

# Architectural and Historical Survey of the Colver Street Neighborhood, Muscatine, Iowa



**April 25, 2013**

**Prepared for:**

**Muscatine Historic Preservation Commission**

*Submitted by:*



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# I. Executive Summary

From November 2012 to April 2013, Rebecca Lawin McCarley, d.b.a. SPARK Consulting, conducted an architectural and historical survey of the residential Colver Street neighborhood on behalf of the Muscatine Historic Preservation Commission (City of Muscatine). The goal of this survey project was to identify the resources in the neighborhood and further assess the potential significance of the neighborhood for future listing on the National Register of Historic Places as a historic district. Colver Street stretches the length of approximately three blocks between Isett Avenue and Oak Street, north of 11<sup>th</sup> Street and south of Woodlawn Avenue, in the north-central section of Muscatine. Of the 43 properties with boundaries along Colver Street, 42 consisted of a house or a combination of a house and garage and the remaining property was a historic commercial building (rusticated concrete block broom factory built around 1907). The project was structured to collect more information than a typical reconnaissance level survey, but not the full information of an intensive level survey. Basic field survey information was recorded on each property, including address, style, height, foundation, construction/wall materials, roof, architectural features, and modifications. Limited site specific research was included within the scope of the survey, primarily including select city directories. This research was focused on identifying the dates of construction and initial owners. A one page summary with photograph was prepared for each property, included within the report as Appendix A. Research focused on the development of a historic context for the Colver Street neighborhood, within the residential historic contexts listed in 2008 as part of the National Register Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa*. Additional site specific information was identified during the research for the historic context, particularly on the Muscatine Broom Factory.

Through this research and survey work, a potential Colver Street Historic District was identified and boundary recommended, including 43 properties with approximately 51 contributing buildings and 15 non-contributing buildings. Muscatine grew after the arrival of the railroad in 1856, with Ogilvie's Addition and North Muscatine platted to the south of 11<sup>th</sup> Street and north of the Original Town (8<sup>th</sup> Street). However, development slowed through the 1860s and 1870s, with additional land in this area not platted until the 1880s. In 1885, Carskaddan's Addition was platted along Oak Street, creating the west end of Colver Street. Eleven houses were then built along this west section of Colver Street by 1899. Cypress Addition was originally platted along Isett Avenue (at the north end of Cypress Street) in 1893, replatted in 1900. Nine houses and the broom factory were then built along this east section of Colver Street by 1910. The hill between these additions was then developed as Keckler's Addition around 1917, with initial construction of seven houses by contractor Dayton M. Keckler and subsequent construction of two additional houses. The center section of Colver Street was then deeded to the city in 1921, creating the full neighborhood. By 1926, 32 houses and the Muscatine Broom Factory were standing along Colver Street. This neighborhood quickly became a cohesive unit, seeking designation as a restricted residence district and fighting against a proposed laundry in fall 1926. It was designated as the second restricted residence district in Muscatine, and their fight led to the simultaneous adoption of a citywide ordinance requiring city council review and approval for commercial building permits issued in residential districts. Additional houses built include two houses constructed around 1928, one house in 1938, one house around 1941, three houses around 1948, one house around 1950, and one house around 1953. Only one house has been built in the neighborhood since 1953 (on a vacant lot), and no houses have been identified as demolished.

## II. Project Description and Methodology

This architectural and historical survey of the Colver Street neighborhood in Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The purpose of the survey was to identify the historic resources in the Colver Street neighborhood, to develop a historic context to evaluate the significance of this neighborhood and resources, and to make recommendations for a potential historic district for listing on the National Register of Historic Places. The West Hill survey report from June 2006 identified other residential areas in Muscatine with strong potential for historic districts, including both the Fair Oaks neighborhood and Colver Street neighborhood. The Muscatine Historic Preservation Commission (MHPC) sought local funding for additional research and survey work for these two neighborhoods in 2011-12, working with a consultant to design a project that would provide additional research and evaluation of the neighborhoods without the full effort of an intensive level survey. The goal of the MHPC was to more formally evaluate the National Register of Historic Places eligibility of these neighborhoods within the structure of an “in-depth” reconnaissance level survey, with an Iowa Site Inventory form prepared for each neighborhood but not for each property. The project is then anticipated to be followed by additional research within the structure of a future nomination project, if a historic district is further identified. Two reports were generated as part of this project, with this report focusing on the Colver Street neighborhood. The Colver Street neighborhood is located in the north central portion of Muscatine (Figure 1), extending from Isett Avenue to Oak Street between 11<sup>th</sup> Street and Woodlawn Avenue (Figure 2). A total of 43 properties were included within the primary survey boundary for this project (Figure 3).

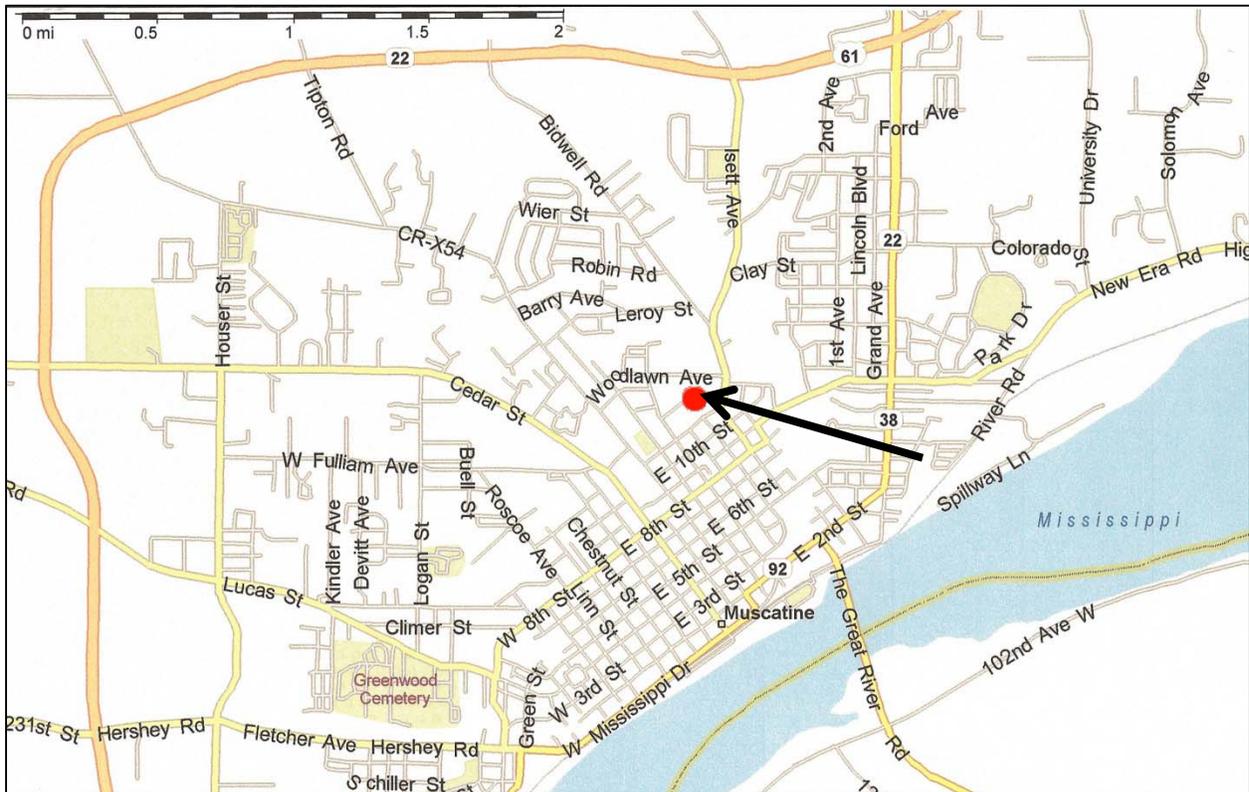


Figure 1. Map of Muscatine with project location indicated.



Figure 2. Map of survey area within north central portion of Muscatine.



Survey/district map for Colver St by  
 R.L. McCarley, Davenport, April 2013  
 Date Source: Muscatine Area Geographic  
 Information Consortium & City of Muscatine.  
 Prepared by: Andrew Fangman  
 Date: May 14, 2012

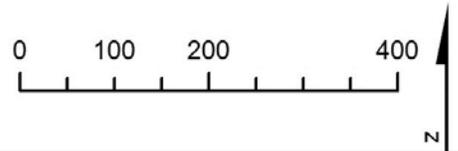


Figure 3. Map of parcels in the Colver Street survey area.

## Background and previous work in Muscatine

The initial survey and nomination work in Muscatine dates to the 1970s. Susan Appel conducted a survey in 1974 for the City of Muscatine, and then a survey was conducted by Environmental Planning and Research, Inc. in 1977. This second historic and architectural survey included buildings throughout Muscatine, identified through a reconnaissance level survey with selected buildings further researched and documented. Of the 329 historic buildings (built prior to 1927) identified in the survey, 239 were evaluated as eligible for the National Register of Historic Places. These buildings, with a brief history, were included in a pictorial publication entitled *Historic Architecture of Muscatine*. This publication included a brief section on the history of Muscatine, prevalent building materials, and prevalent architectural styles (Environmental Planning and Research, Inc (EPRI) 1977). None of the resources within the Colver Street neighborhood were included in the previous survey work. From 1974 to 2001, 13 buildings in Muscatine were listed on the National Register of Historic Places:

- Old Jail (411 E. 4<sup>th</sup> St, listed 1974)
- Trinity Episcopal Church (411 E. 2<sup>nd</sup> St, listed 1974)
- McKibben House (102-104 Walnut St, listed 1974)
- Sinnett Octagon House (US 61 and IA 38, listed 1974)
- Alexander Clark House (203-205 E. 3<sup>rd</sup> Street, listed in 1976)
- First Presbyterian Church (401 Iowa Ave, listing in 1977)
- J.C.B. Warde House (205 Cherry Street, listed in 1979)
- Welch Apartments (224 Iowa Ave, listed 1979)
- Muscatine County Courthouse (401 E. 3<sup>rd</sup> St, listed 1981)
- W. Joseph Fuller House (1001 Mulberry Ave, listed 1982)
- Clark-Blackwell House (206 Cherry Street, listed in 1983)
- Pliney Fay House (112 Locust Street, listed in 1998)
- Greenwood Cemetery Chapel (1814 Lucas, listed in 2001)

Renewed efforts at a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine began with the formation of a new Muscatine Historic Preservation Commission (MHPC). The MHPC conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The next projects included the survey of the downtown commercial district in 2004-05, subsequent nomination of this district and listing of the National Register Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa* in 2006, West Hill neighborhood survey in 2005-06, and subsequent nomination and listing of this historic district in 2008.

The Intensive Level Architectural and Historical 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 3<sup>rd</sup> 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. A total of 131 historic resources in downtown Muscatine were surveyed as part of this project. Iowa Site Inventory forms were filled out for each resource, including name, date, address, a narrative description, and a statement of significance, photograph, and map. Each site was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a downtown historic district. Simultaneously, the consultant completed research to

develop the six identified historic contexts for the downtown resources: Early Settlement, 19<sup>th</sup> Century Business and Industry, Lumber Industry, Pearl Button Industry, 20<sup>th</sup> Century Civic Pride and Accomplishment, and 20<sup>th</sup> Century Business and Industry. These historic contexts had previously been determined through the Planning for Preservation study conducted in 2002-03 as particularly applicable to the downtown area. Through this survey, an eligible Downtown Commercial Historic District was identified with a total of 111 surveyed resources, including 101 potentially contributing and 10 non-contributing historic buildings.

The survey of the downtown commercial district and development of six historic contexts was followed up in fall 2005 by the nomination of the *Historical and Architectural Resources of Muscatine, Iowa* Multiple Property Document (MPD) and Downtown Commercial Historic District to the National Register of Historic Places. These nominations were listed in spring 2006. Overall, 114 resources were listed in the Downtown Commercial Historic District, including the 2 properties previously listed on the National Register of Historic Places, 93 contributing buildings, 1 contributing object, and 18 non-contributing buildings (12 built prior to 1958 and six later buildings). The Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa* was initially listed at the same time with the six historic contexts developed as part of the downtown survey project: Early Settlement (c.1833-c.1865), 19<sup>th</sup> Century Business and Industry (c.1865-c.1900), Lumber Industry (c.1843-c.1960), Pearl Button Center of the World (c.1890-1966), Civic Pride and Accomplishment (c.1890-c.1925), and 20<sup>th</sup> Century Business and Industry (c.1900-c.1960).

The Intensive Level Architectural and Historical Survey and Evaluation of the “West Hill” neighborhood was then conducted in 2005-2006. This survey included all the historic buildings built by 1960 in the neighborhood, defined roughly as the area along W. 2<sup>nd</sup> Street, W. 3<sup>rd</sup> Street, and W 4<sup>th</sup> Street roughly from Ash to Chestnut streets. A total of 204 properties built by 1960 in the West Hill neighborhood were surveyed as part of this project. Properties typically consisted of a house or the combination of a house and historic outbuildings. Overall, 308 resources were surveyed, including 202 historic residences, 1 commercial building, 1 park, and 103 garages and other outbuildings. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, and a statement of significance, photograph, and map. Each property was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a West Hill historic district. Through this survey, an eligible West Hill Historic District was identified that included 203 surveyed properties, including 192 contributing and 11 non-contributing properties, as well as 10 historic contributing properties west of the survey boundaries. Simultaneously, the consultant completed research to develop three additional historic contexts: 19<sup>th</sup> Century Residential and Neighborhood Development, 20<sup>th</sup> Century Residential and Neighborhood Development, and Cultural and Ethnic Diversity, c.1833-c.1960. Within the structure of the development of these historic contexts, the recommendations within this report also included identified areas for future survey work, ranked by strongest potential for historic districts.

The survey of the West Hill neighborhood was followed up in 2007 by the nomination of the West Hill Historic District to the National Register of Historic Places and amendments to the *Historical and Architectural Resources of Muscatine, Iowa* Multiple Property Document (MPD) and. This nomination and the amended MPD were listed/approved in spring 2008. Overall, 334

resources were listed in the West Hill Historic District, including 267 contributing resources (including 4 houses and 1 carriage house previously listed on the National Register of Historic Places) and 67 non-contributing resources. These properties include 216 residential properties, typically composed of a house or a house and garage. The Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa* was amended with the addition of two historic contexts developed as part of the West Hill neighborhood survey project: 19<sup>th</sup> Century Residential and Neighborhood Development (c.1833-1900) and 20<sup>th</sup> Century Residential and Neighborhood Development (1900-c.1960).

Research for the West Hill survey project also included broader research on historic neighborhoods and residences in Muscatine, as noted in the amended *Historical and Architectural Resources of Muscatine, Iowa* (McCarley 2008: H187). 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 by 1960. Areas for future historical and architectural survey were 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 represented 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. The time and effort to survey these 35 areas with the greatest concentration of historic resources was noted as significant; thus the areas were prioritized based on potential significance as well as current conditions. If conditions change, other areas identified may be surveyed first. It was recommended that boundaries defined in these recommendations be used for any future survey efforts. 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 were ranked as having the highest likelihood for historic districts spanning nearly all of the survey area: Mulberry Avenue corridor (19<sup>th</sup> & 20<sup>th</sup> centuries), Fair Oaks (20<sup>th</sup> century), Colver Street (19<sup>th</sup> and 20<sup>th</sup> centuries), and County Club Hills (post-World War II).

The Muscatine Historic Preservation Commission (MHPC) sought local funding in 2011-12 for additional research and survey work for the Fair Oaks and Colver Street neighborhoods based on the recommendations from the West Hill survey report and the *Historical and Architectural Resources of Muscatine, Iowa*. These two areas were selected for joint survey work based on the strength of the Fair Oaks neighborhood as a potential historic district and their connection of designations of "restricted residence districts" in each neighborhood in 1926. The MHPC worked with a consultant to design a project that would provide additional research and evaluation of the historic neighborhoods without the full effort, potential volunteer time, and/or consultant costs associated with an intensive level survey, which would include an Iowa Site Inventory form for each property and more in-depth research for the survey report. The goal of the MHPC was thus to hire a consultant to more formally evaluate the National Register of Historic Places (NRHP) eligibility of these neighborhoods within the structure of a reconnaissance level survey, with as much research completed as possible within a set number of consultant hours to provide additional information that may otherwise not be possible within the reconnaissance level format. Two reports were generated as part of this project, with this report

focusing on the Colver Street neighborhood and a second report focusing on the Fair Oaks neighborhood. The purpose of both surveys and associated reports was to identify the historic resources in each neighborhood, to develop a historic context to evaluate the significance of this neighborhood and resources, and make recommendations for a potential historic district for listing on the National Register of Historic Places. An Iowa Site Inventory form was also prepared for each neighborhood, submitted with each report. A summary page of the survey and research on each property is included in each report as Appendix A, including a photograph of each property. This project is then anticipated/hoped to be followed by additional research on the neighborhoods within the structure of a future NRHP nomination project, rather than within a full intensive level survey.

### **Description of project area**

The project area is defined as the properties along Colver Street in the north-central portion of Muscatine. The area for the survey project included the 43 properties with buildings indicated within the boundary on Figure 3. These properties were photographed and basic information recorded at the reconnaissance level (see *Section V: Survey Results*, with additional information in *Appendix A*). Colver Street is built on a hill, with the east end along Isett Avenue at a lower elevation than the west end along Oak Street. The neighborhood is composed of three plats related to three periods of development, creating the slight curve in Colver Street. Thus, the physical features of the location are related to the resulting physical development of the neighborhood. In 1885, Carskaddan's Addition was platted along Oak Street, creating the west end of Colver Street. Eleven houses were then built along this west section of Colver Street by 1899 (Figures 4-7). These frame houses follow vernacular forms typical of modest homes in the late 19<sup>th</sup> century in Muscatine, including two-story gable-oriented and T-plan houses and smaller one-story gable or hip roof cottages. Cypress Addition was originally platted along Isett Avenue (at the north end of Cypress Street) in 1893, replatted in 1900. Nine houses and the broom factory were then built along this east section of Colver Street by 1910 (Figures 8-11). These frame houses are similar in vernacular character and types as the houses at the west end of the street. The hill between these additions was then developed as Keckler's Addition around 1917, with initial construction of seven houses by contractor Dayton M. Keckler and subsequent construction of two additional houses. These frame houses are one-story gable-oriented or hip-roof bungalows (Figures 12-15). The center section of Colver Street was then deeded to the city in 1921. The center plat was designed at an angle to the two earlier offset plats at either end of Colver Street, creating a consistent center curvature to Colver Street. By 1926, 32 houses and the Muscatine Broom Factory were standing along Colver Street. This neighborhood quickly became a cohesive unit, seeking designation as a restricted residence district and fighting against a proposed laundry in fall 1926. It was designated as the second restricted residence district in Muscatine, and their fight led to the simultaneous adoption of a citywide ordinance requiring city council review and approval for commercial building permits issued in residential districts. Additional houses built include two houses constructed around 1928, one house in 1938, one house around 1941, three houses around 1948, one house around 1950, and one house around 1953. These houses were primarily built on vacant lots at the Only one house has been built in the neighborhood since 1953 (on a vacant lot), and no houses have been identified as demolished.



**Figure 4. Two houses with Oak Street addresses at west end of Colver Street, looking east (CV-21-CV-22).**



**Figure 5. North side of the west section (Carskaddan's Addition) of Colver Street (CV-18 - CV-15).**



**Figure 6. South side of the west section of Colver Street (CV-31 – CV-27).**



**Figure 7. East part of west section on north side of Colver Street (805-807-809 Colver) (CV-16 – CV-18).**



**Figure 8. Two houses with Isett Ave addresses at east end of Colver Street, looking west (CV-43 - CV-01).**



**Figure 9. North side of the east end of Colver Street, looking northeast (CV-06-CV-01).**



Figure 10. Muscatine Broom Factory, built around 1907 at 918 Colver Street (CV-38).



Figure 11. Looking west from east section to middle section of Colver Street, looking west (CV-39-38 – CV-08 – CV-04).



