

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

State Inventory No. 70-01142  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 Fred Hahn House  
 other names/site number Field Site #: WH-212a

**2. Location**

street & number 804 West Fourth Street  
 city or town Muscatine  vicinity, county Muscatine  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original Town Block(s) 48 Lot(s) 6, 7 & E 17½' of 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	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	<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>	<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**

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

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>06b: Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals /</u>	foundation <u>10B: Concrete / Poured</u>
<u>Colonial Revival (Dutch Revival)</u>	walls <u>03: Brick</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 804 W. Fourth

Site Number 70-01142  
District Number 70-01005

**Criteria Considerations**

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

**Areas of Significance** (Enter categories from instructions)

31: Other/Neighborhood Development

**Significant Dates**

Construction date

1929

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 Peterschmidt/Carlson/Rudisill

organization Muscatine Historic Preservation Commission date July 20, 2007

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

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

**FOR ALL PROPERTIES**

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

Roll/slide sheet # \_\_\_\_\_ Frame/slot # \_\_\_\_\_ Date Taken \_\_\_\_\_  
Roll/slide sheet # \_\_\_\_\_ Frame/slot # \_\_\_\_\_ Date Taken \_\_\_\_\_  
Roll/slide sheet # \_\_\_\_\_ Frame/slot # \_\_\_\_\_ Date Taken \_\_\_\_\_

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

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

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

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

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 3

Fred Hahn House  
Name of Property

Muscatine  
County

804 W. Fourth Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay, Dutch Colonial Revival house. It has a steeply pitched, side-gambrel shaped roof. It contains a full second story of floor space due to the continuous shed dormers both in front and in the rear of the house. There are enclosed porch wings with near flat roofs on the west and the south sides. The house sits on a concrete foundation. The walls are clad in brick. The gambrel roof is clad in asphalt shingles. A large, brick chimney is seen on the west wall of the house. A large, three-car garage (c. 1977) is located at the southeast corner of the property. It is made of poured, textured concrete and has an asphalt shingle, hipped roof. All of the windows in the building appear original.

The front, or north elevation shows a symmetrical façade with a porch on the right. There is a large, twelve-over-one-light, double-hung window on the left of the first story. It is paired with two six-over-one-light, double-hung windows. An identical set of paired windows is seen at the right on the first story. A single-door entry is located in the center of this façade and is flanked by two fixed, four-light sidelight windows. A wood storm door, containing a large center light surrounded by eight smaller lights, is present. The entry is set back from the main building face a short distance. A concrete door stoop is located three steps above grade. A pair of cement urn planters, each resting on a single, brick pier, flanks the stoop. Two pair of wooden brackets is seen at the roof eave, one pair at each side of the entry. They appear to support a very small projection of the gambrel roof eave above the entry. Two paired, ten-over-one-light, double-hung windows are seen on the north façade of the enclosed porch wing to the right. A full width shed dormer is seen above the eave of the gambrel shaped roof on the front elevation. This dormer contains three sets of paired, double-hung windows. At the left and the right are two, identical, six-over-one-light windows. The center opening contains a pair of six-over-one-light windows. Decorative eave brackets are noted at the eave of the shed dormer. The eaves on this house overhang about two feet with a wide band of trim below the eaves. This band continues on all sides of the house.

The east elevation reveals the gable end of the gambrel roof. Also seen are the side wall views of the shed dormers as well as the porch at the rear of the house. An eight-over-one-light, double-hung window is seen at the left of the first story and a larger, ten-over-one-light, double-hung window on the right. A pent roof is located above the first story, connecting the eaves of the gambrel roof. Two six-over-one-light, double-hung windows are above the pent roof and a single half-round, decorative, fixed window is located high on this elevation, below the roof peak.

The west elevation reveals an almost full-width enclosed porch with five, ten-over-one-light, double-hung windows. A large brick chimney is centered external to the main building above the first story. On each side of the chimney, above the porch, is found a single six-over-one-light, double-hung window. A quarter-round, fixed, decorative window is also found on each side of the chimney near the roof peak.

The rear, or south facing, elevation shows the enclosed porch wing on the left. The porch is set back from the plane of the main house. There is a single, ten-over-one-light, double-hung window and a single-door entry in this view of the porch. The single door entry contains a nine-light storm door that has

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

<u>Fred Hahn House</u>	<u>Muscatine</u>
Name of Property	County
<u>804 W. Fourth Street</u>	<u>Muscatine</u>
Address	City

---

a similar design as the front elevation storm door. A set of paired, ten-over-one-light, double-hung windows and a single, six-over-one-light, double-hung window are seen on the first story. Another rear, enclosed porch on the right side extends out from the building face. It has three paired, eight-over-one-light, double-hung windows on the south façade. The rear porch and the house are accessed by a single-door entry located on the west-facing elevation of this porch. The entry contains a single, aluminum combination storm door. Inside the porch there is a single wood entry door that provides access to the main house. A single, eight-over-one-light, double-hung window is next to the porch's west entry. There are four six-over-one-light, double-hung windows on the shed dormer above. Two of the windows are paired and centered on the dormer, while the remaining two flank the centered pair. Decorative eave brackets are located at the dormer roof.

