

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

State Inventory No. 70-01102 **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 Hutchison-Fairbanks House
 other names/site number Field Site #: WH-185

2. Location

street & number 313 Broadway
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 50 Lot(s) West 1/2 lot 8

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, 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 _____ Historical Architectural Data Base Number _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic/Single residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>06D: Late 19th & 20th Century Revivals/Tudor Revival</u>	Foundation <u>10A Concrete Block (Rusticated)</u>
_____	Walls <u>02 Wood</u>
_____	Roof <u>08A Asphalt shingle</u>
_____	Other _____

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

8. Statement of Significance

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

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

County Muscatine
City Muscatine

Address 313 Broadway

Site Number 70-01102
District Number 70-01005

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

31: Other: Neighborhood Development

02: Architecture

Significant Dates

Construction date

1931 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 Jean Kerr, Volunteer (R.L. McCarley, consultant)

Organization Muscatine Historic Preservation Commission date 10-14-05

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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Hutchison-Fairbanks House	Muscatine
Name of Property	County
313 Broadway	Muscatine
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7. Narrative Description

This is a two-story, two-bay, two-story frame house. The house sets on a rusticated concrete block foundation. The walls are frame, clad in wood shingles that are covered with yellow aluminum siding. The front-gabled roof, which extends sharply down and then sweeps out into a curl on the south elevation, is clad in asphalt shingles. The house has several features that reflect the Tudor Revival style, including the front entry vestibule, prominent chimney on the front elevation, and steeply pitched gable roof. The curled portion of the gable roof covers the side extension, which used to be the garage/carport.

The front (west) elevation is dominated by the entry vestibule and chimney. The small gable-roof entry vestibule also has a roof covered with asphalt shingles. It is located to the left (north) of the façade. The brick chimney extends up the middle of the elevation and through the peak of the gable roof. Two first-story windows have six-over-six-light double-hung sashes that appear to be original, aluminum storm windows, and aluminum clad frame including the sill. The second-story windows have one-over-one-light double hung replacement inserts. The main windows and entry have metal awnings. The small window in the sloped addition appears to be two, side-by-side, fixed sash windows.

The north elevation has similar windows as the front elevation. A pair of first-story windows is present at the front of the wall. These windows retain their original six-over-six-light double hung sashes, with aluminum storms and frame. A single sash, six-light window is also centered between a second pair of one-over-one-light, double-hung wood windows located at the rear of the north wall. These openings also contain aluminum storms and frames. The second story windows are located in a large shed-roof dormer that extends nearly the length of the side. Each first-story opening has a similar opening aligned above it. It appears all the second-story openings contain one-over-one-light, double-hung windows.

The rear elevation also has windows similar to the other elevations. The three first-story windows appear to retain their original six-over-six-light double hung sashes with aluminum storms and frame. The two second-story openings contain one-over-one-light double-hung replacement windows. There is a small wooden porch off of the kitchen with a metal/fiberglass cover

The sloping south elevation has one small, centered, single-light window located in a shed dormer, which also extends along the side gable. There is one window with six-over-six-light, double-hung wood sashes located near the back on the first story.

There are no additions, yard sheds, or garages.

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Hutchison-Fairbanks House	Muscatine
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8. Narrative Statement of Significance

The Hutchison-Fairbanks House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Ida Hutchison, librarian and teacher, was a lifelong resident of Muscatine who built this house and a similar one on east half of Lot 8, Block 50 around 1931 as speculative homes. Such speculative construction by a single woman in Muscatine at that time was uncommon. However, her father Zell Hutchison had been an employee of the Muscatine Lumber and Box Company and she might have acquired construction contacts through that association. Although her construction efforts were unusual, Ida Hutchison does not appear to have made any significant contribution to the community's history. No significant event is known to have occurred on this property. The house, as does its companion building, retains a significant amount of integrity. The Tudor Revival style is somewhat uncommon in Muscatine. However there are not enough unique or special architectural features to qualify this building as significant. The second story windows have all been replaced and the green wood shingles have been covered over with vinyl siding. The small garage/carport was made into a TV room. Thus, the Hutchison-Fairbanks House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The Hutchison-Fairbanks House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The decision by a single woman to construct and sell two similar style houses on a lot as a speculative venture was uncommon, and in the early 1930s, financially risky. On the housing side of this effort, two new homes were added to the neighborhood, prompting continued growth and development. The integrity of the buildings also is relatively intact. Though it has some alterations, it retains its overall historic design and appearance. It shows that there was constant building activity in the West Hill area and as the taste for different types of homes changed, so did the architecture. The house is a significant contributor to this potential historic district's history and architecture.

