

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Fair Oaks Historic District

other names/site number \_\_\_\_\_

Name of Multiple Property Listing Historical and Architectural Resources of Muscatine, Iowa

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number bounded by Park Ave, Washington St, Weed Park, and northern Fair Oaks Addition line (north of Hillcrest Ave)  not for publication

city or town Muscatine  vicinity

state Iowa county Muscatine zip code 52761

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

[Signature] Signature of certifying official/Title: State Historic Preservation Officer 1/2/2020 Date

State Historical Society of Iowa  
 State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
 Signature of commenting official Date

\_\_\_\_\_  
 Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_

\_\_\_\_\_  
 Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
183	49	buildings
0	0	site
0	0	structure
0	0	object
183	49	<b>Total</b>

Number of contributing resources previously listed in the National Register: N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

COMMERCE/TRADE / specialty store

COMMERCE/TRADE / restaurant

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

COMMERCE/TRADE / professional

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MID-19<sup>th</sup> CENTURY / Gothic Revival

LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS / Bungalow/Craftsman

LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS / Prairie School

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS / Colonial Revival

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS / Tudor Revival

OTHER

**Materials**

(Enter categories from instructions.)

foundation: BRICK

CONCRETE

walls: WOOD

BRICK

STUCCO

roof: ASHPHALT

other: METAL

SYNTHETICS

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## Narrative Description

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**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Fair Oaks Historic District is a cohesive residential neighborhood primarily developed in the 20<sup>th</sup> century on the northeast side of Muscatine, which is located on the Mississippi River in southeast Iowa (Figure 1). The district is located east of Park Avenue, north of Washington Street, immediately west of Weed Park, and south of Hillcrest Avenue and the Fair Oaks Addition north boundary (Figure 2). The historic district encompasses 10 irregularly shaped blocks, or an area of approximately 42 acres. The neighborhood consists of four platted areas: Fair Oaks Addition, Weed Park Addition, Weed Park Second Addition, and Bridgman's Subdivision. The Fair Oaks plat encompasses the majority of the neighborhood, with the other plats along the edges along Washington Street and Park Avenue representing land previously platted and sold by the Weed family. Fair Oaks was designed and laid out by the O.C. Simonds Company of Chicago, reflecting a curvilinear layout for the streets within the neighborhood that respected the natural topography of the land. The neighborhood is located on the bluff above the Mississippi River, with gently rolling land throughout the area. Weed Park to the east has views of the Mississippi River, with Fair Oaks is situated further inland on the bluff. The Fair Oaks Historic District has a total of 232 resources, including 183 contributing buildings and 49 non-contributing buildings in the 135 properties within the boundary. Of the 135 properties in the district, 132 properties consist of a house or a combination of a house and garage, one property has a house with a historic commercial building also on the property, and the two remaining properties are neighborhood commercial buildings. Overall, the Fair Oaks Historic District includes 133 houses, 96 detached garages or other outbuildings, and three commercial buildings for a total of 232 resources. The residential properties were all built as single family houses, with no duplexes or apartment buildings noted in the district. While a handful of vernacular late 19<sup>th</sup> century and early 20<sup>th</sup> century houses were built in the neighborhood, the majority of the houses reflect 20<sup>th</sup> century styles, including gable-front cottages, two-story hip-roof houses, bungalows, and some Craftsman, Prairie School, Foursquare, Dutch Colonial Revival, and Tudor Revival houses. Later houses include minimal traditional houses, Cape Cod Revival, and ranch houses. The 96 detached garages include 56 that date to construction by 1968 and 40 dating to construction after the end of the period of significance. Additionally, 15 houses have basement garages incorporated into the house, and 27 houses have attached garages. The three commercial buildings are located along Park Avenue on the west side of the neighborhood, and the businesses were historically associated with residents in the neighborhood. Only three houses date to construction in the neighborhood after 1968, and only one house has been demolished. Overall, the Fair Oaks Historic District retains excellent historic integrity.

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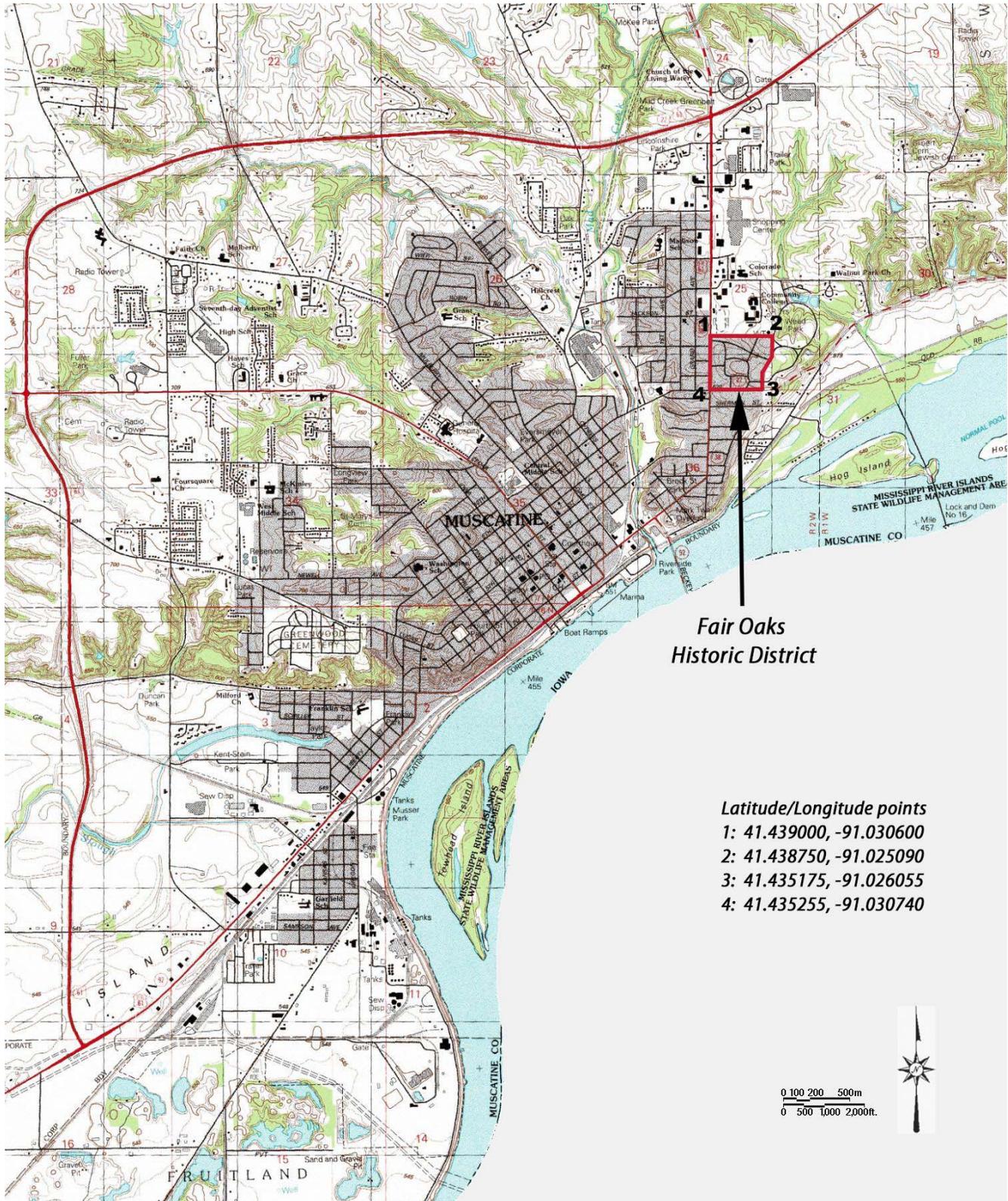
**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

The Fair Oaks Historic District is located on the northeast side of Muscatine, on the flatter land on the north edge of the area known as "East Hill" in the late 19<sup>th</sup> century. The Mississippi River extends along the east edge of East Hill, with the land purchased by Dr. James Weed in 1842 on the flatter land on the bluff above the river. The topography is gently rolling throughout the historic district, relatively flat compared to the hills closer to downtown Muscatine. The Fair Oaks Historic District is located within the southwest quadrant of their former property, which encompassed the southeast quarter of Section 25. The early road north out of Muscatine that continued to Iowa City extended along the midsection line on the west side of their property,

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**Figure 1. Location map for Fair Oaks Historic District.**

*(Muscatine, IA, USGS topographic quadrangle map, Iowa Geographic Map Server)*

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Figure 2. Fair Oaks Historic District (McCarley 2019).

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known as Park Avenue within town by the late 19<sup>th</sup> century. Park Avenue continues to make the west edge of the Fair Oaks Historic District. The Weeds platted small additions and sold their land along the edges of their property along Park Avenue and Washington Street in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. These lots are generally rectangular lots, platted at typical 60 by 140 foot lot sizes. Dr. James and Mary Weed designated land within the east half of their property as Weed Park in 1899, and Weed Park is situated on the bluff overlooking the Mississippi River to the southeast. The park was officially deeded to the city of Muscatine in 1907. After the death of Mary Weed in February 1908, about 32 acres of land within the core of the property and including their brick Gothic Revival house was sold to Western Realty Company, who then contracted with the O.C. Simonds Company of Chicago to lay out an addition to the City of Muscatine. The Fair Oaks addition was laid out in fall 1908 per the Prairie School design principles of O.C. Simonds to respect and reflect the topography and natural features of the land, with curvilinear streets laid out along through gently rolling land to utilize the topography for drainage and minimum grading. Many lots were then irregularly shaped, with lot widths ranging from 60 feet to 100 feet. These lots were generally large in size compared to other additions in Muscatine, providing ample spacing for houses. While alleys extended along the rear of lots along the western, southern, and eastern blocks for placement of garages, the central and northern blocks were not designed with alleys. A broad landscaping plan was specified and carried out to improve the natural features of the new addition, prior to the sale of the first lots in June 1909. Thus, with the size of the lots and landscape features, the addition was marketed with the concept that every lot was a small park. The Fair Oaks Historic District retains its original curvilinear street plan with houses generally spaced and located on lots as envisioned by O.C. Simonds. The original topography of the land as it appeared when laid out by O.C. Simonds likewise remains intact.

The blocks within the Fair Oaks Historic District were historically and continue to be dominated by residential properties, typically composed of a single family house and a garage (detached or attached). Residences from throughout the period of significance from 1842 to 1968 represent 96% of the primary buildings on the properties within the historic district, and the vast majority of these houses retain sufficient integrity to be classified as contributing buildings. Nearly all of the properties are currently single family residences, with the majority owner occupied. No duplexes or apartment buildings were constructed in the neighborhood. One early 20<sup>th</sup> century building constructed with commercial space on the first story and second story living space was historically converted to two residential units, and a handful of older larger houses on the edges of the neighborhood were also historically converted to two units. Outbuildings date from the 20<sup>th</sup> century, including contributing garages constructed by 1968 and non-contributing buildings that were constructed later. The majority of non-contributing buildings in the historic district are later garages that sit on the rear of the property. Only one historic house has been demolished in the neighborhood, located at the northwest corner. Thus, the overall appearance of the Fair Oaks Historic District reflects its nature as a historic residential neighborhood.

Historic residential buildings thus define the primary building type within the Fair Oaks Historic District. The 133 houses range in construction from around 1842 to 1968, with ten houses built prior to 1908, 120 houses built from 1909 to 1968, and only three houses built after 1968 (all on previously undeveloped lots, not replacing earlier houses). Overall, there are 43 two-story frame houses, 44 one-and-one-half story frame houses, and 46 one-story frame houses in the historic district. Thus, the neighborhood is roughly balanced between houses of various sizes, reflecting the development of the neighborhood for middle to upper class residents of Muscatine with generally modest housing and some larger houses. The overall design composition of the blocks is similar throughout the neighborhood, with sidewalks along the front edge of the property and houses setback similar distances on each block. Houses are generally well spaced due to the ample lot sizes and pattern of development. Garages and other outbuildings are typically found along alley, though corner lots may have a garage accessed from the side of the house. Street trees are found along many blocks, with additional trees and shrubs on the property.

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Houses encompassing the four periods of historic development of the neighborhood from 1842 to 1908, 1908 to 1925, 1925 to 1945, and 1945 to 1968 are found throughout the neighborhood. Most of the blocks reflect a mix of houses from at least two periods of development (Figure 49). However, several blocks have concentrations of houses from a particular period. The ten properties built prior to 1908 include the two earlier houses within the Fair Oaks plat as well as eight houses along the edges on Washington Street and Park Avenue. The earliest of the 57 houses built from 1909 to 1919 were concentrated along the 1100-1200 blocks of Orchard Avenue and into Mary Place, with houses then built after the first few years along the 1100 block of Oakland Drive and the north side of Parkington Drive as well. Scattered houses from this period are found on nearly every block within Fair Oaks Historic District. The 23 houses built in the 1920s were concentrated in the southern portion of the neighborhood along the 1000 block of Orchard Avenue and 1550-1560 blocks of Washington Street, with some scattered houses along Parkington Drive and Mary Place. A number of the 10 houses built in the 1930s were larger homes, concentrated in the northeast portion of the Fair Oaks Historic District in the 1200-1300 blocks of Oakland Drive and the 1300 block of Park Drive. The six smaller houses from the early 1940s were located in the southern portion of the neighborhood. The 10 houses built from 1946 to 1955 were then scattered throughout the neighborhood on remaining vacant lots, while the 14 houses built from 1956 to 1968 were constructed primarily on vacant lots in the northeast section of the neighborhood along Parkington Drive, the 1300 block of Oakland Drive, and the 1300 block of Park Drive. Three additional houses were constructed after the period of significance within the historic district, scattered on previously undeveloped lots within the historic district. Further information on the historic appearance and development of the Fair Oaks Historic District can be found in *Section 8: Narrative Statement of Significance*.

Overall, the 133 historic houses within the Fair Oaks Historic District are primarily frame houses with asphalt shingle roofs. Only 24 brick houses or houses finished with brick veneer were identified in this neighborhood. With the exception of the 1854 Gothic Revival brick home of Dr. James and Mary Weed and two 1910s houses, these houses were built from 1930 to 1964. Thus, the initial 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 primary foundation material for the houses built prior to 1908, and it continued to be utilized after this period for a handful of houses as well. With concrete blocks produced locally with a decorative, or "rusticated," finish, they were 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 Historic District have brick or brick veneer foundations (with early brick sometimes covered in stucco) and 63 houses have rusticated concrete block foundations. From 1940 to 1968 (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 Historic District, 24 houses have simpler concrete block or concrete foundation. A handful of houses also have their foundation clad in stone or decorative stucco. The majority of the roofs have asphalt shingles. Three houses have modern metal roofs. Porches are typically wood construction, with wood, brick, or rusticated concrete block columns and rails. A number of houses retain original double-hung wood windows, with some decorative stained glass or leaded glass windows as well. Other houses have replacement windows, either vinyl or aluminum. Square bay windows are a common feature on many of the houses built in the first decades of the 20<sup>th</sup> century. The houses throughout the historic district are generally in fair to excellent condition. Generally, the buildings are well maintained.

A variety of architectural styles and types are found throughout the Fair Oaks Historic District, with the majority reflecting 20<sup>th</sup> century designs. 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

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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 vernacular house types date to the early decades and initial development, including 22 gable-oriented houses, four cross gable houses, and one house oriented with a gambrel roof to the front. The Queen Anne style had a minor impact on the houses built, including two late/transitional houses and two Victorian vernacular houses. The gable-oriented houses included several built in the early years of the Fair Oaks development by Titus Loan and Investment Company, noted as gable-front cottages. These cottages often had gable returns on the front gable, and many had a side dormer. Each house had a slight variation for the exterior with generally the same interior plan, with no two identical houses constructed. Titus Loan and Investment Company also built a smaller two-story hip-roof house in this period, reflecting some elements of the Foursquare style with the form and wide eaves. Some of these houses had chamfered front corners or a front gable on the roofline. More formal Foursquare houses were also built from 1910 to 1920. These houses typically have a front dormer. One-and-one-half-story or one-story bungalows were the most popular house type from 1910 to 1934, with 35 built during this period. The 35 bungalows include 15 side-gable houses, eight gable-oriented houses, five 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 1913 to 1917. Four houses exhibiting the characteristic side gambrel roof of the Dutch Colonial Revival were built in the 1920s. By 1928, the steeply pitched gables of the Tudor Revival style appeared in the neighborhood, with a modest house built. Five larger estate houses then built from 1931 to 1939 included two large Tudor Revival houses and three two-story brick Colonial Revival. Thirteen 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. The first large ranch house was built in Fair Oaks in 1948, followed by a smaller example in 1950. The low one-story ranch house then became the most popular and only house style built by the middle of the 1950s. From 1957 to 1968, 14 ranch houses were built on vacant lots in the neighborhood, reflecting the last major period of historic development. The three houses built in the neighborhood since 1968 include one ranch house built in 1976 and two one-story houses built in the 2000s. These houses are similarly scaled with the historic houses and blend with the character of the neighborhood.