**Figure 12. Middle section of Colver Street (Keckler’s Addition), looking southwest (CV-37-34 – CV-11-08).**



**Figure 13. North side of the middle section of Colver Street, looking west (CV-10 – CV-07).**



**Figure 14. North side of the middle section of Colver Street, looking northeast (CV-12 – CV-08).**



**Figure 15. South side of the middle section of Colver Street (CV-37-34).**

## Methodology for survey and identification

The methodology for this reconnaissance level survey and evaluation project included a combination of field survey and archival research. The work for this project was conducted by a consultant, Rebecca Lawin McCarley (d.b.a. SPARK Consulting), a qualified architectural historian and historian. Guidelines for this survey work were provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985). The primary goal was the identification and evaluation of a potential historic district in the neighborhood for future listing on the National Register of Historic Places. For an individual property or historic neighborhood 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. Significance may be found in one or more aspects of American history recognized by the National Register Criteria:

- A. Association with events that have made a significant contribution to the broad patterns of our history
- B. Association with lives of persons significant in our past
- C. Distinctive characteristics of a type, period, or method of construction, work of a master, high artistic value, or significant and distinguishable entity with multiple resources
- D. Potential to yield important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. The architectural survey examines standing structures primarily in relationship to Criteria A, B, and/C.

The architectural field survey began with the identification of the parcels within the survey area and the updating of a database to include these properties. The map previously created (Figure 3) was utilized as the basis of the survey. In November 2012, Rebecca Lawin McCarley conducted a field survey of the properties included in the survey at a reconnaissance level. Field survey numbers beginning with a "CV-" were assigned to identify each property within this area, which was typically composed of either a house or house and garage. These numbers were added to the aerial photograph map (see *Section V: Survey Results*). The location, architectural style, wall/foundation/roof materials, estimated construction date, basic architectural features, and general modifications were collected and later entered into the project database. Photographs were taken of the survey area, as well as individual properties. A total of 43 properties with buildings in the survey area were included in the field survey and photographed. Numbers were not assigned to vacant parcels. The integrity of each resource was assessed to determine a preliminary status of contributing or non-contributing within a potential historic district. These assessments also contribute to the understanding of the integrity of the neighborhood as a whole for potential historic district eligibility. Additional information on the results of the survey is found in *Section V: Survey Results*.

While the survey project was structured to include only the properties along Colver Street, the preliminary research into the boundary for the restricted residence district appeared to indicate that some houses along Oak Street to the north of the west end of Colver Street and along Isett Avenue at the east end were also included in the boundary. Thus, five properties along Isett Avenue and seven properties along Oak Streets were briefly assessed to determine any potential

association with the Colver Street neighborhood and to fully determine the boundary for a potential historic district (Figures 16-19). Further research determined that the verbal description and the intention of the “restricted residence district” included only properties with “real estate abutting upon Colver Street” within the boundary, and this boundary was utilized as the basis of the determination of the recommended historic district boundary. Thus, these properties are not included within the recommended historic district boundary. The limited information collected on these properties to either end of Colver Street is included within this report as Appendix B.

The project continued in early 2013 with the limited site-specific research included within the scope of the project. Site specific research was designed primarily to better assess dates of construction for the properties to contribute to the understanding and historic context on the development of the neighborhood. Selected city directories were primarily utilized for this research. The Sanborn fire insurance maps dating to 1928, 1946, and 1961 were utilized as well, though the majority of Colver Street is not depicted on these maps. This directory work then also began to reveal the overall stability of the neighborhood and turnover of residents. Additional directory work to identify further information on the residents, such as their occupations, was not completed within the scope of this project. This additional research, as well as some census research and property owner research, would be a part of a future survey or nomination project to further explore the historical development of the neighborhood.

The project progressed in March 2013 with research on the development of the Colver Street neighborhood to identify historic trends and significance. This research was designed and utilized to develop a preliminary historic context for the neighborhood. This historic context will be further developed during a future project with additional neighborhood research and site specific research. The goal of the historic context is to provide background on the history and development of the neighborhood overall within the history of Muscatine to more fully assess its historical and/or architectural significance. The archival research for the historic context was conducted primarily at the Musser Public Library. These resources included county and local histories, Sanborn fire insurance maps, city directories, newspapers, historic maps, vertical files with newspaper clippings, and historic images. This research contributed to the development of a historic context for the overall neighborhood, as well as contributing some additional basic information on the individual properties included in the survey area. The historic contexts related to residential development in the *Historical and Architectural Resources of Muscatine, Iowa* document were utilized to place the development of the Colver Street neighborhood within the context of residential development in Muscatine. The historic context for the Colver Street neighborhood is found in the following section, with a full list of documents utilized listed in the bibliography.



**Figure 16. Houses at 1100-1104 Isett Ave at east end of Colver Street (CV-46 – CV-44).**



**Figure 17. Houses at 1202-1120 Isett Ave at east end of Colver Street (CV-01, CV-47 – CV-48).**



**Figure 18. Houses at 1209-1203 Oak Street north of west end of Colver Street (CV-51 – CV-49).**



**Figure 19. Houses at 1219-1213 Oak Street north of west end of Colver Street (CV-55 – CV-52).**

### **III. Historic Context**

The development of this historic context for the Colver Street neighborhood has been limited by the scope of this project, though it provides an excellent start to a more thorough context to be developed at a future time. The context has been developed to the extent to provide context and significance for the reconnaissance level survey area. Houses are referenced by address as well as survey/map number, keyed to Figure 38 (page 67) with photographs of each house found in Appendix A. Information presented in the historic context is preliminary with early conclusions that would be better defined with further research. It is recommended that additional survey and research work include further information on owners at the time of house construction and at least initial residents for a better understanding of the neighborhood development. Further assessment of the development of the neighborhood through this period will be able to be completed within a nomination project or intensive level survey of the potential Colver Street Historic District.

#### **Initial Development of Colver Street, 1885-1910**

Muscatine is located on the Mississippi River in southeast Iowa. Similar to other Mississippi River towns, the initial plat and settlement dates to the 1830s. The town of Muscatine (initially Bloomington) was laid out on this claim in 1836. The population of Muscatine climbed to 2,540 by 1850, third in Iowa behind fellow Mississippi River communities of Dubuque and Burlington. With the increase of rail travel in this period, Dubuque, Clinton, Davenport, and Burlington successfully lobbied for rail connections directly to Chicago. A spur was built from the Davenport line to Muscatine in 1855. In 1850, the population of Muscatine stood at 2,540, with 453 dwellings in the town. By 1856, the population had grown significantly to 6,173. Additionally, 1,040 dwellings existed in town (Census Bureau 1850; Richman 1911, Vol. 1: 451; Horton 1978: 348-349). The population was officially 5,324 in 1860. With increased settlement and rail connections, other communities began to surpass the combination of river and railroad transportation that spelled early prominence for Muscatine. By 1870, the population reached 6,718, with Muscatine falling to seventh in the state. These population trends would continue for the next century.

The “original town” plat was oriented parallel to the Mississippi River, turned nearly 45 degrees on the typical north-south-east-west grid overlaid on land in Iowa. The plat extended inland for seven blocks to 8<sup>th</sup> Street (Figure 20). The rural grid then intersected the town plat, creating odd shaped tracks of land. The original town was centered on a relatively flat section of land along the river, framed by the surrounding hills within either end of the plat. The city began in the flatter land near the river and expanded to the hills to the east, west, and north. Residential development occurred primarily in these surrounding areas, leaving commercial and industrial development on the more level land near the river. The Colver Street neighborhood is located within the northeast quarter of Section 33, between the roads to Iowa City and Tipton on the 1840s map by Abraham Smalley. It was then primarily the farm of A. Ogilvie. Muscatine continued to prosper with the arrival of a spur of the Mississippi and Missouri Railroad that connected Muscatine to Davenport in 1855. Though Muscatine had not nearly filled the area platted with the original town, additions began to be added to the community during this period. The additions generally followed the layout of the original town and ranged in size from a few

blocks to over 40 blocks. The “North Muscatine” Addition extended the east-northeast end of the town to the north-northwest by about ten blocks, east of the road to Tipton (extension of Cypress Street). Development was slowed by the Panic of 1857 and the Civil War. However, the largest addition of the 1860s was Ogilvie’s Addition in 1862. It extended the grid of the town plat northwest by three blocks to 11<sup>th</sup> Street from Mulberry to Poplar, creating a 12-block and 120-lot addition immediately southwest of North Muscatine. The addition was platted with the typical 60 by 140 foot lot size (McCarley 2008: E89, E92). The 1875 map of Muscatine shows these new additions, as well as the small adjacent additions of the 1850s (Figure 21). Colver Street would later be developed just north of 11<sup>th</sup> Street.



Figure 20. Map of Muscatine by Abraham Smalley (Musser Public Library collection).

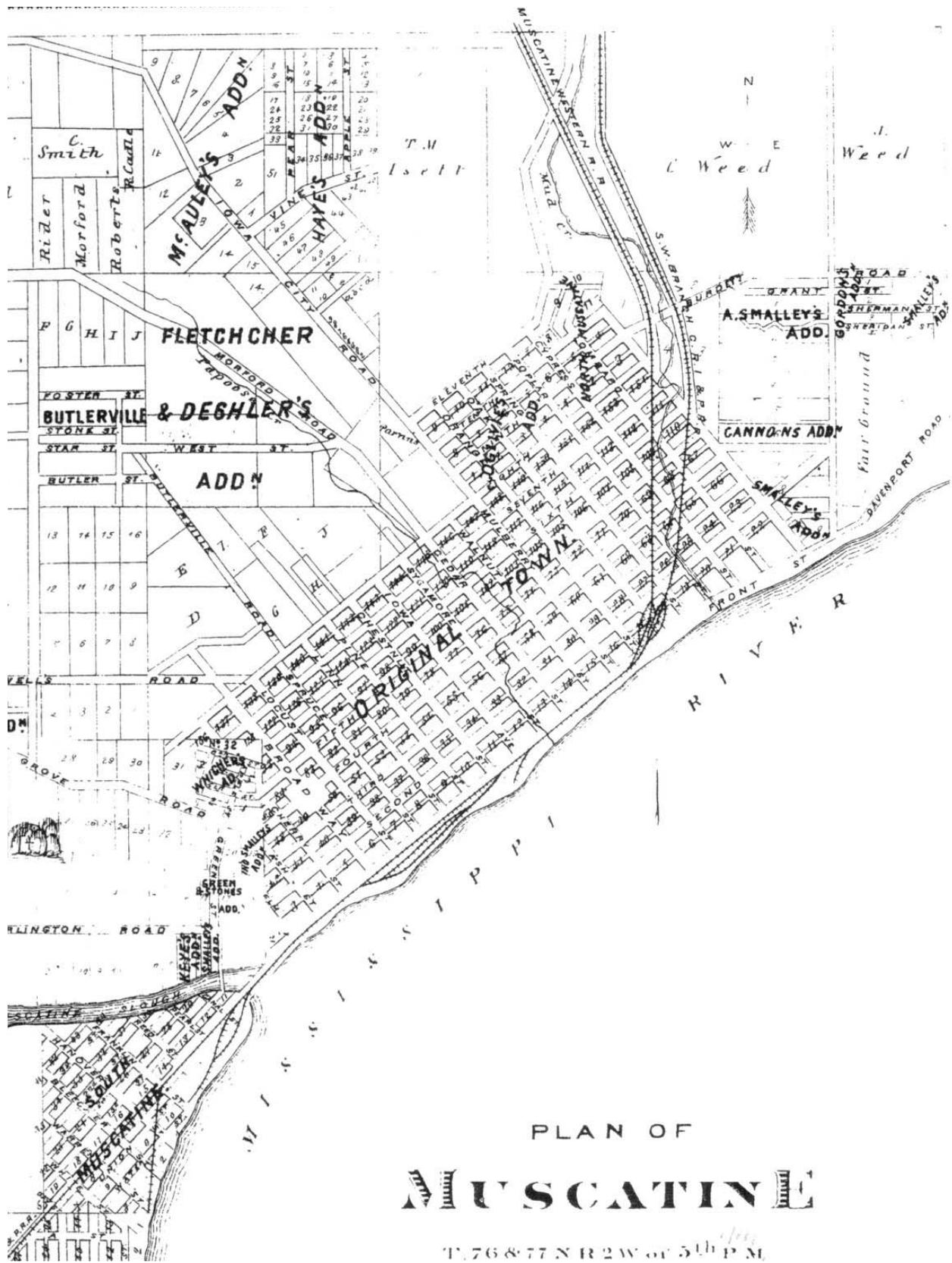


Figure 21. Map of Muscatine in 1875 (Andreas 1875).

The location on the Mississippi River led directly to the first three major industries in Muscatine: agricultural processing, lumber, and pearl buttons. The first two developed by the middle of the 19<sup>th</sup> century. The “island” created by the Muscatine slough boasted the most fertile soil of the area. Muscatine developed as an agricultural processing center, supported by the surrounding countryside. Goods were shipped via the river and then also by railroad following its arrival in 1855. The “island” of South Muscatine continued to develop as an industrial center in the 1860s and 1870s. Though the majority of the lower island was devoted to agricultural production, the northeastern upper portion within city limits was attractive for business and industry, including pork packing, a foundry, and a cooper shop. Following the Civil War, the lumber industry grew significantly. Lumber was a typical Mississippi River town industry, and Muscatine enjoyed its own success though outpaced by other communities. With the demand for building materials in Chicago after the 1871 fire, the local lumber industry flourished. By 1876, the lumber industry was recognized as a leading factor in the local economy. South Muscatine was prime territory for this development, with Hershey’s mill on the north head of the island on Burlington Road (Hershey Ave). In 1871, Musser & Company built a new sawmill on the island, further south from the Hershey mill. This section of the island boomed as new workers built houses near the mill, creating an area that soon became known as Musserville. Brent Brothers also built a window shade and washboard factory on the upper part of the island, and in 1875 the Union Lumber Company built a large facility (Walton 1899: 162-163; McCarley 2008: E93).

The bird’s-eye view by Koch provides a glimpse of the residential development of Muscatine by 1874 (Figure 22). While key houses are noted in detail, smaller houses are sketched in with basic detail just to represent a building on the lot. Within the original town, it appears that about half of the lots have 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. While development is noted in “North Muscatine” east of Cypress (north of 8<sup>th</sup> Street), the area north of 8<sup>th</sup> Street from Cypress west to Mulberry (Iowa City Road) is not depicted with roads, despite the 1862 plat for Ogilvie’s Addition. The area on the north edge of this addition and further north on Ogilvie’s land is depicted with a large hill with a house near the top (Koch 1874).

The population of Muscatine continued to grow in this period, from 6,718 in 1870 to 8,295 in 1880. In 1880, Muscatine ranked as the 10th largest city in Iowa. Fueled by the lumber industry, Muscatine grew significantly in the 1880s and 1890s, and many new buildings were constructed to support the resulting business and industry. Additional development was planned throughout the community. While the 1870s saw subdivision of large tracts of land, the 1880s witnessed more focused subdivisions with city lots. About two dozen new additions or subdivisions were platted in the 1880s, mostly smaller areas on the fringes of the original town (Muscatine County Recorder’s Office). With roads platted through Ogilvie’s Addition by the early 1880s, Oak Street extended along the ridge of the west side of the hill indicated on the 1874 birds-eye view. Prominent local attorney Jerome Carskadden acquired land on the east side of Oak Street from 11<sup>th</sup> Street to the section line (Woodlawn Avenue), platting an addition in 1885 with 23 large lots with Colver Street at the center (Figure 23). The later topographical map of Muscatine shows that this west end of Colver Street was platted on relatively flat land, with

the hill to the east to be developed later (Figure 24). The majority of the lots in Carskadden's Addition would be subdivided into two or more lots as they developed over the next two decades.



Figure 22. Center section of the Bird's-eye View of Muscatine in 1874 (Koch 1874).



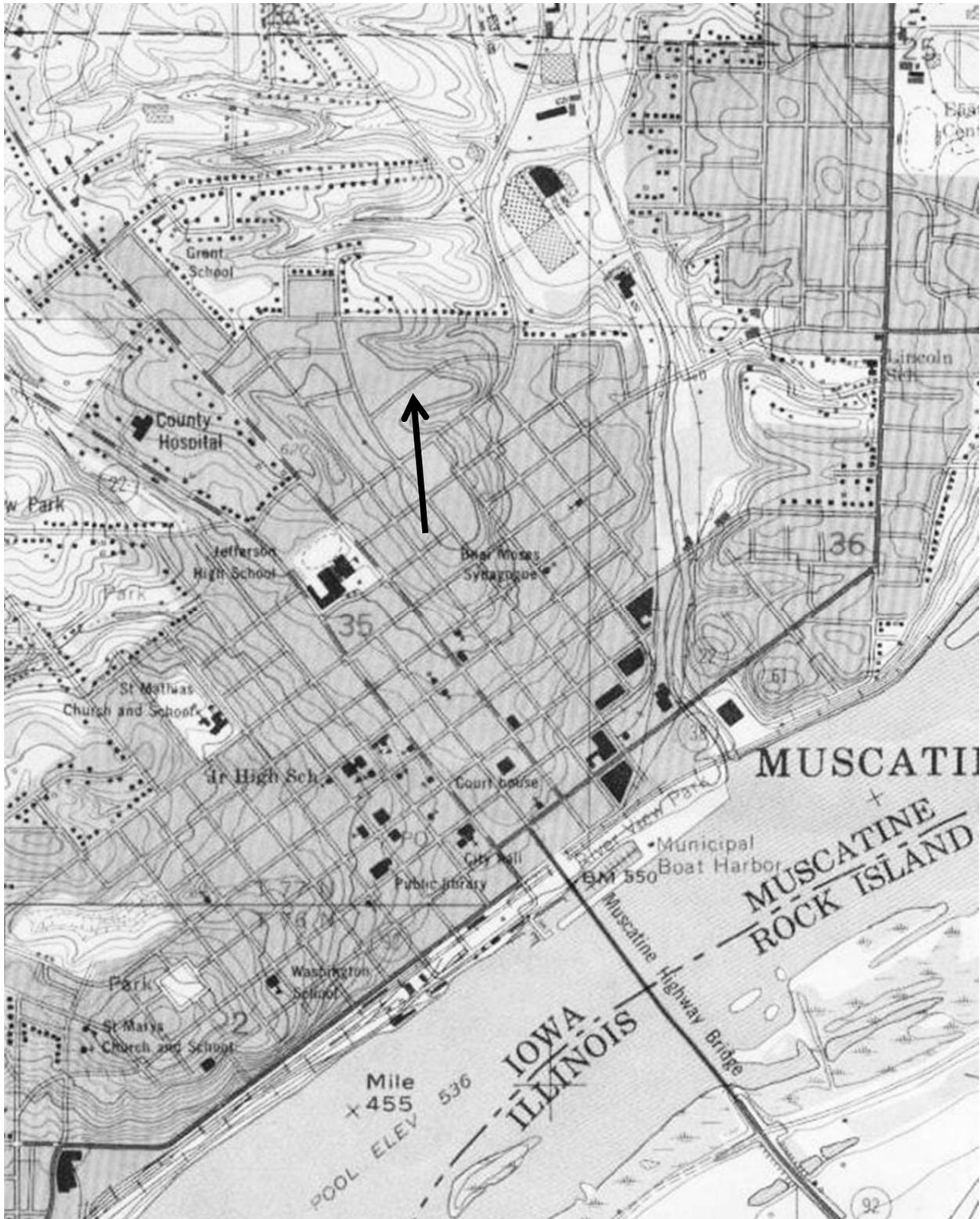


Figure 24. 1953 topographic quadrangle map of Muscatine (1970 revised), with plateau and hill of Colver Street indicated.

With the boom of the local lumber industry, building material was plentiful for Muscatine. In 1886-87, there were six lumber mills and merchants in Muscatine. The largest mills were the Hershey Lumber Company (1001-03 Burlington Road) and the Musser Lumber Company (White, in South Muscatine). S.G. Stein continued to operate his long running lumberyard at 2nd and Pine. J.A. Deemer and J.S. Patten also had small yards. The Muscatine Lumber Company operated at this time, though a fire would soon close the company. The Huttig Brothers Manufacturing Company was the main sash and door producer for Muscatine. Some of these companies, particularly Huttig, produced materials that were sold well outside of Muscatine and Iowa (McCarley 2008: E98).

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).

