

# Architectural and Historical Survey of the Fair Oaks Neighborhood, Muscatine, Iowa



**April 25, 2013**

**Prepared for:**

**Muscatine Historic Preservation Commission**

***Submitted by:***



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# Table of Contents

I. Executive Summary .....	1
II. Project Description and Methodology.....	2
Background and previous work in Muscatine .....	5
Description of project area .....	8
Methodology for survey and identification.....	17
III. Historic Context .....	20
Settlement and early growth of Muscatine .....	20
19 <sup>th</sup> century residential development in Muscatine and designation of Weed Park.....	25
Development and early growth of the Fair Oaks Addition, 1908-1925 .....	36
Maturation of the Fair Oaks neighborhood, 1926-1944.....	54
Final development of the Fair Oaks neighborhood, 1945-1965.....	63
Bibliography.....	70
IV. Evaluation Methods .....	72
V. Survey Results and Recommendations .....	76
Survey results.....	76
Recommendations .....	89
Appendix A. Properties included in survey area.....	90
Appendix B. Additional properties along Washington St .....	226

## List of Figures

Figure 1. Map of Muscatine with project location indicated by red dot.....	2
Figure 2. Map of survey area within east portion of Muscatine. ....	3
Figure 3. Map of parcels in Fair Oaks neighborhood survey area.....	4
Figure 4. Dr. James and Mary Weed House, built in 1852-54 at 1124 Oakland Drive (FO-84). ...	9

Figure 5. Looking east into Fair Oaks neighborhood along 100 block of Parkington Drive from near Park Avenue (FO-03 – FO-06 at left).....	10
Figure 6. Looking east along 400 block of Parkington Drive from Oakland Drive into Weed Park (FO-23 – FO-24 at left).....	10
Figure 7. Earlier house at 1310 James Place (FO-11). ....	11
Figure 8. Looking north at the 1300 block of Oakland Drive from Parkington Drive (FO-16 – FO-18).....	11
Figure 9. Looking west at the curve and houses on west side of 1100 block of Orchard Avenue from near Union Street (FO-58 – FO-55). ....	12
Figure 10. Looking northeast at the north side 1000 block of Orchard Avenue from Union Street (FO-68 – FO-65). ....	12
Figure 11. Looking southeast at the south side of the 1000 block of Orchard Avenue from near Union Street (FO-63 – FO-60). ....	13
Figure 12. Looking south on Park Drive from corner with Parkington Drive (FO-95 – FO-33). .	13
Figure 13. Looking north on Park Drive from north of corner with Parkington Drive (FO-29 – FO-31). ....	14
Figure 14. Looking northwest at the 400 block of Park Drive (FO-100 – FO-97).....	14
Figure 15. Looking northeast at Weed Park from south/east end of Park Drive.....	15
Figure 16. Looking northwest at the north side of the 1550s portion of Washington Street from Park Drive (FO-128 – FO-130). ....	15
Figure 17. Looking northwest at the north side of the 1550s portion of Washington Street from Park Drive (FO-128 – FO-130). ....	16
Figure 18. Looking northeast at the north side of the 1560s portion of Washington Street from Park Drive (FO-131 – FO-134). ....	16
Figure 19. Example of earlier gable-front houses on the south side of the 1550s portion of Washington Street across from Park Drive.....	19
Figure 20. Looking west along Washington Street from near Park Drive.....	19
Figure 20. Map of Muscatine and vicinity in early 1850s by Abraham Smalley (Musser Public Library collection). ....	22
Figure 21. Bird’s-eye View of Muscatine in 1874 (Koch 1874).....	26
Figure 22. New Park Place Addition on the northeast side of Muscatine, with farm of James Weed indicated to east (Muscatine Improvement and Manufacturing Company 1893).....	29
Figure 23. East portion of Muscatine in 1899 (Huebinger 1899). ....	31
Figure 24. View of Weed Park around 1901 (Grossheim collection, image A163a). ....	33
Figure 25. View of wading pool in Weed Park around 1901 (Grossheim collection, image A160a).....	33
Figure 26. Plat of Fair Oaks Addition (Journal, June 12, 1909, 6). ....	37
Figure 27. Photographs of Fair Oaks in fall 1910 (Journal, November 9, 1910, 4).....	42



Figure 28. East portion of Muscatine in 1910 (Iowa Publishing Company 1910). .....	44
Figure 29. House at 1107 Oakland (Grossheim collection, image 1216). .....	45
Figure 30. Sanborn fire insurance map from 1928, color coded with dates of construction (Sanborn Map Company 1928; McCarley 2013). .....	47
Figure 31. House at 117 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Grossheim collection, image 2393ff). .....	49
Figure 32. House at 401 Parkington Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-23, built c.1918) (Grossheim collection, image 2393n).....	50
Figure 33. House at 407 Parkington Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-24, built c.1918) (Grossheim collection, image 2393bb).....	50
Figure 34. House at 1110 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-57, built c.1913) (Grossheim collection, image 2393o).....	51
Figure 35. House at 1300 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-16, built c.1918) (Grossheim collection, image 2393r). .....	51
Figure 36. House at 1107 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company, previously for Muscatine Concrete Company in 1911 (Map #FO- 89, built in 1911) (Grossheim collection, image 2393p). .....	52
Figure 37. House at 1015 Orchard Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-65, built c.1915) (Grossheim collection, image 2393aa). .....	52
Figure 39. Sanborn fire insurance map from 1928, color coded with dates of construction (Sanborn Map Company 1928, revised 1946; McCarley 2013). .....	62
Figure 40. 1953 topographic quadrangle map (1970 revised), Muscatine, IA. ....	65
Figure 41. 1956 Map of Muscatine (Journal 1956). ....	66
Figure 42. Sanborn fire insurance map from 1961, color coded with dates of construction (Sanborn Map Company 1928, revised 1961; McCarley 2013). .....	69
Figure 43. Map of properties surveyed in the Fair Oaks neighborhood, with preliminary evaluations. ....	80

## List of Tables

Table 1. Properties in the Fair Oaks neighborhood. ....	81
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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 for an area in Muscatine known as the Fair Oaks 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. The Fair Oaks neighborhood is located east of Park Avenue, north of Washington Street, immediately west of Weed Park, and south of the community college property on the east side of Muscatine. Of the 135 properties surveyed in the neighborhood, 132 consisted of a house or a combination of a house and garage, two properties consisted of a house with a historic commercial building also on the property, and the remaining property was a historic commercial building (neighborhood grocery). These three commercial buildings are all located along Park Ave on the west side of the neighborhood. 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, architectural features, and modifications. Limited site specific research was included within the scope of the survey, including select city directories and Sanborn map research. 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 Fair Oaks neighborhood, within the 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.

Through this research and survey work, a potential Fair Oaks Historic District was identified and boundary recommended, including 135 properties with approximately 176 contributing buildings and 55 non-contributing buildings. The city of Muscatine was surveyed and platted in 1836, and it was designated as the county seat in 1837. Dr. James Weed was an early settler in Muscatine, and he married Mary Swift in 1847. They built a landmark Gothic Revival brick house on their farm on the northeast side of town in 1852-54. Dr. James Weed was known for his interest in horticulture, and he had orchards and chestnut trees on his property. In 1899, Dr. James and Mary Weed donated 63 acres of natural woodland on the east section of their farm overlooking the Mississippi River for a city park (Weed Park). They also platted subdivisions along the south and west edges of their property along Washington Street and Park Avenue for residential development. Nine houses stood in this neighborhood at the time of Mary's death in 1908. The remaining estate around their home was then developed as a residential subdivision with 101 lots, named Fair Oaks through a city contest. The addition was promoted as one of the most beautiful in Muscatine, laid out with gently curved streets and facing Weed Park. It was platted at a time of considerable growth for the city of Muscatine, fueling by the emerging pearl button industry. By 1919, 57 new houses were constructed in the neighborhood, and an additional 25 houses and the small grocery store were built in the 1920s. In October 1926, residents of Fair Oaks banded together to petition city council to be designated as the first "restricted residence district" in Muscatine, protecting the residential qualities of this neighborhood. Additional houses built include 15 houses from 1930 to 1944, 11 houses from 1945 to 1954, and 13 houses from 1955 to 1964. Only four houses have been built in the neighborhood since 1965, and no houses have been identified as demolished since their construction.

## II. Project Description and Methodology

This architectural and historical survey of the Fair Oaks 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 Fair Oaks 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 Fair Oaks neighborhood. The Fair Oaks neighborhood is located on the east side of Muscatine (Figure 1), bounded by Park Avenue on the west, Washington Street on the south, Weed Park on the east, and the community college property on the north (Figure 2). A total of 135 properties were included within the survey boundary for this project (Figure 3).

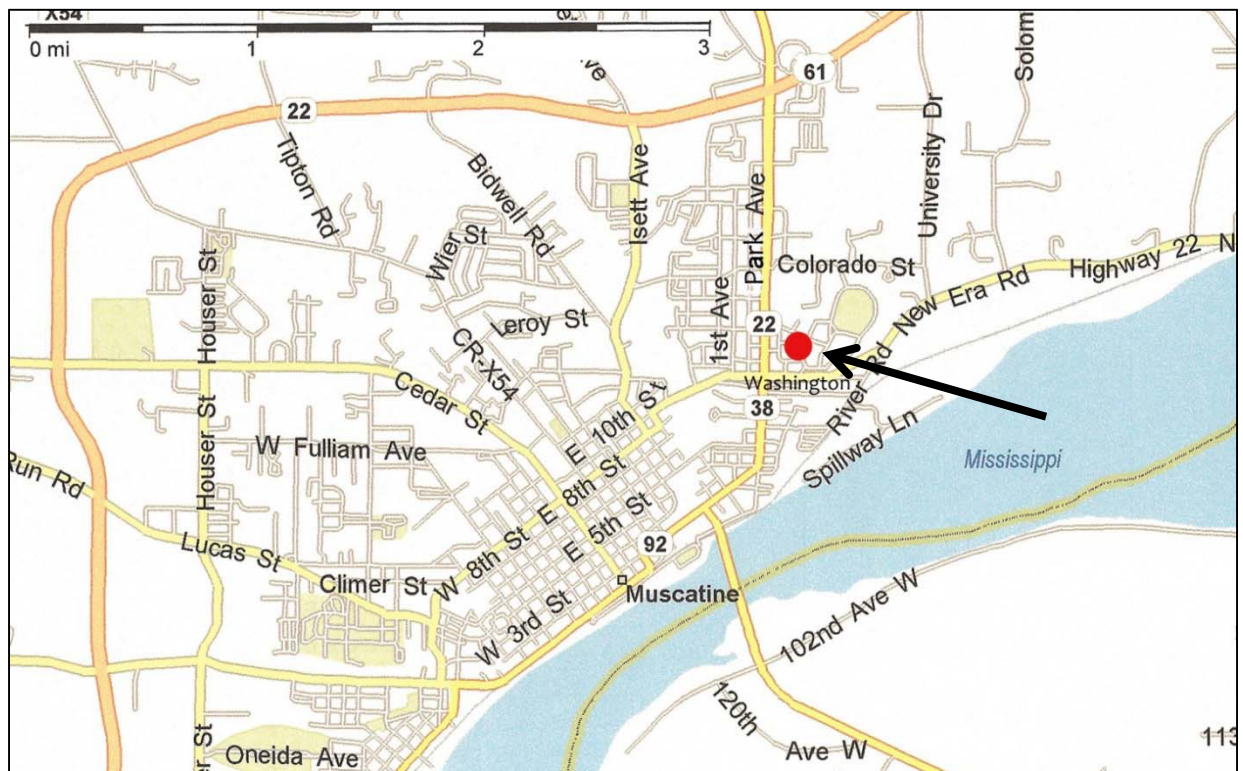


Figure 1. Map of Muscatine with project location indicated by red dot.



Figure 2. Map of survey area within east portion of Muscatine.



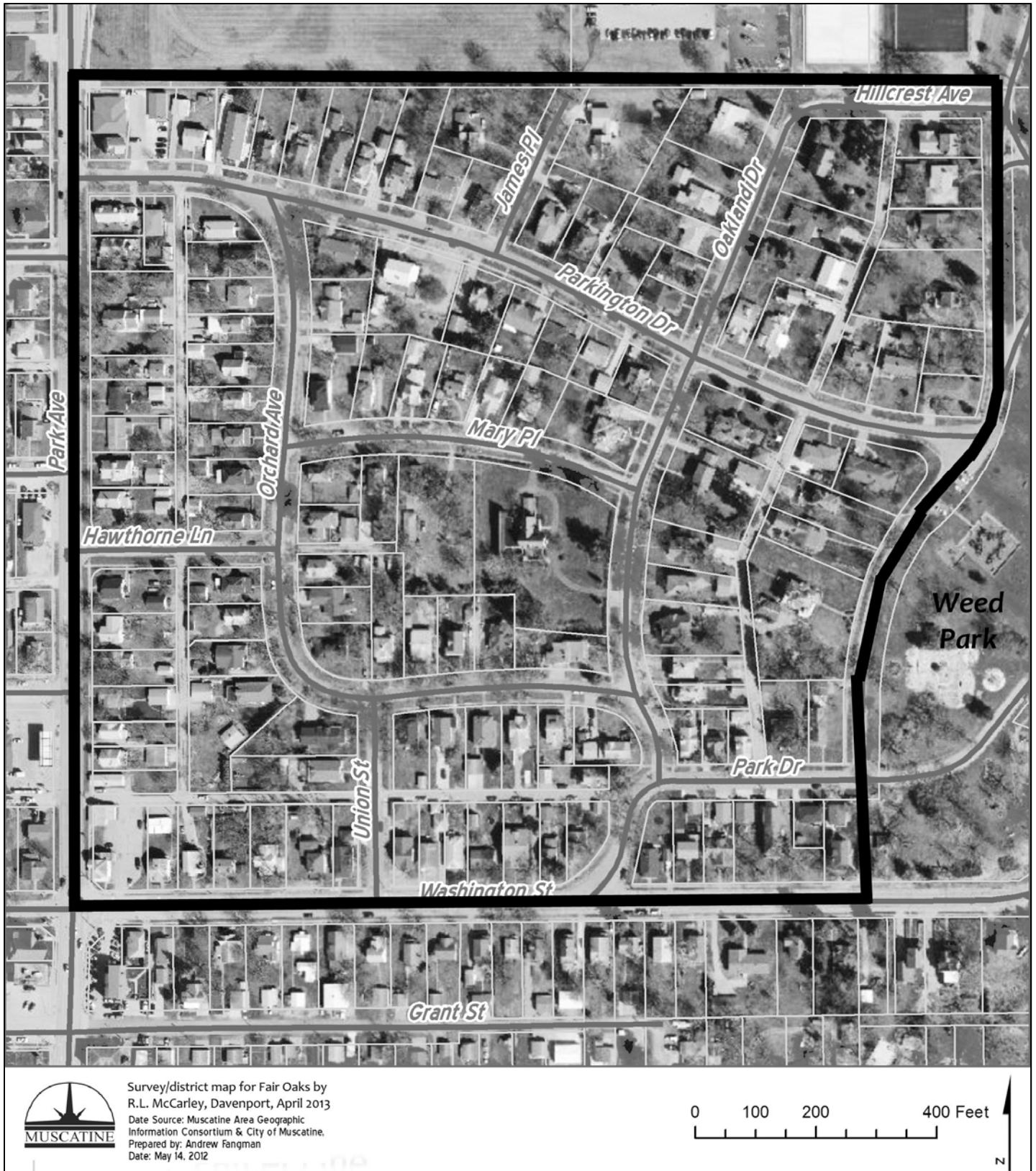


Figure 3. Map of parcels in Fair Oaks neighborhood survey area.

## 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). Of the historic resources identified in this survey, only one is located in the Fair Oaks survey area, the Dr. James and Mary Weed House (1854, 1124 Oakland Drive, State Site #70-00565). 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 Fair Oaks neighborhood and a second report focusing on the Colver Street 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 neighborhood historically known as Fair Oaks on the east side of Muscatine. The area for the survey project included the 135 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*). The neighborhood is developed around the landmark Gothic Revival brick house built in 1852-54 for Dr. James and Mary Weed by Josiah P. Walton, known as The Gables (Figure 4). In 1899, Dr. James and Mary Weed donated 63 acres of natural woodland on the east section of their farm overlooking the Mississippi River for a city park. Weed Park is located immediately east of the Fair Oaks survey area. The Weeds also platted subdivisions along the south and west edges of their property along Washington Street and Park Avenue for residential development. Nine houses stood in this neighborhood at the time of Mary's death in 1908. The remaining estate around their home was then developed as a residential subdivision with an additional 100 lots, named Fair Oaks through a city contest. The addition was promoted as one of the most beautiful in Muscatine, laid out with gently curved streets and facing Weed Park. By 1919, 57 houses were constructed in the neighborhood, and an additional 25 houses and the small grocery store were built in the 1920s. In October 1926, residents of Fair Oaks banded together to petition city council to be designated as the first "restricted residence district" in Muscatine, protecting the residential qualities of this neighborhood. Additional houses built include 15 houses from 1930 to 1944, 11 houses from 1945 to 1954, and 13 houses from 1955 to 1964. Only four houses have been built in the neighborhood since 1965, and no houses have been identified as demolished since their construction.

The Fair Oaks neighborhood is accessed by two streets to the east of Park Avenue and two streets to the north of Washington Street. A key feature of the neighborhood was the layout, including angled and curvilinear streets off the typical grid of earlier subdivisions in Muscatine. Parkington Drive extends east-southwest from Park Avenue in the north portion of the neighborhood (Figure 5-6). Orchard Avenue and Oakland Drive are the primary roads that branch off of Parkington, with short James Place extending to the north between the two streets. James Place leads to the earliest house in the neighborhood, which was used as the home of Dr. James and Mary Weed prior to the construction of The Gables (Figure 7). Orchard Avenue extends south from Parkington Drive into the west half of the neighborhood, while Oakland Drive extends north and south into the east half of the neighborhood (Figure 8). The short Hawthorne Lane, with no addresses along it, extends into Fair Oaks at roughly the midpoint along Park Avenue, connecting with Orchard Avenue. It was

originally the drive from Park Avenue to the Weeds' home. Orchard Avenue then curves to the east to intersect with Oakland Drive (Figure 9-11). Mary Place extends from Orchard Avenue to Oakland Drive about halfway between Parkington Drive and the curve in Orchard Avenue. The Gables, home of Dr. James and Mary Weed, sits at the southwest corner of Mary Place and Oakland Drive (Figure 4). Park Drive then curves along the east edge of Fair Oaks and the west edge of Weed Park (Figure 12). The three main houses in the 1200 block are among the first houses built in Fair Oaks in 1910, with development of the 1100 block and intersection with Parkington spanning from the 1930s to 1950s (Figure 13). The 1100-1200 blocks of Park Drive forms a T intersection at the south end with the 400 block of Park Avenue (Figure 14), with the same name used for the east-west road that extends to the east into Weed Park and to the west along the 400 block of Park Avenue to curve to the south to Washington Street. This curved entry into the south side of Fair Oaks from Washington Street is the main south entry to the neighborhood, as well as main entry from the historic neighborhoods of Muscatine to Weed Park (Figure 15). Washington Street extends along the south side of the Fair Oaks neighborhood, with the lots along the north side platted by James and Mary Weed as Weed Park Addition in 1892. Thus, a handful of pre-1908 houses are mixed in with later 1910s and 1920s houses along this street (Figures 16-17). Likewise, the west edge of the Fair Oaks neighborhood, also within Weed Park Addition with the north section within Weed Park Second Addition, is a more eclectic mix of houses from the 1890s to 1950s, with three small one-story commercial buildings among these properties as well.



**Figure 4. Dr. James and Mary Weed House, built in 1852-54 at 1124 Oakland Drive (FO-84).**





**Figure 5. Looking east into Fair Oaks neighborhood along 100 block of Parkington Drive from near Park Avenue (FO-03 - FO-06 at left).**



**Figure 6. Looking east along 400 block of Parkington Drive from Oakland Drive into Weed Park (FO-23 – FO-24 at left).**





**Figure 7. Earlier house at 1310 James Place (FO-11).**



**Figure 8. Looking north at the 1300 block of Oakland Drive from Parkington Drive (FO-16 – FO-18).**





**Figure 9. Looking west at the curve and houses on west side of 1100 block of Orchard Avenue from near Union Street (FO-58 – FO-55).**



**Figure 10. Looking northeast at the north side 1000 block of Orchard Avenue from Union Street (FO-68 – FO-65).**





**Figure 11. Looking southeast at the south side of the 1000 block of Orchard Avenue from near Union Street (FO-63 – FO-60).**



**Figure 12. Looking south on Park Drive from corner with Parkington Drive (FO-95 – FO-33).**





**Figure 13. Looking north on Park Drive from north of corner with Parkington Drive (FO-29 – FO-31).**



**Figure 14. Looking northwest at the 400 block of Park Drive (FO-100 – FO-97).**





**Figure 15. Looking northeast at Weed Park from south/east end of Park Drive.**



**Figure 16. Looking northwest at the north side of the 1550s portion of Washington Street from Park Drive (FO-128 – FO-130).**





**Figure 17. Looking northwest at the north side of the 1550s portion of Washington Street from Park Drive (FO-128 – FO-130).**



**Figure 18. Looking northeast at the north side of the 1560s portion of Washington Street from Park Drive (FO-131 – FO-134).**

## 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 "FO-" 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 135 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 area within Fair Oaks proper, the buildings along the opposite sides of Park Avenue and Washington Street were briefly assessed to determine any potential association with the neighborhood and to fully determine the boundary for a potential historic district. Buildings along the west side of Park Avenue were developed primarily along the east-west sides of the Park Place addition to the west, rather than

forming a strong corridor with the buildings on the east side of the north-south Park Avenue. The buildings along the south side of Washington Street were noted as forming more of a corridor with the buildings along the north side of the street, which were built in the original Weed Park Addition along the south edge of the Fair Oaks neighborhood. These buildings were then added to the field survey with preliminary research conducted on these properties as well (Figures 19-20). While the research revealed no strong association with the development of Fair Oaks, the limited information collected on these properties on the south side of Washington 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 utilized for this research, in combination with Sanborn fire insurance maps dating to 1928, 1946, and 1961. 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. Two local residents volunteered to complete some research on property owners in the transfer books at the Muscatine County Courthouse, with a limited amount of work provided to the consultant in time to include within this report. This research work is anticipated to be available to include in a future nomination project for the neighborhood.