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 133 houses in the Fair Oaks neighborhood, 99 houses have some type of front porch, including 66 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.

Though archaeological sites have not been identified at this time, they could potentially contribute to the Fair Oaks Historic District. Prehistoric archeological resources have been identified in the adjacent Weed Park. No prehistoric or historic archeological sites within the historic district have been identified or evaluated for archeological potential or significance at this time.

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### ***Integrity***

The Fair Oaks Historic District retains excellent integrity overall as a district and continues to strongly reflect the resources that define its historic and architectural significance. The district retains its historic location and setting in Muscatine, located to the northeast of downtown and within the northeast portion of Muscatine. The overall integrity of the design of the neighborhood is completely intact. Additionally, the design, historic workmanship, and materials remain evident on the majority of resources throughout the district. The district retains strong association to its role in the residential and community development of Muscatine, and it retains an overall feeling of a historic residential neighborhood. Specific aspects of the integrity of the property include:

**Location:** The Fair Oaks Historic District has historically and continues to be located in the northeast corner of Muscatine. The neighborhood is bounded by Park Avenue on the west, Washington Street on the south, and Weed Park on the east. The integrity of location is excellent.

**Setting:** The setting of the Fair Oaks Historic District continues to be defined by its location in northeast Muscatine between Park Avenue (a main road north out of town) and Weed Park (at the eastern city limits). Residential blocks are found to the south and west of the neighborhood, with some commercial properties along Park Avenue. Muscatine Community College is located to the north and Weed Park to the east, restricting later commercial or residential development on these sides of the neighborhood. The integrity of setting is excellent.

**Design:** The overall design of the Fair Oaks Historic District remains intact, with streets remaining as platted in 1909 throughout the neighborhood. The neighborhood was designed to respect the topography and natural features of the land, and these qualities remain intact throughout the neighborhood. Residences were developed on the lots throughout the core of the neighborhood, with three commercial buildings historically along Park Avenue on the western edge. The residential blocks continue to be fully developed with residences, with only one demolition noted in the northwest corner. Residences continue to be setback at regular distances on each block, creating front yards and space for sidewalks and trees. Garages are accessed from the alley or from driveways at the front or side of the property for houses without alley access. Individual houses retain good integrity of the overall design, including size, massing, and architectural features like porches and dormers. Many individual historic buildings retain strong integrity of design, architectural elements, and materials dating to their construction. Others have modifications to the building that are within the period of significance, such as porch enclosures or additions. These additions are considered significant when falling within the period of significance. Only three residences have been built since the end of the period of significance, located on previously undeveloped lots within the neighborhood. The integrity of design of the historic district overall is excellent.

**Materials:** The Fair Oaks Historic District continues to be dominated by frame residences, with brick or brick veneer houses noted for the remaining 16% of houses within the district. These frame houses are clad in a variety of materials, including wood weatherboard siding, wood shingles, wide wood siding, aluminum siding, and vinyl siding. The houses have various historic accent materials, including wood, stone, metal, and concrete. Non-historic materials, typically related to later siding or window replacements, have replaced some historic materials in the neighborhood. The condition of the materials throughout the historic district is generally good, with the majority of the homes well-maintained. The integrity of materials throughout the historic district is good.

**Workmanship:** The historic workmanship of the resources within the Fair Oaks Historic District continues to be reflected in the design and materials. In addition to the general workmanship of the residences, the historic workmanship is also evident through the many decorative elements, porches, and accent details. While other elements may have been replaced, these historic details were typically retained. The integrity of workmanship is good.

**Feeling:** The overall feeling of the Fair Oaks Historic District continues to be a very cohesive historic residential neighborhood located in the northeast portion of Muscatine. The integrity of feeling is excellent.

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**Association:** The Fair Oaks Historic District retains a strong association to the community development of Muscatine, specifically to the residential and community development of Muscatine and the development of a planned neighborhood. The integrity of association is excellent.

### **Registration requirements**

For classifications of individual properties within the historic district, integrity standards were developed and utilized that reflect National Register guidelines and those outlined in the Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa* (listed in 2006, amended in 2008). In general, individual residential resources are classified 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 residents or owners. These changes are significant as they reflect the development of a historic district within the period of significance. 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 outside of the period of significance for the historic district are generally recognized to be acceptable on contributing buildings as follows:

- ... Non-historic or non-original siding materials such as asbestos shingles, 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 are acceptable.
- ... If window openings do not retain historic sashes, the majority of the window openings retain their original/historic sizes, particularly on primary façades.
- ... Any additions to the house are subordinate to the original building, preferably at the rear, and do not generally alter the façade or 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 will be classified as non-contributing. Residential buildings constructed outside of the period of significance will be classified as non-contributing as well. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Residential outbuildings are typically 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, aluminum, and vinyl will not solely prohibit a building from being contributing. Overall, the general form and design of the outbuilding should remain intact for it to be contributing. Additionally, some original material will remain visible, or a distinctive form and design be clearly visible, for a residential outbuilding to be contributing. An

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outbuilding, though historic, that retains few visual clues as to its age due to non-historic cladding and replacement of other historic features will be classified as non-contributing. Outbuildings constructed after the period of significance will also be classified as non-contributing.

### ***Block by block description and development***

The following narrative descriptions are organized in order by map number on the district map (Figure 2) on page 5, and the buildings are referenced to this map and to the table following this section. The Fair Oaks Historic District encompasses a total of 232 resources within 135 properties, including 183 contributing buildings and 49 non-contributing buildings. Of the 135 properties in the district, 132 properties consist of a house or a combination of a house and garage, one property has a house with a historic commercial building also on the property, and the two remaining properties are neighborhood commercial buildings. No other buildings, structures, objects, or sites warrant tabulation within the district.

#### ***North side of 100-200 blocks of Parkington Drive, Map #2-10***

A double block spans the north side of the 100 and 200 block of Parkington Drive, consisting of nine houses along Parkington Drive. Seven of the houses were built in 1917 to 1920 during the initial development of this street within the Fair Oaks neighborhood, including three bungalows, two gable-front houses, and two Foursquare homes. Six of these houses were frame, with one brick bungalow built (Map #8). A later side gable house was then built around 1932 at the west end (Map #2), and the last house constructed within the period of significance was built on a vacant lot towards the east end in 1968 (Map #9), a raised ranch clad in brick veneer. These nine houses are contributing within the historic district, and the properties also include five contributing garages and one non-contributing garage.

#### ***1300 block of James Place, Map #11-12***

James Place is a short street (named for Dr. James Weed) that consists of one property on either side of the street. The west property is the early side-gable house noted as the home of Dr. James and Mary Weed prior to the construction of their 1854 Gothic Revival house. The side gable house has a steep side gable roof, and it is clad in stucco. The east property was not developed until the 1950s, similar to other properties in this northeast section of Fair Oaks. The minimal traditional house with a cross gable was built around 1953, with a later garage addition. Both houses are contributing within the historic district.

#### ***300 block and south side of 200 block of Parkington Drive, Map #13-15, 36-41***

With the irregular block patterns characteristic of the design of the neighborhood, the double block on the south side of Parkington Drive spans the 200-300 blocks. The 300 block on the north side is a normal single block. This short block consists of three properties that face Parkington Drive, including a 1917 Craftsman bungalow, a 1918 Foursquare, and a 1964 ranch. These properties include three contributing houses and two contributing garages. The double block on the south side includes six properties primarily built during the later development along Parkington Drive. The oldest is a 1928 Dutch Colonial house, counted as non-contributing due to the recent roofline modifications, with a gambrel-roof garage that is counted as contributing. A small 1941 Tudor Revival house and three ranch houses built in 1950, 1959, and 1960 are counted as contributing. One garage is contributing and one garage is non-contributing on these properties. The last house is one of the non-contributing later houses, a one-story frame house built in 2000 on a vacant lot on this block.

#### ***1300 block of Oakland Drive, Map #16-22***

The 1300 block of Oakland Drive extends north from Parkington Drive to Hillcrest Avenue, with five properties along the west side and two properties along the east side. Two frame bungalows on the west side date to the initial development of the northern portion of this neighborhood, built around 1918 and 1919. The last

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bungalow built in Fair Oaks was built in 1934 between these earlier houses, clad in brick veneer. A larger two-story brick Colonial Revival house was then built around 1935 on a double lot on the north end of the east side. The final two houses were ranches built around 1957 and 1962 during the final period of development of vacant lots in the neighborhood, and both are clad in brick veneer. These seven houses are counted as contributing, and the properties include two contributing detached garages as well. Additional basement and attached garages are found for the remaining houses on this block.

*400 block of Parkington Drive, Map #23-27, 33-35*

The eastern block of Parkington Drive is the 400 block, with an entry to Weed Park then along Park Drive at the east end. Five houses are found along the north side, and three houses are found along the south side. The earliest houses on this block are located at the west end of the north side, two bungalows built around 1918 during the initial development of this street (one contributing, one non-contributing due to later modifications). The Dutch Colonial on the north side was built in 1925 as a cooperative effort of the Home Builders Association (contributing). The earlier house on the south side is a two-story brick Colonial Revival built around 1939 (contributing). A large brick hip-roof ranch house was then built on the south side in 1948, the first of this style in Fair Oaks (contributing). The last three houses were then a minimal traditional with cross gable built around 1951, a hip-roof ranch built in 1960, and a hip-roof ranch built in 1965 (all contributing). The properties also include two contributing garages and three non-contributing garages.

*1200-1300 blocks of Park Drive, Map #28-32, 93-95*

Park Drive is the eastern boundary of the Fair Oaks Historic District, curving along the west edge of Weed Park. Thus, the lots along Park Drive face Weed Park to the east. While this park was a natural attraction in the early 20<sup>th</sup> century, it was not extensively developed until the 1920s and later decades. An alley was platted through these blocks, with extra deep lots spanning from Park Drive to the alley. The three frame houses in the 1200 block were among the earliest built during the development of the Fair Oaks Addition, all built in 1910. They include a late Queen Anne house with turret, an early side-gable bungalow, and a Foursquare house with chamfered corner (built for a jewelry store owner and two brothers that owned a music store). These three houses are contributing, with one non-contributing garage. The 1300 block of Park Drive was not developed through the 1910s and 1920s, with vacant lots remaining in this northeast corner of Fair Oaks in 1930. Around 1931, three houses were then built, two large Tudor Revival houses clad in buff/tan brick on double lots and a side gable bungalow clad in multi-color dark red brick between them. The owner of then northern house then built a ranch house to the south in 1961, also clad in brick. The southern house on this block was a frame ranch built in 1960. These five houses are contributing, and three garages on these properties are also contributing.

*1200-1300 blocks of Orchard Avenue, Map #44-53*

Orchard Avenue extends through the center of the Fair Oaks Addition, south from Parkington Drive and then curves to the east to meet Oakland Drive. With the irregular block patterns, the northern block consists of nine frame houses on the 1200-1300 double block on the west side and one frame house the 1300 block on the east side. The houses along the west side are among the first houses built by Titus Loan and Investment Company when beginning to develop the Fair Oaks Addition in 1910, and an alley provides access to the rear of these lots. The five houses along the south half of the block were built in 1910, including four of their one-and-one-half-story gable-front cottage design and one small Foursquare. A fifth cottage with a gambrel-front roof was then built around 1912. An early hip-roof bungalow was built a few houses to the north on the west side around 1913. Thus, seven of the ten houses were built in the first five years of the development of Fair Oaks. At the north end, a gable-front bungalow was then built around 1924. The lone house on the east side of the 1300 block is a frame Tudor Revival house built in 1940. Finally, the last vacant lot across the street was developed with a minimal traditional house with a cross gable around 1953. Thus, the scale of the block is modest one-story and one-and-one-half-story frame houses. All ten houses are contributing within the historic district. These properties also include eight contributing garages and two non-contributing garages.

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*1100 block and east side of 1200 block of Orchard Avenue, Map #54-57, 69-73*

Orchard Avenue then continues to the south and into the curve to the east. The east block in this section consists of the remainder of the 1200 addresses merging into the 1100 addresses, while west block is the 1100 block of Orchard Avenue. The houses at the north end of the east side, across from the early development on the west side of Orchard Avenue in the 1200 block, include a gable-front cottage built in 1910, a small Foursquare with front gable built in 1910, and Foursquare built in 1911, part of the initial development by Titus Loan and Investment Company. The bungalow to the south on the east side of the curve was built around 1915. These four frame houses are contributing, with two contributing garages and one non-contributing garage also on these properties. A later one-story frame house was built in 2007 on the remaining vacant lot, and it is non-contributing. The four houses on the west side in the 1100 block again include two early houses built by Titus Loan and Investment Company, a 1910 gable-front frame cottage and a 1911 Foursquare. A hip-roof bungalow clad in stucco was then built in 1914 in the middle of the curve. The remaining lot to its north was the first house built after World War II in Fair Oaks, a c.1946 minimal traditional house with cross gable. The house is clad in multi-color brick veneer and includes two built-in flower/window boxes. These four houses are contributing, with two contributing garages and four non-contributing garages also on these properties along the alley to the west.

*1000 block of Orchard Avenue and 100 block of Union Street, Map #58-68*

Orchard Avenue then curves to the east and continues for the 1000 block to Oakland Drive, with nine houses along this block in the southern portion of the historic district. Union Street extends for the block from Washington Street to Orchard Avenue into Fair Oaks at this point, with two houses along the west side that were developed in the same period as this southern/eastern block of Oakland Drive. All the houses are frame construction on these blocks. The earliest two houses were built on the north side, a two-story gable-front house built in 1912 and a hip-roof bungalow built in 1914. Additional development of this block then did not follow until the 1920s, after the initial development along Parkington Drive in the northern portion of the neighborhood. A Foursquare house was built on the north side around 1920, and a gable-front bungalow was built at the corner on Union Street around 1923. Titus Loan and Investment Company shifted their attention to this block for a few years, with four bungalows built in 1925 to 1928 on the south side of the 1100 block of Orchard Avenue. Each house was unique, including a side-gable bungalow, hip-roof bungalow, clipped gable-front bungalow, and clipped side-gable bungalow. An initial bungalow was advertised as fully insulated with Balsam Wool insulation, which was likely then utilized in other houses as well. A gable-front bungalow was built on Union Street then also in 1928, and a side gable bungalow was built on the last lot on the north side in 1929. The last house was a clipped gable-front bungalow built on Orchard Drive at the corner with Union Street around 1931. Thus, this block is dominated by bungalows built from 1923 to 1931. The eleven houses are contributing within the historic district. The south side of the block includes an alley along the south/rear edges of the properties on this side, with a number of historic detached garages built at the time of construction of these houses as well as some basement garages. The properties include five contributing garages and three non-contributing garages.

*200 block of Mary Place, Map #74-81*

Mary Place is a one block street from Orchard Avenue to Oakland Drive in the central portion of Fair Oaks Addition, extending along the northern side of the Weed estate at the east end and named for Mary Weed. The block includes six houses on the north side and two houses on the south side, west of the Weed estate property (faces Oakland Drive to the east). The west end of the block near Orchard Avenue includes additional properties developed by Titus Loan and Investment Company during the initial development of the neighborhood. These houses include three of their two-story Foursquare models built in 1910-1911, including two with a front gable and one with a chamfered corner. A gable-front cottage was also built on the lot then to the east on the north side around 1911. Initial address assignments at the west end of the block do not align with later addresses assigned at the east end of the block, with both sides of the west end having even

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numbering and the north side of the east end with odd numbers. A Foursquare house was then built around 1919 on the north side at the east end, and a gambrel-roof cottage was built in the middle of the block on the south side around 1920. The remaining two lots on the north side were then developed with a side-gable bungalow in 1925 and a Cape Cod Revival in 1940. The eight houses are all contributing within the historic district, with one contributing garage and five non-contributing garages also found on these properties.