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 between the railroad east of the road to Tipton (now Isett Avenue) and Park Avenue along the midsection line to the east. A large residential and industrial development was quickly planned. The first four blocks were platted in February 1890. The Muscatine Real Estate Company reorganized as the Muscatine Improvement and Manufacturing Company by fall 1892. They worked to plat the remainder of 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. ("The Papers Signed," *Muscatine Journal*, September 7, 1892, 4).

A number of developments then occurred in Park Place in 1893. On January 29, 1893, the Muscatine Improvement and Manufacturing Company closed the contract with Heinz to build its first plant outside of Pittsburgh in the new Park Place addition. The three-story brick building between Monroe Street, the railroad, and Mad Creek opened in 1894 under the management of John Koehrer. It was located just east of Isett Avenue, north of Colver Street. The plat for the entire 83-block Park Place Addition, including the small corner platted in 1890, was officially filed on February 21, 1893. 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. A lottery for the sale of lots was held on June 10, 1893 (“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; “Complete List,” *Muscatine Journal*, June 12, 1893, 6).

In addition to the plat of Park Place, the Muscatine Improvement and Manufacturing Company also released a broader map of Muscatine showing the Park Place addition in relationship to the rest of the community (Figure 25). The large scope of this project is clearly visible on this map in comparison to the previously platted sections of Muscatine. This map also shows the 1885 plat for Carskadden’s Addition to the west, with the west end of Colver Street in the middle of the plat. Two tracts of land to the east to Isett Avenue (Tipton Road, continues north of Cypress Street at 11<sup>th</sup> Street) are also indicated on this map. The east end is a five acre tract owned by William Hoffman, while the center section is an irregular seven acres tract owned by Charles R. Fox. The 1891 city directory lists William Hoffman as an attorney with Henry Jayne, and he lived at 309 W. 4<sup>th</sup> Street. The map also indicates that he owned additional land north of the section line / Woodlawn Avenue. In 1889, the Musser Lumber Company reorganized as the Muscatine Sash & Door Company with William L. Roach, president; Charles R. Fox, vice president; Clifton R. Musser (son of Peter M.), secretary, and S.B. Cook, treasurer. In addition to doors, sash, and blinds, they also manufactured moldings, stairs, mantels, and “everything required for the finishing of buildings of all classes.” Their products included high end elements as well as common sash and doors. They also operated a branch in Kansas City, Missouri (“Centennial Edition” 1940: 76; Lewis 1901: 69-70; Carlson 1984: 74-75).

The earliest development along Colver Street coincided with the plans and excitement of the Park Place Addition. By 1899, nine houses along Colver Street and two houses at the west end of the street with Oak Street addresses would be constructed, all within Carskadden’s Addition. The first appears to have been the two-story gable-front frame house with side one-story ell (upright and ell) built around 1888 at 1123 Oak Street (Map #CV-22). The 1889 city directory then lists carpenter James A. Leyda at this address, moving here from 515 E. 8<sup>th</sup> Street in 1886. The house retains two-over-two-light double-hung wood windows, a style of windows likely originally found on the other houses built in this decade in this area. A search of the 1891 city directory found no addresses on Colver Street, with residents on the street first appearing in the 1893 city directory. This directory lists four residents on Colver Street, with addresses identified for three from last directories. Nicholas Lenz worked for Muscatine Sash and Door Company, and he lived in the frame two-story T-plan house at 801 Colver (Map #CV-18). August Schmidt lived in the one-story hip-roof cottage next door at 803 Colver (Map #CV-17), and he also worked at Muscatine Sash and Door Company. Caleb Berry was listed as a watchman for Musser Lumber Company (Muscatine Sash and Door Company), and he lived in the two-story T-plan house with a front two-story bay windows across the street at 802 Colver (Map #CV-29). It is unknown at this time if the construction of these houses is connected with the Muscatine Sash and Door Company. The location of the home of laborer Michael O’Callahan on Colver Street has not been identified at this time (property owner research may determine this location,

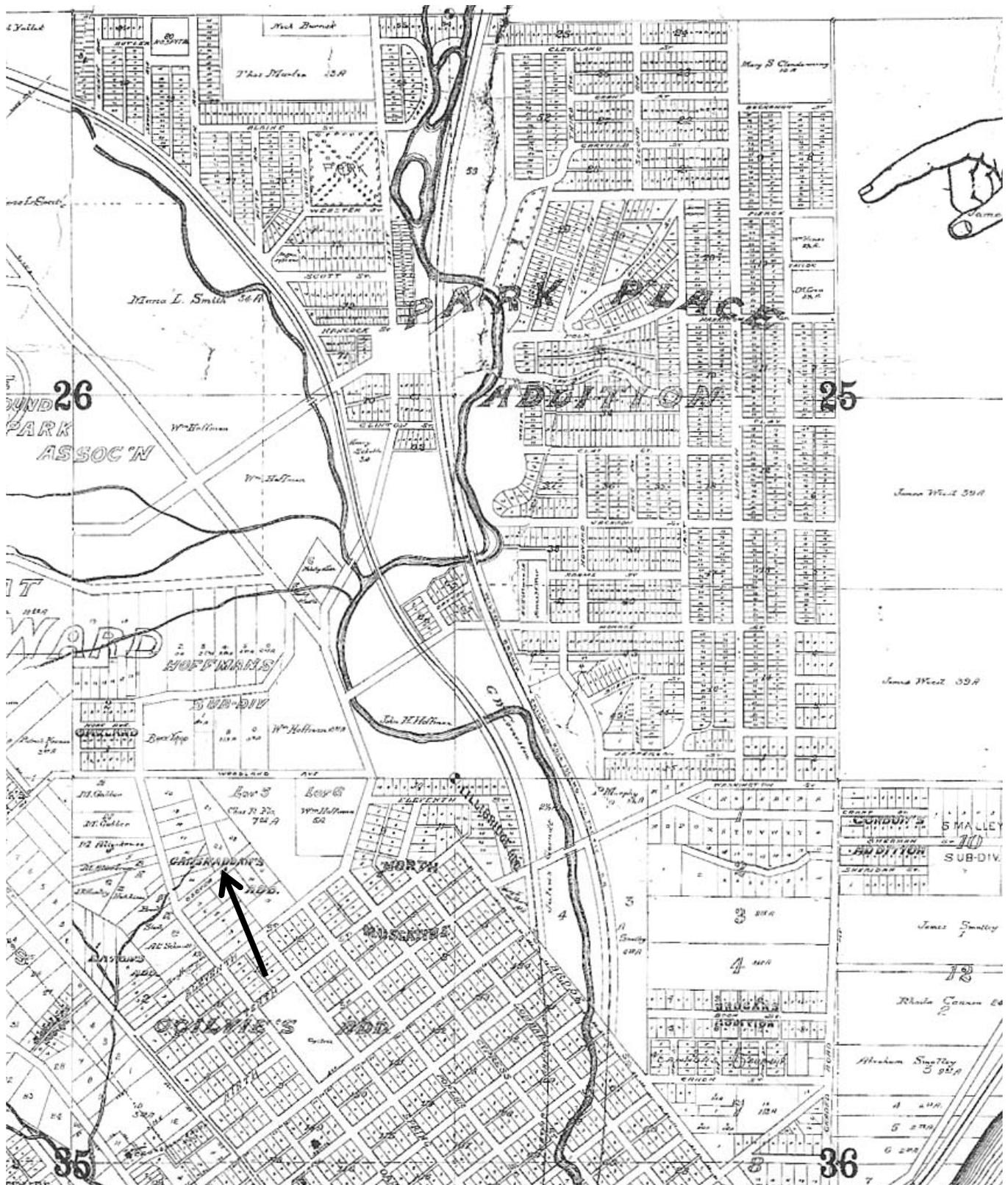


Figure 25. New Park Place Addition on the northeast side of Muscatine, with Colver Street indicated (Muscatine Improvement and Manufacturing Company 1893).

if he owned the property). Additionally, brick mason William Satterthwaite is listed in the 1893 city directory in the hip-roof frame cottage at 1201 Oak Street (Map #CV-21), at the west end of Colver Street. Additional houses were also built to the north and south along Oak Street by this date.

Six additional extant houses were built along Colver Street over the next few years, with two listed in the 1895 city directory, three in the 1897 city directory, and the last by the 1899 city directory. Horace B. Potter had been listed as a farmer nearby near Mulberry/Woodlawn in 1894, and he retired and moved into the two-story T-plan frame house at 800 Colver Street (Map #CV-28) by the 1895 directory. The 1895 city directory listed Herman Husen in the one-story hip-roof frame cottage at 712 Colver Street (Map #CV-26). He worked for Hahn's Lumber Company in 1895 and then was a watchman at Muscatine Lumber and Box Company by 1897. George Bruun also moved into a hip-roof frame cottage at 805 Colver (Map #CV-16) by 1897, and he was a printer with Baker & Bruun. The larger gable-oriented one-and-one-half-story frame house at 722 Colver Street (Map #CV-27) was the home of butcher W.E. Bowen by 1897, with J.W. Lynn also living there. The largest house built on the street in this period was the two-story frame home of Frank Reed, owner of a toy and fancy goods store, at 710 Colver (Map #CV-25, later altered). Additionally, G.V. McCullough was listed at 806 Colver in 1897, perhaps the earlier home of O'Callahan. This lot is the only noted as redeveloped on the street, currently with a 1920s bungalow (Map #CV-31). Through this period, Nicholas Lenz continued to live at 801 Colver and August Schmidt at 803 Colver, both still working at Muscatine Sash and Door Company. Caleb Berry remained at 802 Colver, though by 1897 he was listed as a watchman at the nearby Heinz Pickle Factory. James Leyda and William Satterthwaite remained in the houses on the corner with Oak Street. Finally, Harry and Daisy Metzger at listed in the two-story T-plan house with side bay window at 804 Colver first in the 1899 city directory (see next section for additional details on broom maker Harry Metzger).

Thus, by 1899, 12 houses stood along the west end of Colver Street within Carskadden's Addition, including the two at the corner with Oak Street addresses. While a significant larger number of lots were platted in the 1890s than developed, at least 700 dwellings were constructed in the 1890s in Muscatine. 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 street initially developed with typical vernacular house types of this period, as noted. Vernacular houses borrowed elements of the Queen Anne style, such as bay windows, picture windows with transoms, and shingled gables, applying them to more basic house types (McCarley 2008: E103-104). The “upright and ell” was a deviation of the early gable-oriented house, transitioning to the full T-plan or other cross gable houses by the 1890s. Four two-story houses with this cross gable form had been built, as well as four simple hip-roof one-story frame cottages. Bay windows are noted on at least four houses built, picture windows with transoms appear, and the gable-oriented house at 722 Colver Street includes patterned wood shingles in the gable as well as a side cross gable. These types of modest houses would continue to be built over the next decade at the east end of Colver Street.

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 platted to the north and northwest of the original town plat (Muscatine County Recorder's Office). Among these additions was the Cypress Addition, platted within the land of William Hoffman depicted on the 1893 map (Figure 26). This addition was originally platted in April 1893 during the excitement of the Park Place addition and development along Isett Avenue. The plat shows the Muscatine Electric Railway line extending up Isett Avenue out to the west edge of the Park Place Addition and Heinz plant. This plat was parallel to the section line along Woodlawn Avenue, thus offset from Carskadden's Addition slightly to the west and aligned with the original grid of Muscatine. Though not in a direct line with Colver Street to the west, the center street in this plat is indicated as the east end of Colver Street. Also, the Cypress Addition was in generally lower land along Isett Avenue (Tipton Road) than the land on the hill in Carskadden's Addition and along Oak Street to the west. The 1899 map of Muscatine then shows Carskadden's Addition with the west end of Colver Street and Cypress Addition with the east end of Colver Street, with odd shaped tract of land remaining in the center along the slope of the hill (Figure 27). However, no development is noted in Cypress Addition through the end of the 1890s, and the plat appears to have been refiled or clarified in May 1900. Development then appears to have followed after this date.

The largest new business of the late 19<sup>th</sup> century in Muscatine was the manufacture of pearl buttons. A German immigrant and button cutter, J.F. Boepple, began making pearl buttons from mussel shells found in the Mississippi River around 1890. In the late 1890s, this industry boomed as an alternative to imported buttons with increased tariffs. Three button manufacturing companies operated in Muscatine in 1897, with Boepple's as the largest. By 1897, there were 13 button or blank manufacturing establishments in 4 cities on the Mississippi, which increased to 49 businesses by 1898. As the industry spread, Muscatine remained the center, with 28 blank cutting plants and 5 full button factories in town (Coker 1919: 65-66). 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 (McCarley 2008: E109).

With the prosperity of the pearl button industry, a significant number of improvements were seen throughout the city in the first two decades of the 20th century. 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). 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).

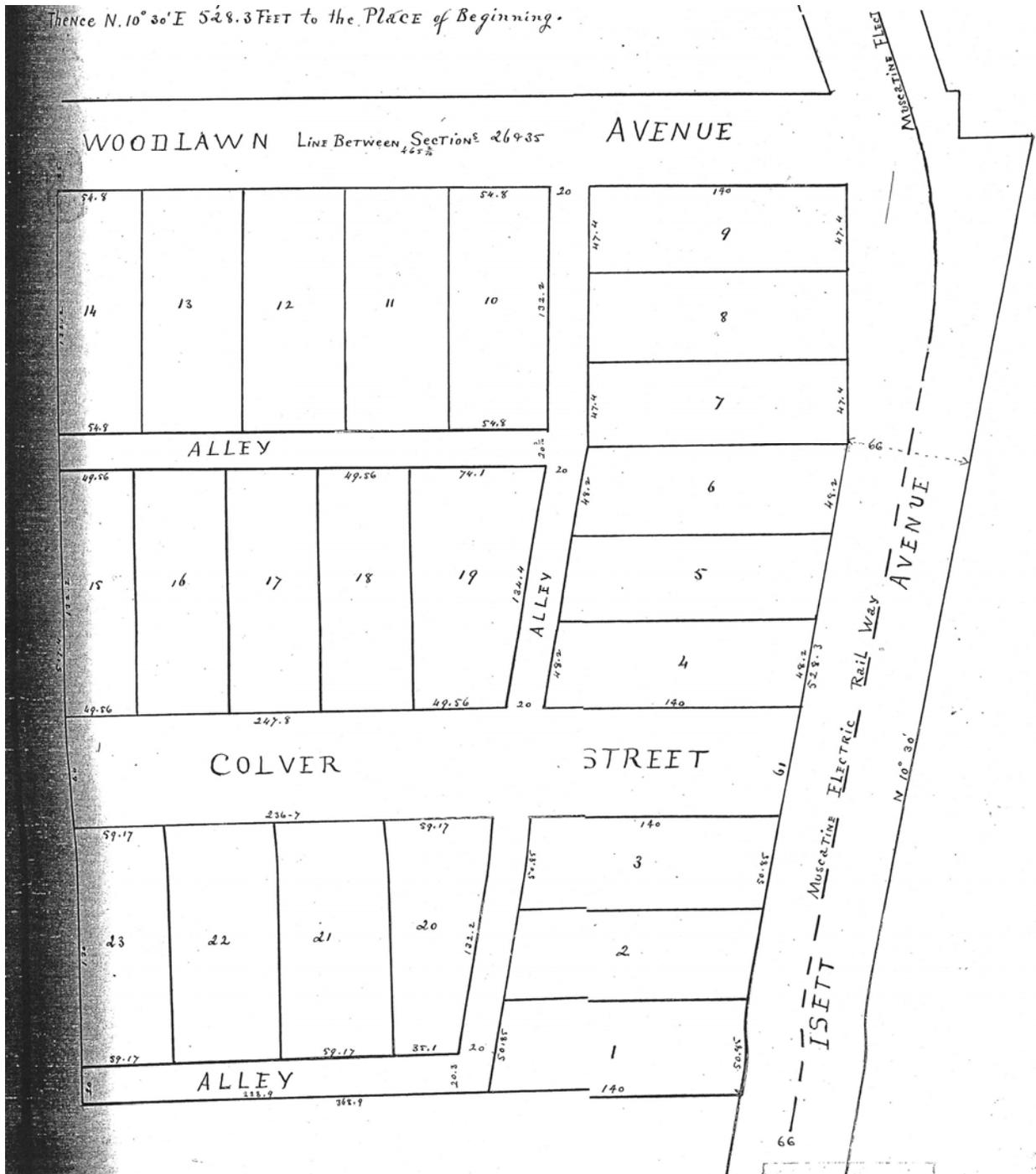


Figure 26. Plat for Cypress Addition, filed April 12, 1893 (Muscatine County Recorder).

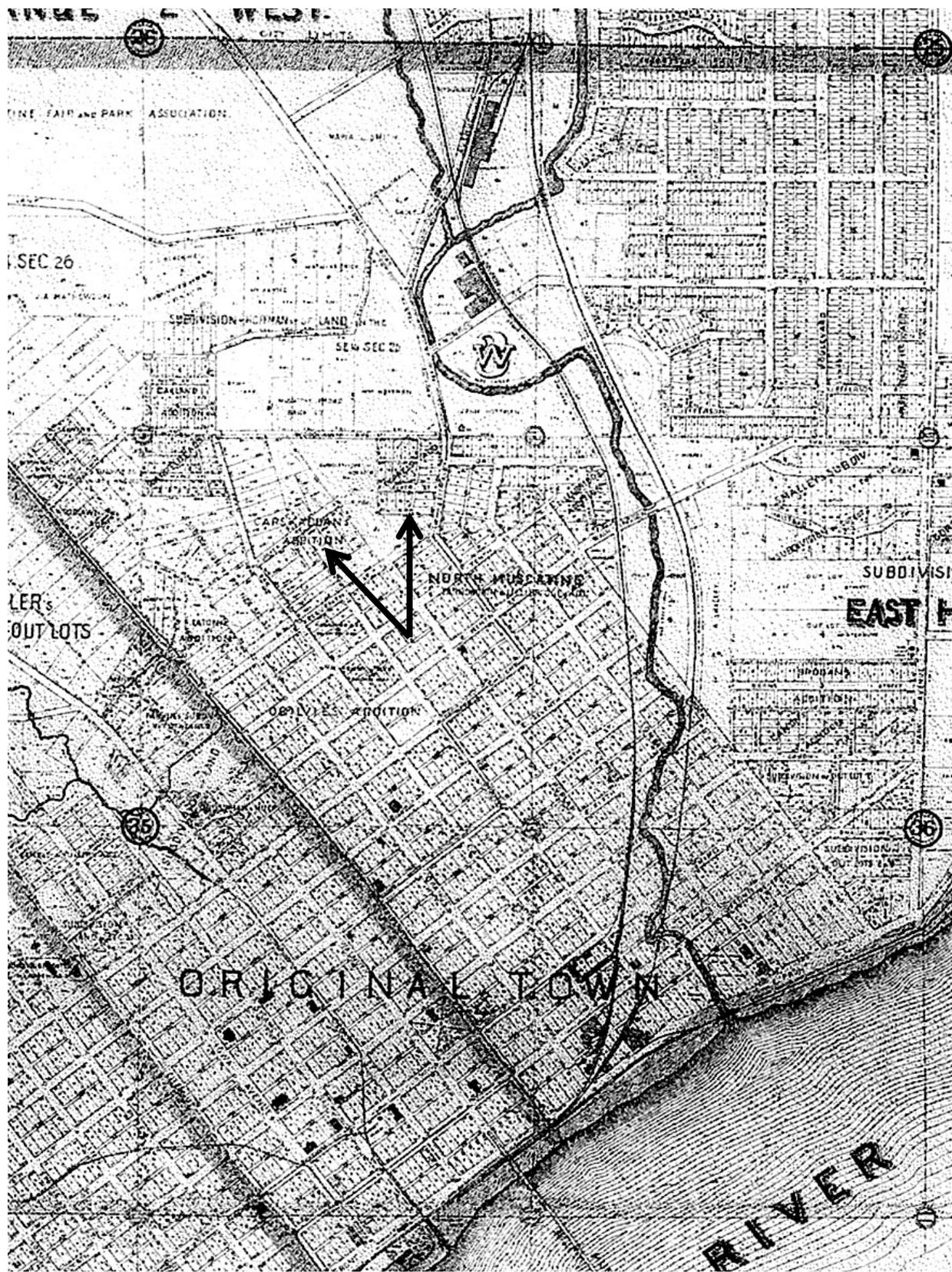


Figure 27. North central portion of Muscatine in 1899 (Huebinger 1899).