The project progressed in March 2013 with research on the development of the Fair Oaks 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 Fair Oaks neighborhood within the context of residential development in Muscatine. The historic context for the Fair Oaks neighborhood is found in the following section, with a full list of documents utilized listed in the bibliography.





**Figure 19. Example of earlier gable-front houses on the south side of the 1550s portion of Washington Street across from Park Drive.**



**Figure 20. Looking west along Washington Street from near Park Drive.**



### **III. Historic Context**

The development of this historic context for the Fair Oaks 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. Buildings are referenced by address as well as survey/map number, keyed to Figure 43 (page 80) with photographs of each building 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 Fair Oaks Historic District.

#### **Settlement and early growth of Muscatine**

Euro-American settlement began in Muscatine soon after the Black Hawk Purchase, which opened this portion of eastern Iowa to these settlers as part of the public domain on June 1, 1833. The town of Muscatine (initially Bloomington) was laid out on this claim in 1836. Numerous other Mississippi River communities also formed in this period. By 1840, the 18 counties nearest to the Mississippi River had significant settlement, led by Des Moines, Lee, and Van Buren counties in southeast Iowa. These southeast Iowa counties continued to lead settlement in 1850 and 1860, with Dubuque also posting a large population. 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. Muscatine enjoyed a spur from the Davenport line, and population grew to 5,324 by 1860. Muscatine remained the fifth largest city in the state, behind Dubuque, Davenport, Keokuk, and Burlington. 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 location on the Mississippi River led directly to the first three major industries in Muscatine: agricultural processing, lumber, and pearl buttons. The original plat of Muscatine was centered on a relatively flat section of land along the river, framed by the surrounding hills included within this rectilinear 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 “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. 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.

Dr. James Weed was among the early settlers to Muscatine. He was born in Connecticut and arrived in Muscatine at age 25 in 1839 with his parents (Dr. and Mrs. Benjamin Weed) and sister Eliza Weed. Dr. Benjamin Weed was one of the first physicians in Muscatine County, and the young Dr. James Weed served as a physician as well as the first dental surgeon (dentist) in Muscatine. They bought a log cabin on the south side of W. 2<sup>nd</sup> Street between Pine and Chestnut, practicing from this location. In 1840, Eliza Weed married Joseph Bridgman, and they lived next door. His brother Chester Weed followed the family to Muscatine in 1841 as well. He became associated with Joseph Bridgman in a mercantile business. He then was president of Muscatine State Bank in 1858, and he remained affiliated with banks until his death in 1874. Dr. Benjamin Weed died on March 5, 1846 (Richman 1911, Vol. 1: 206, 354; Randall 1981: 17; “James Weed Dies,” *Journal*, April 22, 1904, 5; “Funeral Friday,” *Journal*, April 21, 1904, 3). A later account by Peter Jackson in 1891 in reference to a depiction of Muscatine in 1845 describes the house on 2<sup>nd</sup> Street west of the corner house on Chestnut as built by Samuel Lucas, and “west of it, on Second Street, a small frame occupied by Chester Weed, and Dr. Weed's residence in the same range” (*Semi-Centennial Edition of Journal* 1891: 87).

Dr. James Weed soon gave up his practice, turning his full attention instead to farming. Starting in 1840 or 1842, he bought land in the southeast quarter of Section 25 on the northeast side of Muscatine, and Chester Weed bought land in the southwest quarter (Figure 21). He devoted his attention to horticulture, growing fruit and nut trees. A map from the late 1840s or early 1850s notes that James Weed owned 320 acres on the east side of the graded road to Linn County (later Park Avenue) and north of Burdett Road (later Washington Street). The southwest corner of his property is noted as Pomological and Horticultural Gardens. This area would later become the Fair Oaks Addition. By 1849, he was also noted as owning a fine herd of Devon cattle (Richman 1911, Vol. 1: 206, 354; Randall 1981: 17). In 1847, James Weed married Mary A. Swift. They are noted as living in the Chester Weed house for a while, then living in an earlier house now at 1310 James Place while building their large brick house in 1852-54 (Randall 1981: 17, 20). The side gable one-and-one-half-story house at 1310 James Place (FO-11, Figure 7) is noted in local articles as having been built in 1838, prior to the purchase of the land by James Weed. References to this house note it named as Pomona Villa by James Weed, who lived here while the larger brick house was being built on his land (Randall 1981: 20; Helen Weiershauser, “Home of Jim and Dee Pulliam,” *Journal*, June 4, 1980, 2-3). This date of construction, the earlier owners of this land, and the date of Weed's purchase of the property have been not confirmed within the scope of the current research.

Based on other houses from the late 1830s, this house at 1310 James Place would have been very substantial for this early date, and it thus appears more likely built in the 1840s. It may also have been enlarged after the original construction. Further research may better identify a date of construction. The earliest buildings in the 1830s and 1840s were constructed of log, built from timber on the site. The typical log house was described as 16 by 20 feet with a large chimney outside of one end, projecting out about 4 or 5 feet. William Gordon built the first frame building in town, a hotel in September 1836. Since oak was readily available near the site, all the timbers and weatherboards were made from this wood (*History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 343, 358-359; EPRI 1977: 4). As Bloomington



developed, in 1841 the newspaper reported: “Quite a number of frames have already been raised, and in every direction, the heavy timbers for others are to be seen, ready for the square and chisel. Mechanics of all the building professions, we believe, find ready employment” (Horton 1978: 358). In the 1840s, log buildings became outnumbered by this more refined type of building. Additional carpenters, masons, cabinetmakers, and painters arrived in Bloomington along with other settlers, building the community as well as their new life (Horton 1978: 343, 358-359; *Portrait and Biographical Album of Muscatine County* 1889: 635-636). By 1844, a steamboat traveler noted that there were “quite a number of handsome brick dwellings and mercantile establishments...On the whole, Bloomington is quite a smart little village of about one third the size of Burlington, and its citizens are very fine clever people” (Horton 1978: 360-61).

The growth of the town is reflected in the state census of Iowa in 1856. 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). This represented a significant construction effort in the first five years of the 1850s. The 1856 city directory notes that “about two hundred dwellings, nearly all of a substantial character” were built in 1855 with the anticipated arrival of the railroad in November. Additional residential construction continued through the end of the 1860s. Many of the first generation houses were replaced in this period, with new houses built of a more substantial character as well. Many of the oldest houses in Muscatine date from this period of construction in the 1850s. Residential construction occurred throughout most areas of the platted town, with no particular concentration noted in this period. While some concentration is found near the downtown area, additional houses were scattered through other neighborhoods to the west, north, and east in this period as well. Though many of the houses continued to follow basic vernacular plans, more refined details also appeared on houses in this period. Greek Revival was a popular choice for houses, with some Federal details lingering as well (McCarley 2008: E89).

As noted in the residential historic context within *Historical and Architectural Resources of Muscatine, Iowa*, the Gothic Revival style appears to have been less popular in Muscatine though popular throughout the country in the 1840s and 1850s. The style emphasized picturesque details such as steeply pitched cross gable roofs, multi-light windows, pointed or Gothic arch openings, porches with intricate details, and decorative trim including bargeboard and bay windows. Andrew Jackson Downing particularly promoted the style as suitable for rural architecture, and the verticality of the style was often cited as suitable for religious architecture. In Muscatine, the style is primarily found in religious architecture, such as Trinity Episcopal Church, and a handful of houses. The best example in Muscatine was noted as the Dr. James and Mary Weed house, or “The Gables,” originally built on a country estate just to the northeast of town. The estate was also noted for its landscaping, another feature promoted by Downing (EPRI 1977: 5; McAlester 1997: 197-98; Horton 1978: 382-386; McCarley 2008: E90).

In 1852, Dr. James and Mary Weed hired Josiah P. Walton to design and build a substantial house in the middle of their Pomological and Horticultural Gardens. Walton moved to Muscatine in the 1840s to learn carpentry. He worked as an apprentice for J.J. Hoopes for two years, and he began his own business as an architect and builder around 1850. His advertisement

in the 1856 city directory states that “The undersigned is prepared to furnish DESIGNS AND DRAWINGS, provide material, superintend or erect Stores, Dwellings, Suburban or County Residences, in the most approved styles and on the lowest terms; also to lay out and plant ornamental gardens.” Over the next decades, he designed and built the Episcopal Church addition, Dr. James Weed House, Dr. Horton House, Muscatine High School, Wilton Junction High School, B. Hershey House, Lindley Hoopes House, and several other buildings in Muscatine. In his 1899 reminiscences of the early days and businesses of Muscatine, he notes several other buildings that he built in Muscatine, including several buildings for the lumber industry (*History of Muscatine County* 1879: 621; Walton 1899; Horton 1978: 351-352).

Josiah Walton designed and built a large Gothic Revival brick house for Dr. James and Mary Weed. Later authors have noted that this house was the masterpiece of Walton’s building career. Construction on the house was started in 1852, and the house was finished in 1854. The house features several characteristic features of the Gothic Revival style, including the steep gable roof, three steep front cross gables, decorative wood bargeboard trim on the gables, multi-light pointed arch windows, and oriel and bay windows. The house was dubbed as “The Gables” due these features. Dr. Weed disliked stoves, and thus the entire house was heated only by fireplaces (Randall 1981: 20, 23). Dr. James Weed continued to develop his horticultural interests on the property, growing a large orchard as well as chestnut trees. Orchards were also later developed on Chester Weed’s property to the west. Dr. Weed continued to engage in general farming (Randall 1981: 18). In October 1852, the Muscatine County Agricultural Society was organized, with Dr. James Weed serving as the chair for organization and the initial vice president. In 1853, he then became president (*Portrait and Biographical Album of Muscatine County* 1889: 631-632).

A noteworthy event occurred relating to Dr. James Weed’s farm in 1856, recounted in later histories. The log cabin built in 1837 on lot 3 in block 10 (Front Street, between Pine and Chestnut) near the 1891 home of J. Bridgman on W. 2<sup>nd</sup> Street was moved to Dr. Weed’s farm for a large brick commercial building to be constructed on the property. This cabin was noted as the oldest house in Muscatine in 1837. After serving initially as a residence, it was then used as a carpenter shop and then stable, prior to being moved in 1856. The 1891 accounts notes the cabin saw the joyful occasion of the marriage of Joseph Bridgman and Eliza Weed on June 4, 1840. A photograph of the cabin in 1911 shows a small one-story log structure with side shed-roof additions was on the south end of Dr. James Weed’s farm (Richman 1911, Vol. 1: f106; *Semi-Centennial Edition of Journal* 1891: 11, 67). This cabin thus was not then located within the Fair Oaks Addition, and it would not have been the house currently at 1310 James Place. It is not believed to be the current cabin in Weed Park, which was later used as the reptile house for the zoo.

## 19<sup>th</sup> century residential development in Muscatine and designation of Weed Park

With the Civil War, business boomed in Muscatine. In 1865, several new business blocks and dwellings were built around the town. Later accounts estimate that between 200 and 300 buildings were built in 1866, including L.W. Old's opera house block (Richman 1911, Vol. 1: 458). The largest addition to the city of the 1860s was Ogilvie's Addition in 1862. It extended the streets from Mulberry to Poplar further to the north-northwest for three blocks, creating a 12-block and 120-lot addition adjacent to North Muscatine. The addition was platted with the typical 60 by 140 foot lot size. Three additional areas were platted by 1865 farther from this core area, including Butlerville to the northwest and Smalley's Subdivision of Out Lot 1 and Brogan's Addition to the east-northeast. While Butlerville was divided into large rural lots, the additions to the east along Graded Road (Park Ave) had typical urban lot sizes. In 1868, Fletcher and Deschler's Addition to the north-northwest of the central part of the original town was platted to also divide rural land into smaller, yet large, rural lots. Lots remained four to five times larger than the typical 60 by 140 foot city lot in the Original Town. Other subdivision of large rural tracts continued into the 1870s (Muscatine County Recorder's Office). House moving also continued throughout the 1860s and into the 1870s as grading continued throughout Muscatine, evening out the valleys that formed the core of Muscatine between West Hill and East Hill (McCarley 2008: E92).

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. More concentrated development is found east of Walnut and north of 4th Street over to Mad Creek, which created flat land that interrupted the east end of the original platted grid. Scattered houses are also found on the east side of Mad Creek, in early additions of "East Hill," though the majority of East Hill and Park Avenue leading to Dr. James Weed's property is off the map to the east/right. Houses also line the streets extending out of town, including Mulberry Avenue (Iowa City Road), Cedar Street, Lucas Grove Road, and Burlington Road (Hershey Ave) (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. The increasing population apparently spurred some new development. 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. East Hill, east of Mad Creek, also had two subdivisions platted in this period (Muscatine County Recorder's Office).



**Figure 21. Bird's-eye View of Muscatine in 1874 (Koch 1874).**

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).

The January 1891 Semi-Centennial Souvenir Edition of the *Muscatine Journal* highlighted Josiah P. Walton, as well as some other local builders and architects. James H. Selden was a contractor and builder raised in Muscatine, who would continue to work into the 20th century. William Zeidler had worked as a contractor and builder in Muscatine for the last 32 years, building many residential and commercial buildings throughout Muscatine. His son Henry was noted to be a natural architect, designing many of the buildings that they built. By 1893, he opened his own architectural practice. He advertised on June 1, 1893 as an “architect and superintendent of construction” at 7th and Chestnut who would furnish plans and specifications



for buildings (Semi-Centennial Souvenir Edition of the *Muscatine Journal* 1891; “Henry W. Zeidler,” ad, *Muscatine Journal*, June 1, 1893, 1). Henry W. Zeidler would be listed as the only architect in Muscatine in city directories from 1900 to 1927, likely designing many of the larger homes in the community throughout this period.

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 on the west side of Park Avenue across from Dr. James and Mary Weed’s farm. A large residential and industrial development was quickly planned. The first section was platted in February 1890, which included four blocks (40 lots) at the northeast corner of Park Ave (Graded Road) and Washington Street. The first lots were put on the market in spring, and several dwellings were built in the first year. Two new churches, Episcopal and Methodist, opened on Park Avenue. 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 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. They promoted that sale of their lots, as “96% of those in real estate make money.” On May 22, 1893, Muscatine Improvement and Manufacturing Company published the official notice that the allotment drawing for lots would

take place on June 10. The number of each lot would be placed on 1,200 cards with the names of everyone who purchased or applied for lots on other cards. Then they would be drawn and paired together. (“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, 3; “Buy a Lot in Park Place! The Surest Money Maker in the City,” advertisement, *Muscatine Journal*, May 22, 1893, 6; “Notice from Office of Muscatine Improvement and Manufacturing Company,” *Muscatine Journal*, June 1, 1893, 4). The complete list of people was published in the *Journal* on Monday June 12, with a note that the company was placing numbers near the center of blocks so that owners could locate their purchase. (“Complete List,” *Muscatine Journal*, June 12, 1893, 6). Companies quickly specialized in trading of residential lots. Kemble & Horton advertised themselves as the “headquarters for trading and selling Park Place lots” beginning on the 12th as well (*Muscatine Journal*, June 12, 1893, 5, 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 23). The large scope of this project is clearly visible on this map in comparison to the previously platted sections of Muscatine. The large tract of land owned by James Weed is clearly identified on this map, located immediately to the east of the south section of the Park Place Addition in Section 25. The Park Place development was reflective of several national residential development trends in the 1880s and 1890s. Frederick Law Olmstead began to influence the appearance of residential suburbs after the 1869 design of Riverside, Illinois, which incorporated a picturesque and curvilinear basis. Homes were planned at a comfortable density in a park like setting with broad lawns and mature trees. Roads and walks were laid out in graceful curved lines, often creating irregular lot sizes. Olmstead also promoted comprehensive plans that created parks, boulevards, and parkway systems that connected developments throughout the city. Large residential development of the last quarter of the 19th century typically reflected these ideals promoted by Olmstead, often connected to broader park and parkway systems. The ideals continued into the first quarter of the 20th century, creating unified neighborhood developments (Ames and McClelland 2002: 39-40). While Park Place does not embrace all these ideals completely, the influence of these ideals is seen, beginning with the name. Along Park Avenue on the east, blocks are rectilinear to meet the adjacent grid, but curved and angled streets were planned in the interior of the neighborhood. Additionally, parks were incorporated on both sides of Mad Creek for the benefit of residents. Finally, a developer created the broad plan for the neighborhood, designing the overall plan and layout of the area to create a unified neighborhood. These design principles would then influence the plat of the Fair Oaks addition in 1908.

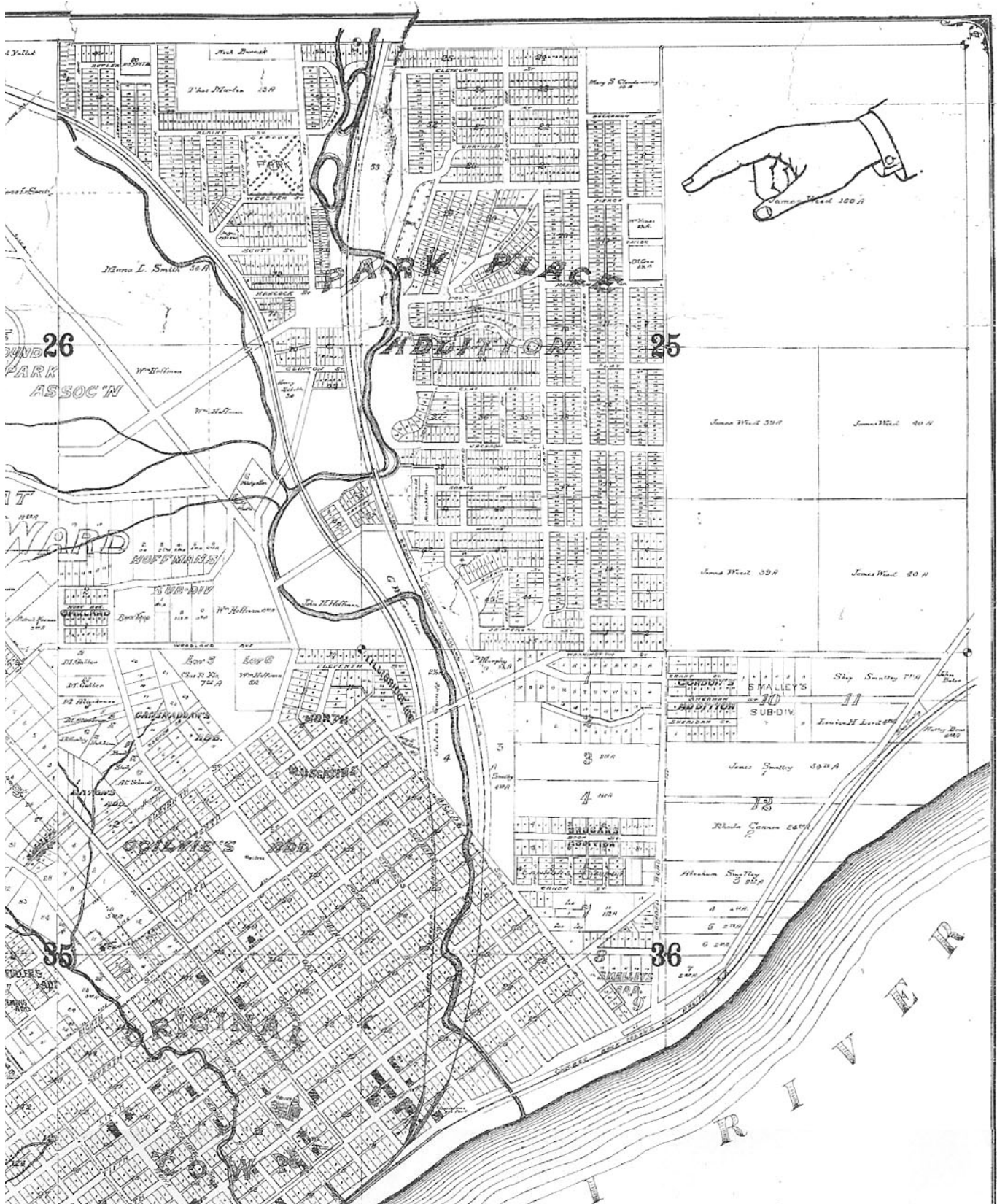


Figure 22. New Park Place Addition on the northeast side of Muscatine, with farm of James Weed indicated to east (Muscatine Improvement and Manufacturing Company 1893).

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 located in the west section of town, out Burlington (Hershey) and Lucas Grove roads. Four additions were also platted to the south of Musserville. A number of others were platted to the north and northwest of the original town plat (Muscatine County Recorder's Office). Though the sale of Park Place lots was successful, the resulting development of the neighborhood as well as the rest of Muscatine slowed through the mid-1890s. The *Journal* noted on December 14, 1893 that the city felt the effects of the nationwide depression less than other cities, and only nine houses had been built in Park Place that year. ("Muscatine as it is," *Muscatine Journal*, December 14, 1893, 1).