*1000-1200 block of Oakland Drive, Map #82-92*

The main stretch of Oakland Drive extends from Park Drive on the south to Parkington Drive on the north, encompassing the short 1000 block, long 1100 block, and short 1200 block. "The Gables," the Gothic Revival house built in 1852-54 for Dr. James and Mary Weed, sits on an oversize parcel on the west side of the street (Map #84). The east side of Oakland Drive is a double block from Park Drive to Parkington Drive, with six houses facing Oakland Drive and the former Weed house. These houses represent some of the larger, more refined houses in Fair Oaks. Five houses are among the first houses built by individual property owners in the neighborhood from 1911 to 1914, with the earlier three houses built in 1910 on Park Drive to their east. The houses include a brick Victorian vernacular, two-story Craftsman clad in stucco, side-gable bungalow, and two Prairie School houses clad in stucco. These houses are all contributing resources. Additionally, these properties include three contributing garages and two non-contributing garages. A bungalow was then built around 1915 on the west side of the block on the lot to the south of the Weed house, noted as non-contributing due to later roof / second story modifications. A gable-front frame house was built in 1911 at the south end of Oakland Drive in the short 1000 block, which is contributing. Three houses were then built to the north of Mary Place, one on the remaining lot on the east side of the street and two on the west side. The first on the west was a two-story Prairie School house built around 1916, the last house built in the 1910s along this part of the street. The lot to the north was not developed until 1928 when Titus Loan and Investment Company built a simplified Tudor Revival house. The double lot on the east side of the street was then developed around 1934 with a large two-story brick Colonial Revival house, completing the development along this stretch. These houses are likewise contributing resources, with one non-contributing garage noted.

*101 and 400 block of Park Drive, Map #96-102*

Park Drive extends north from Washington Street and then curves east for one block to the entry for Weed Park. Park Drive then continues north along the east edge of Fair Oaks and west edge of Weed Park (see above). The building at 101 Park Drive is located on the west side of this bend from Washington to the 400 block of Park Drive at the south edge of the neighborhood. It sits on a parcel sold separately/after the Weed Park Addition to the south was platted in 1892 and before Fair Oaks was laid out in 1908. The two-story frame building appears to have been constructed in 1905, with commercial/restaurant space on the first story and residential space on the second story (Map #102). Weed Park Inn (refreshment parlor, restaurant) operated here in the late 1900s and early 1910s, strategically located near the end of the street car line on Washington Street and entry to Weed Park. The building was then converted to two residential units by the 1920s and continues to function in this use, tabulated as contributing within the historic district along with a contributing garage. The 400 block of Park Drive extends east to the entry of Weed Park, with five houses along the north side of the block platted as part of Fair Oaks Addition. The first house built in Fair Oaks is located at the east end, a frame Victorian vernacular built in 1909. Three houses were then built in the next few years, including a gable-front house in 1910, a cross gable house around 1912, and a stylish Craftsman house around 1914. The west lot was then developed with a gable-front bungalow around 1928, similar to the houses on Orchard Avenue on the block to the west. These five houses are contributing within the historic district, with one contributing garage and two non-contributing garages also on the properties. The south side of Park Drive included a large parcel of land sold by Mary Weed to the Bridgmans in 1904, with a house then built facing Washington Street to the south and lot extending the depth of the half block to Park Drive. Thus, the south side of the 400 block of Park Drive is the rear of the lots in Bridgman's Subdivision, platted in 1914, with a number of garages facing Park Drive. One house was built facing Park Drive on the rear portion of the Bridgman's double lot, a hip-roof ranch built in 1958, which is also tabulated as contributing.

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*1100-1200 block of Park Avenue, Map #1, 42-43, 103-109*

The 1100 block of Park Avenue stretches from Hawthorne Lane to a point across from Monroe Street, with the block on the east side continuing north to 1203 Park Ave to Parkington Drive and then 1207 Park Ave to the north of Parkington Drive within the Fair Oaks Addition. Numbering along this block was historically even numbers on the east side, remaining as such through the 1960s and later shifting to odd numbers. The long block consists of the Weed Park Second Addition platted in 1900, with little development following the platting. Two houses were built prior to the platting of Fair Oaks Addition immediately to the east, a gable-front frame house around 1901 (Map #108) and gable-front house built around 1907 (Map #104). With development shifting within the Fair Oaks neighborhood, the next house built along this perimeter was a gable-front cottage built around 1917 at the south end of the block at the corner with Hawthorne Lane (Map #109). These three houses are contributing resources. Development again ceased on this block until two houses were built in the north half of the block in the 1940s, a minimal traditional with a gable built around 1941 and a gable-front minimal traditional built around 1948. The latter was built facing Park Ave, with two lots then created to the north to face Parkington Drive. Houses were built on these two lots in the 1950s, a Cape Cod Revival built around 1951 and a hip-roof ranch built in 1958. These four houses are contributing resources as well. A house had been previously built to the north of Parkington Drive in the 1200 block in 1910, with a commercial building (refreshment stand / restaurant) then constructed on the property in 1948. It was enlarged and expanded in 1953 and 1955, and later remodeled in the 1970s and 2000s. The house was then demolished, and the commercial building is non-contributing due to the later remodeling. A side gable ranch was built in the middle of the 1100 block in 1959 (Map #106) (contributing), with a later ranch built to its south in 1976 (Map #107) after the period of significance and thus classified as non-contributing.

*1000 block of Park Avenue, Map #110-117*

The 1000 block of Park Avenue includes eight properties along the east side of the block within the Fair Oaks Historic District. This block was platted in 1892 as part of Weed Park Addition, with some of the earliest houses in the historic district then found on this block. A gable-front house with side ell was built around 1893 towards the north end of the block (later modified and counted as non-contributing), followed by a cross gable house to its south around 1895 (contributing). A cross-gable house was then built to its south around 1903 (contributing), also before the platting of Fair Oaks to the east in 1909. On the south end of the block, a late/transitional Queen Anne house was built around 1911 at the corner with Washington Street, facing Washington to the south (contributing). Two lots to the north, a gable-front house was built around 1912 (contributing). Between these two houses, a rusticated concrete block building was constructed on the north part of the corner lot around 1919 for a broom making business, and then a gable-front frame commercial building was constructed on the lot to the north around 1923 for a grocery and meat market (Map #116). These two commercial buildings were historically part of the neighborhood and operated by neighborhood residents, and they are both counted as contributing resources. Finally, the last house on the block was built around 1948, a clipped gable-front house (contributing). These properties also include four contributing garages and one non-contributing garage.

*1515-1549 Washington Street, Map #118-123*

The west two blocks along the north side of Washington Street fall within the Weed Park Addition platted in 1892. Similar to the plat along Park Avenue to the west, development did not follow quickly after the platting of this addition. Washington Street historically led from Park Avenue (and downtown) to Park Drive and the entry to Weed Park, with a street car line along these blocks. The seven houses on the block from Park Avenue to Union Street include the transitional Queen Anne house at the corner that historically had a Washington Street address (noted above). The oldest house on this block is a cross gable frame house built around 1894 near the center of the block. Development on this block then picked up in the 1910s, with the corner house built at the west end around 1911, a Foursquare built near the east end around 1913, a bungalow constructed around 1915 to its east at the corner with Union Street, and bungalow constructed near

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the west end around 1917. Thus, two lots remained vacant near the middle of the block through the 1920s and 1930s. Two houses were then built in 1940, a small Tudor Revival and a Cape Cod Revival. These houses are contributing resources, the properties also include two contributing garages and two non-contributing garages.

*1549½ - 1559 Washington Street, Map #124-130*

The block on the north side of Washington Street from Union Street to Park Drive was likewise platted as part of the Weed Park Addition in 1892, with no subsequent development until after the platting of Fair Oaks in 1909. The oldest houses on this block are two gable-front frame cottages built at the east end around 1911, similar to the style of cottages being built by Titus Loan and Investment Company on Orchard Avenue (but not built by them). A side-gable Craftsman bungalow was then built to their west around 1919. Three houses on two lots in the west half of the block just east of Union Street were then built in the 1920s, during the period that Union Street and the 1000 block of Orchard Avenue to its north was also being developed. The additional house on these lots required address numbering creativity, resulting in the 1549½ address for the west house. These houses include a hip-roof bungalow built around 1923, a side gable bungalow built around 1924, and clipped gable-front bungalow built in 1927. The last lot on the block was then developed with a minimal traditional house with inset corner built around 1949. These seven houses are contributing resources. The properties along this block include an excellent collection of garages, including five contributing garages and two non-contributing garages.

*1559½ - 1573 Washington Street, Map #131-135*

The eastern block along the north side of Washington Street spans from Park Drive to the western boundary of Weed Park. The block is only a half-block in depth, with Park Drive curving around it to the entry to Weed Park historically and currently. This large tract of land was sold separately by Mary Weed to nephew Fred Bridgman in 1904, who then built a two-story, hip-roof frame house near the center of the tract. With the desire to sell off a parcel to the east in 1914, then Fred and Louisa Bridgman platted Bridgman's Subdivision, the last of the plats for the land within the Fair Oaks Historic District. The second house on this block was then built on the newly designated lot on the east end in 1915, a two-story clipped-gable front house clad in stucco with wide eaves. A one-and-one-half-story side-gable bungalow was then built on the lot to the west of the Bridgman house around 1920, and a two-story Dutch Colonial house was built to its west in 1925. Finally a clipped gable-front frame bungalow was built at the west end at the corner with Park Drive around 1930, including a clipped gable-front garage to its side. The remainder of the houses had garages at the rear of the lots along Park Drive, which include four non-contributing garages. A later ranch house also sits in the rear corner of the Bridgman lot, built in 1958, as noted above with the houses in the 400 block of Park Drive.

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**List of resources in the district**

Fair Oaks Historic District is composed of 232 resources, including 183 contributing buildings and 49 non-contributing buildings. No additional buildings, structures, sites, or objects warrant individual tabulation within the district. All contributing buildings are noted as significant historically (as noted with "A") and/or significant architecturally (as noted with "C") as a contributing building in relation to the district.<sup>1</sup>

**Table of historic resources in Fair Oaks Historic District**

Address State #, Map # District status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	Original/Historic/Current use History of property		Architectural data (architect/builder, features, modifications), Garage data
1207 Park Ave  Map #1  District status: 2 non-contributing buildings	<b>Cole's Inn</b>	<b>c.1948, 1953, 1955, 1972, 2004 commercial (commercial - 1 story)</b>	Walls: brick veneer - soldier brick rows Foundation: brick veneer Roof: hip - asphalt shingles  Architect/builder: - Porch: - Windows: - Architectural details: - Modifications: 1948 - original small building constructed, additions in 1953 and 1955 to make it L-shaped; 1972 permit for remodel for real estate office, 2011 remodel to modernize office <b>Garage:</b> 3 car - 1980 Walls: frame - aluminum Roof: side gable - asphalt Foundation: concrete <b>Additional:</b> 1 1/2 story gable-front cottage demolished in Dec 2013 - built in 1910 - -
115 Parkington Drive  Map #2  District status: 1 contributing (A) and 1 non-contributing building	<b>House</b>	<b>c.1932 side gable (bungalow?) (1 story concrete block)</b>	Walls: aluminum (concrete block) Foundation: stucco Roof: side gable - asphalt shingles  Architect/builder: - Porch: recessed entry porch in front section - arches Windows: 1/1 windows Architectural details: - Modifications: siding, windows <b>Garage:</b> 2 car - 1982 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> shed

<sup>1</sup> Building history and information was initially collected in 2012-13 by Rebecca Lawin McCarley during a reconnaissance survey of the neighborhood. Additional research on individual buildings was completed in 2018 as part of this nomination project by Rebecca Lawin McCarley (SPARK Consulting), members of the Muscatine Historic Preservation Commission (Michael Maharry (chair), Rochelle Conway, Julie Wolf), and other volunteers associated with the Friends of Muscatine Historic Preservation (Jim Burr, JoAnn Carlson, Dan Clark, Nancy Jensen, John Peterschmidt, Alex Rauenbuehler, and Andy Vaitkus).

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Original/Historic/Current use History of property			Architectural data (architect/builder, features, modifications), Garage data
<p><b>117 Parkington Drive</b></p> <p>Map #3</p> <p>District status: 1 contributing building (A, C)</p>	<p><b>Charles W. and Jessie M. Mewes House</b></p>	<p><b>1919 bungalow - gable front</b> (1 story frame)</p>	<p>Walls: aluminum, vertical wood in gable                      Foundation: rusticated concrete block                      Roof: gable front - asphalt shingles</p> <p>Architect/builder: -                      Porch: full recessed porch - square columns on RCB piers, cross railing                      Windows: 6/1 wood windows                      Architectural details: -                      Modifications: siding, rear addition with basement garage (1962, 1965)  <b>Garage:</b> basement garage addition in rear addition - (1962)  <b>Additional:</b> -</p>
<p><b>121 Parkington Drive</b></p> <p>Map #4</p> <p>District status: 2 contributing buildings (A, C)</p>	<p><b>Paul D. and Mildred L. Kent House</b></p>	<p><b>c.1918 gable-front cottage</b> (1 1/2 story frame)</p>	<p>Walls: wood, wood shingles in gable                      Foundation: rusticated concrete block                      Roof: gable front - asphalt shingles</p> <p>Architect/builder: -                      Porch: full porch - square wood columns                      Windows: 1/1 windows                      Architectural details: gable return, window surrounds, center chimney                      Modifications: windows, rear deck  <b>Garage:</b> 1 car - c.1920                      Walls: frame - wood                      Roof: gable front - asphalt                      Foundation: concrete  <b>Additional:</b> -</p>
<p><b>125 Parkington Drive</b></p> <p>Map #5</p> <p>District status: 2 contributing buildings (A, C)</p>	<p><b>Oder E. and Mabel A. Maddox House</b></p>	<p><b>c.1917 gable-front</b> (1 1/2 story frame)</p>	<p>Walls: wood, wood shingles in gable                      Foundation: rusticated concrete block                      Roof: gable front - asphalt shingles</p> <p>Architect/builder: -                      Porch: full porch - square columns on low wall - screened-in                      Windows: 1/1 windows                      Architectural details: side square bay window with shed roof and rafter tails, side chimney with shoulder, side gables with wood shingles                      Modifications: windows  <b>Garage:</b> 1 car - c.1930s                      Walls: frame - vinyl                      Roof: gable front - asphalt                      Foundation: concrete  <b>Additional:</b> -</p>

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205 Parkington Drive  Map #6  District status: 2 contributing buildings (A, C)	<b>Sherwood C. and Anna Samuels House</b>	<b>c.1920 bungalow - gable front</b> (1 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1919 dir - not listed, 1920 - bungalow likely built by Titus Co, 1920-1926 - owned by Titus Co - used as rental; 1921 dir - L.A. (office mgr Layton Construction Co) and Alma Boquet; 1923 dir - T.B. (agent Cleveland Six) and Frances Salemink 1928 Sanborn map: current house (partial porch not enclosed, 1 story), narrow 1 car garage (demo) 1938-1939 - owned by Harold Kautz (lawyer) - vacant; 1940-1943 - James R. and Margaret J. Does; 1943-1945 - George M. and Mae L. Dallas 1946 Sanborn map: current house (partial porch not enclosed, 1 story), narrow 1 car garage (demo) 1961 Sanborn map: current house (partial porch not enclosed, 1 story), narrow 1 car garage (demo) 1945-1959 - Merle A. (Young Bros Stamp Works) and Naomi Young; 1960-1962 - David L. and Janice B. Pellett; 1962-1996 - Norman V. (pharmacy) and Cleone Snider		Architect/builder: - Porch: entry steps - recessed corner/entry porch enclosed with 5/1 wood windows Windows: 5/1 wood windows Architectural details: triangular brackets, wide eaves, side chimney with shoulder Modifications: siding, small side addition, rear addition <b>Garage:</b> 2 car - c.1960s Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
207 Parkington Drive  Map #7  District status: 2 contributing buildings (A, C)	<b>Elmer C. and Margaret K. Nichols House (1)</b>	<b>c.1920 Foursquare</b> (2 story frame)	Walls: wood, wood shingles on 2nd story Foundation: rusticated concrete block Roof: hip - metal
	1919 dir - not listed, Aug 1920 - Titus Co sold to Elmer C. Nichols 1928 Sanborn map: current house (full porch, 2 story), larger garage (extant) 1927-1939 - Herbert (road contractor) and Cora Gettert; 1939-1952 - Robert A. (supt Ed Leu Garage) and Mary R. Leu, rented to Albert Low in 1952; 1952-03-22 p9 - Journal ad for sale with photo 1946 Sanborn map: current house (full porch, 2 story), larger garage (extant) 1961 Sanborn map: current house (full porch, 2 story), larger garage (extant) 1953-1960s - Leo A. (asst principal at high school, later teacher at MCC) and Patricia Schnack		Architect/builder: - Porch: full porch - enclosed with wood 1/1 windows Windows: 1/1 windows Architectural details: shed-roof front dormer with rafter tails and 8-light wood windows, side chimney with shoulder, center chimney, window surrounds, side square bay window with rafter tails Modifications: windows <b>Garage:</b> 2 car - c.1920s Walls: frame - wood, shingles on upper section Roof: gambrel front - asphalt Foundation: concrete <b>Additional:</b> -
209 Parkington Drive  Map #8  District status: 2 contributing buildings (A, C)	<b>Arthur J. and Rebecca Altekruise House</b>	<b>c.1919 bungalow - side gable</b> (1 1/2 story brick)	Walls: brick veneer (dark red) Foundation: brick veneer Roof: side gable - asphalt shingles
	1918 - bungalow likely built by Titus Co, transferred in Nov 1919 to Lauren Henderson; 1919 dir - Lauren R. (proprietor of Henderson Drug Co) and Maude Henderson 1928 Sanborn map: current house (full porch, 1 story), larger garage (extant) 1922-1944 - Arthur J. (retired farmer) and Rebecca (chairwoman of Farm Bureau's divison of women in 1920s) Altekruise; Arthur died in June 1944 1946 Sanborn map: current house (full porch, 1 story, brick veneer), larger garage (extant) 1961 Sanborn map: current house (full porch, 1 story, brick veneer), larger garage (extant) 1944-1963 - Rebecca Altekruise (widow); 1964-1967 - Charles J. and Norma I. Lewis; 1967-2003 - Robert R. (controller - Grain Processing Co) and Lois R. Richmond		Architect/builder: - Porch: full porch - brick columns - enclosed with wood 3/1 windows Windows: 3/1 windows with soldier brick lintels Architectural details: shed-roof front dormer, triangular brackets, side square bay window with shed roof, side chimney with double shoulders, center chimney Modifications: - <b>Garage:</b> 2 car - c.1920s Walls: frame - stucco Roof: gambrel front - asphalt Foundation: concrete <b>Additional:</b> -