Nine houses were built along the east end of Colver Street from 1900 to 1907, followed by the Muscatine Broom Factory around 1907 and a side-gable house in the west section around 1909. Three houses in the 900 block of Colver were listed in the 1902 directory, along with a house at the corner with Isett Avenue. The two-story frame T-plan house at 917 Colver (Map #CV-05) was the largest of these houses, with gas fitter Harry V. Blair listed here in 1902. A smaller one-story T-plan house was built next door at 915 Colver (Map #CV-04), with pipe layer John A. Voge listed here in 1902. Henry Husen (perhaps related to Herman) is first listed with wife Lillie at 916 Colver Street in 1902 (Map #CV-39), and he would continue to live in this one-story hip-roof cottage with decorative porch columns into the 1950s. He was initially listed as button cutter in 1902, working several other jobs over the next decades. The one-story Victorian Vernacular frame house with bay windows on the corner at 1200 Isett Avenue (Map #CV-01) was first listed as 1122 Isett and home of Bernard and Caroline Miller in 1902, with members of the Miller family likewise living here into the 1950s. Carpenter John Boke was listed across the street in the one-story hip-roof cottage at 930 Colver (Map #CV-42) in the 1904 directory. Numbering of the houses is interesting on this side of the street, and two gable-oriented one-and-one-half-story frame houses appear to have then been built around 1905 at 920 Colver (Map #CV-40) and 922 Colver (Map #CV-41), though one may be earlier than the other. Common features suggest a common builder, though perhaps spaced by a few years. In 1910, Paul Fischer, an assistant foreman at Heinz Company, is listed at 922 Colver. The two T-plan houses on the north side of the street were then flanked by two additional two-story T-plan frame houses at either end at 913 Colver (Map #CV-03) and 919 Colver (Map #CV-06) around 1905 as well. William Metzger, brother of Harry Metzger of the Muscatine Broom Factory, is listed at 919 Colver Street in the 1908 city directory. Harry Metzger, living at 804 Colver, built the two-story rusticated concrete block Muscatine Broom Factory at 918 Colver around 1907 (Map #CV-38, also see following section). Finally, widow Ella Woods moved into a two-story side-gable house at the west end of the houses in the 800 block to the west, listed at 715 Colver Street (Map #CV-19) in the 1910 directory. She continued to live here until her death, and then her son Luther Woods live here into the 1950s.

Thus, by 1910, 22 houses and one commercial building stood along Colver Street, including 13 houses at the west end within Carskadden's Addition and nine houses and the Muscatine Broom Factory down the hill at the east end within Cypress Addition. The unplatted hill remained between the two sections of Colver Street, as continues to be depicted on the 1910 map of Muscatine (Figure 28). Interestingly, in July 1910 upon request of Alderman Kendig, the city engineer notified property owners on Colver Street to repair their walks where possible or construct new temporary walks ("City Council," *Journal*, July 27, 1910, 6). The street had developed with typical vernacular house types of this period, as noted. The most common houses were two-story T-plan houses and one-story hip-roof cottages, with a handful of other houses such as one-and-one-half-story gable-oriented houses. All of the houses were built with frame construction, and they were built on brick foundations. The house types indicate the middle-class nature of the developing neighborhood, simpler houses than more decorative Queen Anne houses built elsewhere in town during this period. With the majority of platted lots developed by 1910, the next wave of Colver Street development would not occur until later in the decade with the platting of the center section of the street. Meanwhile, the Muscatine Broom Factory grew and flourished in the Colver Street neighborhood.

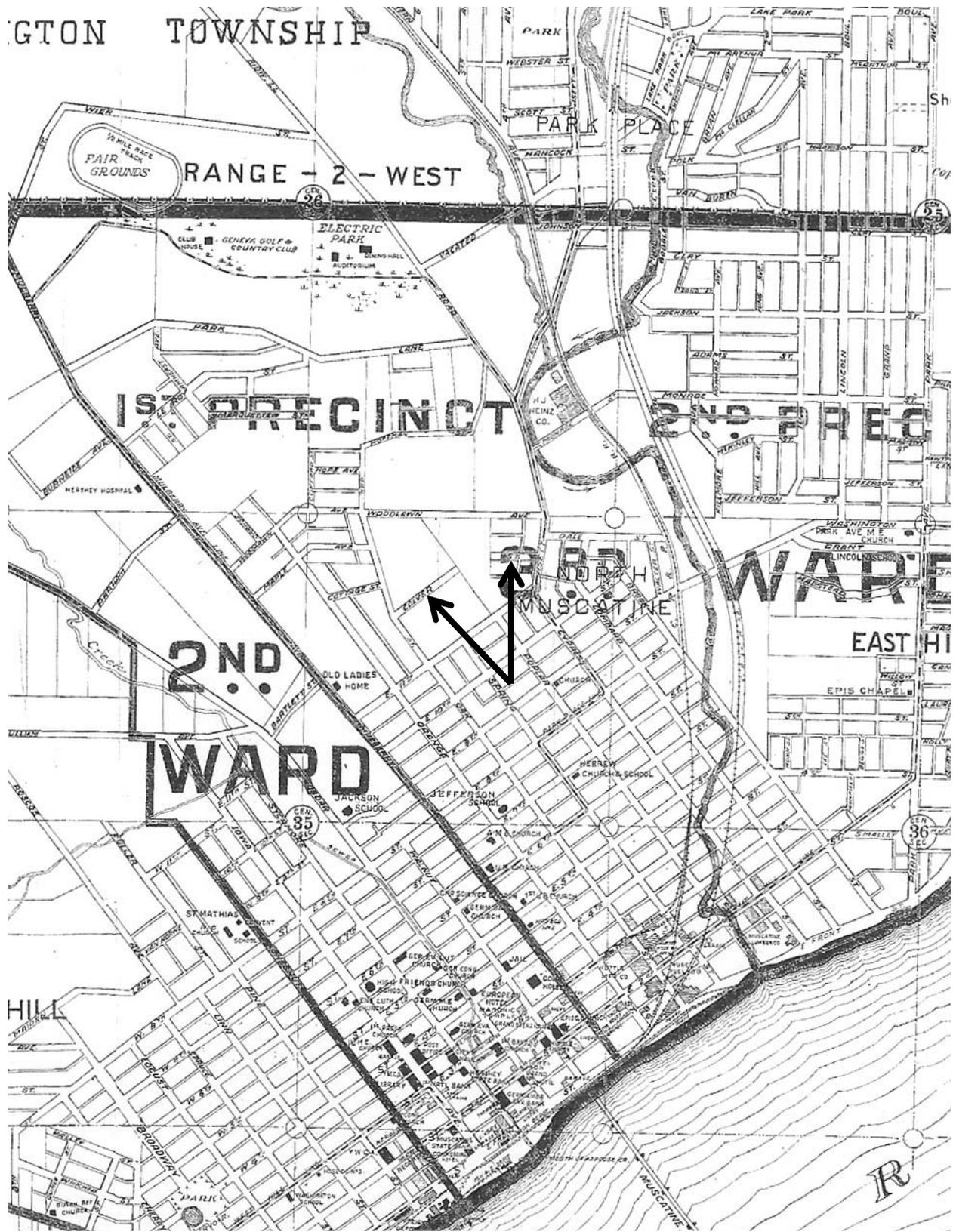


Figure 28. North central portion of Muscatine in 1910 (Iowa Publishing Company 1910).

## Muscatine Broom Factory on Colver Street, 1907-1930

The Muscatine Broom Factory at 918 Colver Street (Map #CV-38) was the outgrowth of the broom making business of Harry Metzger, which started in his home at 804 Colver Street (Map #CV-30). According to a 1911 profile of the business and person, Harry Metzger learned the broom making trade in the small town of Cairo in Louisa County at age 21 (around 1894), and he then started his first manufacturing business in Fairfield. After operating there for two years, he moved to Muscatine and started the manufacture of brooms at his home on Colver Street in spring of 1897. As the business expanded, he built an addition on his house for the business (“Muscatine Man Operates Biggest Union Broom Factory in the State – Is Up-to-Date Plant,” *Journal*, Annual Edition, December 9, 1911, 43). A later 1940 history cites April 1896 as the start of the Muscatine Broom Factory as well as noting that the first factory at 804 Colver Street burned down, though both facts may be inaccurate (“Muscatine Broom Factory,” *Journal*, Centennial Edition, May 31, 1940, 116). As Harry Metzger’s house appears to continue to stand at this address, and no other verification of a fire has been found to date, this information may not be correct. Additionally, the 1897 city directory does not list Harry Metzger in town; he is first listed at 804 Colver Street in the 1899 city directory, supporting the 1897 date.

The broom factory of Harry Metzger was not the first for Muscatine, though it appears to have been the longest sustained business of this kind. W.B. Fish started the first broom factory in Muscatine in 1842. A number of broom businesses came and went over the next decades, with the John Henry Hagerman running the Muscatine Broom Factory at 1548 Grant per the 1894 city directory. The 1897 directory lists Hagerman & Keckler as the only broom manufacturers in Muscatine, located at 404 Mulberry. There were no business listings for broom manufacturers in the 1899 city directory, with Dayton Keckler at 914 E. 6<sup>th</sup> Street and Harry Metzger at 804 Colver Street listed in the alphabetical listings with the occupation of broom maker, both working out of their home. With the growth of the pearl button industry at the turn of the century, the number of broom manufacturers rose by the 1902 city directory. Dayton M. Keckler continued to be listed at 914 E. 6<sup>th</sup> Street, and F.H. Landers is listed at 1329 E. 2<sup>nd</sup> Street. Harry Metzger continued to be listed at 804 Colver, and business appears to have grown to include other family members, with Alvin L. Metzger listed at 531 Park Avenue and Clinton Metzger at 545 Park Avenue. Milton Metzger is also listed on Grand Avenue near Jackson. The brief surge settled back down by the 1904 directory, with only Harry Metzger at 804 Colver Street listed. Dayton M. Keckler was then listed as a carpenter, and he continued in business as a contractor and building through the 1920s. The 1907 city directory likewise lists Harry Metzger at 804 Colver Street as the only broom maker in Muscatine.

According to the December 1911 article, the Muscatine Broom Factory was built approximately four years ago at 918 Colver Street (“Muscatine Man Operates Biggest Union Broom Factory in the State – Is Up-to-Date Plant,” *Journal*, Annual Edition, December 9, 1911, 43). The two-story rusticated concrete block building is generally devoid of further architectural detail, creating a utilitarian and “fire-proof” appearance (Figure 10). Smooth block was utilized for window and door lintels and sills. The front parapet is also smooth concrete. A private drive extends up the west side of the lot, accessing the side and rear of the building. In June 1910, a building permit for \$4,000 was issued to H. Metzger for a cement store building on Colver Street. This building appears to be the one-two story concrete block broom straw storage building built into the hill immediately behind the broom factory, depicted on the 1912 Sanborn

fire insurance map and since demolished (Figure 29). While the Sanborn map only depicts this small section of Colver Street and the two houses on Oak Street on the west end, it does confirm the information on both buildings associated with the Muscatine Broom Factory. The factory and warehouse adjoining it were valued at \$10,000 in 1911 (“Muscatine Man Operates Biggest Union Broom Factory in the State – Is Up-to-Date Plant,” *Journal*, Annual Edition, December 9, 1911, 43). Promotional images of the factory exaggerated both the height and width of the building, as well as seemingly locating it along a railroad line (Figure 30). This publicity approach has been noted for much larger businesses in the 1910s and 1920s as well, hoping to promote their business as larger than reality. The 1908 city directory noted that Harry and Daisy Metzger lived at 804 Colver Street (Map #CV-30), and he was proprietor of the Muscatine Broom Factory at 918 Colver Street (Map #CV-38), confirming construction by this date. His brother William Metzger was noted as a broom sewer for Muscatine Broom Factory, and he listed with wife Julia across the street at 919 Colver Street (Map #CV-06). Milton Metzger was also listed as working at the Muscatine Broom Factory.

In 1909, Muscatine was “one of the great factory centers of eastern Iowa.” The lumber industries, though diminished, continued to be reflected in the Roach & Musser Sash & Door Company and Huttig Manufacturing Company. The button industry was “the most extensive and therefore the most important industry in Muscatine,” employing over 4,000 people. Muscatine had around 120 factories, producing products locally such as food products, wooden boxes, steel stamps, lawn and porch chairs, shoes and slippers, soap, brooms, American cleanser, clay pipes, gas and marine engines, harnesses and saddles, wagons and buggies, button machinery, jewelry, cigars, and carpets and rugs (*Muscatine Journal*, December 16, 1909, 36).

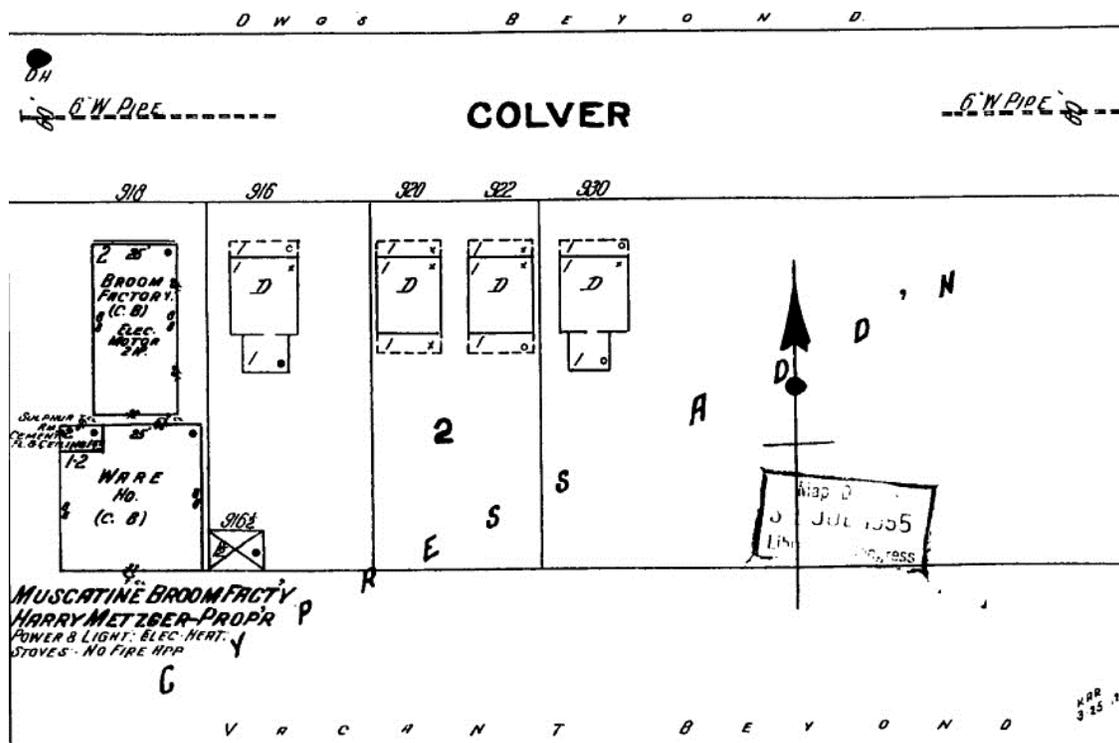
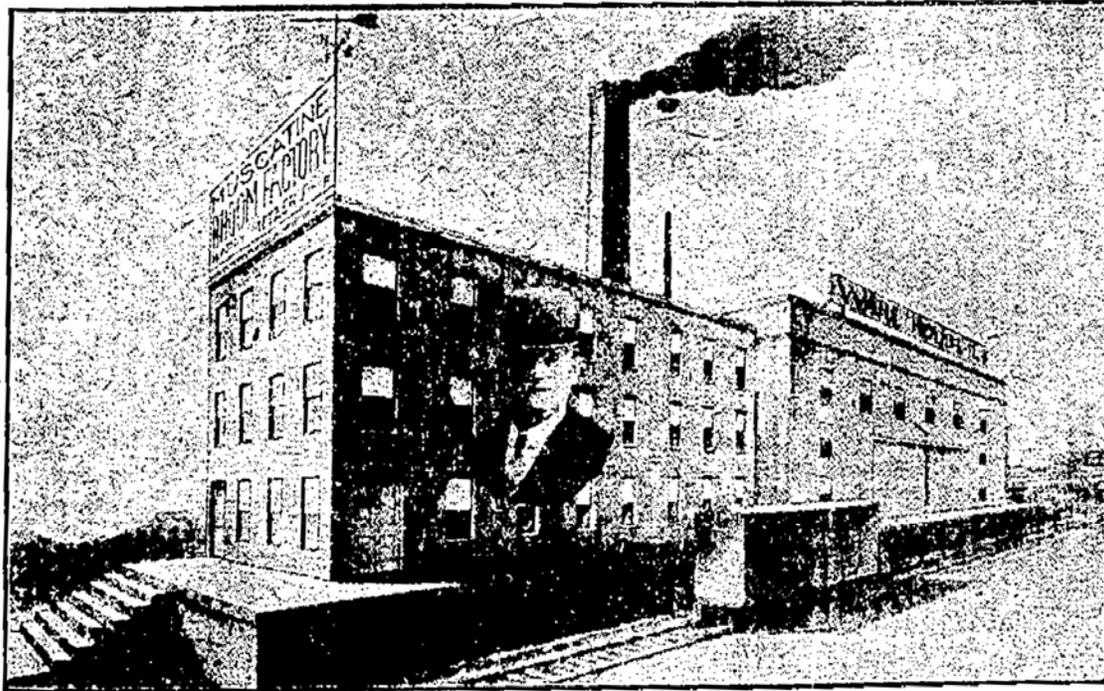


Figure 29. 1912 Sanborn fire insurance map showing Muscatine Broom Factory and four one-story houses to east (Sanborn Map Company 1912: 23).



THE METZGER BROOM FACTORY AND ITS HUSTLING MANAGER.

This Photo of the Factory and the Manager Is the Label Found on Every Broom Manufactured by the Metzger Company.

Figure 30. Promotional image of Muscatine Broom Factory (*Journal*, December 9, 1911, 43).

ANNUAL EDITION.

THE MUSCATINE JOURNAL.

ANNUAL EDITION.

## METZGER'S BROOMS ARE BETTER BROOMS

The largest union broom factory in the state of Iowa and middle west.

Sold by all reliable dealers in Iowa, Western Illinois, Minnesota and Missouri.



100 to 200 tons of broom corn used annually with business increasing.

All Metzger Brooms bear the Union Label and are guaranteed.

The latest patented and most improved machinery together with the best broom straw grown make these brooms superior to any other make.

CONSIDERING QUALITY THEY ARE THE BEST

MAIL ORDERS WILL RECEIVE PROMPT ATTENTION. All the broom corn purchased for this factory is personally inspected by Mr. Metzger and only the best is purchased. Nothing but Union labor employed. Because of the lower freight rates the Muscatine Broom Factory is in a position to offer better prices than competitors. Give them a trial.

# The Muscatine Broom Factory,

(WATCH US GROW.)

RESIDENCE 804 COLVER STREET.

FACTORY 918 COLVER STREET, MUSCATINE, IOWA HARRY METZGER, Prop.

Figure 31. Advertisement for Muscatine Broom Factory (*Journal*, December 9, 1911, 43).

The Home Trade edition of the *Muscatine Journal* published on April 30, 1909 promoted the local products of Muscatine. An advertisement for the Muscatine Broom Factory was included in the edition, with these themes echoed. Harry Metzger, proprietor, include the tag line of “Buy Muscatine Made Brooms” with two primary reasons. First, “The development of our business, its growth, and its prosperity depends largely on the patronage we derive from the Muscatine merchants. They will handle out brooms if you continually call for them. This will help us to enlarge and increase the output of our factory and make it a better place for the employment of labor. We pay taxes, we live in Muscatine, and we expect to stay here, and we are entitled to Muscatine patronage.” Second, “We make the best brooms. No brooms are brought to Muscatine that are sold at the same price that can compare with our product. We personally inspect the broom corn and only purchase the best of material. We employ competent help and we do everything in our power to make the very best broom on the market. All brooms are Union Made and Guaranteed” (“Muscatine Broom Factory” ad, *Journal*, Home Trade Edition, April 30, 1909, 16).