Among the 16 additions platted in the early 1890s, the first Weed Park Addition was surveyed on June 15, 1892 for Dr. James and Mary Weed, after the original southeast corner plat for the Park Place Addition. In the 1880s and into the 1890s, the apple orchards of Dr. Weed had grown to the point of requiring eight employees and producing thousands of gallons of cider each year. Orchards were also located on the former farm of Chester Weed on the west side of Park Avenue. Chestnuts were also sold commercially. On the grounds around their house, there were barns, a blacksmith shop, a cider press, and other outbuildings (Randall 1981: 18). Their drive from Park Avenue, now Hawthorne Lane, was lined with trees and flowers. With financial and health issues in the early 1890s, Dr. James Weed began to scale back his operations and sell of land. With the development of the large Park Place Addition to the west, the Weeds subdivided the southwest corner of their property along Park Avenue and Washington Street. Eleven lots were platted along Washington Street, with a curved corner at the east end leading to Park Road South (currently Park Drive). Six additional lots were platted along Park Avenue, north to their lane from Park Avenue to their house (noted as Park Road East, currently Hawthorne Lane). Lots were a standard size for this period, 60 by 140 feet. This addition then appears on the 1899 map of Muscatine (Figure 23). Additional land was also platted on the south side of Washington Street, both east and west of Park Avenue.

The earliest residential development of the Fair Oaks neighborhood thus occurred on these 17 lots along the south and west edges of the neighborhood and the Weed property. 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 Queen Anne style gained popularity in this period, continuing to be built after the turn of the century. The style was defined by a number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. Folk Victorian, or Victorian vernacular, houses borrowed elements of the style and applied them to smaller buildings. Early house types also continued to be built in this period, including the basic gable-front house and T-plan house. Elements popular in this period, such as bay windows and decorative details, were also applied to these houses (McCarley 2008: E103-104).

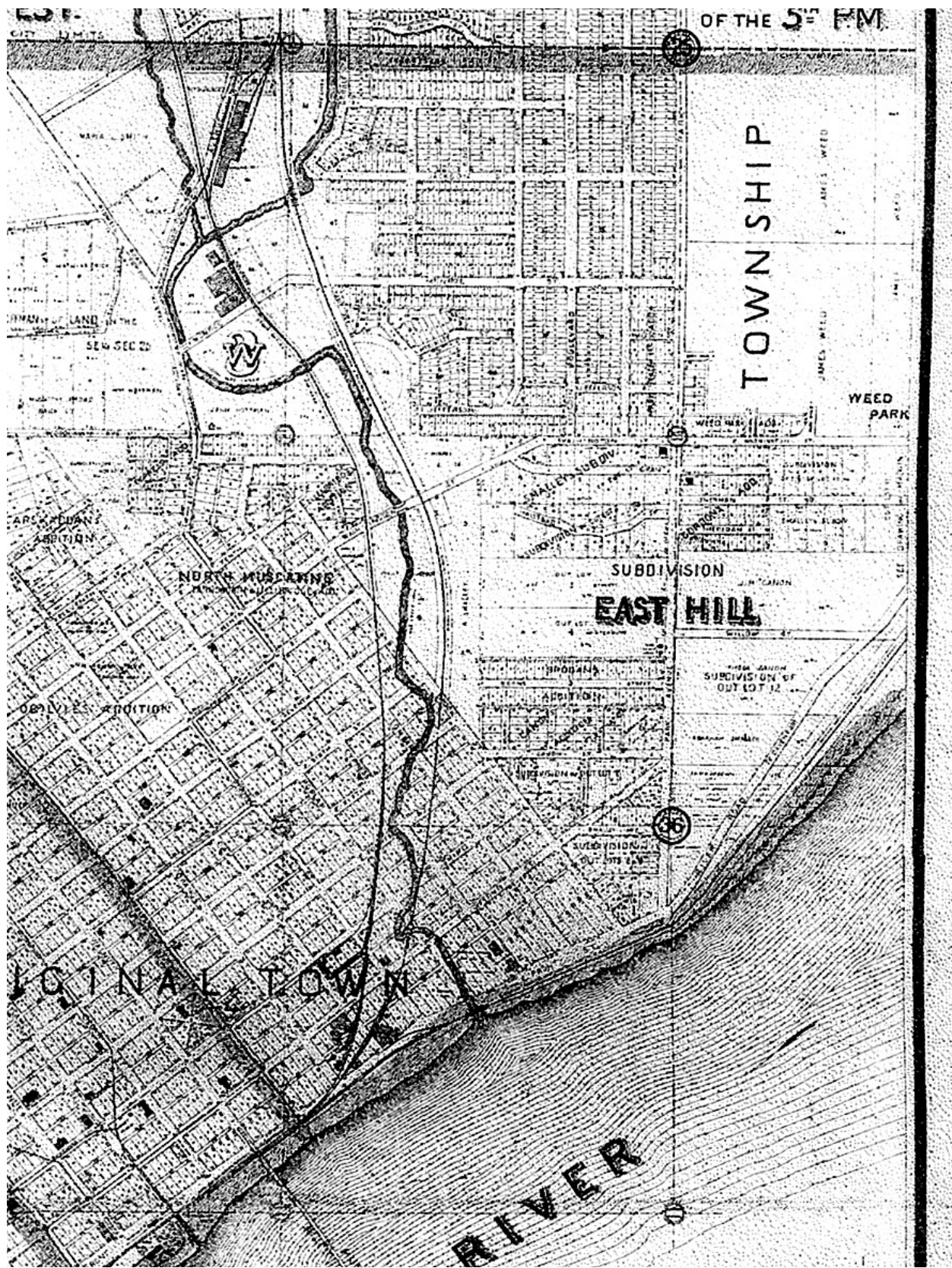


Figure 23. East portion of Muscatine in 1899 (Huebinger 1899).



The houses built in the Weed Park Addition of the Fair Oaks neighborhood were more vernacular in character. By 1899, three frame houses were built along Park Avenue and one frame house was built along Washington Street. Three of the four houses were two-stories in height with a cross gable roof form of either a T-plan or an upright and side section. The fourth house was a simple gable-front one-story building. These early houses 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.

The emphasis on natural resources and parks increased in this period. Parks and parkways had become desirable features of communities since the national City Beautiful movement in the 1890s. Park Place boasted of the first developed park in Muscatine as it was being sold in 1893. Apparently, Reservoir Park, a public square reserved on West Hill in the original town plat and developed with the city reservoir, was not an officially developed park at this time. An emphasis on the health value of the outdoors brought the issue of parks and playgrounds to the foreground in the early 20th century. At the same time, the City Beautiful movement gained momentum, reflecting broader ideals of efficiency, civic improvements, and social reforms. The movement looked beyond the city core to boulevard and parkway systems, public parks and playgrounds, public water systems and other utilities. Additionally, interest in comprehensive planning was stimulated through completed plans of other cities, particular David Burnham's 1909 Chicago Plan. Finally, the introduction of the automobile not only permitted more flexible residential growth in neighborhoods removed from the city center, but it also focused more attention on the arterial routes and development of boulevards and parkway systems (Ames and McClelland 2002: 21-23, 31-32).

As Dr. James and Mary Weed considered the future of the remainder of their farm, they felt that Muscatine needed a large park for the benefit and use of its residents. In 1899, James and Mary Weed donated about 63 acres on the east portion of their farm in the southeast quarter of Section 25 for a park, initially leasing the land to the city for \$200/year for the remainder of their lives. Weed Park was dedicated with a grand ceremony and various events held on the grounds on July 4, 1899. The park was accessed from Washington Street along Park Road South (Park Drive), with the south edge elevated considerable above Washington Street to the east of this point. The natural topography was cited as the key benefit of the park, with a magnificent view of Mississippi River and isles looking to the north from "Prospect Point." A natural amphitheater was noted in the east section, and a deep ravine could be developed as a fernery. A small stream through the park swelled with rain that collected in a natural basin, providing an opportunity to create a lake. Ancient Indian mounds were noted on the grounds as well. As Dr. James and Mary Weed had no children, they had carefully considered the future use of their land. Dr. Weed had hoped to develop college buildings around a park, but the lack of capital and health issues had stalled those plans. The Muscatine Park and Floral Association had been formed to improve and beautify park, and any resident could join by paying the \$1 annual dues. Several speeches were interspersed with selections by the band and followed by athletic contests ("A Beautiful Spot," *News-Tribune*, July 6, 1899, 1; "Park is Dedicated," *Journal*, July 5, 1899, 1; Randall 1981: 19). In 1901, Weed Park was described as a natural attraction in Muscatine, similar to Forest Park in St. Louis. It had oaks, elms, thick grass, high points of observation, rustic walks, prehistoric mounds, and an old stage route (Lewis 1901: 20-22).



Figure 24. View of Weed Park around 1901 (Grossheim collection, image A163a).



Figure 25. View of wading pool in Weed Park around 1901 (Grossheim collection, image A160a).



Dr. James and Mary Weed also platted an additional nine lots along Park Avenue on the west edge of their property within the Weed Park Second Addition in October 1900. These lots extended north from Park Road East (Hawthorne Lane) to College Street West (Parkington Drive). Development of these lots and the earlier platted lots remained sparse, with only three additional houses built by 1907. These frame houses reflected the simple styles of the earlier houses as well, though rusticated concrete blocks were utilized for the foundations of the two gable-front houses. The Muscatine Concrete and Paving Company was manufacturing these blocks by 1905, and rusticated concrete blocks would become the favorite material choice for foundations over the next four decades for houses built in the Fair Oaks neighborhood. The larger two-story, hip-roof frame house at 1569 Washington Street was built for James Weed's nephew Fred Bridgman and his wife Louisa around 1905 in the center of a small tract of land east of the Weed Park Addition and Park Road South along Washington Street, with Weed Park the bordering it on the east (Map #FO-134). They would later subdivide this tract in 1914 for four additional lots in the Fair Oaks neighborhood.

While Park Place and the Weed Park additions were located along Park Avenue in the northeast section of Muscatine, large tracts of additional land remained unplatted between downtown and Washington Street on East Hill. One of the largest new additions platted in this period was Canon & Batterson's East Lawn Addition. The plat was filed on July 22, 1902, with lots immediately for sale. The addition spanned five blocks east of Park Avenue to River Road, between Canon and Holly streets. The 78 lots generally were 50 x 120 feet. An advertisement for lots on May 16, 1903 noted that the introductory lot price of \$200 to \$600 would not be raised until June 10. The East Lawn addition had one of the finest views of the Mississippi River, and it was along the new interurban line to Davenport, assuring property values. The advertisement stated "Special inducements are offered to persons who will immediately erect houses in EAST LAWN" ("Canon & Batterson's East Lawn Addition" advertisement, *Muscatine Journal*, May 16, 1903, 3). As lots were selling, the plat for the second section of East Lawn was filed on September 26, 1903. It included 33 lots in the two-block area immediately to the north on the east side of Park Avenue, including both sides of Magnolia Street (Muscatine County Recorder's Office). The additional development of the East Hill neighborhoods resulted in the construction of Lincoln School at Park Avenue and Grant Street in 1903, one block to the south of the southwest corner of the Weed Park Addition.

While the economy had lagged in the middle of 1890s, it picked up around the turn of the century with the arrival of a key new industry to Muscatine: pearl buttons. The industry began in Muscatine due to the German immigrant and button cutter, J.F. Boepple. As the industry spread along the Mississippi River and across the country, Muscatine remained the center (McCarley 2008: E46; Coker 1919: 65-66). This industry would define the economy of Muscatine in the early 1900s, as well as creating new demand on residential growth and development. While this new industry would form the backbone of the local economy for the next decades, the leaders of the lumber companies continued to be leaders of community development as well. On December 4, 1903, Harry W. Huttig and William Musser bought out the other two investors in the Citizens Railway and Light Company, resulting in their full possession of this company and its system of lighting and street railway. They continued to expand service throughout Muscatine, during this period of increased development. In 1905, they extended the East Hill line out to Weed Park, an improvement that was projected to significantly increase the use of the

“most beautiful plot of park land in Iowa” that summer (Richman 1911, Vol. 1: 483; *Muscatine Journal*, December 4, 1903, 8; *Muscatine Journal*, March 24, 1903, 5).

After suffering from blindness for seven years and illness for weeks, Dr. James Weed died on April 21, 1904 at age 90. His obituary noted that he was perhaps the oldest resident of Muscatine, having arrived in 1839 shortly after graduating from medical school. He devoted most of his life to horticulture and cultivating his land until health issues prevented him. He also worked on inventing various convenience features, which could be seen within his house and property. One such feature was a patented device that creating a self-opening gate on his drive by driving over a trigger point. The donation of Weed Park as noted as one of his most generous gifts to local residents, and it was noted as one of the finest in natural beauty in state. He left his wife Mary and two nephews, Charles and Fred Bridgman (“James Weed Dies,” *Journal*, April 22, 1904, 5; “Funeral Friday,” *Journal*, April 21, 1904, 3).

In 1904, the Weed Park Club was formed to assist with improving the grounds of Weed Park, holding suppers and fundraisers in fall 1904 to spring 1905 to raise funds. Their initial large project was the construction of a club house, designed and built by Henry W. Zeidler in 1905. The large club house was dedicated on September 27, 1905. It was a two-story frame building clad in drop siding and shingles on a brick foundation, with an 11-foot veranda on east, south, and west and balconies on the second story. The interior had four rooms on first story and three rooms on second story. A large portrait of James Weed was hung over the fireplace on the north side. The dedication recognized the efforts of William Huttig and the Weed Park Club, noting it was a tribute to the Muscatine Floral and Park Association that continued to beautify park (“Weed Park Club House Dedicated,” *Journal*, September 28, 1905, 2). The Weed Park Club House was utilized by various community groups and for numerous events for the next 25 years, being destroyed by fire on June 15, 1930 (Randall 1981: 20). Mary Weed also transferred the deed for Weed Park to city in 1905, ending the lease arrangement (Richman 1911, Vol. 1: 484).

Unlike her husband who had been ill for a period of time, Mary Weed died suddenly from a heart attack on February 16, 1908 at age 80. Her obituary likewise noted the generous donation of 63 acres of their farm to the city for Weed Park, which was noted as a monument of her love and generosity to city. With no children, she left only more distant relatives, and her will outlined several charitable bequests. The largest went to Trinity Episcopal Church, which included her home on East Hill with the suggestion of using it as a rectory as well as the majority of the land remaining as part of the estate (“Weed Park’s Donor is Called,” *Journal*, February 17, 1908, 1; “Charitable Bequests in Will of Mrs. Weed,” *Journal*, March 18, 1908, 2). Her death then set the stage for the development of the Fair Oaks Addition over the next year.

## Development and early growth of the Fair Oaks Addition, 1908-1925

With the prosperity of the pearl button industry, a significant number of building improvements were seen throughout the city in the first two decades of the 20th century. The majority of the platting and auditor's replatting was indicative of this demand for new housing. 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). Improvements continued over the next few years. 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).

The Fair Oaks Addition was thus platted and developed during this period of increased building activity in Muscatine. On October 9, 1908, the *Journal* reported that 30 acres of the Weed estate on East Hill had been bought by the Western Realty Company of Cedar Rapids, filed with the county recorder the previous afternoon. The company planned to have a landscape gardener will come from Minneapolis within few days to work on beautifying lots, with around \$5,000 anticipated to be spent by the company. W.L. Wallace and C.R. Gates would serve as the local selling agents for the company. The interest of the Cedar Rapids company in developing the addition was not stated, though the newspaper speculated that maybe it was related to discussions on building an extensive of the Cedar Rapids-Iowa City interurban to Muscatine ("Big Land Purchase by Realty Company," *Journal*, October 9, 1908, 2).

Western Realty Company then held a contest for local residents to name this new addition on East Hill. On November 21, 1908, the *Journal* reported that nearly 2,000 names by 352 people had been submitted, and the name of Fair Oaks had been chosen, first submitted by Miss Stella G. Ames, of 312 E. 9th Street who won either a \$25 cash prize or \$50 credit toward a lot purchase. The large grove of oak trees swayed the judges' decision in her favor, over the runner up of Highland Park. Interestingly, the name Highland Park was then used for an addition platted in 1909 west of Mad Creek south of Leroy Street. The 101 lots in Fair Oaks ranged from 60 to 95 feet in width to 120 to 150 feet in depth, with lots varying due to the curvature of the streets platted, which was unique in Muscatine in the period (Figure 26) (Muscatine County Recorder's Office; "Fair Oaks Addition Name Chosen Today," *Muscatine Journal*, November 21, 1908). The overall curvilinear design of the addition and proximity to the park reflects national design ideals of this period, the most complete embrace of these principles for any subdivision of this period in Muscatine.

Western Realty Company immediately started promoting the future lot sales for their new addition, while working on the final plat and city approvals. The December 17, 1908 prosperity edition of the *Journal* included a full page ad for Fair Oaks on page 2. It noted: "This beautiful residential district promises to become the most popular locality in the city for home building. Over 30 acres laid out in beautiful lots, winding drives, all for the one purpose of making it The Real Beauty Spot of Muscatine." Western Realty Company had hired one of the best landscape

gardeners in country to survey the tract and lay it out, and it was located in one of the most favorable residential districts of city. Further, the addition adjoined Weed Park – one of the most beautiful, natural parks in the state. The street railway was located less than half of a block away, providing a convenient connection to downtown. Western Realty Company also noted that they intended to provide all modern conveniences within a few months. City water was currently extended to the property line, with gas, electricity, and sewers to be added. Macadamized streets and cement sidewalks would be developed in spring. The company encouraged all residents to take the East Hill line to pay Fair Oaks a visit and walk along its winding drives to see the improvements already completed by the best landscape artist in the west in “the best residence district ever opened” in Muscatine (“Fair Oaks” ad, *Journal*, December 17, 1908, 2).



Figure 26. Plat of Fair Oaks Addition (*Journal*, June 12, 1909, 6).

Newspaper advertisements for Fair Oaks continued to be published through the winter and into spring as Western Realty Company worked on their development plan and initial improvements. An advertisement in the *Journal* on April 30, 1909 encouraged residents to consider buying a house to build now or hold as an investment, as the property was sure to increase in value. With the housing shortage in Muscatine, lots would be in demand and Fair Oaks was the best investment in the city, with its large lots, beautiful big trees, high and dry location, excellent street car service, city water, plans for gas and sewer, and magnificent views of Mississippi River and Weed Park. Prices would soon be announced, with lots offered for sale on easy terms (Home Trade Edition, *Journal*, April 30, 1909, 11).

The plat for Fair Oaks was officially accepted by city council on June 11, 1909, opening the way for the sale of the first lots. On June 19, 1909, the executor of Mary A. Weed estate officially sold the Fair Oaks addition to the Western Realty Company for \$10,500. The newspaper published the plat of the addition for reference of residents on June 12, as well as outlining initial plans for opening days on June 22 and 23. The festivities would include band concerts on the grounds and a drawing for a free lot for a person in attendance, an event not to miss regardless of any desire to buy a lot. The *Journal* noted that the work of laying out the plat had been done well. Streets were graded, and the work of the landscape gardener was apparent in the beautiful greenery. The addition faced Weed Park on the east with a view of the Mississippi River, and a drive of 30 feet separated the addition and park for the convenient access of lots facing the park. The remaining lots faced 60-foot streets, with alleys providing rear entrance for many lots as well. The lots ranged in frontage from 60 to 100 feet with an average depth of 200 feet. Thus, they were larger than regular building lots in most other additions in Muscatine ("Fair Oaks is Now a Part of Muscatine," *Journal*, June 12, 1909, 7). The advertisement with the published plat encouraged residents to buy lots early, as prices will increase 25 to 50% after paving is complete ("Fair Oaks" ad, *Journal*, June 12, 1909, 6).

The opening days for the new Fair Oaks addition on June 22 and 23 were reported as very successful with hundreds visiting Fair Oaks to look at the lots, listen to music by Paudiet's band, and generally enjoying an outing. Residents were directed to take the East Hill Car to visit the "most beautiful residence district ever laid out in Muscatine" where every lot was a little park. Street cars were running every 15 minutes for the event, insuring no delays to go to and from the new addition. The addition had around 100 lots for sale, with the large lot 68 associated with The Gables (home of Dr. James and Mary Weed). All lots were marked in plain figures showing the price and size. Water connections had been made, with paving and sewers to be laid shortly. The *Journal* reported on June 23 that while the previous day had been hot in Muscatine, the natural topography of Fair Oaks resulted in a cool and comfortable day for residents visiting the new addition. The concert by Paudiet's band had been cancelled the previous evening due to a thunderstorm, but they did play on Thursday afternoon and evening. With the plat resembling a beautiful park and band playing music, the *Journal* reported that it was more like visiting an amusement place than a new addition. They noted: "Everyone that has visited the new plat has been most favorably impressed, and Fair Oaks was the topic of general conversation throughout the city today." The drawing for the free lot was held on Thursday evening, with Lot 31 valued at \$350 given to school teacher Rita Berry of 209 W. 3<sup>rd</sup> St. The newspaper noted on Friday that more lots had been sold than expected, with a number of others still deciding on specific lots (*Journal*, June 22, 1909, 4; *Journal*, June 23, 1909, 4; "Fair Oaks Formally Opened to Public,"

*Journal*, June 23, 1909, 6; “Again Fair Oaks is Visited by Crowds,” *Journal*, June 24, 1909, 5; “Miss Rita Berry is Winner of the Lot,” *Journal*, June 25, 1909, 2; Transfer books).