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Original/Historic/Current use History of property			Architectural data (architect/builder, features, modifications), Garage data
<b>211 Parkington Drive</b>  Map #9  District status: <i>1 contributing building</i> (A, C)	<b>David T. and Deloris Weston House</b>	<b>1968</b> <b>ranch - side gable (raised with basement garage)</b> (1 story brick)	Walls: brick veneer (multi-color tan) Foundation: brick veneer Roof: side gable - asphalt shingles  Architect/builder: - Porch: entry steps Windows: large and high rectangular windows Architectural details: variegated brick, picture window, high windows Modifications: - <b>Garage:</b> basement garage on front - 2 car - (1968) Foundation: concrete <b>Additional:</b> -
<b>219 Parkington Drive</b>  Map #10  District status: <i>1 contributing building</i> (A)	<b>Fred Giesler House</b>	<b>c.1918</b> <b>Foursquare</b> (2 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles  Architect/builder: - Porch: full porch - enclosed as front room - vertical windows Windows: 6/1 wood windows Architectural details: side square bay window with shed roof, side chimney with shoulder, center chimney Modifications: siding, rear garage addition (1986) <b>Garage:</b> rear garage addition - 2 car - (1986) <b>Additional:</b> -
<b>1310 James Place</b>  Map #11  District status: <i>1 contributing building</i> (A, C)	<b>House</b>	<b>c.1842</b> <b>side gable</b> (1 1/2 story frame)	Walls: stucco Foundation: stone? - stucco Roof: side gable - steep pitch - asphalt shingles  Architect/builder: - Porch: entry hood Windows: 9/1 windows Architectural details: steep side gable roof, center chimney, brick driveway, loose stone retaining wall with brick piers at walk and driveway Modifications: rear/side addition, windows <b>Garage:</b> carport added on side - -- <b>Additional:</b> -

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1311 James Place  Map #12  District status: 1 contributing building (A)	<b>Robert L. and Florence J. Hanson House</b>	<b>c.1953 minimal traditional with gable (1 1/2 story frame)</b>	Walls: brick veneer (tan) / vinyl Foundation: concrete block Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lots (1938-1955 - lots owned by Wagners with property to east at 1314 Oakland - Titus Co sold to Wagner in 1941) 1946 Sanborn map: vacant lots 1961 Sanborn map: current house (1 story, simple rectangle - no garage addition) 1952 dir - not listed, March 1953 - Alfred/Florence Wagner (1314 Oakland to east) sold lots to Hanson; Dec 1961 - vacated Hillcrest Ave to north sold by city to Hansons; 1953-1990 - Robert L. and Florence J. Hanson; 1991-1994 - Florence J. Hanson		Architect/builder: - Porch: entry hood / steps Windows: picture window with side windows, replacement windows Architectural details: front gable section Modifications: siding, windows, garage addition (2002) <b>Garage:</b> attached side - 2 car - gable front - (2002) <b>Additional:</b> -
301 Parkington Drive  Map #13  District status: 2 contributing buildings (A, C)	<b>Clifford C. and Gertrude Hakes House</b>	<b>c.1917 Craftsman - bungalow - side gable (1 1/2 story frame)</b>	Walls: wood shake Foundation: brick veneer Roof: side gable with front gable porch section - asphalt shingles
	1916 dir - not listed, 1917 - marriage of Clifford C. Hakes and Gertrude Titus (daughter of G.M. Titus), house likely built for newlyweds; 1919 dir - Clifford C. and Gertrude Hakes; Nov 1921 - Titus Co transferred property to Gertrude Titus Hakes 1928 Sanborn map: current house (simplified footprint), garage near mid Lot 16 to rear (demo) c.1929-1947 - Clifford C. and Barbara E. Hakes (C.C.: 1920s-1935 - vp of Titus Loan & Inv Co; 1935-1948 - pres/tres of C.C. Hakes & Co - investments, real estate, insurance, and loans; also sec-tres of Muscatine National Farm Loan Association in 1935-45) 1946 Sanborn map: current house (2 story front section, 1 1/2 story house), garage near mid Lot 16 to rear 1961 Sanborn map: current house (2 story front section, 1 1/2 story house), garage near mid Lot 16 to rear 1948-1951 - Sam (Meltzer Motor Co) and Gwen Meltzer; 1951-1954 - Frank M. (engineer - Stanley) and June Swengel; 1954-1958 - Richard (salesman) and Carol Wieter; 1959-61 - Carol Wieter; 1960s - Stanley W. (tv serviceman) and Carol L. (massage) Oak		Architect/builder: - Porch: full porch - two story, enclosed with wood windows, wood shingle siding, square columns on battered brick piers, brick wall Windows: multi/1 wood windows, decorative windows Architectural details: triangular brackets, side flared chimney, side gable-roof section, window surrounds Modifications: - <b>Garage:</b> 2 car - c.1920s (1960?) Walls: frame - wood shingle Roof: gable front - asphalt - rafter tails, brackets Foundation: concrete <b>Additional:</b> -
307 Parkington Drive  Map #14  District status: 2 contributing buildings (A, C)	<b>Rev. Webster and Maude C. Hakes House</b>	<b>c.1918 Foursquare (2 story frame)</b>	Walls: wood, wood shakes on 2nd story Foundation: rusticated concrete block Roof: hip - asphalt shingles
	1918 - house likely built by Titus Co, used as rental/house for Hakes family; 1919 dir - Lee P. (publisher of Journal) and Margaret (Hakes) Loomis (sister of C.C. Hakes, of Titus Co) 1928 Sanborn map: current house (front porch, 2 story), garage to rear (extant) c.1929-1936 - Rev. Webster and Maude Hakes; Webster died in Jan 1936; 1936-1953 - Maude C. Hakes (widow) 1946 Sanborn map: current house (front porch, 2 story), garage to rear (extant) 1961 Sanborn map: current house (front porch, 2 story), garage to rear (extant) 1954-1968 - Donald C. (design engineer for Stanley Engineering) and Beatrice J. Petersen; 1968-1975 - Donald C. Petersen		Architect/builder: - Porch: full porch - square columns on RCB piers, enclosed with wood windows Windows: 3/1 wood windows Architectural details: hip-roof front dormer with 3-light wood windows, side chimney with shoulder, side square bay window with hip roof, window surrounds Modifications: - <b>Garage:</b> 2 car - c.1920s Walls: frame - wood Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -

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319 Parkington Drive  Map #15  District status: 1 contributing building (A)	<b>Harold C. and Ruth M. Danson House</b>	<b>1964 ranch - gable roof (1 story frame)</b>	Walls: aluminum Foundation: concrete block Roof: side gable with front gable section - asphalt shingles
	1928 Sanborn map: vacant lot 1920s-60s - lot owned as part of property to east at 1300 Oakland; 1963 dir - not listed; Oct 1963 - Sharer split west part of property to east into separate parcel and sold to Jack M. and Geraldine H. Hughes 1946 Sanborn map: vacant lot 1961 Sanborn map: vacant lot Oct 1963 - building permit to Jack Hughes (owner); 1965 dir - Jack M. (carpenter - Kenneth Schwartz) and Geraldine H. Hughes; Aug 1965 - sold to Kenneth I. and Janet S. Simmons, owned until Feb 1967; 1967-1985 - Harold C. (retired) and Ruth M. Danson		Architect/builder: - Porch: inset corner entry porch Windows: 6/6, 8/8, 4/4 wood windows Architectural details: front gable-roof section with recessed corner Modifications: - <b>Garage:</b> attached - 2 car - (1963) <b>Additional:</b> -
1300 Oakland Drive  Map #16  District status: 1 contributing building (A)	<b>Earl S. and Mary Browning House</b>	<b>c.1918 bungalow - side gable (1 1/2 story frame)</b>	Walls: vinyl Foundation: rusticated concrete block Roof: side gable - asphalt shingles
	1918 - bungalow likely built by Titus Co, sold on installments/rented, owned until 1923; 1919-1923 - Earl S. (trust offr Muscatine State Bank, then asst mgr Pennant PB Co) and Mary Browning 1928 Sanborn map: current house (front porch, garage in basement, 1 story) 1933-1937 - Hazel Hoffman (widow); 1937-1962 - Lee A. (rural postal carrier) and Violet P. Berg 1946 Sanborn map: current house (front porch, garage in basement, 1 story) 1961 Sanborn map: current house (front porch, garage in basement, 1 story) 1962-1975 - Fred W. (retired) and Harriette (Hattie) Sharer; Fred died in Feb 1975; 1975-1992 - Harriette Sharer; Hattie died in Jan 1993		Architect/builder: - Porch: full porch - gable roof with brackets, paired columns on brick piers, square wood rail Windows: 1/1 windows Architectural details: square side bay window with shed roof, triangular brackets, entry vestibule, side chimney with shoulder Modifications: siding, windows <b>Garage:</b> basement garage on side - 1 car (added in 1920s) - (1920s) Walls: (concrete sidewalls along drive) <b>Additional:</b> -
1302 Oakland Drive (1304 Oakland Drive (c.1934-c.1954))  Map #17  District status: 1 contributing building (A, C)	<b>Philip and Minta Batchelor House (2)</b>	<b>1934 bungalow - gable front - clipped (1 story brick)</b>	Walls: brick (multi-color red) Foundation: brick veneer Roof: front gable - clipped - asphalt shingles
	1928 Sanborn map: vacant part of Lot 24 Nov 1933 - Titus Co sold parcel to Batchelors; Nov 1933 - building permit to Philip Batchelor for \$3,000 residence in Fair Oaks 1946 Sanborn map: current house (front entry section, garage in basement, brick veneer, 1 story) 1961 Sanborn map: current house (front entry section, garage in basement, brick veneer, 1 story) 1934-1973 - Philip B. (mgr/agent for Cities Service Oil Co, then retired) and Minta Batchelor; Philip died in March 1973 at age 77; 1973-1986 - Minta Batchelor (widow)		Architect/builder: - Porch: entry vestibule with 3/1 windows, square columns, and diamond accents Windows: 1/1 windows Architectural details: multi-color brick, soldier brick course above foundation, built-in window box under front window Modifications: some windows <b>Garage:</b> basement garage on side - 1 car - (1934) Walls: (concrete sidewalls along drive) <b>Additional:</b> -
1304 Oakland Drive (1308 Oakland Drive)  Map #18  District status: 1 contributing building (A, C)	<b>S. Glenn and Mabel G. Pollock House</b>	<b>c.1957 ranch - hip roof (1 story frame)</b>	Walls: brick veneer (buff brick) façade, vinyl on sides/rear Foundation: concrete Roof: hip - asphalt shingles
	1928 Sanborn map: vacant lot (1938-1955 - lot owned by Wagners with property to north at 1314 Oakland - Titus Co sold to Wagner in 1938) 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (rectangular with garage at north end, 1 story, 1308 on map) March 1955 - Wagners sold lot to Weikert; 1956 dir - not listed; 1957-58 - John and Pearl Weikert; 1958-1978 - S. Glenn (retired) and Mabel Pollock; 1978-1984 - S. Glenn Pollock		Architect/builder: - Porch: recessed center entry area Windows: 1/1 windows, large front windows Architectural details: multi-color buff brick, recessed area with stacked Roman brick Modifications: siding on rear/sides, some windows <b>Garage:</b> attached side - 1 car - (1955) <b>Additional:</b> -

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1314 Oakland Drive  Map #19  District status: 2 contributing buildings (A, C)	<b>Lee P. and Margaret Loomis House</b>	<b>c.1919 bungalow - side gable</b> (1 1/2 story frame)	Walls: steel Foundation: brick veneer Roof: side gable - asphalt shingles
	1919 - bungalow likely built by Titus Co, 1921 dir - Lee P. and Margaret (sister of C.C. Hakes - Titus Co) Loomis (at 307 Parkington in 1919 - Titus Co also owned), c.1920-1926 - Lee P. (publisher of Muscatine Journal and News-Tribune) and Margaret Loomis 1928 Sanborn map: current house (front porch, 1 story), no garage 1928-1950s - Alfred F. (pres/treas of Wagner Cigar Co) and Florence M. Wagner; bought lot 22 (vacant) to south from Titus Co in May 1938; bought lots 19-20 (vacant) to north from Titus Co in July 1938; bought lots 17-18 (vacant) to west in April 1941 1946 Sanborn map: current house (front porch, 1 story), no garage 1961 Sanborn map: current house (front porch, 1 story), garage to rear (extant) 1950s-1958 - Alfred F. (retired) and Florence Wagner; Wagners sold lots 17-18 to west in 1953, sold lots 19-20 to north in 1953, and sold lot 22 to south in 1955; Alfred died in June 1968; 1968-1970 - Florence Wagner; Florence died in Dec 1970		Architect/builder: - Porch: full porch with extended section - square wood columns on brick piers, part enclosed Windows: 1/1 windows Architectural details: gable-roof front dormer, wide eaves, triangular brackets, side flared chimney, side square bay window with shed roof and rafter tails Modifications: siding, windows <b>Garage:</b> 2 car - c.1950s Walls: steel, stone chimney Roof: side gable - asphalt, wide eaves Foundation: concrete <b>Additional:</b> -
1318 Oakland Drive  Map #20  District status: 1 contributing building (A, C)	<b>Robert E. and Marjorie J. Olson House</b>	<b>1962 ranch - gable roof</b> (1 story frame)	Walls: brick veneer (red), steel Foundation: concrete Roof: cross gable (low pitch) - asphalt shingles
	1928 Sanborn map: vacant lot (1938-1955 - lots owned by Wagners with property to south at 1314 Oakland - Titus Co sold to Wagner in 1938; then lots owned by Glen R. & Jean Fryberger from 1953-1960; sold to Olsons in July 1960) 1946 Sanborn map: vacant lot 1961 Sanborn map: vacant lot Dec 1961 - vacated Hillcrest Ave to north sold by city to Robert F. Olson - plans to construct house (Journal, 1961-09-06, 12-11); April 1962 - permit; 1962-2002 - Robert E. (chemical engineer at Grain Processing Co, later retired) and Marjorie J. Olson		Architect/builder: - Porch: entry area with brick wall Windows: vertical casement windows Architectural details: front gable section with brick veneer, chimney, cross gable garage section Modifications: - <b>Garage:</b> attached side/front garage - 2 car - (1967) <b>Additional:</b> -
1317 Oakland Drive  Map #21  District status: 2 contributing buildings (A, C)	<b>William L. and Helen F. Mull House</b>	<b>c.1935 Colonial Revival</b> (2 story brick)	Walls: brick veneer (red) Foundation: concrete Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lot 1934 dir - not listed; July 1935 - Titus Co sold lot to Mulls; 1936 dir - William L. Mull (own); c.1935-1946 - William L. (Charles L. Mull & Sons - wholesale grocers) and Helen F. Mull; Aug 1938 - Titus Co sold vacant lot 28 to south to Mulls 1946 Sanborn map: current house (brick veneer, 2 story), garage to rear (demo) 1961 Sanborn map: current house (brick veneer, 2 story), garage to rear (demo) 1946-1963 - Kenneth L. (owner - Coder Hardware) and Beatrice Coder; 1963-2010s - Richard (Grain Processing Co, later retired) and Patricia Koll		Architect/builder: - Porch: entry steps Windows: 6/6 wood windows Architectural details: entry with pilasters, dentils, and arch pediment, gable returns, center chimney Modifications: some windows <b>Garage:</b> 2 car (2 doors) - c.1960s Walls: frame - vinyl, 6/6 windows, brick chimney Roof: side gable - asphalt, gable returns Foundation: concrete <b>Additional:</b> -
1313 Oakland Drive  Map #22  District status: 1 contributing building (A)	<b>Strattan and Helen Fillingham House</b>	<b>1959 ranch - hip roof</b> (1 story frame)	Walls: brick veneer (red), aluminum Foundation: concrete Roof: hip - asphalt shingles
	1928 Sanborn map: vacant lot (1938-1958 - lot owned by Mulls with property to north at 1317 Oakland (sold in 1946, but retained this vacant lot); Oct 1958 - March 1959 - lot owned by Jim Dorman (inspector Dept of Ag), 1958 dir - not listed; March 1959 - Dormans sold to Fillinghams 1946 Sanborn map: vacant lot 1961 Sanborn map: house skipped? - at edge June 1959 - building permit to Fillingham (no contractor listed); 1959-1961 - Strattan (supt Prime Moving Co) and Helen Fillingham, 1963-1964 - Wayne E. and Flossie Fryberger; 1964-1969 - Aksel (retired) and Nina Nielson; 1969-1992 - Leota B. Schnack		Architect/builder: - Porch: - Windows: large single-light windows Architectural details: wide eaves, hip-roof front section Modifications: - <b>Garage:</b> attached rear garage addition - (1994) <b>Additional:</b> -