Harry Metzger likewise included an advertisement for the Muscatine Broom Factory in the Booster Train edition of the *Muscatine Journal* published on May 10, 1910. It included two reasons again for the purchase of Metzger brooms, repeating the second one from the year previous. The revised first reason noted: “We are experienced broom manufacturers. We put quality into every broom we make. We are building up our reputation and want you to try our brooms and if they are not the best on the market for the price we know you are not going to buy another, therefore we make them so you will buy again. We have a new, up-to-date factory in Muscatine and are equipped to supply the needs of all dealers at any and all times.” The advertisement encouraged everyone to buy Muscatine brooms, noting that “The economical housewife who appreciates a good strong substantial broom that is light in weight yet strong in wearing quality should buy the Metzger broom manufactured by the Muscatine Broom Factory.” The tag line read: “The Broom with Quality in Every Straw. The Broom that Sells Because It’s the Best.” The advertisement also included the promotional image of the factory, which was then repeat in the *Journal* in later years (“Muscatine Broom Factory,” *Journal*, Booster Train Edition, May 10, 1910, 13).

The Muscatine Broom Factory was also advertised in the 70<sup>th</sup> anniversary edition of the *Muscatine Journal* on December 7, 1910. The advertisement noted that it was one of the largest union broom factories in Iowa and one of the really big institutions that is making Muscatine famous. The brooms were promoted as the cheapest for the quality as “The latest patented and most improved machinery together with the best broom straw grown make these brooms superior to any other made.” The broom corn was personally inspected by Harry Metzger, and he only employed skill labor. Brooms were noted as sold by all reliable dealers in Iowa, western Illinois, and Missouri. The tag line read: “Watch us Grow” (“The Muscatine Broom Factory,” *Journal*, 70<sup>th</sup> anniversary edition, December 7, 1910, 50). The 1910 city directory continues to list the Muscatine Broom Factory at 918 Colver Street, with proprietor Harry Metzger living at 804 Colver Street. His brother William also continued to live at 919 Colver Street and work at the factory. The 1910 census notes that Harry Metzger was a 37-year-old broom maker with his own shop, living with wife Daisy (age 27) and son Gerald (age 4 months).

A longer article on the Muscatine Broom Factory then appeared in the Annual Edition of the *Muscatine Journal* on December 9, 1911. It noted that it was a small industry a few years ago that had grown into a substantial business. It started in small room in a house on Colver Street (804 Colver), and it was now in two large pretentious structures on Colver Street (918 Colver) in the northeast part of the city. It was one of the finest broom factories in Iowa. The large and commodious building was one of the finest equipped plants, and it was one of cleanest places of employment in city. Modern machinery, skilled union labor, and the best quality of broom corn was the key ingredients for their success: “Expert labor combined with the unexcelled quality of material make the Metzger broom one which is destined to make Muscatine known.” Their brooms were sold in large quantities in Iowa, Illinois, Minnesota, and Missouri with the expansion of the business in last few years. They manufactured the “sweeper” and a small whisk broom. Harry Metzger was primarily a broom maker but also salesman of some ability and keen buyer of broom corn. The company had grown to employ 18 people and was noted to likely increase. Harry Metzger was specifically particular in his selection of broom corn, visiting farms to select only the best. He had grown it in several Iowa counties and devoted it to his own use, and he thus understood cultivating as well as selecting broom corn. The company operated in two buildings on Colver Street. The main 30 by 60 foot building was constructed of concrete blocks on solid concrete base, two stories in height. The warehouse was larger, accommodating at least 25-30 carloads of broom corn. Once a shipment of corn was received, it was graded and conveyed to the second story. It was then formed and sewed into proper shape, later trimmed and made ready for market (“Muscatine Man Operates Biggest Union Broom Factory in the State – Is Up-to-Date Plant,” *Journal*, Annual Edition, December 9, 1911, 43). The article was accompanied by the earlier promotional image (Figure 30), as well as an advertisement (Figure 31). The ad also noted that they used 100-200 tons of broom corn annually, and lower freight rates kept their prices low for consumers (“Muscatine Broom Factory,” *Journal*, Annual Edition, December 9, 1911, 43).

City directories through the 1910s continue to list the Muscatine Broom Factory at 918 Colver Street and Harry Metzger lived at 804 Colver Street. Through this period, Harry Metzger was known for his entries in the annual Labor Day parade, usually winning a top prize (“Broom Factory Float in Labor Day Parade,” *Journal*, September 28, 1965, 20). A photograph from 1920 shows the brooms and broom corn that decorated the entry (Figure 32). The 1913 directory lists three broom manufacturers in Muscatine, Harry Metzger at 918 Colver Street as well as W.M. Maiden at 511 E. 5<sup>th</sup> Street and Allan W. Whicher at 1207 Cedar Street. The directory notes that William Metzger was a traveling salesman, now living at 1105 Orange. An advertisement for the Muscatine Broom Factory on December 12, 1914 in the Building and Improvement edition of the *Muscatine Journal* noted: “Keep Your Home Spick and Span with Metzger Brooms.” The brooms swept clean, made by experts with the world’s finest broom corn. Harry Metzger was noted to travel to the best broom corn districts in United States in Oklahoma and southern Illinois to personally inspect broom corn. They made large brooms and small whisk brooms, suitable for home, store, and office uses. The same promotional image appeared, with the tag lines: “They sweep clean” and “Watch us Grow!” (“Muscatine Broom Factory” ad, *Journal*, Building and Improvement Edition, December 12, 1914, 44). The 1916 city directory again lists Harry Metzger at 804 Colver as proprietor of the Muscatine Broom Factory, and William Metzger is listed as a salesman living at 113 Maple Avenue. W.M. Maiden and Harry Metzger were listed as the only two broom manufacturers.



**Figure 32. Muscatine Broom Factory float in Labor Day parade in 1920 (Grossheim collection, image 2491).**

While the Muscatine Broom Factory was set along a residential street, other businesses were scattered in this part of town as well. Industrial interests continued to be concentrated along the river and railroad, particularly east of the downtown area and in South Muscatine per the 1919 Sanborn fire insurance map and city directory. As the lumber interests faded, so did the land that they covered. Additionally, button companies had moved into existing buildings, as well as building new facilities. Some additional businesses were in more isolated locations on the north and west edges of Muscatine in 1919. The Barry Manufacturing Company, the closest to the other industries, was located on E. 4<sup>th</sup> Street near the railroad tracks leading north out of town. The Muscatine Broom Factory was located north-northwest of the core of Muscatine, west of the railroad tracks near Mad Creek. Other industries further north along these tracks include the C.E. Richards Slaughter House near Woodlawn Avenue, the Heinz Pickle Company on Monroe and Isett Ave, and the Continental Serum Laboratories on Isett at Bidwell (Sanborn Map Company 1919; McCarley 2008: E77).

The broom business apparently increased in the years immediately following World War I. Excitement was noted with a communication from importers Samuel Parkes, Ltd, in Dublin, Ireland, in January 1919 regarding pricing on a large quantity of brooms from the Muscatine

Broom Factory. Harry Metzger was quoted as saying it was probable that he would be making brooms to sweep England and Ireland in next few months, as the Parkes company was preparing for heavy trade during reconstruction (“Get Order from Dublin, Ireland,” *Journal*, January 21, 1919, 1). The 1919 city directory listed three broom manufacturers in Muscatine: the Muscatine Broom Company at 918 Colver Street, the Pearl City Broom Company at 507 E. 5<sup>th</sup> St (William Maiden’s business), and the American Broom Company at 513 Orange (run by Roy and Henry Stickler). The 1920 census lists Harry Metzger (age 46), with wife Daisy (age 36), son Gerald (age 10), son Wilbur (age 5), and son Glen (age 2). William Metzger appears to have created his own broom company around this time, listed in the 1920 census as manager of his own broom factory at age 38, living at 1511 Washington Street. The Hawkeye Broom Company is then listed here in the 1921 city directory, run by William Metzger. The one-story rusticated concrete block building at 1003 Park Avenue behind the house at 1511 Washington appears to have been built around 1920 for the broom business (see Iowa Inventory #70-01371, Fair Oaks survey #FO-117), echoing the appearance of the Muscatine Broom Factory at a much smaller scale. In addition to the two Metzger businesses, the 1921 city directory also lists five other broom manufacturers: Coggeshall Bros at 1432 Washington St, H.P. Gable at 203 Fillmore Ave, Liberty Broom Co at 604 E. 10<sup>th</sup> St, Maiden Bros at 1005 E. 8<sup>th</sup> St, and William Maiden at 507 E. 5<sup>th</sup> St.

The number of broom factories in Muscatine would then decrease through the 1920s, with Muscatine Broom Factory remaining strong. The 1923 and 1927 city directories continue to live Harry Metzger at 804 Colver Street, running the Muscatine Broom Factory at 918 Colver Street, and William Metzger as a broom maker at 1511 Washington Street. The 1927 directory notes that the Metzger Hawkeye Broom Factory is located at the rear of 1511 Washington Street (later 1006 Park Avenue, now 1003 Park Avenue). In June 1928, an article appeared in the *Muscatine Journal* to dispel rumors that either Harry Metzger or the Muscatine Broom Company at 918 Colver Street was intending to leave town. Harry Metzger assured everyone that he intended to stay in Muscatine. His brother William had recently who had conducted a broom factory at 1511 Washington Street recently disposed of his factory here and relocated in Moline (“Muscatine Broom Company to Stay,” *Journal*, June 12, 1928, 1). The 1929 city directory confirms that William Metzger is no longer in Muscatine. The 1928 directory lists three broom manufacturers in town: the Muscatine Broom Company at 918 Colver Street, the Bahr Broom Factory at 1617 Cedar, and Harry P. Gabel at 203 Fillmore Ave. The Muscatine Broom Company of Harry Metzger was clearly the oldest and largest already by this date, and it would continue to operate at 918 Colver Street into the 1970s, run by sons Gerald and Glen after Harry’s death.

## Development of a cohesive neighborhood along Colver Street, 1910-1930

Houses built in the first quarter of the 20<sup>th</sup> century in Muscatine drew influences from the variety of sources. Large houses followed more particular styles, with the bungalow become popular for more modest homes. The asymmetrical floor plan, elaborate features, and decorative surfaces of the Queen Anne style 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 (McCarley 2008: E113)

The popularity of porches continued to increase in the early 20<sup>th</sup> 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 20<sup>th</sup> 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; McCarley 2008: E114). Porches are found on many of the houses in the Colver Street neighborhood.

As noted, development along Colver Street from 1900 to 1908 focused on the east end of the street within Cypress Addition, with nine houses and the Muscatine Broom Factory built in this period. Around 1909, the simple side gable house was built in Carskadden's Addition at the west end of the 1890s houses at 715 Colver Street (Map #CV-19). A large vacant lot remained at this east end of this set of houses as well, located at 809 Colver Street (Map #CV-14). In September 1910, a \$1,000 building permit was issued to Wilmer H. Willis for a residence on Colver Street ("1910 Marked by Greater Building Activity Than Any Year in History of Muscatine," *Journal*, December 7, 1910, 29). The 1910 city directory lists him as a bricklayer, living with his parents at 512 E. 11<sup>th</sup> Street. William T. Willis is noted as a brick and stone contractor. The 1913 city directory lists the father as retired and the son not in Muscatine. Thus, they appear to have built and sold this house. The 1913 city directory lists Albert L. and Lepha Pierson living in the house at 809 Colver Street, and he was proprietor of a hardware, furniture, and floor coverings store at 426-28 E. 2nd St. This two-story rusticated concrete block Foursquare house is unique among the houses along Colver Street, and the concrete block construction is likely associated with the construction and expertise of the Willis family. Rusticated concrete block had been used for the two-story Muscatine Broom Factory at 918 Colver Street in 1907, and it had become the most popular foundation material for new houses

by 1910. Its use for a full house is more sporadic in Muscatine, and this house is the only example in this neighborhood. This house reflects the basic Foursquare form with a hip roof and hip-roof front dormer. It is also the only Foursquare house along Colver Street. The house was built in the center of the large Lot 23 of Carskadden's Addition, and the lot would later be subdivided for a house lot on either side.

With this construction, houses were found on nearly every lot in the west section of Colver Street in Carskadden's Addition and in the east section of Colver Street in Cypress Addition. The odd shaped parcel in the connecting center section remained undeveloped through the early 1910s. This center section also included the hill that extended up from the lower east end along Isett Avenue to the higher west end along Oak Street. Dayton M. Keckler was noted as a successful contractor and businessman by 1915 ("A Splendid Ticket," *Journal*, February 8, 1915, 3). The 1916 city directory lists him living with wife Ida M. Keckler at 710 E. 6<sup>th</sup> Street. He acquired this tract of land on Colver Street and platted Keckler's Addition, including ten lots in this center section of Colver Street as well as a large lot on the hill to the south along 11<sup>th</sup> Street that would become his home. He appears to have first built his house, a bungalow, at 901 E. 11<sup>th</sup> Street, with discussion at city council on grading 11<sup>th</sup> Street to his property from Isett Avenue in summer 1917. Dayton Keckler then appears to have quickly turned his attention to building a series of bungalows on the lots on Colver Street. Seven houses, not listed in the 1917 city directory, were listed in the 1919 city directory, including four in a row on the north side of the street and three on the south side of the street. By June 1917, he advertised: "FOR SALE – Some good homes on the installment, small payment down, balance easy terms. D.M. Keckler, Contractor" (*Journal*, June 23, 1917, 9). Similar ads for houses for sale on easy terms or houses for rent to married couples appeared in the *Journal* in fall 1917, spring 1918, and early 1919. It is unknown at this time if all the houses referenced as available from Keckler were located on Colver Street or in other areas as well.

The seven houses built in the 900 block of Colver Street around 1917 and 1918 share some similar features within different plans. All of the houses sit on rusticated concrete block foundations, and they are frame construction. The two houses at the east end of Keckler's Addition on the north side are both one-and-one-half-story gable-front frame houses with gable returns and full front porches. The house at 909 Colver Street (Map #CV-08) has fishscale in the front gable, while the house at 911 Colver Street (Map #CV-07) has been clad in aluminum siding. Both have a dormer on the west side and include a small one-car "lean-to" garage on the east side (perhaps added later). The house at 907 Colver Street (Map #CV-09) is a gable-front one-story bungalow, and a historic photograph shows the original open front porch and small stained glass window on the façade (remaining within the porch) (Figure 33). This small square stained glass window also appears on other Keckler bungalows on Colver Street. The shed-roof "lean-to" garage on the east side was added after the original construction. The gable-front one-story bungalow to the west at 905 Colver Street (Map #CV-10) may have originally had a large front porch, though now it has a simple entry hood and front deck. The three hip-roof bungalows on the south side of the street share many characteristics in common. They each appear to have originally had a large gable-roof front porch, though the center one at 904 Colver (Map #CV-36) has been removed leaving a trace with a front gable. The houses at 902 Colver (Map #CV-35) and 906 Colver (Map #CV-37) retain their porches, though they had been enclosed, as is typical

on many houses from this period in Muscatine. Small one-car frame garages sat to the rear of the east side of these houses by the 1920s, with two currently remaining.



**Figure 33. 1920s photo of bungalow at 907 Colver Street, when owned by Harry and Inez Lange (c.1921-1957) (Joseph and Shirley Huff, owned 907 Colver since 1957).**

While property owner research was not conducted within the scope of this project, it appears from city directories that the original residents of these seven houses included a mix of owners and tenants. On the north side, the 1919 city directory lists Otto R. (and Esther) Maeglin (button cutter at Block's) at 911 Colver Street, and they continued to live here in 1921. Curtis W. (and Corrine) Dollman (proprietor of Dollman Cutting Plant - buttons) is listed at 909 Colver Street in 1919, with Lee (and Mamie) Fuller (storekeeper - Muscatine Ltg Co) here by 1921. Likewise, Carl (and Jane) Falkenheim (salesman at Muscatine Packing Co) is listed at 907 Colver Street by 1919, and Harry J. (and Inez) Lange (motorman) are listed here in 1921. They continued to live here until 1957, one of the longest residents of Colver Street. Interesting, Helmuth Lange is listed down the street at 922 Colver Street (Map #CV-41) from 1916 into the 1950s as well. The 1919 directory lists Verne G. (and Etta) Gereaux (electrician at Chaudoin's) at 905 Colver Street, and they too had moved by 1921, with Charles (and Ida) Crow (motorman) living here. The south side of the street included Charles (and Josephine) Miller (foreman at Hawkeye Button) at 902 Colver Street, and they were still here in 1921. Edward (and Florence) Christenson (wire chief for Iowa Telephone Co) were listed at 904 Colver in 1919, followed by Walter (and Freda) Stark (printer at Record Ptg Co) in 1921. Finally, Frank (and Bessie) Streitler (bookkeeper at Roach & Musser Lumber) were listed at 906 Colver Street in both 1919 and 1921. Dayton M. Keckler continued to live in the bungalow on the large lot to the south of 904 and 906 Colver Street at 901 E. 11<sup>th</sup> Street.

With the wave of new construction on Colver Street, Dayton M. Keckler worked with the city to improve the street and services for residents. On April 12, 1921, he reached an agreement with city council to deed the 50-foot road in the center of Keckler's Addition to the city to formally open Colver Street from Isett Avenue to Oak Street. In return, city council graded 11<sup>th</sup> Street from Isett Avenue to Popular Street in front of his house. It was noted as an extensive project, though only one block ("Colver Street to be Opened Entire Length; Land Given," *Journal*, April 12, 1921, 5). In July 1921, new six-inch water mains laid in Muscatine included 750 feet on Colver Street from the Metzger broom factory (918 Colver) to the west end at Oak Street, extending through the center and west sections of Colver Street. Work was completed in September ("Plan Extension of Water Mains," *Journal*, July 20, 1921, 8; "New Water Pipe Now Installed," *Journal*, October 7, 1921, 6). Grading started in late August 1921 for a new section of sidewalk ordered by city council ("Commerce Sidewalk Grading," *Journal*, August 25, 1921, 3). Plans for new sewers on Colver Street were let for bid in October 1921 ("Plan to Improve Sewers in City," *Journal*, October 7, 1921, 6).

Two additional houses were then built in Keckler's Addition on the two remaining lots on the north side of the street around 1925 at 901 Colver Street (Map #CV-12) and 903 Colver Street (Map #CV-11). Neither house was listed in the 1923 city directory, while both were listed in the 1927 city directory. The houses are very similar in style and features. Both are one-story gable-front frame bungalows with a gable-roof entry porch offset on the west side of the front elevation. They sit on rusticated concrete block foundations, and they retain triangular brackets under their wide eaves. The house at 901 Colver Street is clad in wood siding with rectangular wood shingles in the front gable, while the house at 903 Colver Street is clad in wood shingle siding with rectangular wood shingles in the front gable. Both have attached one-car shed-roof garages within an extension of the main roof line on the rear of the east side, with cladding identical to the house. Thus, these garages appear to be part of the original construction, while the earlier houses may have had them added around this time. While their common features suggest a common contractor, likely Dayton M. Keckler, their original residents were both associated with the industry. The 1927 city directory lists Edward A. (and Ethel) Haas (carpenter) at 901 Colver Street and Joseph (and Ula) Miller (assistant manager at Muscatine Lumber & Coal Co) at 903 Colver Street. Both continued to live here per the 1931 city directory.

One other bungalow was likely built in the late 1910s or 1920s on Colver Street, located on the site of an earlier house at 806 Colver Street (Map #CV-31) at the east end of Carskadden's Addition. The gable-front bungalow sits on a rusticated concrete block foundation and share features similar to the other bungalows built from 1917 to 1926. Thus, it appears to be have been built in this period as well, though a definitive construction date has not been determined for this property. The 1900 and 1910 city directories list retired George McCullough at 806 Colver Street. James Quinn, a broom maker at Muscatine Broom Company, is listed here in 1916, and R.F. Craven is living here in 1921. Boyd Holliday was then the tenant here in 1927, 1929, and 1931 city directories. It is possible that this house was not replaced until the 1930s, as the assessor lists a 1936 construction date.