Improvements in the new Fair Oaks addition spanned the next year before real construction began in the addition. Western Realty Company of Cedar Rapids sold 78 lots in Fair Oaks to Titus Loan and Investment Company of Muscatine in November 1909, and they became the main developer-promoter of the addition over the next decade. The company included G.M. Titus, president and treasurer; G. Raymond Titus, vice president; and J.P. Schomberg, secretary. The *Journal* noted that the “deal insures the building up of that desirable section without delay, and the establishment of another beautiful residence section of Muscatine.” They predicted that “within a year the addition will be dotted with many handsome and comfortable homes,” eluding to the lack of development thus far. The *Journal* noted that “It is rare indeed that a residential location so desirable as that of Fair Oaks is platted, especially one in which the lots may be purchased at such reasonable cost. It is practically on the street car line, has paving and sewerage extending to it, and a beautiful natural park of more than 60 acres immediately adjacent, which offers a playground for children that thousands of dollars could not duplicate no matter what the location might be.” The landscape gardening completed by Mr. Simons of Chicago was superior, adding to the natural beauty of the plat. Titus Loan & Investment Company would reap the benefit of this investment by Western Realty Company. Mr. Titus noted that possibly a number of lots would be sold to people considering building rental homes, with the scarcity of homes in Muscatine at this time (“Titus Loan and Investment Purchases Fair Oaks Addition,” *Journal*, November 30, 1909, 5; Western Realty Co. to Titus Loan & Investment Co., *Journal*, December 11, 1909, 8).

G.M. Titus, president of Titus Loan & Investment Company, noted the company’s intent “to erect homes of modern design, which will be sold on the installment plan at comparatively moderate cost.” The contract for one house had already been let, and others were to follow. By December 9, 1909, work on the foundations of two houses was reported in the *Journal*, which would be constructed as quickly as weather would permit. Both houses were described as six-room frame cottages, with additional houses of this type later built and advertised for sale by Titus Loan & Investment Company. City water and gas connections were complete to the addition, with the company intending to arrange for sewer, lay cement walks, and build more houses in spring (“Erection of Two Homes Started,” *Journal*, December 9, 1909, 5). The sewer connection was the first order of business for G.M. Titus, as he appeared before city council on December 16, 1909 to ask for the city engineer draw to a plat and prepare an estimate of the cost for owners in the addition to have the sewers installed in spring. The plans were approved in January, with the bid for sewers published in February. In March, the sewer contract for Fair Oaks was awarded to Eppel-Schlosser Co of Muscatine for \$3,398.20. The final sewer schedule with final cost to the residents was published in July 1910 (“Fair Oaks Will Have Sewerage,” *Journal*, December 17, 1909, 5; “City Council Proceedings,” *Journal*, January 25, 1910, 8; Public notice of intention,” *Journal*, February 10, 1910, 2; “Sewer Contracts Let By Council,” *Journal*, March 11, 1910, 2; “City Council,” *Journal*, July 13, 1910, 6-7).

The development of Fair Oaks was part of the broader development of the East Hill neighborhood and overall growth of Muscatine in this period. Record building improvements were reported in 1909, as Muscatine continued to enjoy the boom of the pearl button industry.

Nearly \$1 million was invested in construction overall, which included the new courthouse. More than 100 houses were also built during the year, mostly frame. Two-story frame houses ranged from \$1,500 to \$4,500 in cost, with smaller frame houses typically ranging from \$1,000 to \$2,000 (“Record of Building Improvements for the Past Year is Startling – Muscatine Builds and Grows,” *Muscatine Journal*, December 16, 1909, 21). While south portion of Muscatine developed with rental housing for workers in the nearby factories, East Hill was developed largely with modest homes for younger and middle-class families. The newspaper noted in December 1909 that many recently built houses in East Hill were occupied by newlyweds, either renting a house or building their own home. East Hill had the benefit of a quiet, peaceful, and beautiful location at high elevation, above the noise and congestion of the business and factory districts. While smaller additions were developed in this period, Fair Oaks was the largest addition on East Hill, as well as having several benefits: “Fair Oaks is a delightful place in which to live, being situated as it is, right at the side of Weed Park, and with all the requirements necessary to make it an ideal location.” Improvements in the East Hill neighborhood included paving of East 2<sup>nd</sup> Street and Park Avenue with brick on a foundation of concrete in fall 1909, further adding value to property along these main streets. Additionally, the street car line ran up Park Avenue and then out on Washington Street (“East Hill – ‘Home of the Newly Weds’ – Many New Homes in Desirable Residence District,” *Journal*, December 16, 1909, 10).

House construction in the new Fair Oaks addition truly started in 1910. Titus Loan & Investment Company took a two prong approach for the development of the subdivision. Lots were offered for sale to prospective home owners, while Titus Loan & Investment Company also build six-room cottages to sell directly to prospective home owners. The first of their houses were complete in spring 1910. In April 1910, they advertised a fine six room home in Fair Oaks with all modern improvements, including furnace, bath, electric light, gas, etc. for sale for \$2,350. Lower prices were also available for homes without modern improvements. The advertisement noted that they had sold two houses already, with more houses to be built as rapidly as possible. These “six-room” cottages appear to be modest gable-front houses, with a number built initially along the 1200 block of Orchard Drive. They advertised a payment plan that included a small first payment down and balance in monthly installments. Lots were advertised for sale for \$300 to \$700 depending on location, with the condition that the house built not cost less than \$1,250. These building restrictions insured residents that neighbors would maintain the quality of construction for the neighborhood. They encouraged any interested person to buy soon, as they anticipated raising prices as more sales were complete. Their office hours included typical weekdays, as well as Saturday evening hours from 7:00-8:30 (*Journal*, April 9, 1910, 12; *Journal*, April 11, 1910, 10).

The *Journal* noted on April 11, 1910 that “Fair Oaks is rapidly becoming a very prominent residence district, and a great number of new homes are being erected. There are five new houses now under the course of construction and preparations are being made for the erecting of two more” (“Fair Oaks Booming,” *Journal*, April 11, 1910, 5). Various notes on construction and purchases of homes in Fair Oaks appeared in the *Journal* through the spring and summer of 1910. On March 31, the newspaper noted that the universal opinion was that the Fair Oaks addition was prettiest addition ever laid out and platted in Muscatine. P.H. Zeug, the popular salesman at Bartemeier hardware store, had bought a house being built by Titus in Fair Oaks and would move there as soon as it was completed (listed in 1910 city directory then at 1113 Orchard



Avenue, gable-front house, Map #FO-071) ("Fair Oaks Addition," *Journal*, March 31, 1910, 7). On April 20, the newspaper reported that Titus Loan & Investment had sold the F. W. Swan residence on West Third street to Fred Beach, enabling Swan to proceed with construction of a house on lots 41 and 42 in Fair Oaks. These were "two of the most beautiful lots in the whole addition, facing the city park. Several large and stately oak trees ornament these lots, and it is said that the Swan home, when completed, will be one of the most attractive residences in the city (Late Queen Anne, 1200 Park Drive, Map #FO-095). It was later noted as a 10-room dwelling with a large 40-foot porch ("Buys Residence," *Journal*, April 20, 1910, 4; "East Hill," *Journal*, September 13, 1910, 4). W.W. Quaintance of Sioux City visited Muscatine in May 1910 to buy a house for his ensuing move to the community as manager of sales department of Ritchie Corrugated Iron Works. He and his wife were captivated with the attractive features of Fair Oaks and bought one of Titus' new houses (gable-front cottage, 1302 Orchard Ave, Map #FO-049) ("Fair Oaks Home Sold," *Journal*, May 28, 1910, 4). Two brothers, Carl Schmidt and Julius Schmidt of H. Schmidt & Son music dealers, bought lots facing Weed Park next to Swan's lot in June 1910, with plans to build two houses over the summer (side-gable bungalow, 1202 Park Drive, Map #FO-094; Foursquare, 1206 Park Drive, Map #FO-093).

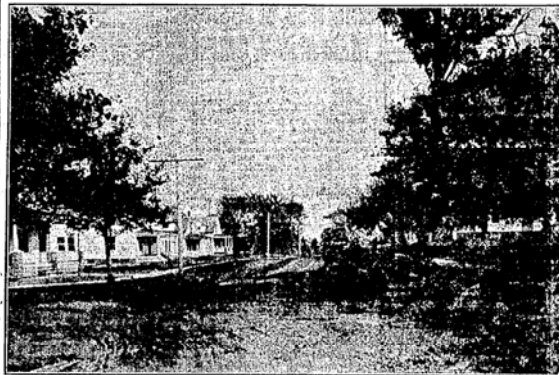
Titus Loan & Investment Company also continued to work on their neighborhood improvements and promoting the further development of the neighborhood through the end of 1910. G.M. Titus appeared before city council in July to request that that permanent grades be set in Fair Oaks so that they may be able to place permanent cement walks. The company desired for walks to be poured as soon as possible to increase the beauty of this new residential district and permit property owners to enjoy all the advantages of residents in other parts of the city. The city engineer was later directed to stake the walks in Fair Oaks, as well as do necessary grading for walks from Park Avenue into Fair Oaks and in front of new houses now being built or already completed ("Cement Walks for the New Addition," *Journal*, July 22, 1910, 2; "City Council," *Journal*, July 27, 1910, 6). They continued to advertise their six-room cottage with modern improvements for sale, now listed for \$2,450 (*Journal*, October 8, 1910, 6). Building permits for the year listed their standard house as built for \$1,500 ("1910 Marked by Greater Building Activity Than Any Year in History of Muscatine," *Journal*, December 7, 1910, 29). One of their advertisements noted: "Select property in a neighborhood where values are increasing, then it's easy enough to raise more money at any time than you put into it. The ideal place for a happy home is Fair Oaks, the growing beauty spot that has jumped into famous favor" (*Journal*, October 18, 1910, 11). Photographs of "Muscatine's Beauty Spot" appeared in Fair Oaks advertisements through the fall, showing the development along Orchard Drive and Park Drive as well as highlight their standard gable-front cottage (Figure 27). The photographs illustrated that Fair Oaks had more natural attractive features than any addition laid out in Muscatine or any other city in Iowa. Titus Loan & Investment Company offered reasonable prices for lots as well as to build houses to suit the purchaser and sell on installment plan. They had built a large number of houses this season, selling all by one (*Journal*, November 9, 1910, 4; *Journal*, November 19, 1910, 12).

# Fair Oaks Views Muscatine's Beauty Spot

*Call at our office and let us show you some of the modern homes in the most beautiful residence district in Muscatine.*



View of the Schmidt homes, Park drive, Fair Oaks



View of Orchard Avenue, looking North, Fair Oaks



Modern Cottage, Corner Orchard Ave.  
and Hawthorn Lane, Fair Oaks

*We sell on the installment plan. No charge for showing property.*

## Titus Loan & Investment Co

G. M. TITUS,  
President.  
213 Iowa Avenue.

RAYMOND TITUS,  
Vice President.

J. P. SCHOMBERG,  
Secretary.  
Open Saturday Evenings.

Figure 27. Photographs of Fair Oaks in fall 1910 (Journal, November 9, 1910, 4).

While the amount spent on building improvements overall in Muscatine did not exceed 1908 or 1909 when major public and commercial buildings were constructed, 1910 saw more building activity than any other year. At least 250 homes were estimated to have been built since January, with total expenditures exceeding \$750,000. Statistics from the city engineer and leading contractors accounted for 160 houses, with others constructing additional properties. According to building permits, over 100 houses were constructed within the fire limits for the city, amounting to \$344,000 in improvements. In 1910, the Muscatine Building and Loan Association was also formed by prominent businessmen to encourage home ownership through helping potential homeowners afford homes by paying on a monthly basis, echoing the offer of the Titus Loan & Investment Company for their Fair Oaks development (“1910 Marked by Greater Building Activity Than Any Year in History of Muscatine,” *Journal*, December 7, 1910, 29; 70th Anniversary Edition of the *Muscatine Journal* 1910: 23-24; “Building Loan Group Encourages Home Ownership,” *Muscatine Journal*, December 30, 1940, sec. 4, p. 14).

Construction in Fair Oaks was noted as a contributing factor to the building activity for the year. More than 100 lots of various sizes had been platted in Fair Oaks by Western Realty of Cedar Rapids, with 78 then bought by Titus Loan & Investment Company for development. They were noted as having at least started construction on 14 residences in Fair Oaks this year, setting a high standard for the neighborhood with modern houses in every respect. Foundations for four new houses had been started in November. Houses ranged from \$2,500 to \$5,000 in price, with sewer, water, and gas provided. Arrangements were being made for electricity, with houses wired and piped for both. Street car service bordered Fair Oaks along Washington Street on the south side and along Park Avenue on the west side, as depicted on the 1910 map of Muscatine (Figure 28). Fair Oaks is located at the northeast corner of these streets, immediately west of the large Weed Park. All lots within the addition were noted to be within a minute walk from the street car lines (“To Build Four New Residences,” *Journal*, November 22, 1910, 4; “Nature’s Formations Perpetuated in Platting Fair Oaks Addition,” *Journal*, December 8, 1910, 14).

Houses built in the early 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 Queen Anne style, popular in the 1890s, continued to be built in the first decade of the 20th century. Its asymmetrical floor plan, elaborate features, and decorative surfaces 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)



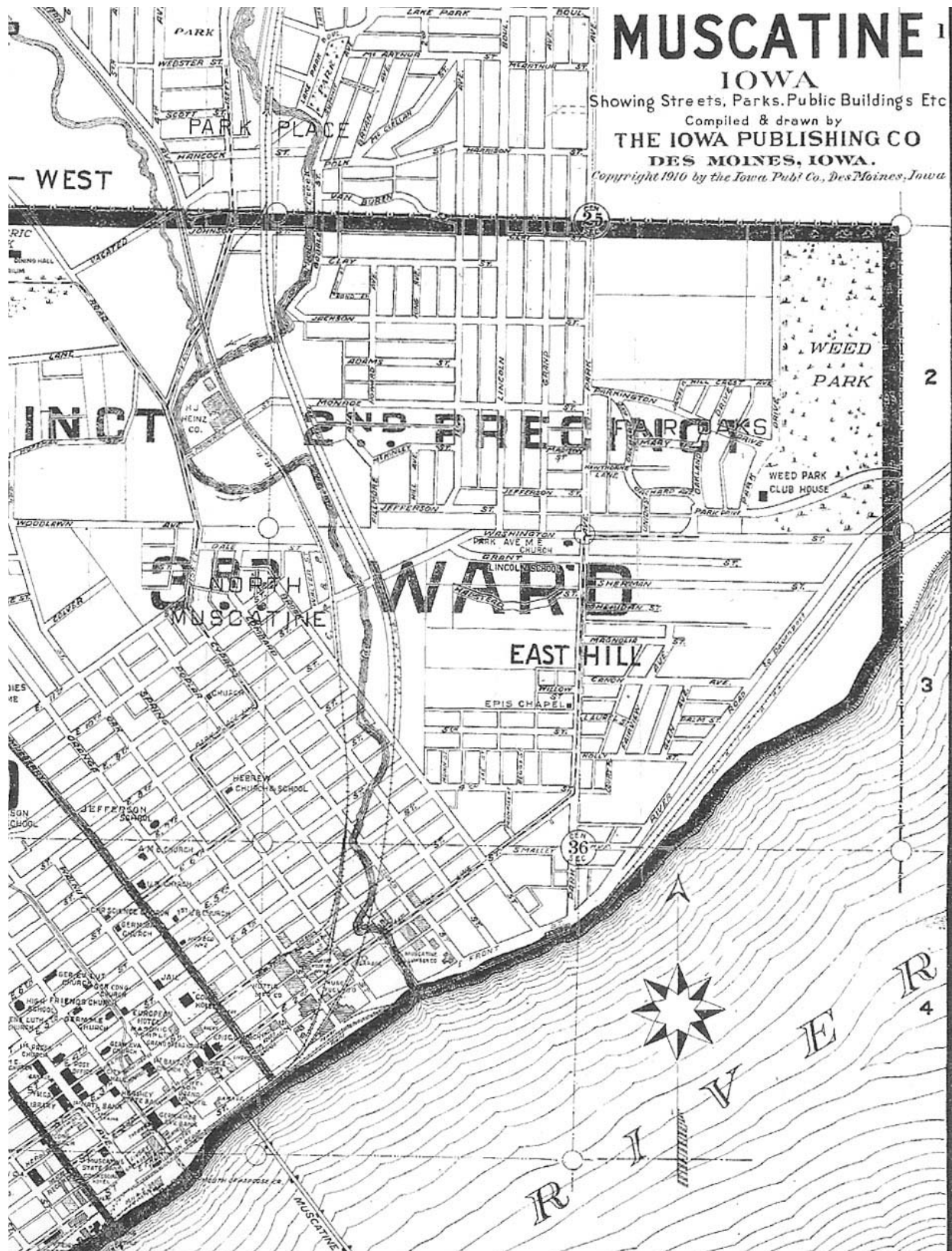


Figure 28. East portion of Muscatine in 1910 (Iowa Publishing Company 1910).

In the Fair Oaks neighborhood, 38 of the 135 current houses were built by the end of 1912. These houses included the nine houses built prior to the Fair Oaks plat, and 29 houses built from 1909 to 1912. Nearly all of these houses were frame construction, with only one brick house built. Concrete block was utilized for foundations for more than two-thirds of the houses, with various finishes in this early period including the typical later “rusticated” pattern. Nine houses were built in the basic one-and-one-half-story gable-front form, likely the “six-room” cottage by Titus Loan & Investment Company. Further research would determine if they were all built and sold by the company. Three houses demonstrated the influence of the Queen Anne and Victorian vernacular styles, with asymmetrical massing, angled walls, and additional gables. The only brick house built in this period falls in this category, constructed at 1107 Oakland (Map #FO-89). A photograph of the house taken in November 1911 notes that it was built by the Muscatine Concrete Company (Figure 29). The house features a wrap-around porch with concrete columns on rusticated concrete block piers with an open-web concrete block wall. Five early bungalows were built in this period, which would be the prevalent house type through the remainder of the decade. Ten two-story houses were built in 1909 to 1912, including nine Foursquare homes and one Craftsman house. The Foursquare houses generally have a hip roof, either with a front dormer or a front cross gable. Several houses with the dormer also have a shared feature of a chamfered left corner of the house. Three Foursquare houses were built in the 1200 block of Orchard Avenue and three were built at the west end of Mary Place, with others scattered. The Craftsman house was built for lawyer John J. Hanley and his wife Kate at 1109 Oakland Drive (Map #FO-90).



Figure 29. House at 1107 Oakland (Grossheim collection, image 1216).

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 nearly all the houses in the Fair Oaks neighborhood built through the 1910s. Round columns with simple Classical Revival details were found on the earlier homes, with full square columns or square columns on concrete block piers typically on houses built in the 1910s.

Weed Park continued to be promoted as a benefit for the current and potential residents of Fair Oaks through the 1910s, with various improvement projects. In June 1912, a number of additional plants and flowers were installed, and the grass was noted as being kept well-trimmed. A large number of residents were visiting the park, and an increasing number of societies and organizations were also using park for their outdoor festivities (“Appearance of Weed Park Much Improved,” *Journal*, June 19, 1912, 8). The emphasis on natural resources and parks increased in this period. A park commission was established in 1916, as a result of the increased “City Beautiful” movement. Improvements had occurred by the end of the year, including concrete walks in Weed Park, paving around Reservoir Park, and over \$1000 of improvements in Long View park. The Civic Society, a group of women, worked to promote “normal, wholesome play and public recreation” (“Playgrounds for Use of Children, 1912 Triumph for Civic Society,” *Muscatine Journal*, December 14, 1912, 12).

Development continued in Fair Oaks through the middle of the 1910s (Figure 30). The small block on the north side of Washington Street between Park Drive and Weed Park owned by Fred and Louisa Bridgman was subdivided into six lots in 1914, with their house at 1569 Washington (Map #FO-134) remaining on a double lot. This was the final platting for the Fair Oaks neighborhood. Ben G. Lilly then immediately built the large two-story house with a front clipped gable to the east at 1573 Washington (Map #FO-135), with the lots to the west were not developed until the 1920s. Interestingly, a two-story house with a similar form was then built around the corner at 101 Park Drive (Map #FO-102). Titus Loan and Investment Company continued to advertise houses for sale on an easy payment plan. Fair Oaks was promoted for lots for people interested in building their own houses, with notes that improvements were still being made through the neighborhood to insure it was one of the most attractive building locations in Muscatine (*Journal*, April 13, 1915, 2). Three new houses in Fair Oaks were advertised by Titus in March 1917, offered at reasonable prices and on an easy payment plan (*Journal*, March 26, 1917, 8). A bungalow in Fair Oaks was advertised in March 1918: “Six rooms and bath, wood work, finished white enamel, fireplace, all hardware solid bronze, French windows have patent metal storm and dust proof strips. Cellar divided in two rooms, cemented floor, and floor drain, laundry drain. Good lot with some trees and shrubs. A real home. Can be sold on easy payments” (*Journal*, March 28, 1918, 11). Thus, Titus Loan and Investment Company appears to have continued to sell both lots as well as built houses in Fair Oaks through this decade.





G. Raymond Titus also made a personal investment of a different nature in Fair Oaks in 1915. The Gables, home of Dr. James and Mary Weed, had sat generally vacant for several years as Trinity Episcopal Church owned but did not use it. A handful of tenants lived in the house at various points, none remaining for long. In the summer of 1914, G. Raymond Titus bought The Gables and worked on renovating it, moving here after marrying Miriam Blivan in fall 1914. Several features of the home were discovered during the renovation, including a drain pipe from the roof to a cistern in the back yard for a supply of clean water. The glass enclosed front porch included a groove within the lower wall and foundation for the glass to be lowered and porch opened. The conservatory on the west side was watered with wood pipes through the ceiling. A number of unusual trees were noted around the house, including a shagbark hickory, tulip tree, and buckeye. Dr. Weed had provided a nursery in Iowa City with some of his chestnut trees, and Raymond Titus obtained 14 trees from the nursery to plant on the grounds (Randall 1981: 23-26; "Muscatine's historical homes," *Journal*, September 5, 1974, 8). G. Raymond and Miriam Titus lived in this Gothic Revival brick house in the center of Fair Oaks into the 1940s.