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<p><b>401 Parkington Drive</b></p> <p>Map #23</p> <p>District status: 1 contributing (A, C) and 1 non-contributing building</p>	<p><b>Byron L. and Mildred McKee House</b></p> <p>1918 - bungalow likely built by Titus Co - property sold in April 1919 to Byron McKee; 1919 dir - Byron and Mildred McKee, 1920-01-28 - photo of house by Grossheim for Huttig Mfg Co - image 2393n - open porch, no basement garage 1928 Sanborn map: current house (1 story), no garage (not noted in basement either) c.1932-1949 - Byron L. (cashier - Muscatine Bank and Trust Co, then vice president in 1940s) and Mildred McKee 1946 Sanborn map: current house (1 story), no garage (not noted in basement either) 1961 Sanborn map: current house (1 story), no garage (not noted in basement either) 1949-1983 - A. Wayne (lawyer) and Maxine P. Eckhardt; 1983-2002 - Maxine P. Eckhardt (widow)</p>	<p><b>c.1918 bungalow - side gable</b> (1 1/2 story frame)</p>	<p>Walls: wood shakes Foundation: brick veneer Roof: side gable - asphalt shingles</p> <p>Architect/builder: - Porch: partial porch with entry from side, brick columns/wall, solid brackets and small brackets, enclosed with 6/1 windows Windows: 8/1, 6/1, 4/1 wood windows Architectural details: gable-roof front dormer, solid scalloped brackets, side square bay window with shed roof, side chimney with shoulder, window surrounds, older wood fence with arch Modifications: - <b>Garage:</b> basement garage - 1 car - (1920s) Walls: (brick sidewalls along drive) <b>Additional:</b> garage - 4 car (4 doors) - 2003 Walls: frame - vinyl Roof: side gable - asphalt Foundation: concrete</p>
<p><b>407 Parkington Drive</b></p> <p>Map #24</p> <p>District status: 1 contributing (garage) (A) and 1 non-contributing building (house)</p>	<p><b>J. Andrew and Ida Davidson House</b></p> <p>1918 - bungalow likely built by Titus Co - sold to Davidson; 1919 dir - J. Andrew and Ida Davidson; 1920-01-28 - photo of house by Grossheim for Huttig Mfg Co - image 2393bb - open porch, brackets, window details 1928 Sanborn map: current house (1 story, simple footprint), garage to rear (demo?) c.1932-1946 - J. Andrew (agent for Northwestern Mutual Life Insurance) and Ida Davidson; Ida died in 1945; J. Andrew died in 1946; 1947-1951 - series of owners (Manjoine/Catalona/Crawford/Rohling) - rental 1946 Sanborn map: current house (1 story, simple footprint), garage to rear (demo?) 1961 Sanborn map: current house (1 story, simple footprint), same garage to rear (demo?) 1951-60 - owned by James and Alice Kelly - used as rental (1954-Carl Gabriel, 1959 - Richard and Betty Paynter); 1960-1973 - Francis J. (Internal Revenue Service agent) and Pauline Weis; Francis died in Oct 1973 at age 62; 1973-1988 - Pauline Weis</p>	<p><b>c.1918 bungalow - gable front</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: gable front - asphalt shingles</p> <p>Architect/builder: - Porch: enclosed front gable-roof entry porch (arches on historic photo) Windows: mostly replaced, some wood decorative windows Architectural details: side chimney with shoulder Modifications: siding, windows, removed rafter tails, removed triangular brackets, enclosed entry porch, new steps w/o side walls <b>Garage:</b> 2 car - c.1960s (1950?) Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>411 Parkington Drive</b></p> <p>Map #25</p> <p>District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>Albert O. and Alice B. Garvik House</b></p> <p>1928 Sanborn map: lot not included on map (Titus Co owned lot until May 1946 - sold to Chester and Verla Chelf; 1949 dir - not listed), June 1949 - Chelfs sold to Garviks 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map 1951 - house built per assessor; 1951-1982 - Albert O. (engineer at Stanley Engineering, then vice president of Stanley Consultants by 1960s) and Alice B. Garvik</p>	<p><b>c.1951 minimal traditional with gable</b> (1 story brick)</p>	<p>Walls: brick veneer (red) Foundation: brick veneer Roof: side gable with front gable - asphalt shingles</p> <p>Architect/builder: - Porch: entry steps with slightly projected roof Windows: picture window with sidelights (replaced 1/1, were horizontal 2/2) at corner, replaced 6/6 windows (were horizontal 2/2), soldier brick lintels Architectural details: gable-roof front dormer, front gable-roof section, side chimney with shoulder Modifications: windows <b>Garage:</b> 3 car - 2016 Walls: frame - vertical wood siding Roof: side gable - asphalt Foundation: concrete <b>Additional:</b> -</p>

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421 Parkington Drive Map #26  District status: 2 contributing buildings (A, C)	<b>Elmer C. and Margaret K. Nichols House (2)</b>	<b>1925 Dutch Colonial (2 story frame)</b>	Walls: wood - wide Foundation: concrete block - beveled Roof: side gambrel - asphalt shingles
	1923 dir - not listed, August 1925 - first house under construction (Dutch Colonial) by new Home Builders Association - co-op effort among firms - sold by Titus Co in Jan 1926 to Elmer C. & Margaret K. Nichols; moved here from 207 Parkington Dr 1928 Sanborn map: lot not included on map 1934-1969 - Margaret K. Nichols (widow); Margaret died in Nov 1970 at age 95 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map 1952 dir - Margaret K. Nichols (own), 1963 dir - same		Architect/builder: - Porch: entry porch with round columns, arched roof; entry vestibule Windows: 6/1 wood windows Architectural details: large shed-roof front dormer, wood entry door with sidelights, semi-circular attic windows, side section Modifications: - <b>Garage:</b> 2 car - c.1928 Walls: frame - wide wood, 6/1 window Roof: gambrel front - asphalt Foundation: concrete <b>Additional:</b> -
423 Parkington Drive Map #27  District status: 1 contributing building (A, C)	<b>John F. and Cora E. Spring House</b>	<b>1962 ranch - hip roof (raised) (1 story brick)</b>	Walls: brick veneer (tan) Foundation: brick veneer Roof: hip - asphalt shingles
	1928 Sanborn map: lot not included on map (Titus Co owned lot until July 1942 - sold to Clayton Bosten - several owners - vacant lot through 1960 ; Jan 1961 - sold full lot to Kenneth and Dorothy Schlutz - house built to north at 1310 Park Dr - sold this south part of lot in Nov 1961 to Springs 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map Oct 1961 - building permit John Frank Spring - note of Glen Brossart (contractor); 1962-1981 - John F. (carpenter - Brossart & Lucas) and Cora E. Spring		Architect/builder: Brossart, Glen (contractor) Porch: entry steps to concrete stoop with brick veneer Windows: picture window with side windows, horizontal 2/2 wood windows, small windows Architectural details: wide eaves Modifications: - <b>Garage:</b> attached - 2 car - (1961) <b>Additional:</b> -
1310 Park Drive Map #28  District status: 1 contributing building (A)	<b>Kenneth W. and Dorothy A. Schlutz House</b>	<b>1960 ranch - hip roof (1 story frame)</b>	Walls: vinyl Foundation: concrete block Roof: hip - asphalt shingles
	1928 Sanborn map: lot not included on map (Titus Co owned lot until July 1942 - sold to Clayton Bosten - series of owners - lot owned by Carl E. and Crystal Paetz from 1949-1960; building permit on 9/1960 to Kenneth Schlutz (noted as owner) - then sold in Jan 1961 to Kenneth and Dorothy Schlutz 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map 1961-2000 - Kenneth W. and Dorothy A. Schlutz (Kenneth: several businesses - Schlutz Neon Sign Company, real estate and insurance businesses, one of the founders of the Lumber Mart and Discount Furniture Center)		Architect/builder: - Porch: entry steps Windows: casement windows Architectural details: wide eaves, two hip-roof sections, setback garage section Modifications: - <b>Garage:</b> attached - 1 car - (1960) <b>Additional:</b> -
1312 Park Drive Map #29  District status: 2 contributing buildings (A, C)	<b>Harold L. and Lula Brandau House</b>	<b>c.1931 Tudor Revival (2 story brick)</b>	Walls: brick veneer (multi-color tan) Foundation: brick veneer Roof: side gable with front cross gables - asphalt shingles
	1928 Sanborn map: lot not included on map 1931 dir - not listed, c.1931 - built for Harold Brandau (bought lot in 1929 from Titus Co); c.1932-1960s - Harold L. (purchasing agent for Huttig Manufacturing Co) and Lula Brandau 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map 1960s-1982 - Harold L. (retired) and Lula Brandau; Harold died in Nov 1982; 1982-1984 - Lula Brandau (widow); Lula died in Nov 1984		Architect/builder: - Porch: entry vestibule with arch entry with stone accents, wood arch door, and flared eaves Windows: 4/1 vinyl windows Architectural details: multi-color tan brick, front chimney with stone accents, front large and small gable sections Modifications: windows <b>Garage:</b> 2 car - c.1931 Walls: brick (multi-color tan brick) Roof: gable front - clipped - asphalt, gable returns Foundation: concrete <b>Additional:</b> -

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1318 Park Drive  Map #30  District status: 1 contributing building (A, C)	<b>Dr. Abram J. and Faye Greiner House</b>	<b>c.1931 bungalow - side gable</b> (1 1/2 story brick)	Walls: brick (multi-color red) Foundation: brick veneer Roof: side gable - asphalt shingles
	1928 Sanborn map: lot not included on map 1931 dir - not listed, Oct 1931 - Titus Co sold to Greiners, c.1932-1938 - Dr. Abram J. (dentist) and Faye M. Greiner 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map 1938-1962 - Faye McGrew Greiner (widow); 1963-1972 - Frank J. (executive vice president Grain Processing Co) and Ruth E. Prochaska		Architect/builder: - Porch: full porch - brick columns, piers, and walls; screened-in Windows: 3/1 wood windows Architectural details: gable-roof front dormer with wood shingles / 3-light windows / rafter tails, side square bay window with shed roof and rafter tails, center chimney, gable-roof rear dormer with wood shingles and rafter tails, concrete clothes line poles in back yard Modifications: - <b>Garage:</b> basement garage on side toward rear (rear alley access) - (1931) Walls: (concrete sidewalls along drive) <b>Additional:</b> -
1324 Park Drive  Map #31  District status: 3 contributing buildings (A, C)	<b>Raymond J. and Eva B. Korschot House</b>	<b>1961 ranch - hip roof</b> (1 story brick)	Walls: brick veneer (red Roman) Foundation: brick veneer Roof: hip - asphalt shingles
	1928 Sanborn map: lot not included on map (Titus Co owned lot until Jan 1943 - sold to Raymond Korschot - next door at 1326 Park Dr); May 1961 - building permit; c.1961 - widower Raymond J. Korschot married widow Eva Beatrice (Figg) Thompson; sold house next door in Sept 1961 to move to new house 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map c.1961-1967 - Raymond J. (vp/sec/mgr of Beach Lumber & Supply Co) and Eva Beatrice Korschot; 1967-1970s - Michael C. (vp/sec Henderson's Finance Co) and Joyce A. Henderson		Architect/builder: - Porch: entry porch - hip-roof, screened-in, entry at side Windows: casement, large picture windows Architectural details: hip-roof sections, chimney Modifications: - <b>Garage:</b> 1 car - c.1951 Walls: frame - vinyl Roof: hip - asphalt Foundation: concrete <b>Additional:</b> garage - 2 car - c.1961 Walls: frame - vinyl Roof: hip - asphalt Foundation: concrete
1326 Park Drive  Map #32  District status: 1 contributing building (A, C)	<b>Raymond J. and Gladys M. Korschot House</b>	<b>c.1931 Tudor Revival</b> (2 story brick)	Walls: brick veneer (multi-color tan) Foundation: brick veneer Roof: side gable with front gable sections - asphalt shingles
	1909-06-23 - lot 31 given away at grand opening - won by Rita Berry - lives at 209 W. 3rd St - teacher at Washington - valued at \$350 ("Miss Rita Berry is Winner of the Lot," Journal, June 25, 1909, 2) 1928 Sanborn map: lot not included on map March 1931 - Titus Co sold lot to Raymond Korschot; c.1932-1947 - Raymond J. (bookkeeper, then sec, for Beach Lumber and Supply Co) and Gladys M. Korschot; Gladys died in Feb 1947; Raymond remarried c.1949 - Evelyn 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map c.1949-1959 - Raymond J. (sec Beach Lumber and Supply Co) and Evelyn Korschot; Evelyn died Dec 1959; 1961-1974 - James and Anna Allen		Architect/builder: - Porch: entry vestibule with steep gable roof, soldier brick lintel Windows: replacement single-light casement windows Architectural details: front chimney, large front gable-roof section with flared eave over side section, entry vestibule Modifications: windows, rear brick addition <b>Garage:</b> basement garage on side - (1931) <b>Additional:</b> -