Thus, there were 32 houses and the Muscatine Broom Factory in the Colver Street neighborhood by 1926 (Figure 34). The neighborhood development spanned three plats and three periods of development, creating a physically cohesive neighborhood with the official deeding of the center section of Colver Street to the city in 1921. Carskadden's Addition at the west end included nine houses along Colver Street and two at the corner with Oak Street built by 1899, as well as a house built around 1909 and one built around 1911 on the north side and the house likely replaced by the date on the south side. Cypress Addition at the east end included eight houses along Colver Street, one house at the corner with Isett Avenue, and the Muscatine Broom Factory built from 1900 to 1907. Finally, Keckler's Addition in the center included seven houses built around 1917-18 and two houses built around 1925. Only four lots remained without any construction, though four of the larger lots in Carskadden's Addition would later be subdivided for additional house lots.



**Figure 34. Map indicating construction dates of house on Colver Street by 1927 (McCarley 2013).**

*Combined image of Sanborn fire insurance map from 1928 at either end (Sanborn Map Company 1928) overlaid on restricted residence district plat for Colver Street from 1926, with houses sketched on lots based on historic research and color coded with dates of construction*

With physical cohesiveness achieved, the residents banded together for neighborhood cohesiveness around the issue of a proposed laundry for Colver Street in fall 1926, creating a formal restricted residence district that encompassed their properties in all three sections of Colver Street from Isett Avenue to Oak Street. In April 1917, an act passed by General Assembly of Iowa authorized cities of the first class to designate and establish restricted residence districts upon petition of 60% of owners in the affected part of city. The state code noted:

In the ordinance designating and establishing such restricted residence district, every such city is hereby empowered to provide and establish reasonable rules and regulations for the erection, reconstruction, altering and repairing of buildings of all kinds, within said district, as well as the use and occupancy of such buildings; and to provide that no building or other structure, except residences, school houses, churches, and other similar structures shall thereafter be erected, altered, repaired or occupied without first securing from the city council of such city a permit therefor, such permit to be issued under such reasonable rules and regulations as may in said ordinance be provided.

It also outlined the penalties for violators:

Any building or structure erected, altered, repaired or used in violation of any ordinance passed under the authority of this act, shall be deemed a nuisance, and every such city is hereby empowered to provide by ordinance for the abatement of such nuisance, either by fine or imprisonment, or by action in the district or municipal court of the county in which such city is located or by both; such action to be prosecuted in the name of the city

(Whitney 1917: 160)

The designation of “building zones” for cities was a topic of conversation across the Midwest in this period, with the July 27, 1918 issue of the *Municipal Journal* devoted largely to discussion of St. Louis’ new “zone ordinance.” They were noted as the latest city to adopt these regulations: “New York, Boston, and Berkeley, Cal., are among the cities that have adopted this form of control and segregation of the uses of private property. In Iowa, the state legislature was noted to have authorized all cities of the first class to establish restrictive residence districts and prevent the use of property within such districts for certain prohibited purposes” (“Building Zones for Cities,” *Municipal Journal*, July 27, 1918, 73). While the ordinances relate to later forms of zoning in terms of setting out specific uses for particular areas, early enforcement of at least the “zone ordinance” in Iowa was tied to the issuance of building permits. Thus, these “restricted residence districts” perhaps resulted in the more stringent building permit system for the cities adopting them.

While initially the General Assembly of Iowa authorized only cities of the first class (large cities) to designate “restricted residence districts,” an amendment passed on February 25, 1925 expanding the authority to second class cities as well, permitting Muscatine to establish such zones. The first restricted residence district” in Muscatine was established and recorded for the Fair Oaks neighborhood, with no identified particular trigger to date for the destination (see Iowa Inventory #70-01255 and affiliated report). The plat book recording these district plats and ordinances show that the Fair Oaks district was the first recorded for Muscatine in November 1926, immediately followed by this district on Colver Street in December 1926. The first related article that has been identified relating to the Fair Oaks neighborhood dates to October 22, 1926, when the *Journal* reported that a petition signed by nearly every resident of the district had been presented to City Council on the previous evening. It was noted that it would restrict further

development and construction of businesses in the area, but would not affect those already in operation. One alderman, Eric Bartlett of the 4<sup>th</sup> Ward, was noted to be opposed to establishing the proposed district, as he was oppose to any ordinance limited the potential use of personal property in the city. However, it was noted that the result would only be a delay in establishing the district (“Fair Oaks Asks Building Zoning,” *Journal*, October 22, 1926, 4). No other article has been identified on the issue in the *Journal* until November 8, 1926, when the City Council minutes reflect that the restricted residence district had been established at the meeting on November 5, 1926, per the petition presented on October 21, 1926 (“An Ordinance,” *Journal*, November 8, 1926, 11). Thus, any delay was minor.

A very specific issue did trigger the petition for and establishment of the restricted residence district along Colver Street in December 1926. The city council meeting on December 2 included an hour of arguments over the establishment of a restricted residential building area on Colver Street and exclusion of a proposed steam laundry. Virgil and Roy Phelps had purchased property on Colver Street from Leo Albers, applying for a building permit to construct a steam laundry. According to residents on Colver Street, petitions for a restricted residence district designation were in process while the Phelps brothers were arranging for the building of the laundry. They claimed that their petition had been filed a few hours prior to issuance of the permit for the new building. They also argued that the permit should be revoked because plans and specifications were not filed with city engineer. The Phelps brothers were represented by H.M. Bartlett and C.P. Hanley. Lawyers represents the residents, Thompson & Thompson, requested that council revoke the building permit and pass an ordinance creating an area for building residences, schools, and churches only on Colver Street from Oak to Isett Avenue, as had been petitioned. An injunction suit had also been filed in district court on November 30 by Carrie Lenz (801 Colver, Map #CV-18) and Luther Woods (715 Colver, Map #CV-18) to block the construction of the laundry, both long-time residents on the west end of Colver Street. The heated discussion was compared to a courtroom battle, with lawyers, residents, and alderman involved in the debate. Representatives of both sides withdrew to the hall, where they reached an agreement for the neighbors to purchase the property from Virgil and Roy Phelps. They returned to the city council meeting. The vote was then taken to revoke the building permit, followed by a vote to approve the petition to establish a restricted residence district on Colver Street. It was opposed by Erick Bartlett, who consistently opposed restrictions on construction. The injunction suit was then noted to be dismissed on December 3 (“Controversy Over Laundry on Colver Street Settled During Argument Before City Council,” *Journal*, December 3, 1926, 2).

The final vote for the ordinance to establish a restricted residential district on Colver Street from Isett Avenue to Oak Street was then taken at the next city council meeting on December 16. The article on the approval noted that Colver is the street whose residents recently went to court to prohibit the Phelps brothers from building a steam laundry there, under a permit obtained while they were circulating petitions for a restricted area (“Colver Street is Residential Area; Ordinance Passes,” *Journal*, December 17, 1926, 7). The ordinance 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.

("An Ordinance," *Journal*, December 20, 1926, 11)

Any building in violation would be declared a nuisance, with a fine of \$1 to \$100 or 30 days in jail for each offense. If the nuisance was not abated with the fines, then the city attorney would prosecute a case in district court. The official publication of the ordinance noted that a petition for the restricted residence district had been filed with the recorder on November 26, 1926. It included "All the real estate abutting upon Colver Street, from the west line of Isett Avenue to the East line of Oak Street, for the depth of each lot as shown on the recorded plats of Carskadden's Addition, Keckler's Addition, and Cypress Addition to the City of Muscatine, Iowa" ("An Ordinance," *Journal*, December 20, 1926, 11; Plat Book 2, page 82). The plat map filed with the ordinance is either unclear or perhaps slightly in conflict with the verbal description, as it appears to potentially include some additional properties along Oak Street (Figure 35). However, it is believed that the restricted resident district included only the properties actually with property along Colver Street, as noted in the verbal description of the district in several references and thus included as the survey area for this project (Figure 3). The Phelps brothers also obtained permission at the December 16 meeting to extend a building on Orange Street between 4<sup>th</sup> and 5<sup>th</sup> Street by 16 feet for a laundry at that location, after being rebuffed in their attempt to place one on Colver Street ("Council Notes," *Journal*, December 17, 1926, 2).

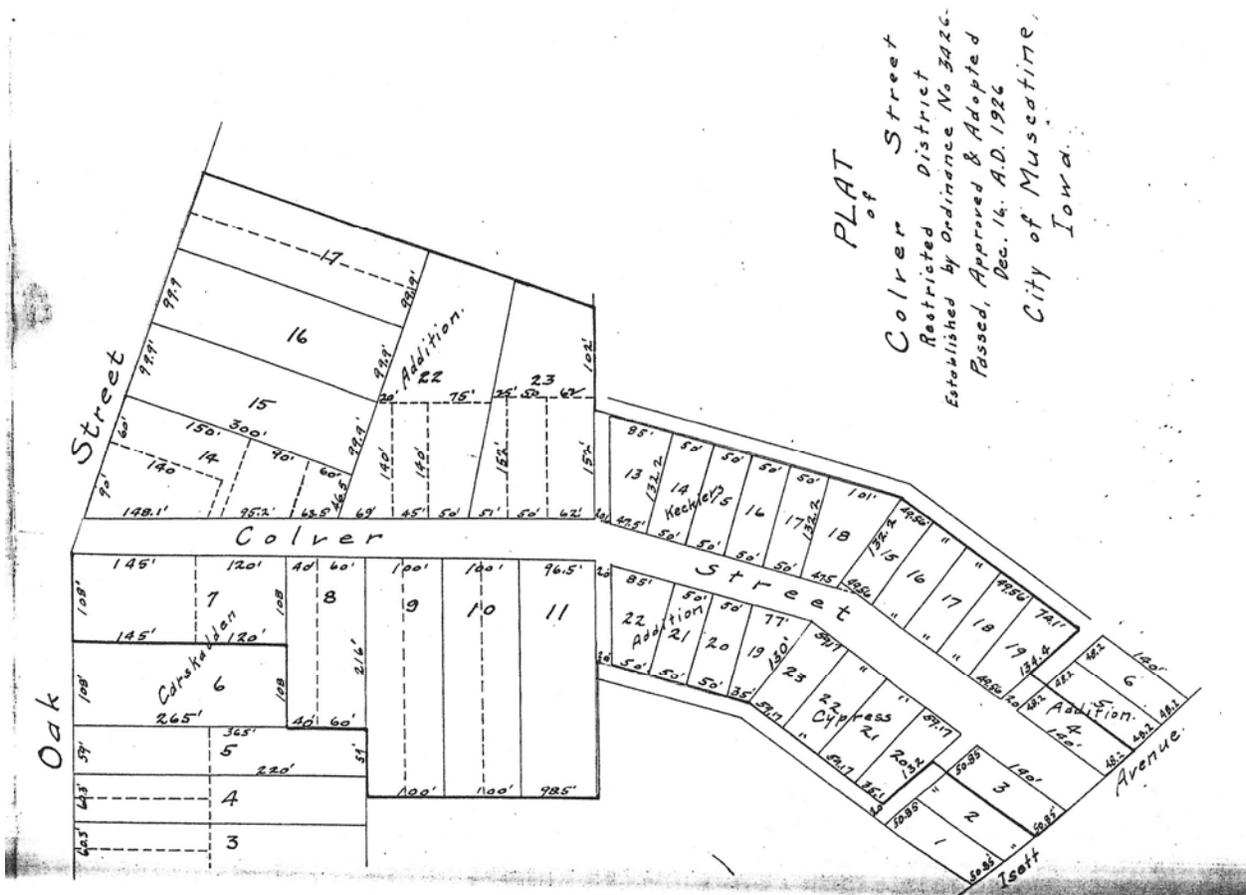


Figure 35. Map filed with ordinance for the Restrictive Residence District for Colver Street (Plats Book 2, page 83, Muscatine County Recorder's Office).

The discussion and controversy over the issuance of the building permit on the residential Colver Street had an interesting citywide impact as well. As noted in the original article on the December 2 city council meeting: “To avoid such entanglements in the future, the council voted to instruct the city engineer to issue no permits except for residences and private garages in residential districts without the approval of council.” This ordinance was opposed by Alderman Eric Bartlett, who said it would necessitate delays for building and be a hardship on contractors (“Controversy Over Laundry on Colver Street Settled During Argument Before City Council,” *Journal*, December 3, 1926, 2). The final ordinance was then passed at the December 16 city council meeting (“Colver Street is Residential Area; Ordinance Passes,” *Journal*, December 17, 1926, 7). The official ordinance then published read simply: “That the City Engineer shall issue no building permit for any building or construction within the residence district of the City of Muscatine, Iowa to any architect, contractor, or any other person, except after the same has been referred to the City Council of Muscatine, Iowa, at its regular semi-monthly meeting, unless the building or construction be such as a church, residence, school, private garage, or other buildings for similar purposes” (“An Ordinance,” *Journal*, December 20, 1926, 11). Thus, the controversy over the issuance of a building permit to a potential laundry on Colver Street also led Muscatine to tighten their requirements and review of building permits in general. While the full impact of this change is unknown, it perhaps then led to a break in the establishment of restricted residence districts over the next year, as the next two districts were not established and recorded until April 1928 (Muscatine County Recorder’s Office).

The designation as a restricted residence district did not impact the Muscatine Broom Factory nor was that business mentioned in any of the articles on the discussion for the new building. As noted, Harry Metzger assured local residents in June 1928 that the Muscatine Broom Factory would continue to operate in Muscatine, despite any rumors to the contrary (“Muscatine Broom Company to Stay,” *Journal*, June 12, 1928, 1). Two additional bungalows were built around this time on Colver Street, with neither address listed in the 1927 city directory and both listed in the 1929 city directory. The bungalow at 900 Colver Street (Map #CV-34) was built on the last available lot within Keckler’s Addition, likely again by Dayton M. Keckler who continued to live around the corner at 901 E. 11<sup>th</sup> Street. Similar to the later two bungalows across the street on the north side, this bungalow sits on a rusticated concrete block foundation and is clad in wood shingle siding. The original front entry porch design was modified for the slope of the lot, enclosing this feature and shifting the entry to the west side. It also retains triangular brackets under its wide eaves. It was listed as vacant in the 1929 city directory, perhaps just finishing construction. A gable-oriented bungalow with a clipped front gable was also built in this period at 711 Colver Street (Map #CV-20). Based on the persons cited in the injunction case, this may have been the lot originally bought for a laundry (property owner research would determine this fact). Similar to the other bungalows on the street, it sits on rusticated concrete block foundation, and it has a full front porch. Harold W. (and Charlotte) Potter (painter), who had rented the house at 806 Colver in 1927, were then listed here in the 1929 city directory, continuing to live here into the 1950s.

The Colver Street neighborhood consisted of primarily owner occupied houses by the end of the 1920s. The 1929 city directory indicates that the street included 22 owner-occupied houses, seven houses with tenants, two vacant houses, and the Muscatine Broom Factory. The broom factory and 21 houses were built prior to 1910 as previously noted, the concrete block

Foursquare house was completed around 1911, and 11 bungalows had been built since 1916. The 1930 census records confirm this neighborhood profile. The census lists eight rental properties on the street – houses at 911, 913, and 919 on the north side at the east end, three bungalows at 900, 902, and 904 in the center section on the south side, and 806 and 809 at the east end of the west section of Colver Street. Rents ranged from \$15 to \$25 per month. The other 26 houses along Colver Street were owner-occupied, valued from \$1,050 to \$6,000. Houses values in the west section ranged from \$1,800 to \$6,000, in the center section from \$2,500 to \$4,700, and in the east section from \$1,050 to \$3,500. Residents were generally older along Colver Street by 1930, with several living here for more than a decade. Heads of households included three males from 60 to 80 in age, six widows and one divorcee from 55-75 in age, eight males from 45 to 60 in age, and 16 males from 28 to 45 in age. The most common occupations included nine people who worked in button factories, four people who worked at the nearby Heinz pickle factory, three people who worked at sash/door or lumber companies, and three house “decorators” (painters).

### **Final development of the Colver Street neighborhood, 1930-1955**

Throughout Muscatine, construction dropped off noticeably in the 1930s, with economic issues plaguing the entire country. 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) (McCarley 2008: E123). 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). 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 (McCarley 2008: E122).

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 the 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 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 (“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).

Two houses were built on Colver Street between 1930 and 1945, one in 1938 and one around 1941. The first followed the pattern of the simple minimal traditional side gable house, built by contractor Pearl Wagner for \$2,500 at 708 Colver (Map #CV-24) on a subdivided lot on the west section of the street. A photograph of the house was included in the year end edition of the *Journal*, with a note that it was the only building permit issued in July 1938 (Figure 36). The 1943 city directory lists Thomas (and Rosabelle) Lane (US Army) as owning and living in the property. The second was a small Tudor Revival brick house built also on a subdivided lot in the west section at 807 Colver Street (Map #CV-15). This house is the only brick house on the street, as well as the only house reflecting the Tudor Revival style. Features of this style utilized on this house include steep gables, entry vestibule with stone accented entry, large chimney, and multi-light windows. The house appears to have been built for Lenz W. and Gladys Lorber, who had lived at 801 Colver Street in the 1930s with his parents and grandmother Carrie Lenz. They are listed as owning and living at 807 Colver Street in the 1943 city directory, and Lenz then worked as a repairman for Northwestern Bell Telephone. Neighborhood stability was strong along Colver Street through this period. Of the 32 houses with residents listed in the 1931 city directory, the same resident or another family continued to reside 17 of the houses per the 1943 city directory. This trend continued with 24 houses listed with the same residents or family members in the 1952 city directory as in the 1943 city directory. Additionally, the neighborhood remained about 80% owner-occupied, with 29 of the 36 houses owned occupied.

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. The population of Muscatine continued to grow steadily though slowly through this period from 18,286 in 1940 to 19,041 in 1950 and to 19,813 in 1960. 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. 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. 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 (McCarley 2008: E126; “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).

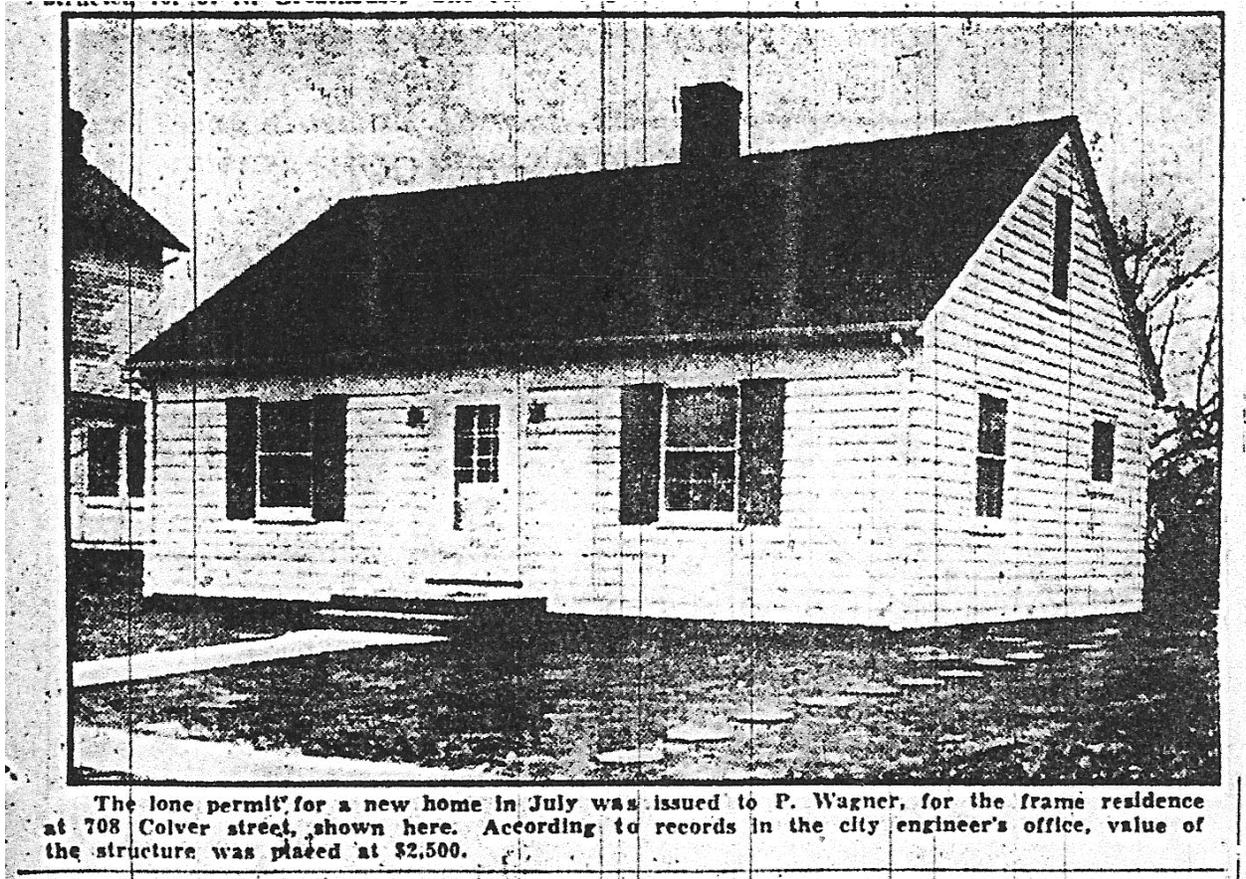


Figure 36. House at 708 Colver built in 1938 (*Journal*, December 30, 1938, sec 4, p 12).