While 29 houses were built in Fair Oaks in the initial development from 1909 to 1912, another 28 houses were built through the end of the decade. The early "standard" six-room, gable-front cottage was built on three lots around 1917, perhaps the houses advertised by Titus Loan and Investment Company in March 1917. However, there was a decided shift to the construction of bungalows in this period. The bungalows were one or one-and-one-half-story houses, sitting lower to the ground and typically with wider eaves in comparison with the earlier cottages. Craftsman bungalows included additional details, such as brackets, exposed rafter tails, wood shake shingles, dormers, and small square bay windows. From 1913 to 1919, four hip-roof bungalows, six side-gable bungalows, and six gable-front bungalows were constructed in the Fair Oaks neighborhood. The bungalows typically had a full porch across the front of the house, either recessed within the main roof line or as a separate feature. The majority of bungalows built in this period sat on rusticated concrete block foundations, with brick veneer on plain concrete block starting to be utilized for some houses. The side-gable bungalow at 209 Parkington Drive (Map #FO-008) was clad fully in brick veneer, while the remaining houses built in this period were frame construction.

The remaining ten houses built from 1913 to 1919 were larger two-story homes. Three of these houses were basic Foursquare houses with a hip roof and front dormer, and one was a transitional Queen Anne / Foursquare house. At least one of the houses utilized wood shake shingles on the second story, reflecting the influence of the Craftsman style. This house was built for Lee P. and Margaret Loomis at 307 Parkington Drive (Map #FO-14). The Craftsman style more strongly influenced the house built at 410 Park Drive around 1915 (Map #FO-98), along with wide eaves common to Prairie School houses as well. Prairie School houses, popularized by Frank Lloyd Wright, emphasized horizontal lines through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. The only three Prairie School houses built in Fair Oaks were constructed in this period in the 1100 block of Oakland Drive, near the earlier home of Dr. James and Mary Weed. These houses share several features, including stucco exteriors, wide eaves, and horizontal lines. The house at 1112 Oakland, immediately north of the Weed house, is perhaps the best example of this style in this neighborhood. As noted previously, two large two-story, gable-front houses with

a front “clipped” gable were built in this period at 1573 Washington (Map #FO-135) and 101 Park Drive (Map #FO-102).

While the majority of these homes in Fair Oaks appear locally built, there was a move nationally towards houses or house plans ordered through catalogs. The best known are houses sold by Sears Roebuck and Company, who sold over 450 different models between 1908 and 1939. From 1908 to 1915, only plans were sold, with some materials provided by the Gordon Van Tine Company in Davenport. After purchasing lumber and millwork plants in 1911 and 1915, Sears began selling precut homes or kit houses in 1916, as well as offering mortgages. By this time, Gordon Van Tine also entered the mail order house business, issuing its first house plan book in 1912, and introduced its "Ready-Cut" home line in 1916. Locally, the Mira Hershey Lumber Company in Muscatine advertised plans for sale by 1916, including complete and accurate bills for all materials and hardware. In 1919, the Mira Hershey Lumber Company became known as the Beach-Stortz Lumber Company, as Fred Beach and John Stortz bought out the other interests. In 1921, the Muscatine Lumber and Coal Company advertised “free home building plans” in addition to the materials for construction. Oscar Grossheim took a series of photographs of houses, mostly bungalows, for the Huttig Manufacturing Company in 1920 and 1921. It is unclear at this time if Huttig built these houses directly or if they supplied plans and/or materials. Over 50 houses were photographed, as well as at least a dozen garages. Seven houses were photographed in the Fair Oaks neighborhood, mostly Craftsman bungalows (Figures 31-37) (*Muscatine Journal*, December 30, 1916, 18, 22; Muscatine Lumber and Coal Company advertisement, *Muscatine Journal*, March 5, 1921, 7; Grossheim Photograph Collection, Musser Public Library and online at [www.umnphotoarchive.org](http://www.umnphotoarchive.org)).



**Figure 31. House at 117 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Grossheim collection, image 2393ff).**



**Figure 32. House at 401 Parkington Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-23, built c.1918) (Grossheim collection, image 2393n).**



**Figure 33. House at 407 Parkington Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-24, built c.1918) (Grossheim collection, image 2393bb).**





**Figure 34. House at 1110 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-57, built c.1913) (Grossheim collection, image 2393o).**



**Figure 35. House at 1300 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-16, built c.1918) (Grossheim collection, image 2393r).**



**Figure 36. House at 1107 Oakland Drive photographed on January 28, 1920 for Huttig Manufacturing Company, previously for Muscatine Concrete Company in 1911 (Map #FO-89, built in 1911) (Grossheim collection, image 2393p).**



**Figure 37. House at 1015 Orchard Drive photographed on January 28, 1920 for Huttig Manufacturing Company (Map #FO-65, built c.1915) (Grossheim collection, image 2393aa).**

These photographs also illustrate the development of the Fair Oaks neighborhood by 1920. Concrete sidewalks appear along the front of the property as well as to the front porch. Some large trees were present, dating prior to the time of the original platting. Smaller trees along the front and sides of the lots appear to date to the efforts of the landscape gardener to improve the addition in 1908-09 and to the period that houses were built on the lots. Additional street improvements were made through the Fair Oaks neighborhood in 1919 and 1920, with the remainder of the streets paved with brick on a concrete base. With World War I in progress, the city obtained a good quote for the work in 1919, with prices then noted to have increased noticeably in 1920 ("Make Progress in City Paving," *Journal*, June 22, 1920, 5).

With the improvements in the neighborhood and end of World War I, eight additional houses were built in the Fair Oaks neighborhood around 1920, and then eight houses were built from 1921 through 1925. Thus, 82 of the 135 houses (61%) built in the Fair Oaks neighborhood were constructed by 1925. The last of the earlier gable-front one-and-one-half story houses was built at 1015 Park Avenue around 1920, and three Foursquare houses were built around 1920 as well. Among these houses was a Foursquare house with wood shake shingles on the second story that was built for Marvin S. and May Albright at 221 Mary Place (Map #FO-079). Interestingly, they moved to this larger house from the 1910 gable-front cottage at 1200 Orchard. Bungalows remained the preferred house type for this area, with four side-gable bungalows, four gable-front bungalows, and one hip-roof bungalow constructed from 1920 to 1925. These houses were frame construction, with the exception of the hip-roof bungalow built for Chester and Frances Sander at 1553 Washington around 1923 constructed of tile blocks clad in stucco (Map #FO-126). Rusticated concrete blocks continued to be the dominant foundation material, with two bungalows sitting on foundations clad in brick veneer. Three of the four Dutch Colonial Revival houses built in the Fair Oaks neighborhood were also constructed in this period. Dutch Colonial Revival houses were defined by their gambrel roofs. Detailing was usually simpler and less Classical than the Classical Revival style (McCarley 2008: E114). The earliest house of this style was built at 212 Mary Place around 1920 with three inset dormers under a common shed roof (Map #FO-81). The two Dutch Colonial Revival house built around 1925 and the later house built around 1929 were larger houses with a full shed-roof dormer across the façade. They also have traditional/Classical Revival entry porch with round columns.

While the Fair Oaks addition proper remained solely residential, the west edge along Park Avenue in the Weed Park Addition had two commercial buildings constructed at the south end in the early 1920s. A small one-story, gable-front, frame, grocery and meat market was built at 1007 Park Avenue (historically 1008 Park Avenue, Map #116) around 1922, run by Edward Dankert per the 1923 city directory. He also lived in the property. By 1927, Walter Pilgrim had taken over the store, and he continued to run it into the 1940s. He rented a portion of the house in Fair Oaks at 1109 Oakland Drive (Map #90) from 1921 through the 1930, then purchasing the house and continuing to live here into the 1950s. The second commercial building was constructed immediately to the south at 1003 Park Avenue (historically 1006 Park Avenue) behind the c.1915 Queen Anne / Foursquare house at 1511 Washington at the northeast corner of Park Avenue and Washington Street (Map #117). Harry Metzger operated the Muscatine Broom Factory at 918 Colver Street in this period, constructing a two-story rusticated concrete block building around 1910 for his business. His brother, William Metzger, appears to have worked for Harry for a period of time and then branched off on his own. By 1919, he moved to the

house at 1511 Washington Street, and the 1920 census lists William Metzger as working at his “own broom factory.” Thus, the one-story rusticated concrete block building behind/north of the house appears built around this time. The 1921 and 1923 directories do not list this building specifically, but the 1927 directory does note that he is proprietor of the Metzger Hawkeye Broom Factory at the rear of 1511 Washington. A newspaper article from June 1928 notes that Harry Metzger would continue his broom factory in Muscatine despite rumors to the contrary. His brother William, who had conducted a broom factory at 1511 Washington Street, had recently sold the property and relocated to Moline to open a broom factory there (“Muscatine Broom Company to Stay,” *Journal*, June 12, 1928, 1). The 1929 city directory confirms that William Metzger has left town, with a restaurant in the building at the rear of 1511 Washington Street.

### **Maturation of the Fair Oaks neighborhood, 1926-1944**

By 1926, the initial development following the platting of the Fair Oaks Addition had resulted in 83 properties with construction. These developed properties included 14 properties along Washington Street in the Weed Park Addition or Bridgman Addition, nine properties along Park Avenue in either the Weed Park Addition or Weed Park Second Addition, two properties within the Fair Oaks Addition pre-dated the 1908 plat, and the remaining 58 properties within the Fair Oaks Addition built in the 16 years since the plat. The property at 1007 Park Avenue was the only one developed as a commercial building with residential living space, while the primary building on the remaining 82 properties was a house. Garages sat behind many of these houses, typically replaced with a large building through the middle and later of the 20<sup>th</sup> century. The second commercial building likewise sat behind the house at 1511 Washington Street, later assigned its own address of 1003 Park Avenue. Overall, 15 houses were one story in height, 31 houses were one-and-one-half stories, and 36 were two stories. The three most popular house types and styles accounted for over 70% of the houses, including 27 bungalows, 16 one-and-one-half-story gable-front houses, and 16 Foursquare houses.

Perhaps it was the commercial uses along Park Avenue in the 1920s that led to a desire of the Fair Oaks residents to create a restricted residence district for their neighborhood in 1926, expanding the boundaries of “Fair Oaks” to encompass the small additions along Washington Street and Park Avenue as well. 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. Any early discussion on the merits or reasons for establishing a “restricted residence district” for the Fair Oaks neighborhood have not been identified in research to date. The plat book recording these district plats and ordinances show that the Fair Oaks district was the first recorded for Muscatine, soon followed by one centered on Colver Street related to a potential establishment of a laundry on the street (see Iowa Inventory #70-01390 and affiliated report). 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 Bartelt 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, the delay was minor. Per the ordinance, the restrictive residence district 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*, November 8, 1926, 11; "Restricted Residence District, Ordinance and Plat," December 7, 1926; Plats Book 2, page 82, Muscatine County Recorder's Office).

The ordinance outlined the boundaries of the restricted residence district as Park Avenue on the west, Washington Street on the south, Hillcrest and the Fair Oaks Addition line on the north, and Weed Park and the Fair Oaks Addition line on the east. It thus included the Fair Oaks Addition, as well as the Weed Park Addition, Weed Park 2<sup>nd</sup> Addition, and adjacent 6-lot Bridgman Addition. Upon petition of the owners, the second restricted residence district was established along Colver Street from Oak to Isett streets on December 16, 1926. The controversy over the issuance of a building permit to a potential laundry on the street also led Muscatine to tighten their requirements and review of building permits in general. This change perhaps then led to a break in the establishment of restricted residence districts over the next year.

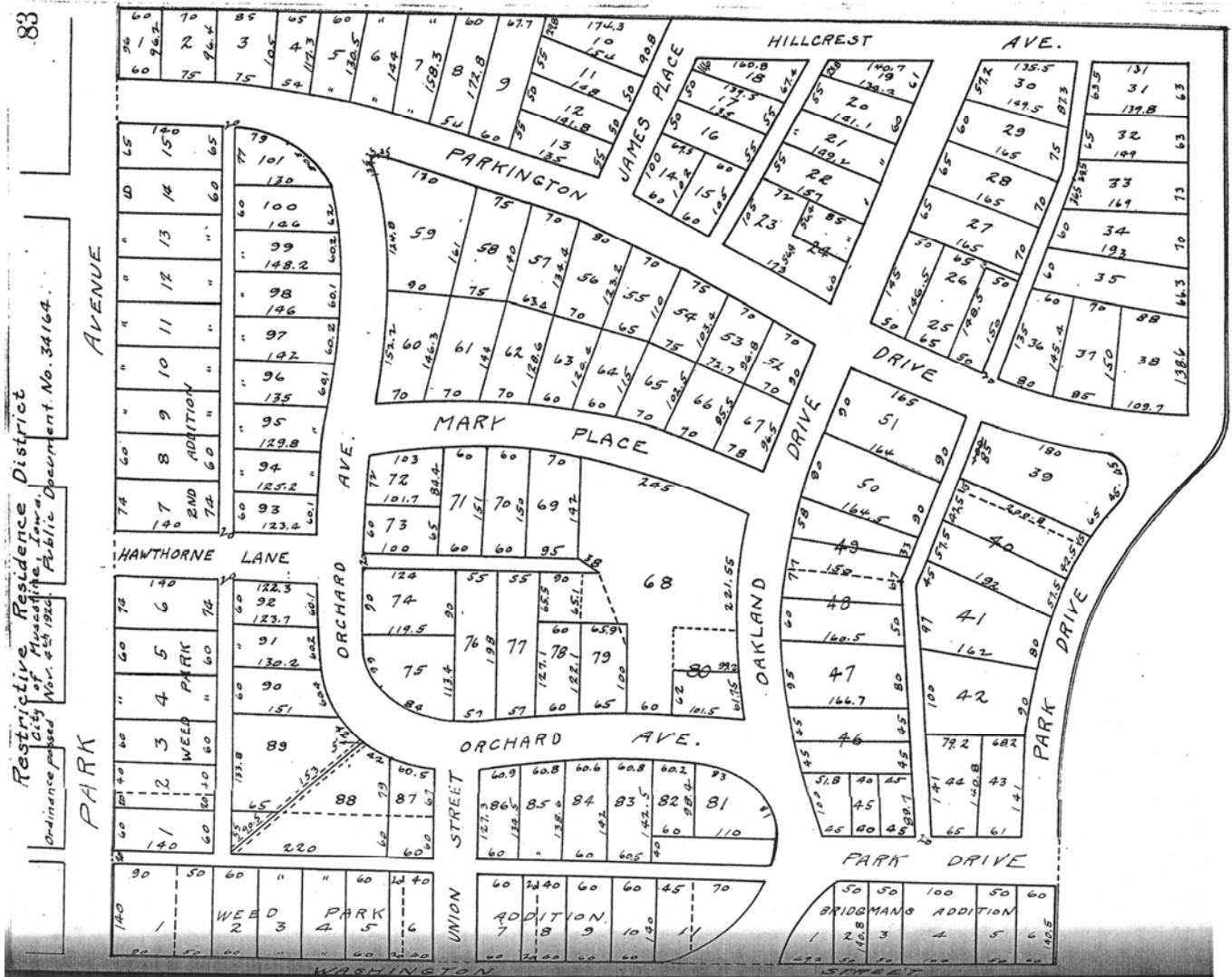


Figure 38. Plat of the Restrictive Residence District for Fair Oaks (Plats Book 2, page 83, Muscatine County Recorder's Office).

The next two restricted residence districts were not established until April 1928: one around Reservoir Park on West Hill (roughly 2nd to 5th, Ash to the east side of Locust) and one on Mulberry between 7th and 8th Streets. The Mulberry Avenue district may have been filed feeling the threat of nearby commercial and industrial interests, while Reservoir Park was primarily a residential area. A few years passed again before more restricted residence districts were recorded. Two districts were filed in Park Place in the early 1930s and a third in 1941, perhaps indicating growth of this area in this period. On January 2, 1931, a district along Monroe Street between First Avenue and Fillmore/Howard streets was established. The adjacent district along First Ave and Lincoln Boulevard from Monroe to Clay Street was approved on September 15, 1932, overlapping two lots at the east end of Monroe (Muscatine County Recorder's Office). Comprehensive zoning for Muscatine would not be adopted until 1957, likely overriding these earlier restricted residence districts.

Thus, the Fair Oaks neighborhood continued development as a residential neighborhood at the end of the 1920s, including on the undeveloped lots along the transportation corridors of Park Avenue and Washington Street. The 1927 city directory notes that commercial uses continued in the two adjacent properties at the south end of Park Avenue. The small frame one-story grocery and meat market at 1007 Park Avenue (historically 1008 Park Avenue, Map #116) was run by Walter Pilgrim by 1927, and he lived in the Fair Oaks neighborhood at 1109 Oakland Drive (Map #90). He continued to run the store into the 1940s, and he lived at 1109 Oakland Drive into the 1950s. The 1927 directory lists William Metzger as the proprietor of the Metzger Hawkeye Broom Factory at the rear of 1511 Washington (Map #117), immediately south of the grocery store. He moved to Moline in 1928, and the 1929 city directory lists the restaurant of Mrs. E. Martin in the rusticated concrete block building. By 1931, J.F. Whitmer was one of the two renters of the Late Queen Anne house at 1511 Washington, and the Whitmer Sandwich Shop was then listed with a separate address of 1006 Park Avenue (currently 1003 Park Avenue). The 1936 and 1943 city directories list the Rock-A-Bye Inn (restaurant) subsequently in the building. Interestingly, the 1927 city directory lists Mrs. Cassie Duncan with the Duncan Confectionery Stand in front of her house at 414 Park Drive (Map #FO-97) at the main entrance to Weed Park. She continued to own this residence and run a confectionery through the 1930s. The Griesenbrock Confectionery Stand was also listed on the south side of Washington Street at 1562 Washington in the 1927 city directory (FO-151, see Appendix B).

A second wave of construction in the later 1920s resulted in nine houses built in the Fair Oaks neighborhood in 1928 and 1929, split between those appearing on the 1928 Sanborn map (Figure 30) and those then listed in the 1929 city directory. These houses included seven bungalows in or near the 1000 block of Orchard Avenue, resulting the development of this block in the south portion of the neighborhood. The bungalows varied in style, with two exhibiting the detail of clipped gables. Many of these lots had been retained originally by Western Realty Company, so further research on property owners may show that the development in this period is related to the acquisition of these lots by Titus Loan and Investment Company. The *Journal* reported on May 17, 1928 that Titus Loan and Investment Company was building a completely insulated bungalow in Fair Oaks on Orchard Avenue, between Union and Oakland (perhaps 1020 Orchard Avenue, Map #FO-62, which appears to be the first built on this block). The modern five-room bungalow was protected against heat in summer and cold in winter with Galsam Wool – the ice-

box insulator (“Titus Co Building Insulated Home,” *Journal*, May 17, 1928, 6). The clipped gable detail then appeared on three of the five bungalows built in the Fair Oaks neighborhood from 1930 to 1934. These houses were the last bungalows built in the neighborhood, located on scattered lots throughout the area. The last one, and one of the two brick ones, was built around 1934 for Philip Batchelor at 1302 Oakland Drive (Map #FO-17), who moved here from the 1928 bungalow at 112 Union Street (Map #FO-058).

In addition to these 12 bungalows built from 1928 to 1935, six additional houses were also built in the neighborhood in this period. As noted, the last Dutch Colonial Revival house was constructed in 1929, built on a double lot at 210 Parkington Drive for Dr. George A. Sywassink (Map #40). Interestingly, this gambrel roof house was also complemented by a gambrel roof garage, oriented with the gambrel to the front. Three of the houses were built reflecting the Tudor Revival style, which was not particularly popular overall in Muscatine. This style typically had steeply pitched roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering (McCarley 2008: E122). The first Tudor Revival house was a smaller home built in 1929 with a wide shed-roof dormer flanking the steeply pitched gable-roof entry vestibule (1208 Oakland Drive, Map #FO-82). Two larger Tudor Revival houses were then built at 1312 and 1326 Park Drive in the northeast corner of the Fair Oaks neighborhood facing Weed Park (Map #FO-29, FO-32). Both houses were clad in brick veneer, as opposed to the typical frame construction found throughout the neighborhood. Two lots on Oakland Drive were then developed around 1934 with large Colonial Revival houses, reflecting early American architecture, such as the Federal style (1201 Oakland, Map #FO-92; 1317 Oakland, Map #FO-21). This style of house typically had a symmetrical façade, accentuated entry with sidelights and/or transom, and windows with multi-light over multi-light double-hung sashes (such as eight-over-eight-light double-hung windows) (McCarley 2008: E113-114). The simple brick architecture of the early Colonial houses is reflected on these two homes, devoid of nearly all architectural details, with symmetrical façade, accentuated entries, multi-light windows, and gable returns. By 1935, approximately three-quarters of the lots in the Fair Oaks neighborhood had been developed, including 100 of the 134 current houses and the two 1920s commercial buildings.