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<p><b>420 Parkington Drive</b></p> <p>Map #33</p> <p>District status: 1 contributing building (A, C)</p>	<p><b>Howard W. and Lucille Tiedemen House</b></p> <p>1928 Sanborn map: lot not included on map (Titus Co owned lot until June 1931 - sold to Louis T. Heitz - rented house to south at 1206 Park - owned until 1944, sold to Temple Miller, who sold to Tiedeman in May 1948); 1948-1952 - Howard (owner/florist - George Kranz &amp; Son) and Lucille Tiedeman 1946 Sanborn map: lot not included on map 1961 Sanborn map: lot not included on map 1952-1962 - James S. (president - McKee Button Co) and Anne H. McKee; 1962-2008 - Richard (farmer, state senator for 28 years) and Shirley Drake; Richard died in Jan 2008; 2008-2014 - Shirley J. Drake</p>	<p><b>c.1948 ranch - hip roof</b> (1 story brick)</p>	<p>Walls: brick veneer Foundation: brick veneer Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: entry vestibule with low gable roof, entry steps Windows: picture windows with side 2/2 windows, horizontal 2/2 windows, soldier brick lintels, glass block basement windows Architectural details: hip-roof sections, front chimney with shoulders, 2-car 2-door garage section Modifications: - <b>Garage:</b> attached - 2 car (2 doors) - (1948) <b>Additional:</b> -</p>
<p><b>410 Parkington Drive</b></p> <p>Map #34</p> <p>District status: 1 contributing building (A, C)</p>	<p><b>Leslie K. and Hazel M. Simpson House</b></p> <p>1928 Sanborn map: vacant part of Lot 39 (owned as part of full lot with house to east at 420) 1946 Sanborn map: vacant part of Lot 39 1961 Sanborn map: vacant part of Lot 39 Jan 1965 - parcel split - west part sold by Drakes to Leslie K and Hazel M. Simpson; Jan 1965 - building permit to Leslie Simpson (owner); 1965 dir - under construction; 1965-1984 - Leslie K. (retired) and Hazel M. Simpson</p>	<p><b>1965 ranch - hip roof</b> (1 story frame)</p>	<p>Walls: vinyl Foundation: concrete block Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: entry steps Windows: picture window at corner with side windows, 1/1 windows Architectural details: side hip-roof garage section, carport to rear with alley access Modifications: siding, windows <b>Garage:</b> attached - opens to side alley - 1 car - also carport - (1965) <b>Additional:</b> -</p>
<p><b>404 Parkington Drive</b></p> <p>Map #35</p> <p>District status: 2 contributing buildings (A, C)</p>	<p><b>Edward D. and Nellie H. Horst House</b></p> <p>1928 Sanborn map: vacant lot Feb 1939 - Titus Co sold lot to Edward Horst - house then built; 1939-1956 - Edward D. (plumber / Sanitary Plumbing and Heating Co) and Nellie H. Horst 1946 Sanborn map: current house (brick veneer, 2 story), square garage to southeast (brick veneer) 1961 Sanborn map: current house (brick veneer, 2 story), square garage to southeast (brick veneer) 1956-1995 - James H. (vp, then president by 1965 - Kent Feeds, Grain Processing Corp) and Irene K. Kent</p>	<p><b>c.1939 Colonial Revival</b> (2 story brick)</p>	<p>Walls: brick veneer (multi-color tan) Foundation: brick veneer Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: entry porch with round columns and rounded roof Windows: 6/6 wood windows - some paired - soldier brick lintels Architectural details: arch entry, front hip-roof center section, bowed side two-story bay window, center chimney Modifications: side addition, rear addition <b>Garage:</b> 2 car (2 doors) - c.1939 (1975?) Walls: brick Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>320 Parkington Drive</b></p> <p>Map #36</p> <p>District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>Mervin S. and Zella B. Albright House</b></p> <p>1928 Sanborn map: vacant lot 1949 dir - not listed 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story), no garage 1950-1965 - Mervin S. (carpenter) and Zella B. Albright; 1965-1980 - owned by Maude Showalter - used as rental (1968 - David and Sandra Coenen)</p>	<p><b>c.1950 ranch - side gable</b> (1 story frame)</p>	<p>Walls: vinyl Foundation: concrete block Roof: side gable - asphalt shingles</p> <p>Architect/builder: - Porch: entry steps to concrete stoop with brick veneer Windows: 1/1 windows Architectural details: partially recessed façade, chimney Modifications: windows, siding <b>Garage:</b> 2 car - 2003 Walls: frame - vinyl Roof: side gable - asphalt Foundation: concrete <b>Additional:</b> -</p>

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318 Parkington Drive Map #37 District status: 1 contributing building (A)	James L. and Irene M. Sorenson House	1960 ranch - hip roof (1 story frame)	Walls: vinyl, tan brick veneer on entry area Foundation: concrete block Roof: hip - asphalt shingles
	1928 Sanborn map: vacant lot (Titus Co owned lot until Oct 1942 - sold to Marvin S. Albright - lived to the south at 221 Mary Place); 1959 dir - not listed, May 1960 - Marvin Albright sold lot to James and Irene Sorenson 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story, garage on east side) April 1960 - building permit to James Sorenson (owner); 1960-1989 - James L. (dispatcher Eastern Iowa Light & Power) and Irene Sorenson; Irene died in May 1989 at 76; James owned until 2005; James died in Aug 2006 at age 93		Architect/builder: - Porch: inset entry section with low tan brick walls, tan brick veneer Windows: casement windows (single-light tall windows) Architectural details: front hip-roof section Modifications: siding <b>Garage:</b> attached - 1 car - (1960) <b>Additional:</b> -
304 Parkington Drive Map #38 District status: 1 non-contributing building	Edwin D. and Donna L. Hogan House	2000 late 20th century house (1 story frame)	Walls: vinyl, gray brick veneer on entry area Foundation: brick veneer Roof: side gable with front gables - asphalt shingles
	1928 Sanborn map: vacant lot (Titus Co owned lot until Jan 1943 - sold to Robert Barr - lived next door at 302 Parkington - sold both to Cohn in 1947) 1946 Sanborn map: vacant lot 1961 Sanborn map: vacant lot March 2000 - building permit to Precision Truss Co - contractor; May 2000 - lot sold to Edwin D. and Donna L. Hogan; 2001 dir - not listed, house built; 2002-2014 - Edwin D. (retired) and Donna L. Hogan (lived nearby at 1214 Park Ave from 1972-2001)		Architect/builder: Precision Truss Co (contractor) Porch: inset center porch with entry Windows: 1/1 vinyl windows Architectural details: front gables, front garage section Modifications: - <b>Garage:</b> attached on front - 2 car - (2001) <b>Additional:</b> -
302 Parkington Drive Map #39 District status: 2 contributing buildings (A, C)	Robert M. and Myrle G. Barr House	1941 Tudor Revival (1 story brick)	Walls: brick veneer (multi-color tan) Foundation: brick veneer Roof: side gable with front gable sections - metal
	1928 Sanborn map: vacant lot Aug 1941 - Titus Co sold lot to Robert Barr; Sept 1941 - building permit for brick veneer residence for Robert Barr - \$4,500; 1942-1946 - Robert M. (chief clerk H.J. Heinz) and Myrle Barr 1946 Sanborn map: current house (brick veneer, 1 story), small garage to rear (demo) 1961 Sanborn map: current house (brick veneer, 1 story), small garage to rear (demo) 1947-1987 - Herman (Cohn's - fountain/luncheonette/sundries/newspapers/magazines/etc, later retired) and Rose Cohn; Herman died in Nov 1987; 1987-1998 - Rose Cohn; Rose died in Dec 1998		Architect/builder: - Porch: entry vestibule - segmental arch entry with stone accents Windows: some 6/6 wood windows, picture window with sidelights, soldier brick lintels Architectural details: front gable sections, side chimney, rear chimney Modifications: rear addition <b>Garage:</b> 2 car (attached by vesibule) - 1960 Walls: brick Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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210 Parkington Drive Map #40  District status: 1 contributing (garage) (A, C) and 1 non-contributing building (house)	<b>Dr. George A. and Carol V. Sywassink House</b>	<b>1928 Dutch Colonial (modified to side gable) (2 story frame)</b>	Walls: stone veneer, vinyl on 2nd story Foundation: stone veneer Roof: side gambrel modified to gable c.2016 - asphalt shingles
	1928 Sanborn map: vacant lot 1929-1961 - Dr. George A. (physician/surgeon) and Carol V. Sywassink; George died in Feb 1962 1946 Sanborn map: current house (2 story, side porch), garage to rear (2 story) 1961 Sanborn map: current house (2 story, side porch), garage to rear (2 story) 1962-2010 - Dr. Laurence D. (physician) and Carol (Sywassink) Gatzke; Carol died in Sept 2010; 2010-2018 - continued to be owned by Dr. Laurence Gatzke		Architect/builder: Lange, Herman (contractor) Porch: entry steps and large entry hood with arch opening and brackets Windows: 15/1, 9/1 vinyl windows (replaced 12/1, 9/1 wood windows) Architectural details: large shed-roof front dormer remodeled to be part of 2nd story, entry with sidelights, wide eaves, side chimney with shoulder Modifications: gambrel roof modified to gable, eaves modified, large dormer incorporated into 2nd story, siding, windows <b>Garage:</b> 2 car - c.1927 Walls: frame - wood Roof: gambrel front - asphalt Foundation: concrete <b>Additional:</b> -
206 Parkington Drive Map #41  District status: 1 contributing building (A, C)	<b>Earl E. and Marie Hungate House</b>	<b>1959 ranch - side gable (1 story brick)</b>	Walls: brick veneer Foundation: brick veneer Roof: side gable with small front gables - asphalt shingles
	1928 Sanborn map: vacant lot 1910s-30s - full lot 59 - vacant; house built on south half by Finkles in 1940 (1305 Orchard - FO-047); lot split in 1950 when house sold; north part vacant thru 1958 - owned by Finkles; Nov 1958 - sold north part of lot to Earl and Marie Hungate 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story, garage on west side) Oct 1958 - building permit to contractor Glen F. Brossart for Hungate; 1959-1968 - Earl E. (plant supt Huttig Manufacturing) and Marie Hungate; 1968-1970 - Richard D. Albee; 1970-2018+ - Maynard C. and Dona J. Eckhardt		Architect/builder: Brossart, Glen F. (contractor) Porch: inset center section with entry Windows: horizontal 2/2 wood windows, large windows Architectural details: stacked brick in center section Modifications: - <b>Garage:</b> attached - 1 car - (1959) <b>Additional:</b> -
100 Parkington Drive Map #42  District status: 1 contributing building (A, C)	<b>Alvin J. and Ida Schultz House</b>	<b>c.1951 Cape Cod Revival (1 1/2 story frame)</b>	Walls: vinyl Foundation: concrete block Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lot 1930s-40s - vacant lots 14-15 owned by James F. and Anna C. Bosten; April 1946 - lot split - this part sold by Bostens to Alvin J. and Ida M. Schulz; 1949 dir - not listed; 1951 - house built per assessor; 1952 dir - vacant house 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story, breezeway to garage on east side) c.1952-1970s - Alvin J. (city fire fighter) and Ida M. Schultz		Architect/builder: - Porch: entry steps with brick sidewalls Windows: horizontal 2/2 wood windows, picture window with side windows (replaced) Architectural details: two gable-roof front dormers, side brick chimney Modifications: siding, some windows <b>Garage:</b> attached 1 car garage - (1955) <b>Additional:</b> -

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108 Parkington Drive  Map #43  District status: 2 contributing buildings (A)	House	1958 ranch - hip roof (rotated to side) (1 story frame)	Walls: aluminum Foundation: concrete block Roof: hip - asphalt shingles
	1928 Sanborn map: vacant lot 1930s-50s - vacant lots 14-15 owned by James F. and Anna C. Bosten; 1946/47 - west parts of lots 14-15 sold separately, Bostens retained this parcel on east part of lots 14-15, transferred to Joseph M. Bosten in June 1958 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story) 1958 dir - not listed, August 1958 - building permit to Joseph M. Bosten (owner) - used as rental; 1959 dir - rented to George M. Hart, Jr., 1961 dir - same, 1963 dir - rented to Ralph C. and Patricia Lane, 1968 dir - rented to Fred O. and Mary E. Lambert		Architect/builder: - Porch: wood deck (since 2013), concrete steps to side entry Windows: replaced picture window and 1/1 windows Architectural details: - Modifications: windows, front deck <b>Garage:</b> 1 car - c.1958 Walls: frame - wood (beveled) Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1310 Orchard Ave  Map #44  District status: 2 contributing buildings (A)	Frederick W. and Laura Johnston House	c.1924 bungalow - gable front (1 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1928 Sanborn map: current house (full porch, 1 story), no garage 1927 dir - Fred W. (works at American Savings Bank) and Laura Johnston, Fred listed as teller at bank in 1931, then listed as secretary of County Board of Education in 1936; 1940s - Fred W. (overseer of poor) and Laura Johnston 1946 Sanborn map: current house (full porch, 1 story), no garage 1961 Sanborn map: current house (full porch, 1 story), no garage 1950s-60s - Fred W. (county director of relief) and Laura Johnston, Fred retired by 1968 directory		Architect/builder: - Porch: full recessed porch - enclosed Windows: some 3/1, mostly replaced with 1/1 windows Architectural details: small gable windows, rear chimney Modifications: siding, windows <b>Garage:</b> 1 car - c.1928 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1308 Orchard Ave  Map #45  District status: 2 contributing (A) and 1 non-contributing building	Edward and Amanda Daugherty House	c.1913 bungalow - hip roof (1 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles
	1913 dir - not listed, July 1913 - Titus sold to Edward E. Daugherty; 1916 dir - Edward (retired) and Amanda Daugherty 1928 Sanborn map: current house (no open porch shown, 1 story), small garage to rear 1943-1950 - Amanda Daugherty (widow) (owned Lot 99 to south as well) 1946 Sanborn map: current house (no open porch shown, 1 story), small garage to rear 1961 Sanborn map: current house (no open porch shown, 1 story), small garage to rear 1952-1963 - Frank W. and Flossie Coffin; 1965-1970s - Jack and Geraldine Hughes		Architect/builder: - Porch: full recessed porch - enclosed as front addition - replaced windows and square brick columns (since 2013) Windows: 1/1 windows Architectural details: hip-roof front and rear dormers Modifications: windows, siding <b>Garage:</b> 1 car - c.1915 (1950) Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> garage - 2 car - 1972 Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete

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1306 Orchard Ave  Map #46  District status: 2 contributing buildings (A, C)	Walter C. and Cora S. Haegele House	c.1953 minimal traditional with gable (1 story frame)	Walls: aluminum Foundation: concrete block Roof: side gable with front cross gable - asphalt shingles
	1928 Sanborn map: vacant lot 1910s-1950 - owned with house to north at 1308 Orchard (Daugherty) 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story), no garage August 1951 - estate of Amanda Daugherty sold to Betty Hoffman, who then sold to Walter C. and Cora S. Haegele in May 1953 - house then built; 1953-c.1960 - Walter C. (salesman Pittsburg Plate Glass) & Cora S. Haegele; c.1960-1970s - Cora Haegele (widow)		Architect/builder: - Porch: recessed entry area, entry steps Windows: 1/1 windows, picture window with 1/1 side windows Architectural details: gable on roof, recessed entry section, picture window with side windows Modifications: - <b>Garage:</b> 1 car - c.1960s (1953?) Walls: frame - wide wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1305 Orchard Ave  Map #47  District status: 2 contributing buildings (A)	Harry M. and Phyllis Finkle House	1940 Tudor Revival (1 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: side gable with front cross gable - asphalt shingles
	1928 Sanborn map: vacant lot Jan 1939 - Kautz sold to Harry Finkle; June 1940 - building permit for \$1,700 house on Orchard issued to Harry Finkle (Journal, 1940-06- 11, p10); 1940-1950 - Harry M. (vp and general manager of Glatstein Stores - furniture) and Phyllis Finkle 1946 Sanborn map: current house (1 story), small garage to rear (demo) 1961 Sanborn map: current house (1 story), small garage to rear (demo) 1950-1955 - Richard (emp at Magnu Laundry) and Emma Watters; 1957-1966 - owned by Margaret Maynard, residents - Donald (court reporter) and Katherine Saxton - then bought (transferred) in June 1966 and continued to live here		Architect/builder: Carpenter, Harry O. (contractor) Porch: entry steps Windows: 6/1 vinyl windows Architectural details: front flared chimney, front gable-roof section Modifications: siding, windows, side addition (1999) <b>Garage:</b> 2 car - c1968 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1304 Orchard Ave  Map #48  District status: 1 contributing building (A, C)	William O. and Frances Vanatta House	c.1912 gambrel-front cottage (1 1/2 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: gambrel front - asphalt shingles
	1910 dir - not listed, c.1912 - built by Titus Co - used as rental; 1913 dir - Ignatius (employee Kautz Baking Co) and Martha Biskey, 1914- 16 - rented to Ralph (salesman) and Grace McGaughey; 1916 - Titus sold to Fred F. Wirtz, Wirtz sold in Sept 1917 1928 Sanborn map: current house (2 story, no porch indicated), small garage at rear (demo) 1931-1937 - Mrs. Francis C. Vanatta (widow), 1936 dir - same, 1937- 1949 - Edward O. (manager Farmers Supply Co) and Ora Willits; 1949-51 - Echhardt own, Cheverton live here, Vetter own 1946 Sanborn map: current house (2 story, no porch indicated), small garage at rear (demo) 1961 Sanborn map: current house (1 1/2 story, no porch indicated), small garage at rear (demo) 1951-1967 - owned by Calvary Baptist Church - used as parsonage, Rev. Walter and Iva Johnson here from 1954-1958, 1959-vacant, 1960-1965 - Rev. David F. and Nancy Condreay, 1966-vacant; 1967- 70s - Archie D. (tech at US Soil Cons. Service) & Wilma Casebolt		Architect/builder: - Porch: full porch - half enclosed, entry on side to enclosed section Windows: 1/1 windows Architectural details: gambrel-roof side section, gable returns Modifications: siding, windows, rear addition, rear deck <b>Garage:</b> rear garage addition at basement level - 2 car - (1973) <b>Additional:</b> -