## 8. Narrative Statement of Significance

*This house was slightly west of the area included in the West Hill survey in 2005-06, conducted by the Muscatine Historic Preservation Commission under a CLG grant. It was noted to share a similar history within the houses included in the potential West Hill Historic District and likely be considered a contributing building in the district. This form has been researched and written by the commission in 2007 in preparation for the nomination of the district to the National Register of Historic Places.*

The Fred Hahn House at 804 W. Fourth appears to be individually eligible for the National Register of Historic Places under Criteria C. It would also appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Fred Hahn, a well-known son of a local business owner and future business entrepreneur himself, constructed this house around 1929, most likely as a family residence in response to his 1930 marriage. Although Hahn was also a well-known and successful businessman in the community, he does not appear to have significantly affected the community's history. In addition, no significant event is known to have occurred at this location. Lot 6, which is the most easterly section of the property, was the location of the city's former Fire Station No. 2. However, that building is non-extant and a non-historic garage now occupies the area. The integrity of the house is good, with most original windows and doors remaining and its original footprint mostly intact. It would appear to be one of the best representative examples of the Dutch Revival style in the neighborhood and likely throughout the entire community. The house is similar to a slightly older frame version that is next door at 810 W. Fourth. This house was constructed a few years earlier by Hahn's older brother Walter. Together they offer an interesting study in the use of different building material for the same style house. The brick house built by Fred Hahn was styled along classic Dutch Revival lines and little has been altered on those classic features over nearly the past 80 years. While the dual-pitched, gambrel roofline with projecting eaves and kicks are the dominate features, the half-moon louvered vents in the upper gables and the relatively decorative main entrance with sidelights are also distinguishing points, as are the attached, one-story porches on the west and south elevations. In addition, the house still exhibits features more commonly associated with other styles, including brackets on the second story and multiple-light top sashes in most of the windows. Collectively, these features, together with its over-all integrity, distinguish this house in both the

# Iowa Site Inventory Form Continuation Sheet

Page 5

---

Fred Hahn House  
Name of Property

Muscatine  
County

804 W. Fourth Street  
Address

Muscatine  
City

---

neighborhood and community as a unique and outstanding example of the Dutch Revival style. The brick house at 804 W. Fourth however appears to retain the high amount of integrity and characteristic features of the Dutch Revival style to be individually eligible for the National Register of Historic Places under Criterion C.

In addition, 804 W. Fourth appears to be a contributing building in a potential "West Hill" neighborhood historic district because of its association with 20<sup>th</sup> Century Residential and Neighborhood Development. Like several areas of "West Hill", one family - in this case the Hahns - chose to settle in the same neighborhood. During the last part of the 19<sup>th</sup> Century and into the 20<sup>th</sup> Century, in addition to Fred at 804 W. Fourth, his parents Harry and Matilda lived at 900 W. Fourth; and brother Walter was at 810 W. Fourth. Aunts Ella and Ida Hahn also lived nearby at 901 Ash (later 901 W. Third) and uncle George Hahn lived at 900 Ash (later 900 W. Third). The family became so well associated with the neighborhood that locals began to identify it as "Hahn Hill," according to local tradition. The strong association of the Hahn family likely contributed to the area's maintenance and reputation as a stable and prosperous neighborhood. Many of the properties in this area have retained much of their original integrity. The Fred Hahn House is an excellent example of such a building, with no really identifiable changes from its assumed original appearance.

Based on property records and local tradition, Fred Hahn built this house around 1929, most likely in anticipation of his pending marriage to Louise Blass on June 14, 1930. Hahn was born on May 30, 1904 to Henry B. and Matilda Maurer Hahn. Fred Hahn purchased the "W 4' of the North 100' of Lot 6; Lot 7; and the E 17' of Lot 8, all in Block 48 of the Original Town of Muscatine" from Dorothy N. Ogilvie on April 2, 1929 for \$1 and other considerations (Book 72, Page 81). Ogilvie had earlier bought the same property during a February 23, 1929 county tax sale (Book 68, Page 614). Ogilvie paid \$194.16 for the property. Based on the sale price listed on earlier property records, an earlier building likely stood there, but the low amount of taxes due in the 1929 tax sale would appear to indicate a dilapidated or no building was present at that time. An 1874 birds-eye map of Muscatine does confirm a substantial building was present on the property at that time. City directories from 1923-24 and 1927 however indicated the address was vacant, with no address recorded in the 1929 directory. A comparison of Sandborn maps between 1928 and 1946 also show a different building on Lot 7.