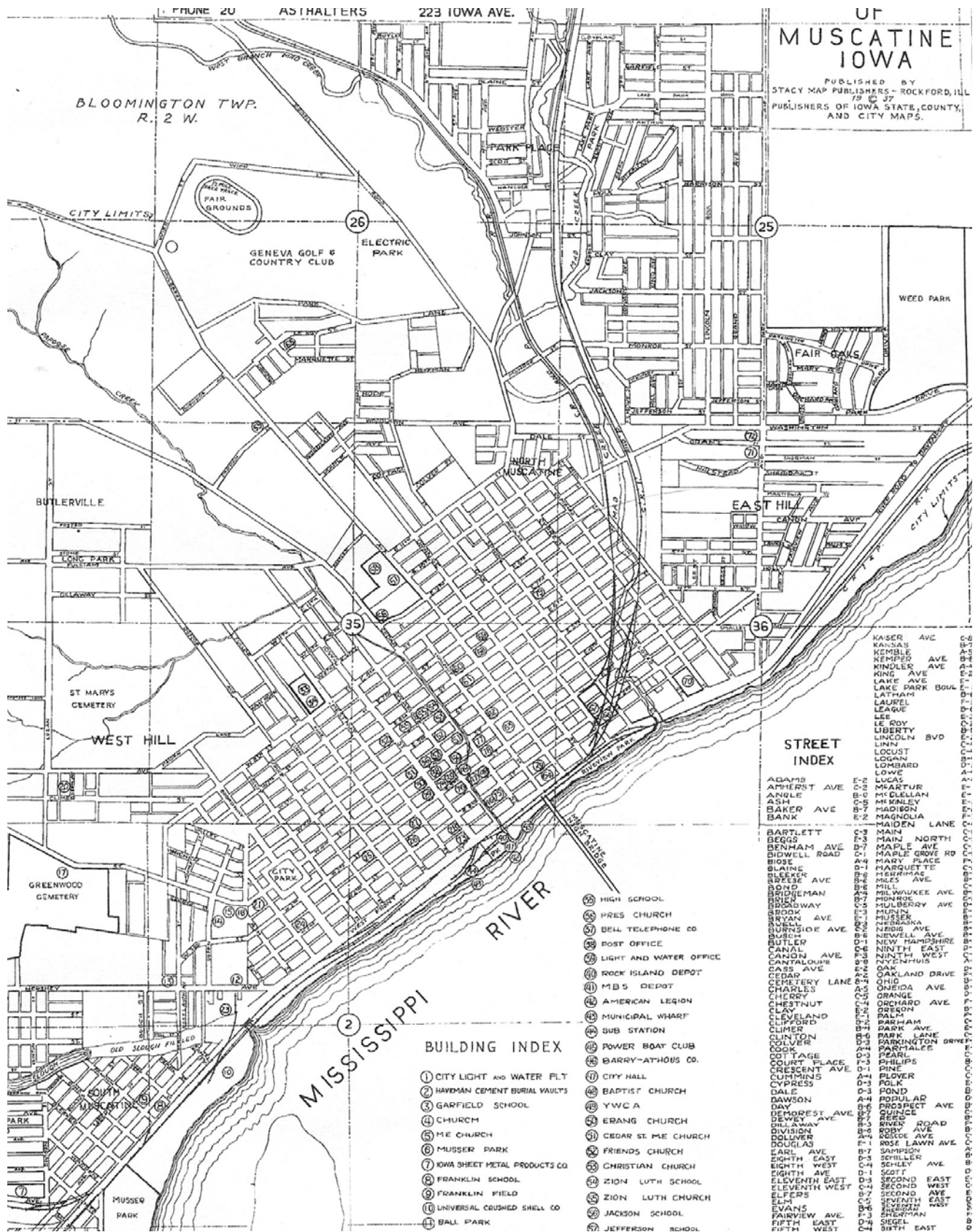
Throughout Muscatine, construction dropped off noticeably in the 1930s, with economic issues plaguing the entire country. In addition to the 170 houses built around 1930, only another 190 were built between 1931 and 1939 that remain standing, according to the rough assessor numbers. The 1940 census notes 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). The \$135,511 in permits issued in 1935 was noted to be the largest in years. Overall, permits were issued for 31 homes in 1935, as well as 33 garages. In 1937, 38 permits were issued for new homes. Construction fell off in 1938, but picked back up in 1939 with 42 homes built (McCarley 2008: E123; “City’s Construction Work in 1931 Totals \$198,951,” *Muscatine Journal*, December 31, 1931, 12; “Largest Increase in Years, Report of City Engineer,” *Muscatine Journal*, December 30, 1935, sec. 3, p. 1; “New Residences Constructed in All Parts of City,” *Muscatine Journal*, December 30, 1940, sec. 4, p. 2; United States Census Bureau 1940). The lack of construction in Fair Oaks from 1935 to 1938 reflects these citywide trends.



The 1937 map of Muscatine shows few if any new streets in comparison to the 1910 map (Figure 38). Overall, the street layout appears nearly identical to this earlier map. While houses were constructed in this period, the lack of new additions is apparent. Interestingly, areas of town are labeled on this map. Fair Oaks is clearly visible on the north edge of “East Hill,” with Weed Park to the east. “East Hill” consists of the development generally east-northeast of Brook Street, south of Washington, and north and west of River Road. Park Place consisted of the large area west of Park Avenue to the railroad tracks, and a small park is noted in Park Place. Original Town consists of the main block oriented to the river, and Reservoir Park in what is known now as the West Hill neighborhood is visible as a city park with streets entering along each side. “West Hill” is labeled further to the west from this area, out Newell. “Butlerville” is located to the northwest of the original town area, and boasts Long Park. “North Muscatine” is located to the north-northwest of the east end of this plat. In the southern portion of town, at the head of Muscatine Island, is “South Muscatine” with Musserville further to the south and South Park to the west. Musser Park is located along the river on the former lumber company’s lands. The ball park is also labeled by number at the northwest corner of South Park. Finally, Geneva Golf and Country Club, Electric Park, and the fair grounds are on the north end of town, west of Park Place. Overall there remained a substantial amount of land within city limits that had yet to be developed (Stacy Map Publishers 1937).

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). Similar in overall form, Cape Cod Revival houses were also built in the 1930s and into the 1940s, again reflecting houses built in early America. These one-story or one-and-one-half-story side gable houses often had two dormers and little additional ornamentation. 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. Some houses were depicted with clipped gables. Garages generally remained detached throughout this period, though the earliest built-in garages, often at the basement level, began to appear (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).

Construction resumed in the Fair Oaks neighborhood around 1939 with the construction of a third large brick Colonial Revival home (404 Parkington Drive, Map #FO-35). The other five houses built from 1938 to 1944 were smaller homes, including three Tudor Revival houses and two Cape Cod houses. The Tudor Revival houses dating to this period are small houses with Tudor Revival elements such as front steep cross gables applied to the small side-gable house form, different from the earlier houses built facing Weed Park. Both Cape Cod houses exhibit the traditional two front gable-roof dormers. The house built around 1940 at 215 Mary Place also had a small side-gable garage attached to the side, the earliest confirmed instance of such an attached garage in Fair Oaks (Map #FO-77). The Tudor Revival house at 1208 Oakland Drive had an attached garage to the rear/side by the 1946 Sanborn map, but it does not appear to have been part of the original design (Map #FO-82). By the 1920s, basement garages were also incorporated into house designs, and historic photographs show that they were also added to some earlier bungalows. At least 11 houses have basement garages to the side, rear, or front by 1940. Detached garages continued to be the most popular choice, built at the rear of the lots with alley access or to the side/rear of the house with a front driveway for those lots without alleys, as is depicted on the 1946 Sanborn fire insurance map.

The 1946 Sanborn map thus shows the development of the Fair Oaks neighborhood by the end of World War II (Figure 39). Of the 135 lots currently with construction in the neighborhood, 108 were developed by 1945. The map reflects that these vacant lots were concentrated along the Weed Park 2<sup>nd</sup> Addition along the north half of Park Avenue at the west and then into the neighborhood along Parkington Drive. Thus, these areas are currently characterized by later houses. Nine of the houses shown on the map date to construction prior to 1908 and the platting of Fair Oaks (colored yellow). The 57 houses dating to the 1910s are concentrated along the 1100 and 1200 blocks of Orchard Drive, 1100 block of Oakland Drive, and 400 block of Park Drive, though at least one house from this period is found on every block in the neighborhood (colored pink). The 25 houses and one separate commercial building dating from the 1920s are more scattered among the blocks of the neighborhood, with a small concentration in the south half of the neighborhood in the 1000 block of Orchard Drive and 1550 block of Washington Street (colored orange). The nine houses dating to the early 1930s (colored blue) and the six houses dating from 1938 to 1945 (colored green) are generally scattered throughout the neighborhood, with a small concentration of early 1930s houses in the northeast corner.

MAR. 1928  
MUSCATINE  
IOWA

SCALE 100 FT. TO AN INCH

1946 revised map

pre 1908  
1909-1919  
1920-1929  
1930-1935  
1936-1944



Figure 39. Sanborn fire insurance map from 1928, color coded with dates of construction (Sanborn Map Company 1928, revised 1946; McCarley 2013).



## Final development of the Fair Oaks neighborhood, 1945-1965

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. Population 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).

With construction in the late 1940s generally scattered throughout Muscatine rather than concentrated solely in new additions, ten houses were built in Fair Oaks from 1946 to 1953. Earlier house styles and types continued to be built in this period, including a late gable-front one-and-one-half-story house with clipped front gable. Four basic side gable houses were built in this period, one Cape Cod Revival house, a house with Tudor Revival influences, and two houses with a mix of both styles. However, the ranch style gained in popularity through this period, and it would be the only style built historically in Fair Oaks after 1953. 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). The earliest house from this period was built in 1946 on a vacant lot at 1112 Orchard Avenue, including both a front gable section as well as two flower boxes built-in to the brick veneer under the front windows (Map #FO-56). The remaining four ranch houses share characteristics of a setback portion of the façade, prominent brick chimney, and cross gables on the façade. Construction of these houses filled in the last of the vacant lots historically developed in the south half of the Fair Oaks neighborhood.

Despite the “restricted residential district” designation, a building permit was approved in the late 1940s for a small brick commercial building at the northeast corner of the Fair Oaks neighborhood on the property with the house at 1207 Park Avenue (Map #FO-01). By 1946, Raymond D. and Flora L. Cole has purchased this 1910 gable-front house, and Raymond is listed as a contractor working with Leo Hirsch & Company. By the 1949 city directory, a lunch room is listed on their property to the north, with a separate address of 1209 Park Avenue. Both Raymond and Flora were affiliated with the business, and they continued to live here and run this restaurant through the 1950s. The 1961 city directory lists the restaurant as Cole’s Inn, with both the house and restaurant listed under 1207 Park Avenue. The earlier two commercial buildings

further south along Park Avenue also continued to be used for businesses through this period. Walter Pilgrim continued to run the grocery and meat market at 1007 Park Avenue (historically 1008 Park Avenue) into the 1940s, and then Cutler Food Market is listed here in the 1952 city directory (Map #FO-116). By the 1936 city directory, August and Elizabeth Avesing had rented a portion of the house at 1511 Washington, as well as the rusticated concrete block building on the property at 1003 Park Avenue (historically 1006 Park Avenue) to the north of the house (Map #FO-117). They opened a restaurant in this building, the Rock-A-Bye Inn. They continued to live here and run the restaurant through the 1940s. After August's death, Elizabeth Avesing continued to rent a portion of the house and run the Rock-A-Bye Inn, with both still listed with their respective addresses in the 1961 city directory. These three commercial buildings along Park Avenue – one separate property and two on residential properties – were historically and are currently the only commercial buildings within the Fair Oaks neighborhood.

The 1953 topographic quadrangle map shows the extent of the development of Muscatine by this time (Figure 40). The pink area on the version converted to indicates dense “urban” construction by this date throughout the original town area, the area north of this plat (8th Street), East Hill and north along Park Ave by Weed Park and in Park Place, and throughout South Muscatine. The streets throughout the Fair Oaks neighborhood are depicted within the pink area, and the drives, buildings, and lakes in Weed Park to the east are also shown. The 1956 map of Muscatine similarly shows the drives and features of Weed Park (Figure 41). A football stadium is indicated immediately north of Fair Oaks within the original property of Dr. James and Mary Weed, and Lincoln School continues to be indicated a block south of the southwest corner of the Fair Oaks neighborhood. The purple updates added to the topographic quadrangle map in 1970 shows that buildings for the Eastern Iowa Central College have been added in this area to the north of Fair Oaks.

Advertisements for contractors, building material suppliers, and realtors reveal that ranch houses were the most popular in 1956 in Muscatine. C.C. Hakes & Company, realtor, advertised listings for your dream house, showing examples of a ranch with a two-car garage, Cape Cod, and split-level house. Beach Lumber & Supply Company included photographs of 28 houses built with their materials in the last year, providing an interesting cross-section of houses. The majority were one-story ranch houses, either with a hip or gable roof. Some also had a front cross-gable section. Smaller ranch houses had no attached garages, while other houses had one or two car attached garages. Small rectangular windows were popular, as well as picture windows grouped with horizontal two-over-two-light double-hung side windows. A couple houses were split-level homes, with raised basements. Antoon Smit, Jr., carpentry contractor, also provided photographs of five houses he built in the last year, which included four ranches. The fifth was a small house with a raised basement and basement garage. Ray W. Zeidler continued the family business in this period. In 1956, they advertised “Building Muscatine for 100 Years,” including homes, businesses, and public buildings that looked great for years after completion. They continued to promote the business as building Muscatine for over 100 years in the next few years (McCarley 2008: E130; C.C. Hakes & Co advertisement, *Journal*, December 29, 1956, sec. 2, p. 6; Beach Lumber & Supply advertisement, *Journal*, December 29, 1956, sec. 5, p. 11; Antoon Smit, Jr. advertisement, *Journal*, December 29, 1956, sec. 5, p. 14; Ray W. Zeidler advertisement, *Journal*, December 29, 1956, sec. 5, p. 3; Ray W. Zeidler advertisement, *Journal*, December 30, 1960, sec. 2, p. 13).



Figure 40. 1953 topographic quadrangle map (1970 revised), Muscatine, IA.





Figure 41. 1956 Map of Muscatine (Journal 1956).



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.

The final wave of construction in Fair Oaks extended from 1956 to 1964, with 13 ranch houses built through this period. This was the largest number of houses built in a decade in the Fair Oaks neighborhood since the end of initial development in the 1920s. The houses were located on the majority of the remaining vacant lots in the north half of the neighborhood, indicated by green squares on the colored 1961 Sanborn map (Figure 42). While there were four simpler ranch houses, a number of the houses were larger buildings with front gable-roof sections, creating a more rambling form. The inset front sections and front chimneys of the earlier ranch houses are typically not present, but the attached garage became increasingly popular with attached single-car garages appearing by 1959 and double-car attached garages consistent by 1962. While the majority of the houses are frame construction, three of the houses are clad in brick veneer. Nine of the houses have hip roofs, and they all sit on simple concrete block foundations. Large picture windows are also often found on these houses, along with horizontal two-over-two-light double-hung windows.

The 1961 Sanborn map shows the development of the Fair Oaks neighborhood through this period, color coded to indicate periods of construction and outlines added to indicate subsequent construction (Figure 42). Of the 135 lots currently with construction in the neighborhood, 126 properties were developed by 1961, with an additional five houses built by 1964. Only four houses have been built in the neighborhood since 1964, and no houses are noted to have been demolished. As noted on the earlier map, nine of the houses date to construction prior to 1908 and the platting of Fair Oaks (colored yellow). The 57 houses dating to the 1910s are concentrated along the 1100 and 1200 blocks of Orchard Drive, 1100 block of Oakland Drive, and 400 block of Park Drive, though at least one house from this period is found on every block in the neighborhood (colored pink). The 25 houses and one separate commercial building dating from the 1920s are more scattered among the blocks of the neighborhood, with a small concentration in the south half of the neighborhood in the 1000 block of Orchard Drive and 1550 block of Washington Street (colored orange). The nine houses dating to the early 1930s and the six houses dating from 1938 to 1945 are generally scattered throughout the neighborhood, with a small concentration of early 1930s houses in the northeast corner (colored blue). The ten houses

built between 1946 and 1954 (colored green) are concentrated in the north half of the neighborhood, and the 13 houses built from 1955 to 1964 (noted with a green outline and dotted green outline) are exclusively located there.

While some new garages were built between 1946 and 1961, the majority of the garages depicted on the 1961 map are the same buildings. Many of these garages would be replaced through the remainder of the 20<sup>th</sup> century and other houses would build their first garage, with 45 current garages dating to construction from 1962 to 2011. However, 43 detached garages also remain in the neighborhood dating to construction by 1961, making a nearly even split between the two periods. During this period, four new houses were built as well. A ranch with basement double-car garage was built at 211 Parkington Drive in 1968 (Map #FO-09), followed by a ranch at 1111 Park Avenue in 1976 (Map #FO-107). Two houses were then built in 2001 and 2007, constructed respectively at 304 Parkington Drive (Map #FO-38) and 1111 Orchard Avenue (Map #FO-70). These houses filled in the handful of remaining vacant lots, rather than replacing earlier houses. While commercial buildings have been constructed to the north, west, and south along Park Avenue, the Fair Oaks neighborhood has remained one of the most intact historic residential neighborhoods in Muscatine.

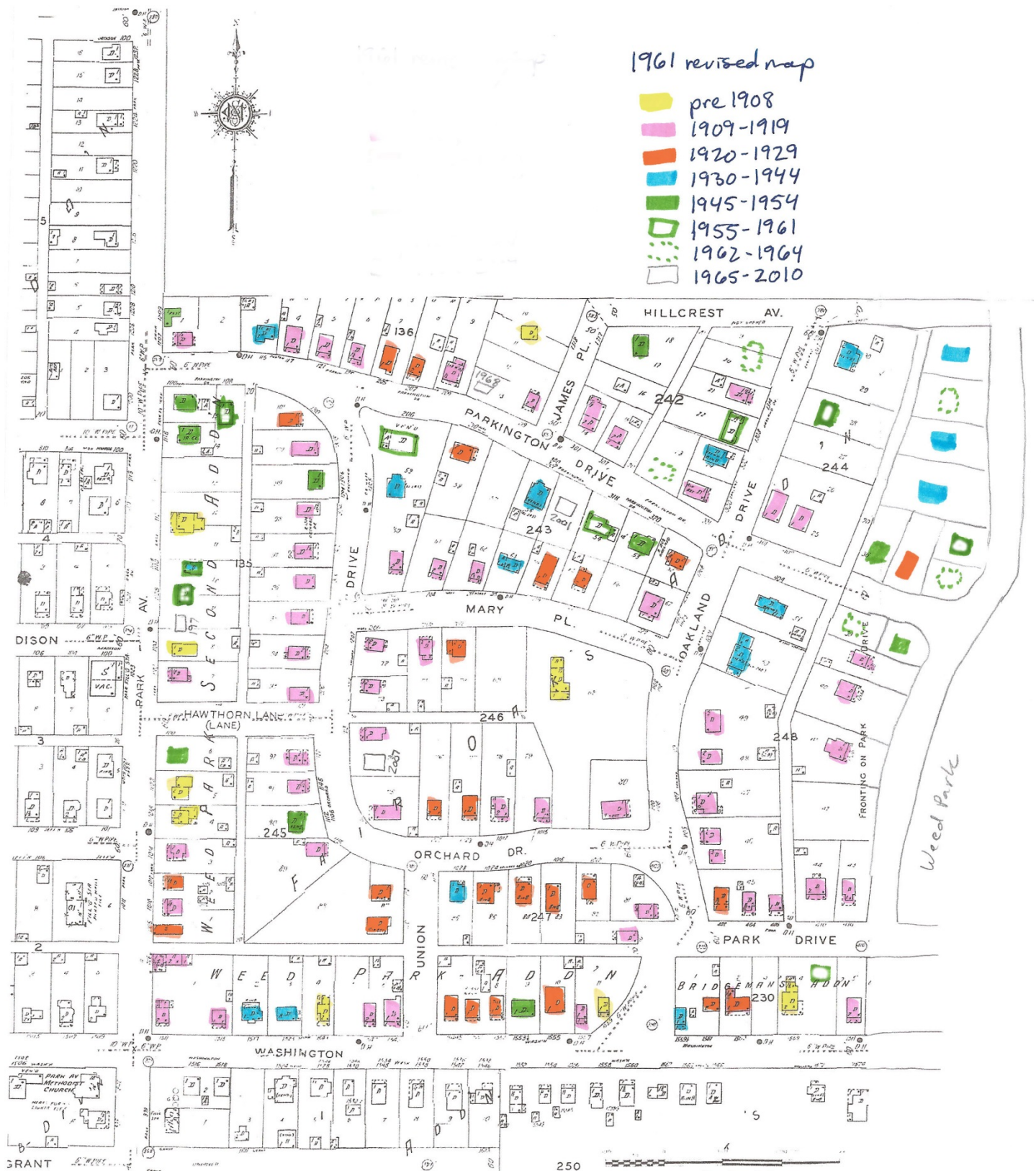


Figure 42. Sanborn fire insurance map from 1961, color coded with dates of construction (Sanborn Map Company 1928, revised 1961; McCarley 2013).

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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 Fair Oaks 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 Fair Oaks 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 Fair Oaks 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 Fair Oaks 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. The Fair Oaks neighborhood is located east of Park Avenue, north of Washington Street, immediately west of Weed Park, and south of the community college property on the east side of Muscatine. Of the 135 properties surveyed in the neighborhood, 132 consisted of a house or a combination of a house and garage, two properties consisted of a house with a historic commercial building also on the property, and the remaining property was a historic commercial building (neighborhood grocery). These three commercial buildings are located along Park Ave on the west side of the neighborhood. 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 potential Fair Oaks Historic District was identified and boundary recommended, including 135 properties with approximately 176 contributing buildings and 55 non-contributing buildings. It is recommended that the Muscatine Historic Preservation Commission pursue listing the Fair Oaks Historic District on the National Register of Historic Places.