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<p><b>1302 Orchard Ave</b></p> <p>Map #49</p> <p>District status: 2 contributing buildings (A)</p>	<p><b>W.W. Quaintance House</b></p> <p>1910 - cottage built by Titus; May 1910 - W.W. Quaintance - Sioux City - salesman for Ritchie Corrug. Iron Works - bought FO house - move July 1 (Journal, 1910-05-28, 4); 1910 dir - W.W. Quaintance, 1913 dir - rented to John W. (barber) &amp; Melvina Bodkins 1928 Sanborn map: current house (full porch, 1 story), small garage at rear (demo) 1935-1944 - owned by Louisa Altender, used as rental (1936-Belnert, 1938-McHarg, 1941-VanDyke); 1944-46 - owned by Kingsbury and used as rental; 1946-47 - Lloyd A. &amp; Lillian S. Jesse; 1947-50 - Wayne (attorney) and Maxine Eckhardt 1946 Sanborn map: current house (full porch, 1 story), small garage at rear (demo) 1961 Sanborn map: current house (full porch, 1 story), small garage at rear (demo) 1950-1970s - Gerald M. (works at Stanley Engineering) and Elizabeth Powell</p>	<p><b>1910</b> <b>gable-front cottage</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: gable front - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - square columns on brick wall (multi-color red) Windows: 1/1 windows Architectural details: gable-roof side section, gable returns, picture window with transom Modifications: siding, windows, side addition <b>Garage:</b> 2 car - c.1960s Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1300 Orchard Ave</b></p> <p>Map #50</p> <p>District status: 2 contributing buildings (A)</p>	<p><b>Jacob F. and Marie Keiser House</b></p> <p>1910 - cottage built by Titus; Dec 1910 - J.F. Keiser bought modern house from Titus Co - sold farm near Columbus Junction to move here in March 1911 (Journal, 1911-03-06, p18); 1911-18 - Jacob F. (retired farmer) and Marie Keiser 1928 Sanborn map: current house (1 story, no porch indicated (error?)), larger garage at rear of lot 1934-1946 - owned by Eliza and Glenn Boruff - used as rental (1936-Clarke, 1938-Anderson, c.1940-46 - Edward C. (trucker/driver) and Florence Batchelor 1946 Sanborn map: current house (1 story, no porch indicated (error?)), larger garage at rear of lot 1961 Sanborn map: current house (1 story, no porch indicated (error?)), larger garage at rear of lot 1946-2010s - Heinz R. (carpenter) and Alta L. Jeschke, retired in later years</p>	<p><b>1910</b> <b>gable-front cottage</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: brick, rusticated concrete block on porch Roof: gable front - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - half enclosed, square narrow columns Windows: 1/1 windows, 6/6 vinyl on front Architectural details: projected gable peak detail (clad), gable-roof side dormer, gable returns, center chimney Modifications: siding, windows, enclosed porch <b>Garage:</b> 2 car - c.1956 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1208 Orchard Ave</b></p> <p>Map #51</p> <p>District status: 2 contributing buildings (A, C)</p>	<p><b>Benjamin L. and Elizabeth Vanatta House</b></p> <p>1910 - cottage built by Titus?; Nov 1910 - Titus Co sold to John Irwin - lived on RR3 - used as investment/rental (3-1912 - Mrs. E. Cook died at home at 1208; 1913 dir - A.L. (contractor) &amp; Jessie Branson) 1928 Sanborn map: current house (full porch, 1 story), no garage 1916-1956 - Benjamin (retired) and Elizabeth (Lizzie) Vanatta 1946 Sanborn map: current house (full porch, 1 story), no garage 1961 Sanborn map: current house (full porch, 1 story), no garage 1956-58 - Harry J. &amp; Emma L. Vanatta, rented to Kuchis in 1958; 1958-2010s - Kermit C. (accountant at HON) and Vanna Cook</p>	<p><b>c.1910</b> <b>gable front (clipped) cottage</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: brick Roof: gable front - clipped - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - half enclosed, square columns, wide eaves Windows: 1/1 windows Architectural details: clipped gable, hip-roof side dormer Modifications: siding, windows, rear addition (2000) <b>Garage:</b> 1 car - c.1960 Walls: frame - wide wood Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -</p>

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<p><b>1204 Orchard Ave</b>  Map #52  District status: 1 contributing (A, C) and 1 non- contributing building</p>	<p><b>Henry H. and Anna Fridley House</b></p>	<p><b>1910 Foursquare</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles  Architect/builder: - Porch: full porch - brick columns and low wall - screened-in Windows: 1/1 windows Architectural details: hip-roof front dormer, center chimney Modifications: siding, windows <b>Garage:</b> 2 car - 1997 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p>1910 - house built by Titus; Oct 1910 - Titus sold to Fridley; 1910 dir - Henry H. (teamster) and Anna Fridley (and 4 children), 1913 dir - Henry H. and Anna Fridley, 1916 dir - Fridley renting to Ralph (enginner at light co) and Mary Washburn 1928 Sanborn map: current house (full porch, 2 story), no garage 1929-1937 - Margaret Kook (widow), also Florence, Elizabeth; 1938 dir - Margaret Kook (widow), Elizabeth Kook, Frank G. (C.E. Richards meat) and Florence (Kook) Avesing, same 1941; 1943 dir - Frank (foreman) &amp; Florence Avesing, also Elizabeth Kook 1946 Sanborn map: current house (full porch, 2 story), small garage at rear (demo) 1961 Sanborn map: current house (full porch, 2 story), small garage at rear (demo) 1945-1955 - John W. (dentist) and Dorothy Potter; 1955-1970s - Arthur E. (v.p. at Prime Mover Co) and Dorothy Dahl</p>			<p>Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles  Architect/builder: - Porch: full porch - enclosed as front room Windows: 1/1 wood windows Architectural details: project gable peak detail with fishscale shingles, gable-roof side dormer with fishscale shingles in gable, gable returns, center chimney Modifications: siding, enclosed porch <b>Garage:</b> 2 car (2 door) - c.1920s (1940) Walls: frame - asbestos shingle, 4-light wood window Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1200 Orchard Ave</b>  Map #53  District status: 2 contributing buildings (A)</p>	<p><b>Marvin S. and May Albright House</b></p>	<p><b>1910 gable-front cottage</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles  Architect/builder: - Porch: full porch - screened-in Windows: 1/1 windows Architectural details: hip-roof front dormer, center chimney Modifications: siding, windows <b>Garage:</b> 2 car - 1993 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1122 Orchard Ave</b>  Map #54  District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>Sylvester P. and Mary Wolcott House</b></p>	<p><b>1911 Foursquare</b> (2 story frame)</p>	<p>Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles  Architect/builder: - Porch: full porch - enclosed as front room Windows: 1/1 wood windows Architectural details: project gable peak detail with fishscale shingles, gable-roof side dormer with fishscale shingles in gable, gable returns, center chimney Modifications: siding, enclosed porch <b>Garage:</b> 2 car (2 door) - c.1920s (1940) Walls: frame - asbestos shingle, 4-light wood window Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p>1911 - house built by Titus; June 1911 - Titus sold to Mary Wolcott (appears financed, transfer back, back to Wolcott in Dec 1913); c.1911-1914 - Sylvester P. and Mary Wolcott; 1916 dir - E.J. (sec Cont. Serum Co) and Leah Wilson; Oct 1918 - back to Titus 1928 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1936-1957 - Harvey G. (lawyer, Allbee &amp; Allbee, city attorney in 1930s) and Ethelyn Allbee, by 1952 - Harvey also president of Muscatine Abstract Co (moved in 1957 to 219 Mary Place - there until 1980) 1946 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1961 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1957-1960 - Harold A. (C.E. Richards &amp; Sons - meat) and Patricia Lange; 1960-1970s - Ronald K. (works at Grain Processing Co) and Norma (works at HON) Christy</p>			<p>Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles  Architect/builder: - Porch: full porch - screened-in Windows: 1/1 windows Architectural details: hip-roof front dormer, center chimney Modifications: siding, windows <b>Garage:</b> 2 car - 1993 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>

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1146 Orchard Ave  Map #55  District status: 2 contributing (A, C) and 1 non- contributing building	<b>Elbridge G. and Catherine Pace House</b>	<b>1910 gable-front cottage (1 1/2 story frame)</b>	Walls: wood Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	July 1910 - built by Titus and sold to H.A. Frazee (Journal, 1910-07-12, p10); 1910 dir - 1116 - H.A. Frazee, Nov 1910 - Titus sold to E.G. Pace - sold farm to move here (Journal, 1910-11-08, p4) (Frazee to 202 Mary Pl) 1928 Sanborn map: current house (full porch, 1 1/2 story), garage at rear corner (demo) 1931-1939 - owned by Crete L. Shellabarger, rented to Sanford H. and Edith Schmalz; sold to Schmalz in April 1939 1946 Sanborn map: current house (full porch, 1 1/2 story), garage at rear center (extant) 1961 Sanborn map: current house (full porch, 1 1/2 story), garage at rear center (extant) 1939-1970s - Sanford H. (secretary of BPOE (Elks) and manager of Elks Club) and Edith Schmalz		Architect/builder: - Porch: full porch - decorative columns/spindlework - on concrete block foundation Windows: 9/9 vinyl windows Architectural details: gable peak detail with diamond shingles in front gable, gable-roof side dormer with diamond shingles in gable, center chimney Modifications: windows, side addition, rear addition/deck (2015) <b>Garage:</b> 1 car - c.1939 Walls: frame - wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> garage - 2 car - 2014 Walls: frame - vinyl, six-light vinyl windows Roof: gable-front - asphalt, gable returns Foundation: concrete block
1112 Orchard Ave  Map #56  District status: 2 contributing buildings (A, C)	<b>P. Thomas and C. Jean Ruckles House</b>	<b>c.1946 minimal traditional with gable (1 story brick)</b>	Walls: brick veneer (multi-color red) Foundation: brick veneer Roof: side gable with front cross gable - asphalt shingles
	1910s-1940s - lot owned with house to north at 1146 Orchard 1928 Sanborn map: vacant lot 1946 dir - not listed, Feb 1946 - Schmalz sold lot to Thomas and Jean Ruckles, 1946 map - current house on Sanborn map, 1949 dir - P. Thomas (serviceman for Iowa Electric) and C. Jean Ruckles 1946 Sanborn map: current house (brick veneer, 1 story), no garage 1961 Sanborn map: current house (brick veneer, 1 story), no garage 1946-1974 - P. Thomas (dispatcher for Iowa Electric Light and Power) and C. Jean Ruckles; 1974 - Thomas died; 1974-2012 - Jean Ruckles (widow)		Architect/builder: - Porch: entry steps and roof, concrete stoop with brick veneer Windows: 6/6 wood windows - soldier brick lintels, some replacement vinyl 6/6 Architectural details: soldier brick detail above foundation, built-in flower boxes under two front windows, center chimney Modifications: some windows, rear addition <b>Garage:</b> 1 car - c.1951 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete block <b>Additional:</b> -
1110 Orchard Ave  Map #57  District status: 1 contributing and 2 non-contributing buildings	<b>Fletcher A. and Blanche S. Hout House</b>	<b>1914 bungalow - hip roof (1 story frame)</b>	Walls: stucco Foundation: rusticated concrete block Roof: hip - flared eaves - asphalt shingles
	1914 - bungalow likely built by Titus; April 1914 - Titus sold to Fletcher A. and Blanche S. Hout; April 1915 - Hout sold to Grotto G. & Lulu M. Edward; 1916 dir - G.G. (Telegraph operator) and Lulu Edwards, 1919 dir - Everett and Pearl Crow 1928 Sanborn map: current house (full porch), small garage (demo) 1929-1955 - G. Thomas and Harriett (Hattie) Ruckles (Thomas - trucker in 1940s) 1946 Sanborn map: current house (full porch), small garage (demo) 1961 Sanborn map: current house (full porch), small garage (demo) 1955-1962 - Harriett Robison (widow); 1963-1967 - Glenn D. (accountant at Carver Pump) and Patricia Michaels; 1967-1970s - Lawrence A. (works at HON) and Helen Mills		Architect/builder: - Porch: full recessed porch - square columns clad in stucco Windows: 9/1 vinyl windows Architectural details: entry vestibule with entry with side lights, picture windows with leaded glass transoms, flared eaves, rear dormer Modifications: some windows <b>Garage:</b> 2 car - 1971 Walls: concrete block - some decorative open blocks on east side Roof: gable front - asphalt Foundation: concrete block <b>Additional:</b> large outbuilding - 2002 Walls: frame - vertical wood Roof: side gable - asphalt Foundation: concrete

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112 Union St Map #58 District status: 1 contributing building (A)	<b>Philip and Minta Batchelor House (1)</b>	<b>1928 bungalow - gable front</b> (1 1/2 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1928 Sanborn map: current house (garage in basement, 1 story, no porch indicated (error?)) 1933-1955 - Henry R. (retired farmer) and Margaret G. Potter 1946 Sanborn map: current house (garage in basement, 1 story, no porch indicated (error?)) 1961 Sanborn map: current house (garage in basement, 1 story, no porch indicated (error?)), no rear addition 1956-1959 - Margaret J. Potter (widow); 1959-1965 - owned by Heinz R. & Alta L. Jeschke, rented to Richard G. and Sondra Anderson; 1965-1970s - Kenneth L. (works at Iowa Electric Light and Power) and Marlene L. Sturms		Architect/builder: - Porch: full porch - fluted square wood columns Windows: 6/6 vinyl windows, some 8/8 wood windows Architectural details: gable-roof side dormer, wide eaves Modifications: siding, rear addition <b>Garage:</b> rear garage addition - 2 car (c.1963 per owner) - (1963) <b>Additional:</b> -
110 Union St Map #59 District status: 1 contributing building (A)	<b>Albert L. and Isa Lindee House</b>	<b>c.1923 bungalow - gable front</b> (1 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1921 dir - no houses on Union, 1923 - built by Titus then sold to Merrill? - sold in July 1923 and listed in 1923 dir - J.W. Merrill (from 211 Mary Pl, then 1015 Orchard); 1924 - sold back to Titus 1928 Sanborn map: current house (garage in basement, 1 story, half porch) 1936-1960s - Robert R. (civil engineer, Muscatine Water and Electric) and Marion Harbaugh 1946 Sanborn map: current house (garage in basement, 1 story, half porch) 1961 Sanborn map: current house (garage in basement, 1 story, half porch) 1960s-1970s - Robert R. (retired) and Marion Harbaugh		Architect/builder: - Porch: partial recessed porch - enclosed Windows: 1/1 windows Architectural details: wide eaves, triangular brackets, 4-light gable window Modifications: siding, windows <b>Garage:</b> basement garage at rear - 1 car - (1921) <b>Additional:</b> -
1028 Orchard Ave Map #60 District status: 2 contributing (A, C) and 1 non-contributing building	<b>William P. and Freida B. Matthiessen House</b>	<b>c.1931 bungalow - gable front - clipped</b> (1 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: gable front - clipped - asphalt shingles
	1928 Sanborn map: vacant lot 1931 dir - not listed; March 1931 - sold by contractor A.D. Rolland Howe to Albert C. Lumpe (clerk at Roach & Musser) - house likely built/completed in 1931 - then sold to William P. Matthiessen 1946 Sanborn map: current house (partial porch, 1 story), small garage at rear (extant) 1961 Sanborn map: current house (partial porch, 1 story), small garage at rear (extant) by 1934-1948 - William P. (carrier for post office) and Fre by 1934-1948 - William P. (carrier for post office) and Freida B. Matthiessen; 1948-1970s - Frieda B. Matthiessen (widow)		Architect/builder: - Porch: partial porch - hip roof, square columns, low wall Windows: 9/1 vinyl windows Architectural details: clipped gables, front clipped gable section, side clipped gable dormer, side square bay window Modifications: siding, windows <b>Garage:</b> 1 car - c.1931 Walls: frame - wood (beveled), 4-light window, rafter tails Roof: gable front - clipped - asphalt Foundation: concrete <b>Additional:</b> garage - 2 car - 2014 Walls: frame - vinyl Roof: gable-front - asphalt Foundation: concrete block