With construction in the late 1940s generally scattered throughout Muscatine rather than concentrated solely in new additions, the last wave of houses were built on remaining lots along Colver Street. This period also witnessed a number of houses built to the north along Woodlawn Avenue, perhaps partially related to the infill of the last houses along Colver Street. From around 1948 to around 1953, five houses were built along Colver Street. The first was a minimal traditional frame house very similar to the one built a decade earlier at 708 Colver, built in 1948 at 811 Colver Street (Map #CV-13). The "new all modern bungalow" was advertised for sale by C.C. Hakes & Company in July 1948. Features included a basement, carpeted living room, gas heat, and garage. It was also insulated and was beautifully landscaped (*Journal*, July 28, 1948, 13). The 1949 city directory then lists Robert L. (and Thelma) Griffin (insurance agent - Prudential) as living here and owning the house. A small hip-roof frame house was built directly across the street at 810 Colver Street around 1948 as well (Map #CV-33), on half of the sloped and yet undeveloped Lot 11 at the east end of Carskadden's Addition. William W. (and Barbara) Wilson (salesman Wilson Shoe Store) is then listed here in the 1949 city directory.

The ranch style gained in popularity through this period, and it was utilized for the other three houses built in this period on Colver Street. 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 (McCarley 2008: E130). A hip-roof ranch house was built on a subdivided lot at 706 Colver Street (Map #CV-23) around 1948, including a one-car attached garage. The 1949 city directory lists W. Wayne and Evelyn Barnhart, with Wayne working as a station attendant at Motor Service and Evelyn's Beauty Shop also listed at 706 Colver Street. The hip-roof frame ranch at 808 Colver Street was built on the other half of the undeveloped Lot 11 in Carskadden's Addition around 1950, with one-car garage incorporated in the east half of the basement on this sloped lot. Half of the façade is setback on this house, as seen throughout Muscatine on other ranch houses in this period. The 1952 city directory lists Arthur R. (and Viola) Sadel (painter Alcoa - Bettendorf) as owning and living in this house. Finally, a house was built around 1953 on the other corner lot at the east end of Colver Street, with an address of 1106 Isett Avenue (Map #CV43). This hip-roof ranch was interestingly sited at an angle to the corner, rather than parallel to lot lines. The 1954 city directory lists Alvie M. and Helen McIntyre here, and he was a foreman just up Isett Avenue at HJ Heinz Co.

Thus, in 1953, 41 houses and the Muscatine Broom Factory composed the Colver Street neighborhood. The 1952 city directory continues to show neighborhood stability through this period. The neighborhood remaining primarily owner-occupied houses, with 33 owner-occupied, six rented, and one vacant house in 1952. Only three of the rentals were among the rental houses in 1943. Of the 36 houses that were built by the 1943 city directory, 26 of these houses continued to have the same families living here in 1952. Various members of the Schmidt family had occupied the frame cottage at 803 Colver (Map #CV-17) since its construction around 1891. Likewise, the Lenz/Shewe family had lived next door at 801 Colver (Map #CV-18) since this two-story T-plan house was built around 1892. Interestingly, Lenz Lorber, grandson of the original owners Nicholas and Carrie Lenz, had built the c.1941 Tudor Revival house at 807 Colver Street (Map #CV-15) and continued to live here in 1952. Across the street, the Metzger family had lived at 804 Colver (Map #CV-30) since moving here in 1897. Clyde and Dora Potter lived next door in the two-story c.1892 house at 802 Colver (Map #CV-29) since around 1902. Similarly, Anna Albers had lived in the gable-oriented c.1895 house at 722 Colver (Map #CV-27) since around 1910, and widow Lulu Rogers lived in the two-story T-plan c.1901 house at 917 Colver (Map #CV-05) since around 1920. The Woods family continued to live in their c.1909 house at 715 Colver Street (Map #CV-19) as well. While both Herman and Hermenia Husen who built the c.1894 house at 712 Colver Street died in the 1940s and this house was sold, Henry and Lillie Husen continued to be listed at 916 Colver Street (Map #CV-39) in 1952, having lived here since its construction around 1901. Similarly, Helmuth and Hazel Lange had lived in the c.1905 house at 922 Colver (Map #CV-41) since around 1915, and Harry and Inez Lange had lived in the c.1918 bungalow at 907 Colver (Map #CV-09) since around 1920. Across the street, Clarence F. and Bessie Streitler had lived in their c.1918 bungalow at 906 Colver Street since its construction (Map #CV-37). Though slightly newer, Harald and Charlotte Potter continued to live in their c.1928 bungalow at 711 Colver (Map #CV-20) as well.

The topography of the street contributed to the final development pattern of the neighborhood from the 1880s to the 1950s (Figure 37). The 1953 topographic quadrangle map shows the curvature of Colver Street as well as the steep hill that defines the physical characteristics of the neighborhood (Figure 24). The first plat for Colver Street was the west section within Carskadden's Addition, with nine houses along Colver Street and two at the corner with Oak Street built by 1899. Development along Colver Street from 1900 to 1908 focused on the east end of the street within Cypress Addition, with nine houses and the Muscatine Broom Factory built in this period. Around 1909, the simple two-story side gable house was built in Carskadden's Addition at the west end of the 1890s houses at 715 Colver Street, followed by the Foursquare house on the east end of this set of houses at 809 Colver Street in 1910-11. Keckler's Addition in the center of Colver Street on the slope of the hill included seven houses built around 1917-18 and three houses built around 1925 to 1928. Another house was built at the west end of the street in Carskadden's Addition around 1928 as well. Construction from 1938 to 1953 filled in the remaining lots and subdivided portions of larger lots in Carskadden's Addition. These houses include two at the west end of Carskadden's Addition, four at the east end of Carskadden's Addition, and one at the corner of Colver and Isett Avenue in Cypress Addition. Thus, Cypress Addition at the east end includes nine houses built from 1900 to 1907, the Muscatine Broom Factory built in 1907, and a house built at the corner in 1953. Numbering in this section of the 900 block is not consecutive, reflecting its original separate development. Keckler's Addition in the center includes the seven houses built around 1917-18 and three houses built around 1925 to 1928, strictly numbered from 900 to 911. Carskadden's Addition at the west end includes houses throughout the period of development of the Colver Street neighborhood, including the earliest eleven built prior to 1900, one built around 1909, one built in 1910-11, two built in the 1920s, and six built from 1938 to 1950. This portion of Colver Street includes both the 700 and 800 blocks.

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 (McCarley 2008: E131; "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). It is believed that this zoning then superseded the earlier restricted residence districts.

Throughout this period, the Muscatine Broom Factory continued to operate at 918 Colver Street (Map #CV-38). A 1940 article on the company noted that the company sold brooms in five



**Figure 37. Map indicating construction dates of house on Colver Street by 1953 (McCarley 2013).**

*Combined image of Sanborn fire insurance map from 1961 at either end (Sanborn Map Company 1961) overlaid on restricted residence district plat for Colver Street from 1926, with houses sketched on lots based on historic research and color coded with dates of construction*

states - Iowa, Illinois, Missouri, Wisconsin, and Minnesota. Harry Metzger, who started the business, had been joined by sons Gerald and Glen (“Muscatine Broom Factory,” *Journal*, Centennial Edition, May 31, 1940, 116). The 1943 city directory lists the Muscatine Broom Factory at 918 Colver Street with Harry and Gerald Metzger. Harry and Daisy Metzger continued to live at 804 Colver, with Gerald and Anna Metzger also listed here. Glen Metzger lived here as well, listed as a broom maker for Muscatine Broom Factory. The middle son, Wilbur, was listed as a glazier at Huttig Manufacturing Company, living on E. 8<sup>th</sup> Street. Harry and Gerald Metzger continue to be listed as managers of the Muscatine Broom Factory, with Glen working for the company, in the 1946 and 1949 city directories. Gerald Metzger then continued as sole manager after Harry’s death. The 1952 city directory lists him as manager of the Muscatine Broom Factory, living at 804 Colver Street with wife Anna. Glen Metzger continued to live there as well, working as a broom maker at the factory. Gerald’s sons Richard and Robert were also listed as working for the family company, Richard as a salesman and Robert as a broom maker. While the 1946 Sanborn fire insurance map continued to show the large storage building to the rear of the factory, this building was demolished prior to the 1961 Sanborn map (Figure 37).

In the 1952 city directory of Muscatine, the typical commercial enterprises seen in the early 20<sup>th</sup> century continue to be listed, as well as the professional occupations. A handful of more industrial and construction oriented businesses were also listed in 1952. With the declining pearl button industry, only 14 button manufacturers (including blank and plastic) are listed and 1 crushed shell dealer. While the lumber companies disappeared, the number of general building material and supply dealers rose to ten, along with one cement block manufacturer and two cement dealers. Brick manufacturing has disappeared from the listings. The Muscatine Broom Factory continued to operate in town at 918 Colver Street. A meat packing company was among the other industries located in town. Four listings were found for beer distributors, and two companies, the St. Clair Bottling Works and Coca-Cola Bottling Company, are listed under “bottlers – carbonated beverages” (McCarley 2008: E84).

Gerald Metzger continued to run the Muscatine Broom Factory at 918 Colver Street for the next 30 years. The 1956 city directory lists Glen Metzger as working for the Muscatine Broom Factory and living at 804 Colver Street, while Gerald and Anna Metzger had moved to 715 E. 11<sup>th</sup> Street. Robert Metzger lived there with his parents and continued to be listed as a sewer for Muscatine Broom Factory. The 1961 Sanborn fire insurance An article on the company in 1962 noted that the Muscatine Broom Factory had been operated by the Metzger family for 65 years. It currently served a small market than it had in years past, the result of increased competition and increasing material costs. The five employees produced about 60 dozen brooms per week, including household, janitor, and whisk brooms. Harry Metzger started the business, and his sons continued it after he died. Gerald took over operations and sales, while his brother Glen supervised broom making. The third generation Gerald’s son, Robert, also worked for the company. There were approximately 70 broom factories in United States. The broom corn that they used was shipped to Muscatine from Colorado, New Mexico, and Oklahoma. Different types of heavier corn and fiber were also imported from Mexico, Argentina, and India. With short supply over last few years, prices had increased prices. Most of their brooms were sold from trucks operating in Iowa, Illinois, Missouri, and Wisconsin, as well as by other salesman selling them among other products. Brooms from the Muscatine Broom Factory bore the trade mark of Little Pearl, Little Gem, Little Daisy, and Briad (janitor broom). They produced three grades of industrial brooms, two grades of whisk brooms, and one type of toy broom. They also made metal case house and industrial brooms (“Broom Factory Operates in Muscatine Since 1896,” *Journal*, December 29, 1962, 14). The Muscatine Broom Factory continued to be listed at 918 Colver Street through the 1981 city directory.

Little building activity is noted along Colver Street through the end of the 20<sup>th</sup> century after the construction of the last ranch house around 1953. A one-story frame house was built in 1985 at 923 Colver Street (Map #CV-02) on the last undeveloped lot on the street, Lot 19 in Cypress Addition. No houses previously built were demolished. Some garages were replaced, while other houses added a garage for the first time. Twelve garages were built from the 1960s to early 2000s, accounting for the majority of the non-contributing resources within the Colver Street Historic District. After sitting vacant for three decades, the old Muscatine Broom Factory was bought in 2012 and is being rehabilitated into apartments. The Colver Street neighborhood remains as a modest residential area in north-central Muscatine.

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## IV. Evaluation Methods

The methodology for the identification and evaluation of resources in this survey project included field survey and archival research in combination with the guidelines for registration and property types outlined in the *Historical and Architectural Resources of Muscatine, Iowa*. The work for this project was conducted by a consultant, Rebecca Lawin McCarley (d.b.a. SPARK Consulting), a qualified architectural historian and historian. Guidelines for this survey work were provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985). The methodology for the identification of the historic resources is outlined in *Section II: Project Description and Methodology*. The primary goal of the survey project was the identification and evaluation of a potential historic district in the neighborhood for future listing on the National Register of Historic Places. For an individual property or historic neighborhood 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. Significance may be found in one or more aspects of American history recognized by the National Register Criteria:

- A. Association with events that have made a significant contribution to the broad patterns of our history
- B. Association with lives of persons significant in our past
- C. Distinctive characteristics of a type, period, or method of construction, work of a master, high artistic value, or significant and distinguishable entity with multiple resources
- D. Potential to yield important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. The architectural survey examines standing structures primarily in relationship to Criteria A, B, and/C.

The *Historical and Architectural Resources of Muscatine, Iowa* provided more specific guidelines for the identification and evaluation of the Colver Street neighborhood as a historic district. This National Register Multiple Property Document outlines the specific criteria for residential neighborhoods and residential resources to be evaluated as eligible for the National Register of Historic Places under the established historic contexts for Muscatine. This document notes in regard to residential neighborhoods that:

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.... Significant new development occurred in the east and north sections of town in the early 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> century additions. Setbacks throughout these neighborhoods are more consistent, with fifteen to thirty feet from the street a common distance for these 20<sup>th</sup> 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.  
(McCarley 2008: E177-178)

The document also spells out the criterion for significance for these residential neighborhoods:  
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.  
(McCarley 2008: E178)

For the Colver neighborhood, the registration requirement for Criterion A and Criterion C were particularly considered:

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 20<sup>th</sup> 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 20<sup>th</sup> century as well as 19<sup>th</sup> 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 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 19<sup>th</sup> century in order to be eligible under the 19<sup>th</sup> century historic context. Likewise, the significant development must have occurred within the 20<sup>th</sup> century in order to be eligible under the 20<sup>th</sup> century historic context. Historic districts may be eligible for 20<sup>th</sup> century as well as 19<sup>th</sup> 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.

(McCarley 2008: E178-179)

The *Historical and Architectural Resources of Muscatine, Iowa* also spells out specific requirements for the historic integrity of a residential neighborhood as a historic district, as well as the requirements for the integrity of the individual resources to contribute to a historic district:

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.

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.

(McCarley 2008: E178-179)

These guidelines outlined within the *Historical and Architectural Resources of Muscatine, Iowa* provided the basis of the evaluation of the eligibility of the Colver Street neighborhood to be listed on the National Register of Historic Places as a historic district and the basis of classifying the individual resources as contributing or non-contributing.

## V. Survey Results and Recommendations

The architectural and historical survey of the Colver Street neighborhood is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine, Iowa. The purpose of the survey was to identify the resources in the neighborhood and further assess the potential significance of the neighborhood for future listing on the National Register of Historic Places as a historic district. Research was also conducted to develop a historic context relating to the neighborhood in the context of residential development in Muscatine. Colver Street stretches the length of approximately three blocks between Isett Avenue and Oak Street, north of 11<sup>th</sup> Street and south of Woodlawn Avenue, in the north-central section of Muscatine. Of the 43 properties with boundaries along Colver Street, 42 consisted of a house or a combination of a house and garage and the remaining property was a historic commercial building (rusticated concrete block broom factory built around 1907). The project was structured to collect more information than a typical reconnaissance level survey, but not the full information of an intensive level survey. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. Through this research and survey work, a Colver Street Historic District was identified and boundary recommended, including 43 properties with approximately 51 contributing buildings and 15 non-contributing buildings. It is recommended that the Muscatine Historic Preservation Commission pursue listing the Colver Street Historic District on the National Register of Historic Places.

### Survey results

A total of 43 properties were surveyed along Colver Street as part of this project. In November 2012, Rebecca Lawin McCarley conducted a field survey of these properties. Field survey numbers beginning with a "CV-" were assigned to identify each property within this area, which was typically composed of either a house or house and garage. These numbers were added to the aerial photograph map (Figure 38). The location, architectural style, wall/foundation/roof materials, basic architectural features, and general modifications were collected and later entered into the project database. Site specific research was designed primarily to better assess dates of construction for the properties to contribute to the understanding and historic context on the development of the neighborhood. Selected city directories were utilized for this research, in combination with Sanborn fire insurance maps dating to 1928, 1946, and 1961. More in-depth site specific research was not included within the scope of the survey project, though additional history on some properties was identified within the general research for the historic context development. The surveyed properties are included in Table 1 at the end of this section, with additional information on each property found in Appendix A.

Of the 43 properties surveyed in the Fair Oaks neighborhood, 42 consisted of a house or a combination of a house and garage and the remaining property was the two-story rusticated concrete block broom factory. Among these 42 properties, 23 included both a house and a detached garage, while an additional 11 houses had garages built into their basements or attached to the rear or side of the house. Nine houses had no garage of any type associated with the property, and the broom factory likewise had no garage on the property. Thus, the Fair Oaks neighborhood consists of 42 houses, 23 detached garages, and one commercial building for a total of 66 resources. The 42 houses surveyed included 11 dating to prior to 1900, nine built

from 1900 to 1907, two built from 1908 to 1915, seven built from 1916 to 1919, five built from 1920 to 1929, two built from 1930 to 1945, five built from 1946 to 1953, and one built in 1985. Thus, the overall period of significance for the Colver Street neighborhood related to this full development extends from 1885 to 1953. The 23 detached garages include 11 that date to construction by 1950 and 12 dating to construction from the 1960s to early 2000s.

The character of the Colver Street neighborhood is defined by one-story frame houses, bungalows, and modest two story homes. Overall, there are 26 one-story houses, five one-and-one-half-story houses, and 11 two-story houses in the neighborhood. The 42 houses are primarily frame houses. Only one brick house (c.1941 Tudor Revival) and one concrete block house (1910-11 Foursquare) are found in the neighborhood, adjacent to each other at 807 and 809 Colver Street. The broom factory is also rusticated concrete block construction. While the earlier frame houses were originally clad in wood siding and/or wood shake shingles, over 80% of these houses have since been clad in aluminum or vinyl siding. The original siding likely remains under this non-historic material. Most of the houses built since 1946 are clad in aluminum siding. Brick was the foundation material for the houses built prior to 1910, with rusticated concrete block used for the foundations of houses built from 1910 to 1940. With concrete blocks produced locally with a decorative, or “rusticated,” finish, they became the most popular foundation material for houses built in the early 20<sup>th</sup> century in Muscatine. These blocks were marketed as mimicking more expensive stone, providing stylistic detail for a foundation not exhibited with plain concrete block. Brick veneer covers the foundation of the c.1941 Tudor Revival house, and smooth concrete blocks were utilized on the later houses.