### **Survey results**

A total of 135 properties were surveyed within the Fair Oaks neighborhood as part of this project. In November 2012, Rebecca Lawin McCarley conducted a field survey of these properties. Field survey numbers beginning with a "FO-" 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 Figure 43). 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. 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 135 properties surveyed in the Fair Oaks neighborhood, 132 consisted of a house or a combination of a house and garage, two properties consisted of a house with a historic commercial building also on the property, and the remaining property was a historic commercial building (neighborhood grocery). Among these 135 properties, 90 included both a house and garage, while an additional 37 houses had garages built into their basements or attached to the

rear or side of the house. Four properties also had a second garage or outbuilding on the property (small sheds were not counted). Only six houses had no garage of any type associated with the property, and the separate commercial building likewise had no garage on the property. Thus, the Fair Oaks neighborhood consists of 134 houses, 94 detached garages or other outbuildings, and three commercial buildings for a total of 231 resources. The 134 houses surveyed included two dating to prior to 1865, seven built from 1890 to 1908, 57 houses built from 1909 to 1919, 25 houses built in the 1920s, 15 houses built from 1930 to 1945, and 23 houses built from 1945 to 1964. Thus, the overall period of significance for the Fair Oak neighborhood related to this full development extends from around 1840 to 1964. Four houses dates to construction in the neighborhood after 1964. The three commercial buildings date to construction around 1920, 1922, and 1948. The 98 detached garages include 43 that date to construction by 1964 and 45 dating to construction after the end of the period of significance.

While a number of larger homes are present in the Fair Oaks neighborhood, the character of the neighborhood is defined by smaller bungalows and modest two story homes. Overall, there are 54 one-story houses, 37 one-and-one-half-story houses, and 43 two-story houses in the neighborhood. The 134 historic houses included within the Fair Oaks neighborhood are primarily frame houses. Only 24 brick houses or houses finished with brick veneer were identified in this survey area. With the exception of the 1854 home of Dr. James and Mary Weed and two 1910s houses, these houses were built from 1930 to 1964. Thus, the main period of development of the neighborhood from 1910 to 1925 included primarily frame houses. While these houses were originally clad in wood siding and wood shake shingles, over 80% of the houses have since been clad in aluminum or vinyl siding. The original siding likely remains under this non-historic material. Twelve houses are finished in stucco, typically over tile block or frame construction. Brick was the foundation material for the houses built prior to 1908, and it continued to be utilized after this period as well. 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. These blocks were marketed as mimicking more expensive stone, providing stylistic detail for a foundation not exhibited with plain concrete block. Brick or brick veneer continued to be utilized for some foundations, particularly in conjunction with a house clad in brick veneer. Overall, 42 houses in the Fair Oaks neighborhood have brick or brick veneer foundations (with early brick sometimes covered in stucco) and 63 houses have rusticated concrete block foundations. From 1930 to 1964 (and later), smooth concrete blocks or poured concrete foundations were typical on most houses, though they were also used on some earlier houses. In the Fair Oaks neighborhood, 24 houses have simpler concrete block or concrete foundation. A handful of houses also have their foundation clad in stone or decorative stucco.

A variety of architectural styles and types are found throughout the Fair Oaks neighborhood. The earliest house, likely dating to the 1840s, is a one-and-one-half-story side gable house clad in stucco without particular architectural details. The Gables is a large two-story Gothic Revival brick house built in 1852-54 for Dr. James and Mary Weed, located near the center of the neighborhood. The initial subdivision of their land along Washington Street and Park Avenue lead to the construction of seven houses from 1890 to 1908, followed by the initial development of the Fair Oaks Addition from 1909 to 1925. Basic house types date to the early decades and initial development, including 19 gable-oriented houses, four cross gable houses, and one house oriented with a gambrel roof to the front. The gable-oriented houses included several built in the

early years of the Fair Oaks development by Titus Loan and Investment Company. The Queen Anne style had a minor impact on the houses built, including two late/transitional houses and two Victorian vernacular houses. The 16 Foursquare houses were built from around 1905 to 1920, including some with chamfered front corners. These houses typically have a front dormer or front cross gable. One-and-one-half-story bungalows were the most popular house type from 1910 to 1934, with 38 built during this period. The 38 bungalows include 15 side-gable houses, 10 gable-oriented houses, six gable-oriented houses with a clipped front gable, one side-gable house with clipped side gables, and six hip-roof houses. Nearly all of these houses also have wide eaves, a front dormer, and a porch. Some retain historic triangular brackets and exposed rafter tails under their wide eaves. The Craftsman and Prairie School styles influenced the design of six larger two-story houses built from 1912 to 1919. Four houses exhibiting the characteristic side gambrel roof of the Dutch Colonial Revival were built in the 1920s. By 1929, the steeply pitched gables of the Tudor Revival style appeared in the neighborhood, with six Tudor Revival houses built from 1929 to 1944. The three two-story brick Colonial Revival houses were also built in the neighborhood in the 1930s. Six simpler side-gable houses reflecting features of the Cape Cod, minimal traditional, and Tudor Revival styles and one gable-oriented house were built from 1940 to 1953. By 1946, the first low one-story ranch house was built in the Fair Oaks neighborhood, becoming the most popular house style built by the middle of the 1950s. From 1946 to 1964, 21 ranch houses were built on vacant lots in the neighborhood, reflecting the last major period of historic development. Since 1964, four houses have been built in Fair Oaks, and none have been identified as being demolished.

In addition to features common to the identified styles, one dominant feature of the houses in the Fair Oaks neighborhood is the front porch. 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. Classical Revival or Colonial Revival porches typically had round columns with simple capital and base details. Of the 134 houses in the Fair Oaks neighborhood, 100 houses have some type of front porch, including 67 with porches across the width of the façade, four with wrap-around porches, 14 with a partial or half porch, and 15 with an entry porch. Some of the full porches are recessed within the main roof line of the house, while others are separate features on the front of the house. In many cases, these porches were historically enclosed with windows. An additional seven houses exhibit an entry vestibule instead of a porch. The 27 remaining houses with simple entry steps or concrete pads typically date from 1930 to 1964, reflecting construction during the later period of development.

Following the field survey and research, the Fair Oaks 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 Fair Oaks Historic District was the primary goal of the survey and evaluation. Through this work, there appears to be an eligible historic district. The Fair Oaks Historic District appears eligible for the National Register of Historic Places under Criteria A and C. The boundary for the historic district includes all of the properties in the survey area (Figure 43). The survey boundary



coincides with the boundary established for the Fair Oaks restricted residence district in 1926, including the Fair Oaks Addition, Weed Park Addition, Weed Park Second Addition, and Bridgman Addition. Within this boundary, there appear to be 176 contributing buildings and 55 non-contributing buildings among the 135 properties. The period of significance for the historic district spans from c.1840 when an earlier house was constructed on the property later bought by the Weed family to 1964 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 Fair Oaks 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, particularly reflecting strong trends and patterns of residential development of the early 20<sup>th</sup> century in Muscatine. The historic district is centered on the southwest portion of land historically owned by Dr. James and Mary Weed, including their two-story brick Gothic Revival house built in 1852-54. They donated Weed Park to the east in 1899 as well as platting the early small additions along the south and west edges of the neighborhood. While nine of the 134 houses date to early development around the property prior to 1908, the Fair Oaks Addition was laid out in 1908 with 101 lots, including lots with two pre-1865 houses. The overall design and promotion of the addition reflects ideals of the period, including curvilinear streets, proximity to a park, and landscape improvements. The residential development was named through a citywide contest, and opening day in June 1909 included festivities on the grounds beyond simple sales of the first lots. From 1909 to 1925, 73 houses were built in the neighborhood, including the Fair Oaks Addition as well as the small additions around the perimeter along Park Avenue and Washington Street. Two small commercial buildings were also built along the south end of Park Avenue in this period. In October 1926, nearly all of the residents of the Fair Oaks neighborhood signed a petition requesting that a “restricted residence district” be established, including both the Fair Oaks Addition and perimeter additions. This neighborhood became the first protected as a residential district in Muscatine. Development continued with 24 houses built from 1927 to 1944, and the final wave of construction with 24 houses built from 1945 to 1964. By 1964, 130 of the current 134 houses were constructed, along with the three small commercial buildings along Park Avenue. Only four houses have been built since 1964, and no houses have been identified as demolished. This neighborhood reflects strong integrity for its period of significance from c.1840 to 1964, particularly the 25 years of its primary period of development from 1909 to 1934.

Additionally, the Fair Oaks Historic District appears eligible for the National Register of Historic Places under Criterion C for its significant collection of residential architecture. The Gothic Revival home of Dr. James and Mary Weed is noteworthy among the later 20<sup>th</sup> century architecture. Overall, the neighborhood is an excellent collection of modest homes from the early to middle of the 20<sup>th</sup> century, including a strong collection of bungalows and taller gable-oriented cottages. Additional significant two-story house styles include Foursquare, Prairie School, Dutch Colonial Revival, Tudor Revival, and Colonial Revival houses built from 1905 to 1939. Smaller houses reflecting Cape Cod and ranch types were then built in the neighborhood from 1940 to 1964, reinforcing this neighborhood as an area with modest but stylistic houses.



Survey/district map for Fair Oaks 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  
\* = Contributing outbuilding  
\* = Non-contributing outbuilding

0 100 200 400 Feet



**Figure 43. Map of properties surveyed in the Fair Oaks neighborhood, with preliminary evaluations.**

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

**Table 1. Properties in the Fair Oaks neighborhood.**

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>1207 Park Ave</b> Survey/Map #FO-001 State #70-01256	John Nischwitz House - 1910 - gable-front 1 1/2 story frame - aluminum, permastone façade Garage: 3 car - c.1972 - side gable 2 <sup>nd</sup> building: 1 story commercial building (restaurant) - c.1948	2 contributing and 1 noncontributing buildings
<b>115 Parkington Drive</b> Survey/Map #FO-002 State #70-01257	House - c.1932 - side gable (modified bungalow) 1 story frame (concrete block?) - steel Garage: 2 car - c.1982 - gable front	1 contributing and 1 noncontributing building
<b>117 Parkington Drive</b> Survey/Map #FO-003 State #70-01258	House - 1919 - bungalow - gable front 1 story frame - aluminum Garage: basement garage addition in rear addition - (1990s)	1 contributing building
<b>121 Parkington Drive</b> Survey/Map #FO-004 State #70-01259	House - c.1917 - gable-front 1 1/2 story frame - wood, wood shingles in gable Garage: 1 car - c.1920 - gable front	2 contributing buildings
<b>125 Parkington Drive</b> Survey/Map #FO-005 State #70-01260	House - c.1917 - gable-front 1 1/2 story frame - wood, wood shingles in gable Garage: 1 car - c.1930s - gable front	2 contributing buildings
<b>205 Parkington Drive</b> Survey/Map #FO-006 State #70-01261	House - c.1920 - bungalow - gable front 1 story frame - aluminum Garage: 2 car - c.1960s - gable front	1 contributing and 1 noncontributing building
<b>207 Parkington Drive</b> Survey/Map #FO-007 State #70-01262	House - c.1920 - Foursquare 2 story frame - wood, wood shingles on 2nd story Garage: 2 car - c.1920s - gambrel front	2 contributing buildings
<b>209 Parkington Drive</b> Survey/Map #FO-008 State #70-01263	House - c.1918 - bungalow - side gable 1 1/2 story brick - brick veneer Garage: 2 car - c.1920s - gambrel front	2 contributing buildings
<b>211 Parkington Drive</b> Survey/Map #FO-009 State #70-01264	House - 1968 - ranch - basement garage 1 story brick - brick veneer Garage: basement garage on front - 2 car - (1968)	1 non-contributing building
<b>219 Parkington Drive</b> Survey/Map #FO-010 State #70-01265	Fred Giesler House - c.1918 - Foursquare 2 story frame - vinyl Garage: rear garage addition - 2 car - 1986	1 contributing building
<b>1310 James Place</b> Survey/Map #FO-011 State #70-01266	House - 1836 - side gable 1 1/2 story frame - stucco Garage: carport added on side-	1 contributing building
<b>1311 James Place</b> Survey/Map #FO-012 State #70-01267	Robert L. Hanson House - c.1953 - minimal traditional (mix) 1 1/2 story frame - brick veneer / vinyl Garage: attached side - 2 car - gable front - (2002)	1 contributing building
<b>301 Parkington Drive</b> Survey/Map #FO-013 State #70-01268	C.C. Hakes House - c.1918 - Craftsman - bungalow - side gable 1 1/2 story frame - wood shake Garage: 2 car - c.1920s (1960?) - gable front - rafter tails, brackets	2 contributing buildings
<b>307 Parkington Drive</b> Survey/Map #FO-014 State #70-01269	House - c.1918 - Foursquare 2 story frame - wood, wood shakes on 2nd story Garage: 2 car - c.1920s - hip	2 contributing buildings
<b>319 Parkington Drive</b> Survey/Map #FO-015 State #70-01270	House - c.1964 - ranch 1 story frame - aluminum Garage: attached - 2 car - (1963)	1 contributing building
<b>1300 Oakland Drive</b> Survey/Map #FO-016 State #70-01271	E.S. Browning House - c.1918 - bungalow - side gable 1 1/2 story frame - vinyl Garage: basement garage on side - 1 car - (1920s)	1 contributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>1302 Oakland Drive</b> Survey/Map #FO-017 State #70-01272	Philip Batchelor House (2) - c.1934 - bungalow - gable front (clipped) - 1 story brick - brick Garage: basement garage on side - 1 car - (1934)	1 contributing building
<b>1304 Oakland Drive</b> Survey/Map #FO-018 State #70-01273	John Weikert House - c.1957 - ranch 1 story frame - brick veneer façade, vinyl on sides/rear Garage: attached side - 1 car - (1955)	1 contributing building
<b>1314 Oakland Drive</b> Survey/Map #FO-019 State #70-01274	House - c.1919 - bungalow - side gable 1 1/2 story frame - steel Garage: 2 car - c.1950s - side gable	2 contributing buildings
<b>1318 Oakland Drive</b> Survey/Map #FO-020 State #70-01275	House - c.1962 - ranch 1 story frame - brick veneer, steel Garage: attached side garage - 2 car - (1962)	1 contributing building
<b>1317 Oakland Drive</b> Survey/Map #FO-021 State #70-01276	William L. Mull House - c.1934 - Colonial Revival 2 story brick - brick veneer Garage: 2 car - c.1970 - side gable	1 contributing and 1 noncontributing building
<b>1313 Oakland Drive</b> Survey/Map #FO-022 State #70-01277	Strattan Fillingham House - c.1958 - ranch 1 story frame - brick veneer, aluminum Garage: attached rear garage addition - (1994)	1 contributing building
<b>401 Parkington Drive</b> Survey/Map #FO-023 State #70-01278	Byron McKee House - c.1918 - bungalow - side gable 1 1/2 story frame - wood shakes Garage: basement garage - 1 car - (1918); garage - 4 car - 2003	1 contributing and 1 noncontributing building
<b>407 Parkington Drive</b> Survey/Map #FO-024 State #70-01279	J. Andrew and Ida Davidson House - c.1918 - bungalow - gable front - 1 story frame - vinyl Garage: 2 car - c.1960s (1950?) - gable front	2 non-contributing buildings
<b>411 Parkington Drive</b> Survey/Map #FO-025 State #70-01280	Albert O. Garvik House - 1951 - minimal traditional (mix) 1 story brick - brick veneer Garage: 2 car - c.1951 - gable front	2 contributing buildings
<b>421 Parkington Drive</b> Survey/Map #FO-026 State #70-01281	Nichols House - c.1925 - Dutch Colonial 2 story frame - wood - wide Garage: 2 car - c.1928 - gambrel front	2 contributing buildings
<b>423 Parkington Drive</b> Survey/Map #FO-027 State #70-01282	House - c.1962 - ranch 1 story brick - brick veneer Garage: attached - 2 car - (1961)	1 contributing building
<b>1310 Park Drive</b> Survey/Map #FO-028 State #70-01283	House - c.1960 - ranch 1 story frame - vinyl Garage: attached - 1 car - (1960)	1 contributing building
<b>1312 Park Drive</b> Survey/Map #FO-029 State #70-01284	Harold L. Brandau House - c.1931 - Tudor Revival 2 story brick - brick veneer Garage: 2 car - c.1931 - gable front (clipped)	2 contributing buildings
<b>1318 Park Drive</b> Survey/Map #FO-030 State #70-01285	Abram J. and Faye Greiner House - c.1931 - bungalow - side gable - 1 1/2 story brick - brick Garage: basement garage on side toward rear - (1931)	1 contributing building
<b>1324 Park Drive</b> Survey/Map #FO-031 State #70-01286	House - c.1962 - ranch 1 story brick - brick veneer (Roman) Garage: 1 car - c.1951 - hip?; garage - 2 car - 1961	3 contributing buildings?
<b>1326 Park Drive</b> Survey/Map #FO-032 State #70-01287	Raymond J. Korschot House - c.1931 - Tudor Revival 2 story brick - brick veneer Garage: basement garage on side - (1931)	1 contributing building
<b>420 Parkington Drive</b> Survey/Map #FO-033 State #70-01288	Howard Tiedemen House - c.1948 - ranch 1 story brick - brick veneer Garage: attached - 2 car (2 doors) - (1949)	1 contributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>410 Parkington Drive</b> Survey/Map #FO-034 State #70-01289	House - c.1964 - ranch 1 story frame - vinyl Garage: attached - opens to side - 2 car - (1965)	1 contributing building?
<b>404 Parkington Drive</b> Survey/Map #FO-035 State #70-01290	Edward D. Horst House - c.1939 - Colonial Revival 2 story brick - brick veneer Garage: 2 car (2 doors) - c.1939 (1975?) - hip	2 contributing buildings?
<b>320 Parkington Drive</b> Survey/Map #FO-036 State #70-01291	Mervin S. Albright House - c.1950 - ranch 1 story frame - wood - wide Garage: 2 car - 2003 - side gable	1 contributing and 1 noncontributing building
<b>318 Parkington Drive</b> Survey/Map #FO-037 State #70-01292	House - c.1960 - ranch 1 story frame - vinyl Garage: attached - 1 car - (1960)	1 contributing building
<b>304 Parkington Drive</b> Survey/Map #FO-038 State #70-01293	House - 2001 - late 20th century house 1 story frame - vinyl Garage: attached on front - 2 car - (2000)	1 non-contributing building
<b>302 Parkington Drive</b> Survey/Map #FO-039 State #70-01294	House - c.1941 - Tudor Revival 1 story brick - brick veneer Garage: 2 car - c.1990s - gable front	1 contributing and 1 noncontributing building
<b>210 Parkington Drive</b> Survey/Map #FO-040 State #70-01295	Dr. George A. Sywassink House - 1929 - Dutch Colonial 2 story frame - stone veneer, wood on 2nd story Garage: 2 car - c.1927 - gambrel front; -	2 contributing buildings
<b>206 Parkington Drive</b> Survey/Map #FO-041 State #70-01296	Earl E. Hungate House - c.1958 - ranch 1 story brick - brick veneer Garage: attached - 1 car - (1959)	1 contributing building
<b>100 Parkington Drive</b> Survey/Map #FO-042 State #70-01297	House - c.1951 - Cape Cod 1 story frame - vinyl Garage: attached 1 car garage - (1955)	1 contributing building
<b>108 Parkington Drive</b> Survey/Map #FO-043 State #70-01298	George M. Hart House - 1958 - ranch (rotated with hip roof) 1 story frame - aluminum Garage: 1 car - c.1958 - gable front	2 contributing buildings
<b>1310 Orchard Ave</b> Survey/Map #FO-044 State #70-01299	Frederick W. Johnston House - c.1924 - bungalow - gable front 1 story frame - aluminum Garage: 1 car - c.1928 - gable front	2 contributing buildings
<b>1308 Orchard Ave</b> Survey/Map #FO-045 State #70-01300	Ed Daugherty House - c.1915 - bungalow - hip roof 1 story frame - wood Garage: 1 car - c.1915 (1950) - gable front; garage - 2 car - c.1974	2 contributing and 1 noncontributing buildings
<b>1306 Orchard Ave</b> Survey/Map #FO-046 State #70-01301	Walter C. Haegele House - c.1953 - ranch 1 story frame - aluminum Garage: 1 car - c.1960s (1953?) - gable front	2 contributing buildings
<b>1305 Orchard Ave</b> Survey/Map #FO-047 State #70-01302	House - c.1940 - Tudor Revival 1 story frame - vinyl Garage: 2 car - c.1968 - gable front	1 contributing and 1 noncontributing building
<b>1304 Orchard Ave</b> Survey/Map #FO-048 State #70-01303	House - c.1912 - gambrel-front 1 1/2 story frame - vinyl Garage: rear garage addition - 2 car - (1980s)	1 contributing building
<b>1302 Orchard Ave</b> Survey/Map #FO-049 State #70-01304	Quaintance House - 1910 - gable-front 1 1/2 story frame - aluminum Garage: 2 car - c.1960s - gable front	1 contributing and 1 noncontributing building
<b>1300 Orchard Ave</b> Survey/Map #FO-050 State #70-01305	House - c.1912 - gable-front 1 1/2 story frame - steel Garage: 2 car - c.1956 - gable front	2 contributing buildings