Abstract records indicate Ida Hutchison built both this house and the one located at 313 Broadway after she acquired Lot 8, Block 50 from Charles and Gertrude Halling on August 19, 1930 (Book 72, Page 503). The purchase price for the property was \$1 plus other consideration. The price indicates there might have been some type of family relationship between Hutchison and Halling, but none could be established. She likely built both houses shortly after acquiring the lot and then split the property in 1931. According to city directories, she originally worked as a high school teacher while living with her parents at 1207 Mulberry. She is listed as the assistant librarian at P.M. Musser Public Library in the 1923-24 city directory and living at 516 W. Second. Her residence was recorded as 510 W. Second and she was listed as the reference librarian in the 1931 city directory. She had acquired all of Lot 8, Block 50 from Charles and Gertrude Halling on September 10, 1930 (Book 72, Page 503). After purchasing the property and then constructing the two houses on the lot, she continued to live at 510 W. Second. The 1938-39 directory lists her as the resident at 1510 Mulberry. She died after a short illness on December 8, 1939. No census information for any of the Hutchison family was located.

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The 1928 Sanborn Map does not show a house on this lot, and the house first appears on the 1946 Sanborn Map. According to the city directories, Robert and Adelma Fairbanks were residing at the 313 Broadway in 1931. The alphabetizing portion of the directory shows this but not the street portion. However, they must have been renting it at that time because ownership records show they did not purchase the house from Hutchison until February 26, 1935 (Book 82, Page 134). Surprisingly, Hutchison sold this property for the same \$1 and other consideration she had originally paid for the property. She had earlier sold the E ½ of Lot 8, Block 50 to James Brodie on April 13, 1931 (Book 76, Page 45) (see 70-01125). In neither instance is there any evidence to establish a family relationship between Hutchison and the new buyers. Robert Fairbanks was a well-known Muscatine mortician. His family owned Fairbanks Home for Funerals for many years. Fairbanks and his family were listed at 313 Broadway from the 1931 through the 1936-37 city directories.

Carl and Lucy Umlandt purchased the W ½ of Lot 8, Block 50 on July 2, 1937 (Book 90, Page 90). Umlandt was president of the Automatic Button Company and a director of the Home-O-Nize Company. He had served as president of the Iowa Manufacturer's Association and president of the University of Iowa "I" Club. He had also served as a member of the State Historical Society of Iowa.

Fred and Melba Weiman purchased the property on September 19, 1949 (Book 130, Page 234). Weiman was a superintendent or foreman at Huttigs.

The Weimans sold the house to Wilma Nickles in 1955 and she owned it through at least 1959. She worked in the office of Magnus Model Laundry.

Richard and Roberta Riche purchased the property in 1962.

9. Major Bibliographical References

"Brief Illness Proves Fatal To Ida Hutchison," *Muscatine Journal*, December 8, 1939, page 1

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

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

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

"Long-time funeral home operator Fairbanks dies," *Muscatine Journal*, January 3, 1977, page 3.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

“Umlandt, Button Firm Head, Dies,” Obituary, *Muscatine Journal*, December 3, 1965, Page 1.

Location Map



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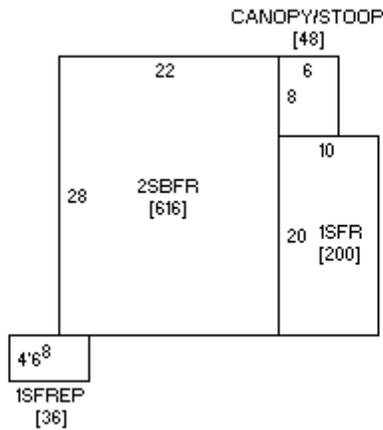
Hutchison-Fairbanks House
Name of Property

Muscatine
County

313 Broadway
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Muscatine
City

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



(front – Broadway Street)

Photograph of building (digital image)