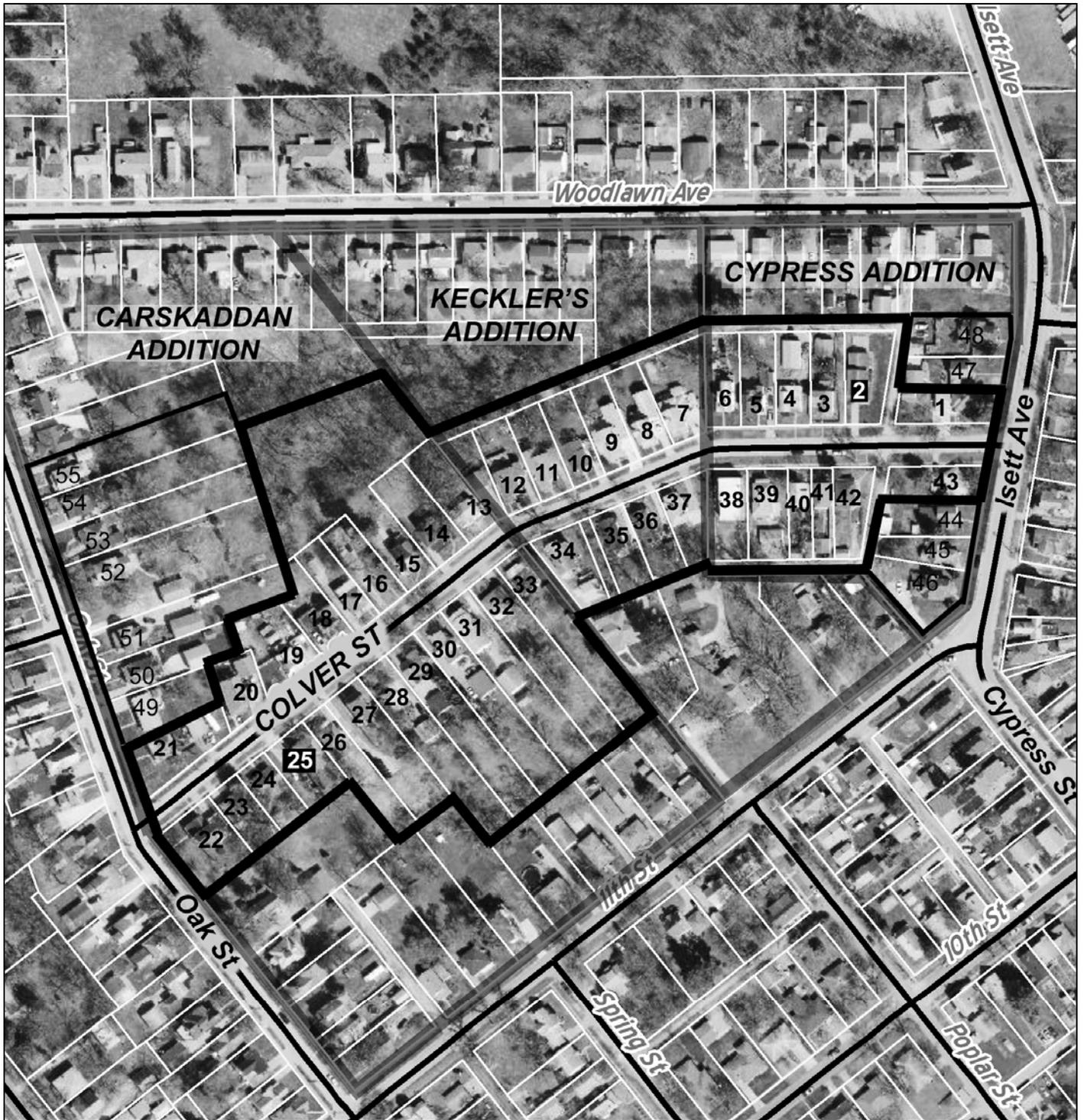
A variety of architectural styles and types are found throughout the Colver Street neighborhood. The eleven frame houses built from the late 1880s through the 1890s and the ten frame houses built from 1900 to 1910 reflect modest vernacular styles. Seven two-story frame houses with a cross gable form had been built, as well as a one-story cross gable house. Six simple one-story hip-roof frame cottages, and four gable-front frame houses were also built. The Queen Anne style had a minor impact on the houses built, including some bay windows and decorative surfaces primarily in gables. A Foursquare house was built with rusticated concrete blocks in 1910-11, reflecting the construction material used for the Muscatine Broom Factory around 1907 as well. Two gable-front one-and-one-half-story frame houses and ten frame bungalows were then built from 1917 to 1929. Bungalows include three hip-roof houses, six gable-front houses, and one gable-front house with a clipped front gable. Many of the houses built in this period have a side dormer. A number of the bungalows retains characteristic features, such as wide eaves, a porch, triangular brackets, and exposed rafter tails under their wide eaves. Three small houses were then built from 1938 to 1948, including a brick Tudor Revival house and two side gable minimal traditional frame houses. Three traditional one-story ranch houses were then built on vacant lots in the neighborhood from 1948 to 1953.

Following the field survey and research, the Colver Street neighborhood was evaluated for its potential eligibility to the National Register of Historic Places, per the guidelines outlined in the *Historical and Architectural Resources of Muscatine, Iowa*. Identification of the Colver Street Historic District was the primary goal of the survey and evaluation. Through this work, there appears to be an eligible historic district. The Colver Street Historic District appears eligible for the National Register of Historic Places under Criteria A for its historic significance in

residential historic contexts in Muscatine. The boundary for the historic district includes all of the properties in the survey area (Figure 38). The survey boundary coincides with the boundary established for the Colver Street restricted residence district in 1926, including the portions of Carskadden's Addition, Keckler's Addition, and Cypress Addition with property lines along Colver Street. Within this boundary, there appear to be 51 contributing buildings and 15 non-contributing buildings among the 43 properties. The period of significance for the historic district spans from 1885 when Carskadden's Addition was platted to 1953 when the post-World War II development of the neighborhood was completed. Buildings must retain sufficient integrity to reflect the period of significance and demonstrate significance within the history of a historic district to be considered contributing resources. The evaluation of these buildings is also included on Table 1.

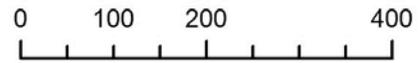
The Colver Street Historic District appears eligible for the National Register of Historic Places under Criterion A for its significance within late 19<sup>th</sup> century and 20<sup>th</sup> century residential development in Muscatine. The historic district is composed of three plats incorporating lots along Colver Street, with residential development following in each of these three sections after the plats. This pattern of development reflects the topography of the land, with the center section along the side of a hill, a challenge faced by many neighborhoods in Muscatine. Colver Street overcame this obstacle to create a unified neighborhood between Oak Street and Isett Avenue. Thus, the west and then the east sections of Colver Street developed, with 20 houses and a commercial building for the Muscatine Broom Factory run by one of the neighborhood residents, had been constructed along Colver Street by 1908. Colver Street was unified in the late 1910s with the center plat of Keckler's Addition and formally connected with the deeding of this section of Colver Street to the city in 1921. Dayton M. Keckler built ten bungalows on his lots, renting them and selling them on the installment plan. Neighborhood cohesiveness was further developed over the issue of the potential construction of a laundry on the street in 1926. Residents banded together to fight the issued building permit, presenting a petition to be designated as a restricted residence district as well as filing a suit in court. As a result, the building permit was revoked, and Colver Street became the second neighborhood protected as a restricted residence district in Muscatine. This designation is significant within the historic context of 20<sup>th</sup> century residential development in Muscatine. Further, controversy over the issue resulted in the adoption of a more comprehensive ordinance on the issuance of building permits for commercial uses in residential areas of Muscatine, thereafter requiring city council approval. After designation as a restricted residence district, the Colver Street neighborhood showed strong stability through the 1930s and 1940s, with the last wave of five houses built in the post-World War years by 1953.

Additionally, the Colver Street Historic District was evaluated for eligibility under Criterion C for architecture for listing on the National Register of Historic Places. The houses within the neighborhood are generally modest frame houses without particularly architectural distinction. There are a handful of exceptions among the houses, as well as a few that may be excellent examples of their vernacular type. Likewise, the bungalows in the center section provide a nice collection of this house type, though found in greater numbers in other neighborhoods. Overall, however, the Colver Street Historic District does not appear to reflect particular architectural significance of its individual buildings. Thus, it has not been evaluated as eligible as a historic district under Criterion C.



Survey/district map for Colver St by  
 R.L. McCarley, Davenport, April 2013  
 Date Source: Muscatine Area Geographic  
 Information Consortium & City of Muscatine.  
 Prepared by: Andrew Fangman  
 Date: May 14, 2012

**99** = Contributing building  
**99** = Non-contributing building



**Figure 38. Map of properties surveyed in the Colver Street neighborhood, with preliminary evaluations.**

*also see table on following pages for preliminary evaluations of individual resources*

**Table 1. Properties in the Colver Street neighborhood.**

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name – construction date – architectural style height – construction – wall cladding Garage information</b>	<b>Preliminary district evaluation</b>
<b>1200 Isett Ave</b> Survey/Map #CV-01 State #70-01434	Miller House - c.1902 - Victorian vernacular 1 story frame - vinyl Garage: 1 car - c.1910 - gable front - asphalt	2 contributing buildings
<b>923 Colver St</b> Survey/Map #CV-02 State #70-01391	House - 1985 - NH - gable-front 1 story frame - NH - aluminum Garage: attached - 2 car - (1984)	1 non-contributing building
<b>913 Colver St</b> Survey/Map #CV-03 State #70-01392	House - c.1905 - cross gable (T-plan) 2 story frame - asbestos shingles Garage: 2 car - 1988 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>915 Colver St</b> Survey/Map #CV-04 State #70-01393	John and Emma Voge House - c.1901 - cross gable (T-plan) 1 story frame - aluminum Garage: 2 car - 1987 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>917 Colver St</b> Survey/Map #CV-05 State #70-01394	Harry and Effie Blair House - c.1901 - cross gable (T-plan) 2 story frame - aluminum Garage: 1 car - c.1940 - gable front - asphalt	2 contributing buildings
<b>919 Colver St</b> Survey/Map #CV-06 State #70-01395	House - c.1905 - cross gable (T-plan) 2 story frame - asphalt shingles Garage: none	1 contributing building
<b>911 Colver St</b> Survey/Map #CV-07 State #70-01396	House - c.1918 - gable front 1 1/2 story frame - aluminum Garage: attached side garage - shed roof - 1 car - (1920?)	1 contributing building
<b>909 Colver St</b> Survey/Map #CV-08 State #70-01397	House - c.1918 - gable front 1 1/2 story frame - vinyl, fishscale shingles in gable Garage: attached side garage - shed/hip roof - 1 car - (1920? 1940?)	1 contributing building
<b>907 Colver St</b> Survey/Map #CV-09 State #70-01398	Harry and Inez Lange House- c.1918 - bungalow - gable front 1 story frame - vinyl Garage: attached side garage - shed roof - 1 car - (1917?)	1 contributing building
<b>905 Colver St</b> Survey/Map #CV-10 State #70-01399	House - c.1918 - bungalow - gable front 1 story frame - aluminum Garage: none	1 contributing building
<b>903 Colver St</b> Survey/Map #CV-11 State #70-01400	Joseph and Ula Miller House - c.1925 - bungalow - gable front 1 story frame - wood shake Garage: attached side garage - shed roof - 1 car - (1925?)	1 contributing building
<b>901 Colver St</b> Survey/Map #CV-12 State #70-01401	Edward and Ethel Haas House - c.1925 - bungalow - gable front 1 story frame - wood, shakes in gable Garage: attached side garage - shed roof - 1 car - (1925?)	1 contributing building
<b>811 Colver St</b> Survey/Map #CV-13 State #70-01402	Robert and Thelma Griffin House - 1948 - minimal traditional 1 story frame - aluminum Garage: 1 car with 1 car addition - c.1948, 1971 - gable front - side shed-roof addition - asphalt	1 contributing and 1 non-contributing building
<b>809 Colver St</b> Survey/Map #CV-14 State #70-01403	Albert L. and Lepha Pierson House - c.1911 - Foursquare 2 story concrete block - rusticated - concrete block - rusticated Garage: none	1 contributing building
<b>807 Colver St</b> Survey/Map #CV-15 State #70-01404	Lenz and Gladys Lorber House - c.1941 - Tudor Revival 1 story brick - brick Garage: basement at rear - 1 car - (1941)	1 contributing building
<b>805 Colver St</b> Survey/Map #CV-16 State #70-01405	House - c.1895 - cottage - hip roof 1 story frame - vinyl Garage: 2 car - 1991 - gable front - asphalt	1 contributing and 1 non-contributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name – construction date – architectural style height – construction – wall cladding Garage information</b>	<b>Preliminary district evaluation</b>
<b>803 Colver St</b> Survey/Map #CV-17 State #70-01406	August and Clara Schmidt House - c.1891 - cottage - hip roof 1 story frame - aluminum Garage: 1 car - c.1963 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>801 Colver St</b> Survey/Map #CV-18 State #70-01407	Nicholas and Carrie Lenz House - c.1892 - cross gable (T-plan) 2 story frame - aluminum Garage: added attached - 1 car - (1950s)	1 contributing building
<b>715 Colver St</b> Survey/Map #CV-19 State #70-01408	Ella M. Woods House - c.1909 - side gable - 2 story 2 story frame - vinyl Garage: none	1 contributing building
<b>711 Colver St</b> Survey/Map #CV-20 State #70-01409	Harald and Charlotte Potter House - c.1928 - bungalow - clipped front gable 1 story frame - vinyl Garage: 2 car - c.1965 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>1201 Oak St</b> Survey/Map #CV-21 State #70-01438	William and Jennie Satterthwaite House - c.1892 - cottage - hip roof 1 story frame - wood on front, masonite on sides Garage: 2 car - c.1970 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>1123 Oak St</b> Survey/Map #CV-22 State #70-01437	James and Libbie Leyda House - c.1888 - gable front (2 story) with side ell (1 story) 2 story frame - vinyl Garage: attached to rear - 1 car - (1955)	1 contributing building
<b>706 Colver St</b> Survey/Map #CV-23 State #70-01410	W. Wayne and Evelyn Barnhart House - c.1948 - ranch 1 story frame - steel Garage: attached - 1 car - (1948)	1 contributing building
<b>708 Colver St</b> Survey/Map #CV-24 State #70-01411	Thomas and Rosabelle Lane House - 1938 - minimal traditional 1 story frame - aluminum Garage: 1 car - c.1949 - clipped front gable - asphalt	2 contributing buildings
<b>710 Colver St</b> Survey/Map #CV-25 State #70-01412	Frank and Julia Reed House - c.1895 - Queen Anne - modified 2 story frame - composite shingles Garage: none	1 non-contributing building
<b>712 Colver St</b> Survey/Map #CV-26 State #70-01413	Herman and Hermenia Husen House - c.1894 - cottage - hip roof 1 story frame - vinyl Garage: none	1 contributing building
<b>722 Colver St</b> Survey/Map #CV-27 State #70-01414	House - c.1895 - gable front / Victorian vernacular 1 1/2 story frame - wood Garage: 2 car - c.1930 - gable front - asphalt	2 contributing buildings
<b>800 Colver St</b> Survey/Map #CV-28 State #70-01415	Horace and Ellen Potter House - c.1894 - cross gable (T-plan) 2 story frame - vinyl Garage: 2 car - c.1941 - gambrel front - asphalt shingles	2 contributing buildings
<b>802 Colver St</b> Survey/Map #CV-29 State #70-01416	Berry-Potter House - c.1892 - cross gable / Victorian vernacular 2 story frame - masonite Garage: 2 car - c.1986 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>804 Colver St</b> Survey/Map #CV-30 State #70-01417	Harry and Daisy Metzger House - c.1899 - cross gable / Queen Anne 2 story frame - aluminum Garage: 2 car - c.1975 - side gable - asphalt	1 contributing and 1 non-contributing building
<b>806 Colver St</b> Survey/Map #CV-31 State #70-01418	House - c.1925? (1936?) - bungalow - gable front 1 story frame - aluminum Garage: 1 car - 1996 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>808 Colver St</b> Survey/Map #CV-32 State #70-01419	Arthur and Viola Sadel House - c.1950 - ranch 1 story frame - aluminum Garage: basement at front - 1 car - (1950)	1 contributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name – construction date – architectural style height – construction – wall cladding Garage information</b>	<b>Preliminary district evaluation</b>
<b>810 Colver St</b> Survey/Map #CV-33 State #70-01420	William and Barbara Wilson House - c.1948 - ranch / cottage - hip roof 1 story frame - vinyl Garage: 1 car - c.1948 - gable front - asphalt	2 contributing buildings
<b>900 Colver St</b> Survey/Map #CV-34 State #70-01421	House - c.1928 - bungalow - gable front with side entry 1 story frame - wood shake Garage: 2 car - 2004 - gable front - asphalt	1 contributing and 1 non-contributing building
<b>902 Colver St</b> Survey/Map #CV-35 State #70-01422	House - c.1918 - bungalow - hip 1 story frame - vinyl Garage: 1 car - c.1930 - gable front - asphalt	2 contributing buildings
<b>904 Colver St</b> Survey/Map #CV-36 State #70-01423	House - c.1918 - bungalow - hip 1 story frame - aluminum Garage: 1 car - c.1920 - gable front - asphalt	2 contributing buildings
<b>906 Colver St</b> Survey/Map #CV-37 State #70-01424	Clarence F. and Bessie Streitler House - c.1918 - bungalow - hip 1 story frame - aluminum Garage: none	1 contributing building
<b>918 Colver St</b> Survey/Map #CV-38 State #70-01425	Muscatine Broom Factory - c.1907 - commercial - two story 2 story commercial - rusticated concrete block Garage: none	1 contributing building
<b>916 Colver St</b> Survey/Map #CV-39 State #70-01426	Henry and Louise Husen House - c.1901 - cottage - hip roof 1 story frame - aluminum Garage: 2 car - c.1975 - side gable - asphalt	1 contributing and 1 non-contributing building
<b>920 Colver St</b> Survey/Map #CV-40 State #70-01427	House - c.1905 - gable front 1 1/2 story frame - vinyl Garage: 1 car - c.1910 - gable front - asphalt	2 contributing buildings
<b>922 Colver St</b> Survey/Map #CV-41 State #70-01428	Helmuth and Hazel Lange House - c.1905 - gable front 1 1/2 story frame - aluminum Garage: 2 car - c.1975 - gable front - asphalt; -	1 contributing and 1 non-contributing building
<b>930 Colver St</b> Survey/Map #CV-42 State #70-01429	House - c.1904 - cottage - hip roof 1 story frame - vinyl Garage: 1 car - c.1940 - gable front - asphalt	2 contributing buildings
<b>1106 Isett Ave</b> Survey/Map #CV-43 State #70-01433	Alvie and Helen McIntyre House - c.1953 - ranch 1 story frame - aluminum Garage: none	1 contributing building

## Recommendations

The Colver Street Historic District appears eligible for the National Register of Historic Places under Criterion A for its significance within the residential development of Muscatine. The boundary for the historic district includes the properties with land along Colver Street, including 39 with Colver Street addresses, two at the corners of Colver Street and Oak Street, and two at the corners of Colver Street and Isett Avenue (Figure 38). The boundary coincides with the boundary established for the Colver Street restricted residence district in 1926, as verbally described in the ordinance. Within this boundary, there appear to be 51 contributing buildings and 15 non-contributing buildings among the 43 properties in the neighborhood. This Colver Street Historic District reflects strong integrity for its period of significance from 1885 to 1953.

Thus, it is recommended that the Muscatine Historic Preservation Commission pursue nomination of the identified Colver Street Historic District to the National Register of Historic Places. The boundaries for the historic district recommended within this report should be used as the framework to begin this process. This nomination will utilize the historic context developed through this project, supplemented by additional site-specific research not completed through this project. This research on the properties within the boundary may include further information from city directories, local histories, and census records. A narrative description of the district and statement of significance for the district will be developed for this nomination. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a district. One or several public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places. The meetings would also provide the opportunity to fully explain that listing on the National Register of Historic Places does not restrict any rehabilitation work or demolition by a private property owner, as well as providing the opportunity to present information on the history and development of the Colver Street Historic District.

The nomination of the Colver Street Historic District could be combined with another survey or nomination project, or it may be completed as its own project. It is recommended that the Muscatine Historic Preservation Commission consider applying for available state grants, such as the Certified Local Government (CLG) grants typically due in August (with projects starting in the following April) or the Historic Resource Development Program (HRDP) grants typically due in May (with projects starting in July). Local funding sources, such as those organizations that graciously contributed funds to this project, may also be utilized to fund this subsequent project, either fully or by contributing matching funds for one of the state grant programs.

When considering future projects, it is also recommended that the Muscatine Historic Preservation Commission review the recommendations of the 2006 *Historical and Architectural Survey of the West Hill neighborhood* report. While the Fair Oaks and Colver Street surveys were prioritized in this report, additional neighborhoods were also highlighted for further research and survey. These historic neighborhoods should also be included when developing goals and priorities for future historic preservation projects in Muscatine.