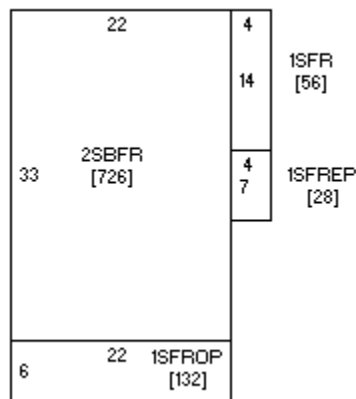
206-208 Ash Street
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Location Map



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



(front – W. 3rd Street)

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Photograph of building (digital image)