<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>1208 Orchard Ave</b> Survey/Map #FO-051 State #70-01306	Benjamin Vanatta House - c.1912 - bungalow - gable front (clipped) - 1 1/2 story frame - vinyl Garage: 1 car - c.1960 - hip	2 contributing buildings
<b>1204 Orchard Ave</b> Survey/Map #FO-052 State #70-01307	Fridley House - c.1910 - Foursquare 2 story frame - vinyl Garage: 2 car - 1997 - gable front	1 contributing and 1 noncontributing building
<b>1200 Orchard Ave</b> Survey/Map #FO-053 State #70-01308	Albright-Mahaffy House - 1910 - gable-front 1 1/2 story frame - aluminum Garage: 2 car - c.1920s (1940) - gable front	2 contributing buildings
<b>1122 Orchard Ave</b> Survey/Map #FO-054 State #70-01309	House - c.1915 - Foursquare 2 story frame - vinyl Garage: 2 car - 1993 - gable front	1 contributing and 1 noncontributing building
<b>1146 Orchard Ave</b> Survey/Map #FO-055 State #70-01310	Pace House - c.1910 - gable-front 1 1/2 story frame - steel Garage: 1 car - c.1939 - gable front	2 contributing buildings
<b>1112 Orchard Ave</b> Survey/Map #FO-056 State #70-01311	P. Thomas Ruckles House - c.1946 - ranch 1 story brick - brick veneer Garage: 1 car - c.1951 - gable front	2 contributing buildings
<b>1110 Orchard Ave</b> Survey/Map #FO-057 State #70-01312	House - c.1913 - bungalow - hip roof 1 story frame - stucco Garage: 2 car - c.1971 - gable front; large outbuilding - 2002	1 contributing and 2 non- contributing buildings
<b>112 Union St</b> Survey/Map #FO-058 State #70-01313	Philip Batchelor House (1) - 1928 - bungalow - gable front 1 story frame - aluminum Garage: rear garage addition - 2 car (c.1963 per owner) - (1963)	1 contributing building
<b>110 Union St</b> Survey/Map #FO-059 State #70-01314	House - c.1921 - bungalow - gable front 1 story frame - aluminum Garage: basement garage at rear - 1 car - (1921)	1 contributing building
<b>1028 Orchard Ave</b> Survey/Map #FO-060 State #70-01315	William P. Matthiessen House - c.1932 - bungalow - gable front (clipped) - 1 story frame - vinyl Garage: 1 car - c.1930 - gable front (clipped)	2 contributing buildings
<b>1024 Orchard Ave</b> Survey/Map #FO-061 State #70-01316	House - 1929 - bungalow - gable front (clipped) 1 story frame - aluminum Garage: rear basement garage - 1 car - (1929)	1 contributing building
<b>1020 Orchard Ave</b> Survey/Map #FO-062 State #70-01317	Samuel H. Boruff House - 1928 - bungalow - hip roof 1 story frame shingles Garage: 2 car - 1982 - gable front	1 contributing and 1 noncontributing building
<b>1016 Orchard Ave</b> Survey/Map #FO-063 State #70-01318	Harris House - 1929 - bungalow - side gable (clipped) 1 story frame - aluminum Garage: rear basement garage - 1 car - (1929)	1 contributing building
<b>1012 Orchard Ave</b> Survey/Map #FO-064 State #70-01319	House - c.1925 - bungalow - side gable 1 story frame - wood shake Garage: 1 car - c.1922 - gable front (clipped)	2 contributing buildings
<b>1015 Orchard Ave</b> Survey/Map #FO-065 State #70-01320	House - c.1915 - bungalow - hip roof 1 story frame - vinyl Garage: (shared with 1017)-	1 contributing building
<b>1017 Orchard Ave</b> Survey/Map #FO-066 State #70-01321	L.R. McKee House - c.1912 - Foursquare - gable front 2 story frame - wood Garage: 2 car (shared with 1015) - c.1920 - hip	2 contributing buildings
<b>1023 Orchard Ave</b> Survey/Map #FO-067 State #70-01322	House - 1929 - bungalow - side gable 1 1/2 story frame - aluminum Garage: 1 car - c.1930 - hip	2 contributing buildings

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<b>1025 Orchard Ave</b> Survey/Map #FO-068 State #70-01323	Louis Duge House - c.1920 - Foursquare 2 story frame - steel Garage: 2 car - c.1970s - gable front	1 contributing and 1 noncontributing building
<b>1107 Orchard Ave</b> Survey/Map #FO-069 State #70-01324	Charles Frack House - c.1915 - bungalow - hip roof 1 story frame - vinyl Garage: none	1 contributing building
<b>1111 Orchard Ave</b> Survey/Map #FO-070 State #70-01325	House - 2007 - late 20th century house 1 story frame - vinyl Garage: attached garage to front - 2 car - (2007)	1 non-contributing building
<b>1113 Orchard Ave</b> Survey/Map #FO-071 State #70-01326	Philip Zeug House - 1910 - gable-front 1 1/2 story frame - vinyl Garage: 2 car - 2011 - gable front	1 contributing and 1 noncontributing building
<b>1203 Orchard Ave</b> Survey/Map #FO-072 State #70-01327	John Tough House - c.1912 - Foursquare 2 story frame - vinyl Garage: 2 car - 1993 - gable front	1 contributing and 1 noncontributing building
<b>1207 Orchard Ave</b> Survey/Map #FO-073 State #70-01328	Douglas House - c.1912 - Foursquare 2 story frame - wood Garage: 1 car - c.1920s (1940) - hip	2 contributing buildings
<b>202 Mary Place</b> Survey/Map #FO-074 State #70-01329	House - c.1912 - Foursquare 2 story frame - aluminum Garage: 2 car - 2004 - gable front	1 contributing and 1 noncontributing building
<b>204 Mary Place</b> Survey/Map #FO-075 State #70-01330	Edward H. Luedtke House - c.1912 - Foursquare 2 story frame - vinyl Garage: 2 car - 2010 - gable front	1 contributing and 1 noncontributing building
<b>211 Mary Place</b> Survey/Map #FO-076 State #70-01331	J.W. Merrill House - c.1912 - bungalow - gable front 1 1/2 story frame - aluminum Garage: 2 car - 2006 - gable front	1 contributing and 1 noncontributing building
<b>215 Mary Place</b> Survey/Map #FO-077 State #70-01332	Edward Burns House - c.1940 - Cape Cod 1 1/2 story frame - steel Garage: attached side (setback) - 1 car - (1940) - side gable	1 contributing building
<b>219 Mary Place</b> Survey/Map #FO-078 State #70-01333	Andrew L. Wilson House - c.1925 - bungalow - side gable 1 story frame - vinyl, wood shake in gables Garage: 2 car - 2011 - gable front	1 contributing and 1 noncontributing building
<b>221 Mary Place</b> Survey/Map #FO-079 State #70-01334	Marvin S. Albright House - c.1920 - Foursquare 2 story frame - wood, shingles on second story Garage: 2 car - c.1974 - gable front	1 contributing and 1 noncontributing building
<b>208 Mary Place</b> Survey/Map #FO-080 State #70-01335	House - c.1912 - Foursquare 2 story frame - aluminum Garage: 3 car - 2003 - side gable	1 contributing and 1 noncontributing building
<b>212 Mary Place</b> Survey/Map #FO-081 State #70-01336	House - c.1920 - Dutch Colonial 2 story frame - wood shakes Garage: 2 car - c.1920s (1950) - hip; gazebo - c.1920s?	2 contributing buildings
<b>1208 Oakland Drive</b> Survey/Map #FO-082 State #70-01337	House - 1929 - Tudor Revival 2 story frame - aluminum Garage: attached side garage - extended - (1929) - gable front	1 contributing building
<b>1112 Oakland Drive</b> Survey/Map #FO-083 State #70-01338	House - c.1915 - Prairie School 2 story frame - stucco - stucco Garage: attached side addition - 2 car - (1985) - hip	1 contributing building
<b>1124 Oakland Drive</b> Survey/Map #FO-084 State #70-00565	James and Mary Weed House - 1854 - Gothic Revival 2 story brick - brick Garage: rear basement garage addition - (1950s) - gable front	1 contributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>1100 Oakland Drive</b> Survey/Map #FO-085 State #70-01339	Charles P. Hanley House - c.1915 - bungalow - side gable 1 1/2 story frame - vinyl Garage: basement garage - 1 car - extended with addition - (1915)	1 contributing building
<b>1014 Oakland Drive</b> Survey/Map #FO-086 State #70-01340	Joseph Manjoine House - c.1915 - bungalow - gable front 1 1/2 story frame - Masonite Garage: rear garage addition - 2 car - (1967)	1 non-contributing building?
<b>1101 Oakland Drive</b> Survey/Map #FO-087 State #70-01341	House - c.1915 - Prairie School 2 story frame - stucco - stucco Garage: 2 car - c.1960s - gable front	2 contributing buildings
<b>1103 Oakland Drive</b> Survey/Map #FO-088 State #70-01342	Dr. Arthur O. and Daisy Klaffenbach House - c.1918 - Prairie School (simplified) - 2 story frame - stucco - stucco Garage: 2 car - c.1977 - side gable	2 contributing buildings
<b>1107 Oakland Drive</b> Survey/Map #FO-089 State #70-01343	Joseph W. and Minnie Rankin House - 1911 - Victorian vernacular - 1 story brick - brick Garage: 1 car - c.1911 (1956) - gable front	2 contributing buildings
<b>1109 Oakland Drive</b> Survey/Map #FO-090 State #70-01344	John J. and Kate Hanley House - c.1912 - Craftsman 2 story frame - stucco - stucco Garage: 3 car - 1996 - gable front	1 contributing and 1 noncontributing building
<b>1111 Oakland Drive</b> Survey/Map #FO-091 State #70-01345	Joseph R. and Henrietta Hanley House - c.1912 - bungalow - side gable - 1 1/2 story frame - vinyl, stucco in gables Garage: 3 car - 2006 - side gable	1 contributing and 1 noncontributing building
<b>1201 Oakland Drive</b> Survey/Map #FO-092 State #70-01346	House - c.1934 - Colonial Revival 2 story brick - brick veneer Garage: 3 car - 2004 - side gable	1 contributing and 1 noncontributing building
<b>1206 Park Drive</b> Survey/Map #FO-093 State #70-01347	Julius Schmidt House - 1910 - Foursquare 2 story frame - vinyl Garage: rear garage addition - (c.1950s)	1 contributing building
<b>1202 Park Drive</b> Survey/Map #FO-094 State #70-01348	Carl Schmidt House - 1910 - bungalow - side gable 1 1/2 story frame - vinyl Garage: rear garage addition - (1990s)	1 contributing building
<b>1200 Park Drive</b> Survey/Map #FO-095 State #70-01349	Fitch W. and Elsie Swan House - 1910 - Late Queen Anne 2 story frame - stucco Garage: 2 car (2 doors) - c.1973 - gable front	2 contributing buildings
<b>411 Park Drive</b> Survey/Map #FO-096 State #70-01350	House - 1958 - ranch 1 story frame - wood (wide) Garage: none	1 contributing building
<b>414 Park Drive</b> Survey/Map #FO-097 State #70-01351	Myers-Duncan House - 1909 - Victorian vernacular 2 story frame - vinyl Garage: 2 car - 1983 - gable front; -	1 contributing and 1 noncontributing building
<b>410 Park Drive</b> Survey/Map #FO-098 State #70-01352	House - c.1915 - Craftsman / Prairie School 2 story frame - stucco Garage: 2 car - c.1920 - side gambrel; -	2 contributing buildings
<b>406 Park Drive</b> Survey/Map #FO-099 State #70-01353	Thomas and Ellen Fitzsimmons House - 1910 - gable-front 1 1/2 story frame - vinyl Garage: 2 car - 1986 - gable front; -	1 contributing and 1 noncontributing building
<b>404 Park Drive</b> Survey/Map #FO-100 State #70-01354	House - c.1912 - cross gable 2 story frame - aluminum Garage: (shed)	1 contributing building
<b>402 Park Drive</b> Survey/Map #FO-101 State #70-01355	Dr. William A. Houk House - 1929 - bungalow - gable front 1 1/2 story frame - vinyl Garage: basement garage on front - 1 car - (1929)	1 contributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>101 Park Drive</b> Survey/Map #FO-102 State #70-01356	House - c.1915 - gable-front (clipped) - two story 2 story frame - aluminum Garage: 2 car - c.1950 - gable front	1 contributing and 1 noncontributing building?
<b>1203 Park Ave</b> Survey/Map #FO-103 State #70-01357	Charles E. Howard House - c.1948 - minimal traditional / Tudor Revival - 1 story frame - aluminum Garage: 1 car - c.1948 - gable front	2 contributing buildings
<b>1123 Park Ave</b> Survey/Map #FO-104 State #70-01358	House - c.1907 - gable-front 1 1/2 story frame - asbestos shingles Garage: 2 car - c.1977 - gable front	1 contributing and 1 noncontributing building
<b>1119 Park Ave</b> Survey/Map #FO-105 State #70-01359	House - c.1950s? (1939 core?) - ranch 1 story frame - aluminum Garage: 2 car - c.1966 - gable front	1 contributing and 1 noncontributing building
<b>1115 Park Ave</b> Survey/Map #FO-106 State #70-01360	House - 1959 - ranch 1 story frame - vinyl Garage: 1 car - c.1959 - gable front	2 contributing buildings
<b>1111 Park Ave</b> Survey/Map #FO-107 State #70-01361	House - 1976 - ranch 1 story frame - masonite Garage: 1 car - c.1976 - gable front	2 non-contributing buildings
<b>1107 Park Ave</b> Survey/Map #FO-108 State #70-01362	House - c.1890s - gable-front 1 story frame - aluminum Garage: 2 car - c.1986 - gable front	1 contributing and 1 noncontributing building
<b>1103 Park Ave</b> Survey/Map #FO-109 State #70-01363	H.J. Koenig House - c.1917 - gable-front 1 1/2 story frame - vinyl Garage: 1 car - c.1960s (1946?); garage - 2 car - c.1964	2 contributing and 1 noncontributing buildings
<b>1031 Park Ave</b> Survey/Map #FO-110 State #70-01364	Everett White House - c.1948 - gable front (clipped) 1 1/2 story frame - aluminum Garage: 2 car - c.1948 - gable front	2 contributing buildings
<b>1027 Park Ave</b> Survey/Map #FO-111 State #70-01365	Matthews House - c.1890s - gable-front with side ell 2 story frame - vinyl Garage: none	1 non-contributing building
<b>1023 Park Ave</b> Survey/Map #FO-112 State #70-01366	Frazier House - c.1890s - cross gable (T-plan) 2 story frame - vinyl Garage: 1 car - c.1940 - gable front	2 contributing buildings
<b>1019 Park Ave</b> Survey/Map #FO-113 State #70-01367	House - c.1912 - cross gable (T-plan) 2 story frame - vinyl Garage: 2 car - c.1977 - gable front	2 contributing buildings
<b>1015 Park Ave</b> Survey/Map #FO-114 State #70-01368	Shellabarger House - c.1920 - gable-front 1 1/2 story frame - aluminum Garage: 1 car - c.1940 - gable front	2 contributing buildings
<b>1011 Park Ave</b> Survey/Map #FO-115 State #70-01369	House - c.1912 - gable-front 1 1/2 story frame - aluminum Garage: 2 car - c.1985 - gable front	1 contributing and 1 noncontributing building
<b>1007 Park Ave</b> Survey/Map #FO-116 State #70-01370	Grocery and Meat Market - c.1922 - commercial - gable-front 1 story commercial – vinyl (historically 1008 Park Avenue) Garage: none	1 non-contributing building?
<b>1003 Park Ave</b> Survey/Map #FO-117 State #70-01371	William Metzger House and Broom Factory - c.1915 - Queen Anne / Foursquare - 2 story frame – aluminum (historically 1511 Wash) 2 <sup>nd</sup> building: rusticated concrete block building – 1 story – (historically 1006 Park Ave) - c.1919 - gable front	2 contributing buildings
<b>1515 Washington St</b> Survey/Map #FO-118 State #70-01372	Ed Beard House - c.1918 - bungalow - side gable 1 1/2 story frame - stucco Garage: 3 car - c.1965 (1963?) - side gable - metal	1 contributing and 1 noncontributing building

<b>Address Survey/Map # State Inventory #</b>	<b>Historic name (brief) – construction date – architectural style height – construction – wall cladding Outbuilding information</b>	<b>Preliminary district evaluation</b>
<b>1517 Washington St</b> Survey/Map #FO-119 State #70-01373	House - c.1944 - Tudor Revival 1 story brick - brick Garage: rear basement garage - 1 car - (1944); garage - 2 car - c.1972	1 contributing and 1 noncontributing building
<b>1523 Washington St</b> Survey/Map #FO-120 State #70-01374	Leonard C. Aspergren House - c.1942 - Cape Cod 2 story frame - vinyl Garage: 1 car - c.1942 - gable front	2 contributing buildings
<b>1543 Washington St</b> Survey/Map #FO-121 State #70-01375	House - c.1890s - cross gable (T-plan) 2 story frame - aluminum Garage: rear garage addition - (1980s)	1 contributing building
<b>1547 Washington St</b> Survey/Map #FO-122 State #70-01376	L.C. Harris House - c.1912 - Foursquare 2 story frame - vinyl Garage: rear garage addition - (1980s)	1 contributing building
<b>1549 Washington St</b> Survey/Map #FO-123 State #70-01377	House - c.1915 - bungalow - gable front 1 story frame - stucco Garage: 1 car - c.1930 - hip	2 contributing buildings
<b>1549.5 Washington St</b> Survey/Map #FO-124 State #70-01378	Albert H. Schwab House - 1928 - bungalow - side gable 1 story frame - aluminum Garage: 2 car (2 doors) - c.1925 - hip	1 contributing and 1 noncontributing building
<b>1551 Washington St</b> Survey/Map #FO-125 State #70-01379	Schoenig House - c.1925 - bungalow - gable front (clipped) 1 story frame - aluminum Garage: 1 car - c.1933 - hip - rafter tails	2 contributing buildings
<b>1553 Washington St</b> Survey/Map #FO-126 State #70-01380	Chester and Frances Sander House - c.1923 - bungalow - hip roof 1 story tile block - stucco Garage: 2 car - 2010 - gable front	1 contributing and 1 noncontributing building
<b>1553.5 Washington St</b> Survey/Map #FO-127 State #70-01381	Sarah Stroup House - c.1949 - ranch 1 story frame - brick veneer / aluminum Garage: 1 car - c.1970 - gable front	1 contributing and 1 noncontributing building
<b>1555 Washington St</b> Survey/Map #FO-128 State #70-01382	House - c.1920 - bungalow - side gable 1 1/2 story frame - wood, wood shakes Garage: 1 car - c.1918 - hip	2 contributing buildings
<b>1557 Washington St</b> Survey/Map #FO-129 State #70-01383	House - c.1911 - gable-front 1 1/2 story frame - vinyl Garage: 2 car - c.1975 - gable front	1 contributing and 1 noncontributing building
<b>1559 Washington St</b> Survey/Map #FO-130 State #70-01384	House - c.1905 - gable-front 1 1/2 story frame - wood Garage: 1 car - c.1910s - gable front	2 contributing buildings
<b>1559.5 Washington St</b> Survey/Map #FO-131 State #70-01385	House - c.1930 - bungalow - gable front (clipped) 1 story frame - vinyl Garage: 1 car - c.1930 - gable front (clipped) roof - brackets	2 contributing buildings
<b>1561 Washington St</b> Survey/Map #FO-132 State #70-01386	House - c.1925 - Dutch Colonial 2 story frame - vinyl, wood shakes on 2nd story Garage: 2 car - 1994 - gable front	1 contributing and 1 noncontributing building
<b>1563 Washington St</b> Survey/Map #FO-133 State #70-01387	Herman Muchow House - c.1920 - bungalow - side gable 1 1/2 story frame - wood, wood shakes Garage: attached rear garage - (1920) - hip; garage - 2 car - 2001	1 contributing and 1 noncontributing buildings
<b>1569 Washington St</b> Survey/Map #FO-134 State #70-01388	Fred and Louisa Bridgman House - c.1905 - Foursquare 2 story frame - vinyl Garage: 2 car (2 door) - 2008 - gable front	1 contributing and 1 noncontributing building
<b>1573 Washington St</b> Survey/Map #FO-135 State #70-01389	Ben G. Lilly House - c.1915 - gable-front (clipped) - two story 2 story frame - stucco Garage: basement garage on front under porch - 1 car - (1915); garage - 2 car - 1998	1 contributing and 1 noncontributing building



## Recommendations

The Fair Oaks Historic District appears eligible for the National Register of Historic Places under Criterion A for its significance within residential development of Muscatine and under Criterion C for its significant collection of residential architecture. The boundary for the historic district extends along Washington Street on the south, Park Avenue on the west, and the Fair Oaks Addition lines on the north and east (Figure 43). The boundary coincides with the boundary established for the Fair Oaks restricted residence district in 1926, including the Fair Oaks Addition, Weed Park Addition, Weed Park Second Addition, and Bridgman Addition. Within this boundary, there appear to be 176 contributing buildings and 55 non-contributing buildings among the 135 properties in the neighborhood. This Fair Oaks Historic District reflects strong integrity for its preliminary period of significance from c.1840 to 1964, particularly the 25 years of its primary period of development from 1909 to 1934.

Thus, it is recommended that the Muscatine Historic Preservation Commission pursue nomination of the identified Fair Oaks 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 Fair Oaks Historic District.

The nomination of the Fair Oaks Historic District will be a fairly large project. While it could be combined with another survey or nomination project, it may be advisable to complete this project separately from another 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.