

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

State Inventory No. 70-01143 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 Walter Hahn House
 other names/site number Field Site #: WH-213a

2. Location

street & number 810 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) W 42½' of Lot 8 & E 17½' of Lot 9

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	_____ buildings	<u>2</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ objects	_____	_____ objects
	_____ Total	<u>2</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>06b: Late 19th and 20th Century Revivals /</u>	foundation <u>10b: Concrete / Poured</u>
<u>Colonial Revival</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 810 W. Fourth

Site Number 70-01143
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

1927

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 07-20-07

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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Walter Hahn House
Name of Property

Muscatine
County

810 W. Fourth Street
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Muscatine
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7. Narrative Description

This is a two-story, three-bay, frame Dutch Colonial Revival house. An enclosed porch is also located on the west elevation. It has continuous shed dormers both in front and in the rear of the house, projecting from the sides of the gambrel roof. There is an enclosed porch with a near flat roof on the west side, a screened-in porch and a small addition on the south side. The house sits on a concrete foundation. The walls are wood, clad in clapboards, which are covered with aluminum siding. The gambrel roof is clad in asphalt shingles. A rusticated concrete block garage is located at the rear of the property and is accessed from the alley. This property is four to six feet above West Fourth Street on the north. Like several nearby properties along this side of Fourth Street, a set of steps and a handrail extend up the slope from the street. A sidewalk connects the steps to the front entrance.

The front, or north elevation shows a symmetrical façade with an enclosed porch on the right. On the left and the right of the first story a single, four-over-one-light, double-hung window is seen. A single-door entry is located in the center of this façade and is flanked by two narrow, fixed, eight-light sidelight windows. The sidelights are encased behind a glass or Plexiglas cover. An entry porch with pediment and a concrete floor is located three steps above grade. Two wrought iron decorative columns support the porch roof and are not original to the house. Also, a wrought iron decorative handrail is seen. A similar handrail is also present on the steps leading up the slope from Fourth Street. Two paired, four-over-one-light, double-hung windows are seen on the north façade of the enclosed porch to the right. A full width shed dormer is seen above the eave of the gambrel shaped roof on the front elevation. This dormer has single, four-over-one-light, double-hung windows on the left and the right. There is a set of smaller, paired three-over-one-light, double-hung windows in the center, above the entry.

The east elevation reveals the gable end of the gambrel roof with a partial pent or roof return at each roof eave. Also seen are the side wall views of the shed dormers as well as the enclosed addition at the rear of the house. A paired set of three, small one-over-one-light, double-hung windows is seen at the left of the first story; and a single, four-over-one-light, double-hung window on the right. There are two three-over-one-light, double-hung windows above the first story.

The west elevation reveals on the first story an almost full-width enclosed porch with five paired, three-over-one-light, double-hung windows. A large brick chimney is centered on the gable end of the gambrel roof, external to the main building above the first story. On each side of the chimney, above the enclosed porch, is found a single, three-over-one-light, double-hung window.

The rear, or south facing, elevation shows the enclosed porch on the left. There are two three-over-one-light, double-hung windows on this elevation of the porch. A wide, screened-in porch is seen at the left rear of the house. It shares a common roof with a small addition to the main house on the right. There is a pair of small casement windows in the rear elevation of the addition. A concrete stoop is seen at a single-door entry to the screened-in porch. There are four, three-over-one-light, double-hung windows on the shed dormer above. Two of the windows are centered as a pair on the south wall, while the other two

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flank the centered pair. This house is older than 804 W. 4th Street according to Sanborn maps. The contractor or architect of 804 may have chosen to mimic the design of 810 in brick.

The garage is a low, ca. 1930 building constructed of rusticated concrete blocks. The front (south) elevation is dominated by a single, non-historic, solid fiberglass or steel overhead door. The door extends over most of the elevation's width. The roof of the garage appears to be flat and likely rubber or rolled asphalt.

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 house at 810 W. Fourth 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.

Although Walter Hahn, son of a well-known business owner and a successful businessman himself, likely built this house in 1927, it is also possible his parents, Matilda and H.B. Hahn, constructed it as a wedding present to their son and new bride. Like his brother Fred's house next door, which was built about three years after this one, this building retains a high amount of integrity, with most original windows and doors remaining and its original footprint mostly intact. Some changes have occurred, such as the cladding in aluminum siding and entry porch modifications. This house is a good representative example of the Dutch Revival style, but Fred's house at 804 W. 4th Street is a better example of characteristic features of this style. Just like his brother Fred, Walter Hahn was a well-known and successful businessman in the community, who despite that success does not appear to have significantly affected the community's history. In addition, no significant event is known to have occurred at this location. Therefore, the property at 810 W. Fourth does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, 810 W. Fourth does appear to be a contributing building in a potential "West Hill" neighborhood historic district for the same 19th and 20th Century Neighborhood Development reasons as the Fred Hahn House. The collection of Hahns who selected this neighborhood for their home included Fred at 804 W. Fourth and Walter's parents Harry and Matilda at 900 W. Fourth. In addition, aunts Ella and Ida Hahn 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 Walter Hahn House is an excellent example

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of such a building, with no really identifiable changes from its assumed original appearance. Collectively this house and the one at 804 W. Fourth also provide a unique opportunity to study two versions of the same style in which two different building materials was used. This house would contribute to the historical and architectural history of this potential historic district.