Hahn and his wife are first listed in the 1931 directory and continue to be listed there through the 1959 directory. No 1930 census records were located for Fred or Louise Hahn. Although most of the directory information provided during these years is basically the same, including identifying Fred and Louise as the only residents, there were a few variations recorded. In the 1931 directory, Fred's occupation was listed as secretary/treasurer of Hahn Brothers Company, INC and Hahn Brothers Sand and Gravel Co. In the 1934 directory he continued to be listed as the secretary/treasurer of Hahn Brothers Company, INC, but was identified only as the secretary of Hahn Brothers Sand and Gravel. That was the same listing as recorded in the 1936-37 directory. In the 1938-39 directory, Fred was not identified as an officer, just working at both companies. A similar listing was continued through the 1952 directory. In 1954 Fred was listed as an employee of Hahn Brothers Sand and Gravel, but there was no listing for Hahn Brothers

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01142

Related District Number 70-01005

Page 6

---

Fred Hahn House  
Name of Property

Muscatine  
County

804 W. Fourth Street  
Address

Muscatine  
City

---

Company, INC. Hahn was listed as an employee in both companies again starting in the 1956 directory and continuing through both the 1958 and 1959 editions.

According to his obituary, he was a founder of Hahn Brothers, a produce brokerage firm; Hahn Brothers Sand and Gravel and Hahn Brothers Investment Company. While these were successful businesses for the most part, with Hahn Brothers Sand and Gravel still operating in the city as Hahn Ready Mix, none of the businesses were especially significant in their impact on the community or its citizens. Hahn was a member of various church and Shrine organizations, but he did not appear to have been heavily involved in other community or civic activities (Muscatine Journal, 1999). He died on May 16, 1999.

The City of Muscatine did transfer Lot 6 (Ex. for W 4") to Hahn on July 15, 1976 (Book 272, Page 472). There were also at least two transfers of the property within the family during the past 40 years. The last transfer occurred on January 24, 2000, when George and James Hahn, Trustees, transferred the property to themselves through a court officer's deed (2003-08072). The current owners acquired the property on July 30, 2003 (2003-08073).

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1880, 1910 & 1920.

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

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

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

"Fred Hahn," Obituary, *Muscatine Journal*, May 17, 1999, 5A.

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

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01142

Related District Number 70-01005

Page 7

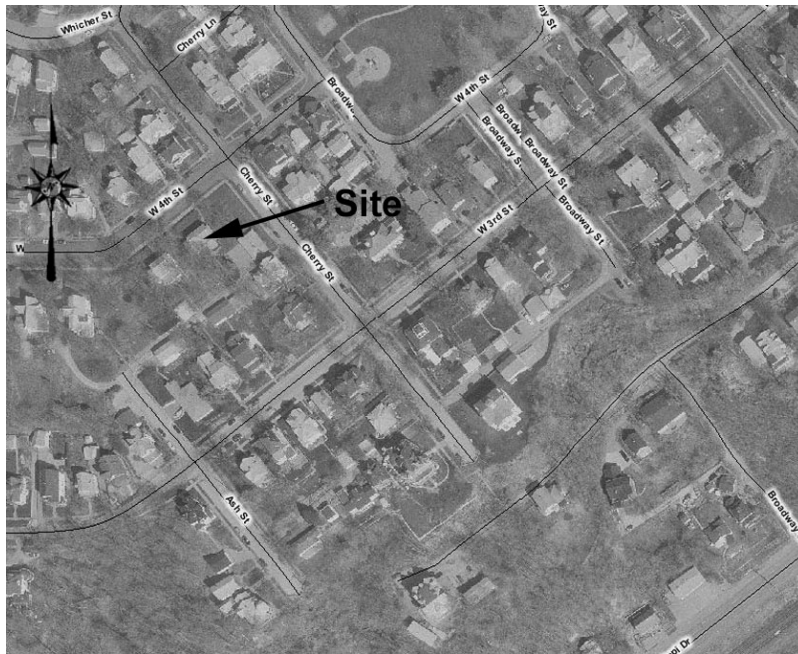
Fred Hahn House  
Name of Property

Muscatine  
County

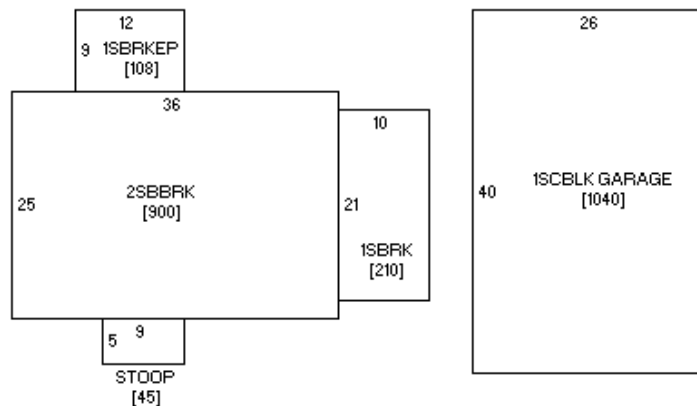
804 W. Fourth Street  
Address

Muscatine  
City

## Location Map



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



(front – W. 4<sup>th</sup> Street)

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01142

Related District Number 70-01005

Page 8

---

Fred Hahn House  
Name of Property

Muscatine  
County

804 W. Fourth Street  
Address

Muscatine  
City

---

## Photograph of building (digital image)