Walter Hahn purchased the "W 42½' of Lot 8 and the E. 17½' of Lot 9 all in Block 48 of the Original Town of Muscatine" from his parents, Matilda and H.B. Hahn on September 6, 1927 (Book 70, Page 179). Matilda Hahn had bought the same parcel from Frances E. Hawley on August 17, 1925 for \$1 and other considerations (Book 66, Page 51). No record could be found that either Matilda and H.B. Hahn or Frances Hawley ever lived at 810 W. Fourth. There is no 810 W. Fourth address listed in city directories until the 1929 edition. Based on these property records and local tradition, Walter Hahn built this house around 1927, most likely in anticipation of his pending marriage to Esther TeStrake on November 30, 1927. This was similar to the construction of Fred Hahn's house next door. The only difference is that the property the Walter House Hahn is on was also owned for two years by Matilda and H.B. Hahn. It's possible the parents built the house for their son. The house is present on the 1928 Sanborn, which is the earliest Sanborn that shows this area.

Walter Hahn was born on October 28, 1894 in Muscatine to Henry B. and Matilda Maurer Hahn. With his brothers and other family members, he helped run several family businesses, including Hahn Bros Sand and Gravel Company and the Hahn Bros Investment Corporation. Walter and Esther Hahn were listed as the only residents of 810 W. Fourth for the first time in the 1929 Muscatine City Directory. In the 1927 directory they were recorded at 900 Lucas, with no 810 W. Third listed. In all subsequent city directories, they were the only family members identified as residents. In the 1929 through the 1936-37 city directories, Walter was recorded as being the vice president of Hahn Brothers Co., INC and Hahn Brothers Sand and Gravel Company. Starting in the 1938-39 directory and continuing through the 1952 directory, he was listed as employed by both companies, but was not listed as an officer. In the 1954 directory, he was listed as employed at the sand and gravel company, but not Hahn Brothers Company, INC. Both companies, but still no title, were listed in the 1956 through 1959 directories. When he died on December 3, 1964, he was still listed as the manager of the Redi-Mix Division of the gravel company and vice president of the investment corporation (Muscatine Journal, 1964). These were successful businesses, but were not especially significant in their impact on the community or its citizens. Hahn was a member of various church and Masonic and veteran organizations, but he does not appear to have been heavily involved in other community or civic activities (Muscatine Journal, 1964).

Esther Hahn continued to live in the house following her husband's death until she sold is on October 17, 1994 to Jeff and Marcie Hatfield (Book 398, Page 153). The current owners acquired the property on September 5, 2001 (2001-06627)

9. Major Bibliographical References

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

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

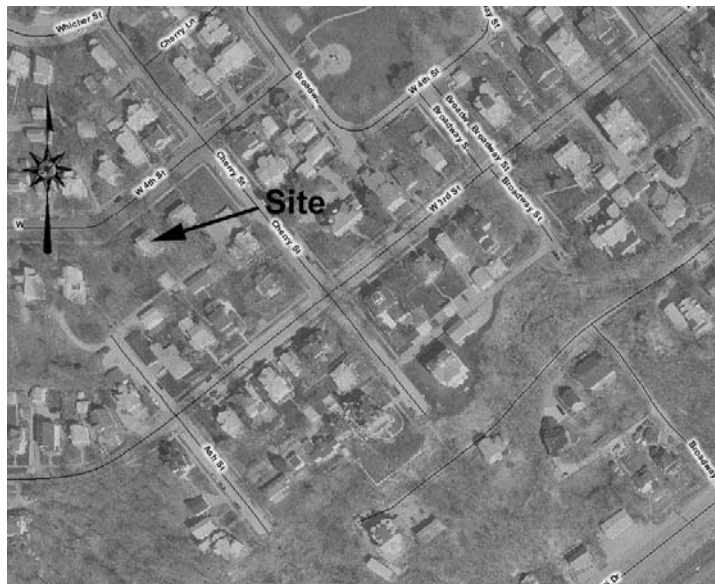
Deed/Abstract Records, Recorder's Office, Muscatine County Courthouse, Muscatine, Iowa.

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.

"Walter R. Hahn," Obituaries and Funerals, *Muscatine Journal*, December 3, 1964, 2.

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.

Location Map



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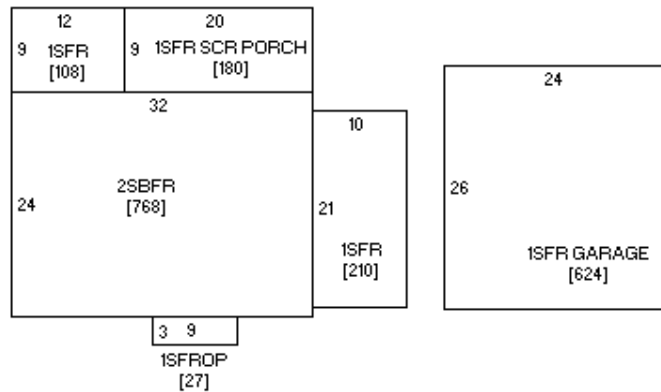
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Plans of buildings on site (from assessor's office)



(front – W. 4th Street)

Photograph of building (digital image)