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<p><b>1024 Orchard Ave</b> Map #61  District status: <i>1 contributing building (A, C)</i></p>	<p><b>Clark M. and Virginia Barnard House</b>  1927 dir - not listed, 1928 - not on Sanborn map 1928 Sanborn map: vacant lot 1928-1935 - Clark M. (secretary at H F Barnard Co.) and Virginia Barnard; 1936 dir - Stephen A. Fieweger 1946 Sanborn map: current house (1 story, garage in basement, side porch) 1961 Sanborn map: current house (1 story, garage in basement, side porch) 1936-1980s - George H. and Molinda Henke</p>	<p><b>1928</b> <b>bungalow - gable front - clipped</b> (1 story frame)</p>	<p>Walls: aluminum Foundation: rusticated concrete block Roof: gable front - clipped - asphalt shingles  Architect/builder: - Porch: corner/entry porch - enclosed, entry into side of front section Windows: 6/6 wood windows Architectural details: arch window in gable, clipped gables, side square section, gable returns Modifications: siding <b>Garage:</b> basement garage at rear - 1 car - (1929) Walls: (concrete sidewalls along drive) <b>Additional:</b> -</p>
<p><b>1020 Orchard Ave</b> Map #62  District status: <i>1 contributing (A, C) and 1 non-contributing building</i></p>	<p><b>Samuel H. and Margaret Boruff House</b>  1928 Sanborn map: current house (full porch, garage in basement, 1 story) 1927-1951 - Samuel H. and Margaret Boruff (no occupation noted, retired farmer?) 1946 Sanborn map: current house (full porch, garage in basement, 1 story) 1961 Sanborn map: current house (full porch, garage in basement, 1 story) 1951-1970s - Charles W. (farmer, retired by 1968) and Dottie Sywassink</p>	<p><b>1927</b> <b>bungalow - hip roof</b> (1 story frame)</p>	<p>Walls: aluminum Foundation: rusticated concrete block Roof: hip - asphalt shingles  Architect/builder: Petersen, John C. (contractor) Porch: full recessed porch - enclosed with 3/1 wood windows, battered wood columns on RCB piers Windows: 3/1 wood windows Architectural details: hip-roof front dormer, hip-roof rear dormer Modifications: siding <b>Garage:</b> basement garage at rear - 1 car - (1928) Walls: (concrete sidewalls along drive) <b>Additional:</b> garage - 1 car with carport over drive to basement garage - c.1982 Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete</p>
<p><b>1016 Orchard Ave</b> Map #63  District status: <i>1 contributing building (A, C)</i></p>	<p><b>W. Claude and Elizabeth Harris House</b>  1927 dir - not listed, 1928 - not on Sanborn map 1928 Sanborn map: vacant lot Oct 1928 - Titus sold to W. Claude Harris; 1928-1940s - W. Claude (bookkeeper for SG&amp;P Stein Furniture Co) and Elizabeth Harris 1946 Sanborn map: current house (1 story, garage in basement, no porch indicated (error)) 1961 Sanborn map: current house (1 story, garage in basement, no porch indicated (error)) 1950s-1970s - W. Claude (office mgr for SG&amp;P Stein Furniture Co) and Elizabeth Harris</p>	<p><b>1928</b> <b>bungalow - side gable - clipped</b> (1 story frame)</p>	<p>Walls: aluminum Foundation: rusticated concrete block Roof: side gable - clipped - asphalt shingles  Architect/builder: Petersen, John C. (contractor) Porch: entry porch - gable roof, paired round columns, decorative woodwork in gable Windows: 4/1 wood windows Architectural details: entry with wood door and sidelights, clipped gables with gable returns, center chimney Modifications: siding <b>Garage:</b> basement garage at rear - 1 car - (1929) Walls: (concrete sidewalls along drive) <b>Additional:</b> shed</p>

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1012 Orchard Ave  Map #64  District status: 2 contributing buildings (A)	<b>Charles and Louise Davis House</b>	<b>1925 bungalow - side gable (1 story frame)</b>	Walls: wood shake Foundation: rusticated concrete block Roof: side gable - metal
	1928 Sanborn map: current house (full porch, 1 story), no garage (missed?) 1931-1935 - owned by Charles Davis - used as rental (1931 - Ross Whitman, 1934 - William Case); 1935-1938 - Charles T. (relief opr Muscatine Electric) and Evelyn E. Davis; 1941-1949 - Robert F. (farmer) and Myrta R. Kaufmann 1946 Sanborn map: current house (full porch, 1 story), no garage (missed?) 1961 Sanborn map: current house (full porch, 1 story), no garage (missed?) 1949-1959 - Maurice (operator Young Brothers Stamp Works) and Mary Young; 1959-1963 - Ionia Young; 1963-1965 - Roy M. & Helen Swank; 1966-67 - Mrs. Helen Swank; 1968 - Irvin H. (librarian at Stanley Engineering) and Helen Chesling		Architect/builder: - Porch: partial porch - enclosed historically Windows: 4/1 wood windows, some 1/1 windows Architectural details: low shed-roof front dormer with 4-light window and rafter tails, rafter tails, triangular brackets Modifications: some windows, roofing / solar panels on rear roof <b>Garage:</b> 1 car - c.1925 Walls: frame - wood (bevel) Roof: gable front - clipped - asphalt Foundation: concrete <b>Additional:</b> -
1015 Orchard Ave  Map #65  District status: 1 contributing building (A, C)	<b>Grace Carpenter House</b>	<b>1914 bungalow - hip roof (1 1/2 story frame)</b>	Walls: vinyl Foundation: stucco Roof: hip - asphalt shingles
	1913 dir - not listed, Jan 1914 - Mrs. C.A. Carpenter bought lot from Titus in Fair Oaks and will immediately start building a modern bungalow (Journal, 1914-01-14, p8), 1914-1919 - Grace Carpenter (widow of Senator C.A. Carpenter, Columbus Junction) 1928 Sanborn map: current house (full porch, 1 story), no garage 1925-1940 - Emma C. Francis (widow of P.W. Francis); Oct 1940 - sold to Dr. John G. and Mary Powell; Dr. Powell died; 1940s - Mary Powell (widow of John G. Powell), lived here until death in early 1950s 1946 Sanborn map: current house (full porch, 1 story), no garage 1961 Sanborn map: current house (full porch, 1 story), no garage 1950s - owned by Powells, used as rental for few years; 1956-1970s - James D. (works at Krieger Pontiac Cadillac & Rambler) and Jeffie McKinney		Architect/builder: - Porch: full porch - enclosed, gable over entry Windows: 1/1 windows Architectural details: gable-roof dormer with gable returns and Palladian style windows, side chimney with shoulder, hip-roof side dormer Modifications: some windows, siding <b>Garage:</b> (shared building with 1017) - -- <b>Additional:</b> -
1017 Orchard Ave  Map #66  District status: 2 contributing buildings (A, C)	<b>L. Ransom and Geneva McKee House</b>	<b>1912 gable front - 2 story (2 story frame)</b>	Walls: wood Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1910 dir - not listed, Sept 1912 - water main to be extended along Orchard to new home of L.R. McKee - principal of Lincoln School (lived at 211 Mary Place in 1912 during construction - moved in Dec 1912 to new house - from Conesville - also mom Deborah) 1928 Sanborn map: current house (wrap around porch to side section, 2 story), garage to rear 1926-c.1932 - Jacob A. (painter) and Lena Drumm - owned but used as rental c.1933-1937 (1934-Barnard, 1936-Greenblatt) 1946 Sanborn map: current house (wrap around porch to side section, 2 story), garage to rear 1961 Sanborn map: current house (wrap around porch to side section, 2 story), garage to rear c.1937-1963 - Jacob A. and Lena Drumm; 1963-1968 - owned by Lena Drumm - rented to John H. (works at Eastern Iowa Light & Power) and Mary Duncan		Architect/builder: - Porch: full porch - round columns, some screens Windows: 1/1 wood windows Architectural details: fishscale shingles in gable, side gable with fishscales Modifications: - <b>Garage:</b> 2 car (2 door) (shared with 1015) - c.1920s Walls: frame - wood Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -

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Original/Historic/Current use History of property			Architectural data (architect/builder, features, modifications), Garage data
<p><b>1023 Orchard Ave</b>  Map #67  District status: 2 contributing buildings (A)</p>	<p><b>Norbert H. and Helen Liebbe House</b></p>	<p><b>1929 bungalow - side gable</b> (1 1/2 story frame)</p>	<p>Walls: aluminum Foundation: rusticated concrete block Roof: side gable - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - square columns on piers/wall, screened-in Windows: 4/1 wood windows Architectural details: gable-roof front dormer, wide eaves, triangular brackets Modifications: siding <b>Garage:</b> 1 car - c.1930s Walls: frame - wood Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1025 Orchard Ave</b>  Map #68  District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>Louis and Alwine Duge House</b></p>	<p><b>c.1920 Foursquare</b> (2 story frame)</p>	<p>Walls: steel Foundation: rusticated concrete block Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - square columns on piers Windows: 1/1 windows Architectural details: shed-roof front dormer, side shed-roof square bay window, chimneys Modifications: siding, windows <b>Garage:</b> 2 car - c.1970s Walls: frame - vertical wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1107 Orchard Ave</b>  Map #69  District status: 1 contributing building (A, C)</p>	<p><b>Charles U. and Katherine M. Frack House</b></p>	<p><b>c.1915 bungalow - hip roof</b> (1 story frame)</p>	<p>Walls: vinyl Foundation: concrete block Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: full recessed porch - square columns on RCB piers Windows: 1/1 windows Architectural details: shed-roof side dormers, angled side bay window Modifications: siding, windows, small addition <b>Garage:</b> - <b>Additional:</b> shed</p>

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<p><b>1111 Orchard Ave</b></p> <p>Map #70</p> <p>District status: 1 non-contributing building</p>	<p><b>Paul A. Neff House</b></p> <p>1928 Sanborn map: vacant part of Lot 74 and 75 two partial lots - owned with property to south by Louis Gaeta by 1949 - no house here on 1946 or 1961 map - address not listed thru 1968 directory 1946 Sanborn map: vacant part of Lot 74 and 75 1961 Sanborn map: vacant part of Lot 74 and 75 2006 - vacant bldgs (?) sold Noble Construction, Aug 2007 - building permit to Noble Construction, Oct 2007 - Noble Construction sold new house to Paul A. Neff - listed here in 2009 directory; Oct 2012 - Paul Neff sold to James and Delores Stecher</p>	<p><b>2007</b> <b>late 20th century house</b> (1 story frame)</p>	<p>Walls: vinyl Foundation: brick veneer Roof: side gable - asphalt shingles</p> <p>Architect/builder: Noble Construction (contractor) Porch: entry steps Windows: vinyl windows Architectural details: front gable, gable returns Modifications: - <b>Garage:</b> attached garage to front - 2 car - (2007) <b>Additional:</b> -</p>
<p><b>1113 Orchard Ave</b></p> <p>Map #71</p> <p>District status: 1 contributing (A, C) and 1 non-contributing building</p>	<p><b>Philip H. and Lola Zeug House</b></p> <p>1910 - cottage built by Titus; March 1910 - P.H. Zeug (hardware salesman) bought home under construction by Titus Co in FO (Journal, 1910-03-31, 7); 1910 dir - Philip Zeug (on Phillips in 1908), retired by 1913, 1910-1917 - Phillip H. and Lola Zeug 1928 Sanborn map: current house (full porch, 1 story), garage at rear (demo) 1930-1938 - Lorena Thatcher (widow), 1938-1946 - owned by Jacob and Lena Drumm - used as rental (owned/lived at 1017 Orchard) (1938-McMannus, 1941-46 - Eugene/Mary Boynton 1946 Sanborn map: current house (full porch, 1 story), garage at rear (demo) 1961 Sanborn map: current house (full porch, 1 story), garage at rear (demo) 1949-1953 - Edward G. (Hanks 66 Service) and Henrietta Plett; 1953-55 - Henrietta Plett (widow); 1956-1970s - Alfred (1960s - emp at US Soil Conservation Service) and Verna Kahl</p>	<p><b>1910</b> <b>gable-front cottage</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: stucco Roof: gable front - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - new columns/rail Windows: 1/1 windows Architectural details: gable peak detail with fishscale shingles, gable-roof side dormer with fishscale shingles in gable, gable returns, center chimney Modifications: siding, windows <b>Garage:</b> 2 car - 2011 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1203 Orchard Ave</b></p> <p>Map #72</p> <p>District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>John, Charles, and Maggie Tough House</b></p> <p>1911 - house built by Titus (not listed in 1910 dir), March 1911 - John Tough from Fulton Twp near Stockton bought house from Titus and moved in (Journal, 1911-03-06, p18) - with brother Charles and sister Margaret (Maggie) - retired from farming 1928 Sanborn map: current house (full porch, 2 story), garage to southeast (demo) 1923-1943 - John Tough (retired farmer), Charles Tough (retired farmer), Meta Kistenmacher (housekeeper); John died in 1942 at age 82; 1942-1945 - Charles Tough, Meta Kistenmacher; Charles died in 1945 at age 78 1946 Sanborn map: current house (full porch, 2 story), garage to southeast (demo) 1961 Sanborn map: current house (full porch, 2 story, no additions), garage to southeast (demo) 1945-1954 - Meta Kistenmacher, also George (plumber) and Clara Hayes; Meta died in 1954 at age 83; 1954-1970s - George (plumber, retired by 1968) and Clara Hayes</p>	<p><b>1911</b> <b>Foursquare</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - newer brick columns/wall Windows: 1/1 windows Architectural details: hip-roof front dormer, decorative stair window Modifications: siding, windows, side addition (2003) <b>Garage:</b> 2 car - 1993 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>

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<p><b>1207 Orchard Ave</b></p> <p>Map #73</p> <p>District status: 2 contributing buildings (A)</p>	<p><b>Allen-Douglass-Eis House</b></p> <p>1910 - house built by Titus (not listed in 1910 dir), Nov 1910 - Titus sold house to Clayton and Bess Allen (daughter of Minnie Southwick); 1911-12 - Southwicks/Allens here - moved to Louisa Co in Feb 1912; Titus Co appears sold on installment - still own 1928 Sanborn map: current house (full porch, 2 story), garage to rear (extant) 1915-1939 - Albert N. (retired farmer) and Clara Eis; Albert died in Jan 1939 at age 72; 1939-1943 - Clara Eis (widow), also nephew George Rachow and niece Laura Rachow 1946 Sanborn map: current house (full porch, 2 story), garage to rear (extant) 1961 Sanborn map: current house (full porch, 2 story), garage to rear (extant) c.1945-1960 - Mrs. V. Lucile (Boiler) Willits (various jobs - sales/teacher, appears young widow), then married Ralph Schlink in 1960; 1960-1968 - Ralph and Lucile Schlink; 1968-1990s - V. Lucile Schlink (widow)</p>	<p><b>1910</b> <b>Foursquare with front gable</b> (2 story frame)</p>	<p>Walls: wood Foundation: brick Roof: hip with front gable - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - round columns Windows: 1/1 windows Architectural details: front gable, picture window with transom, stair window, side angled bay window Modifications: windows <b>Garage:</b> 1 car - c.1920s, 1962 Walls: frame - vertical wood Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>202 Mary Place</b> (203 Mary Place as alt on 1928 map)</p> <p>Map #74</p> <p>District status: 1 contributing (A, C) and 1 non-contributing building</p>	<p><b>Henry A. and Matilda Frazee House</b></p> <p>1910 - house built by Titus (none on Mary Pl in 1910 dir), Oct 1910 - H.A. Frazee bought house from Titus (at 1116 Orchard in 1910 dir, moved into larger); 1910-1918 - Henry A. (retired farmer) and Matilda Frazee; both died in 1918 1928 Sanborn map: current house (full porch, 2 story), no garage 1923-1951 - Henry (park custodian, retired in mid-1930s) and Amanda Stormer, also alph (electrician, Stormer Electric Service) and Nellie (bookkeeper at McColm &amp; Co) Stormer, also Lura Stormer in 1920s 1946 Sanborn map: current house (full porch, 2 story), garage to rear (demo) 1961 Sanborn map: current house (full porch, 2 story), garage to rear (demo) 1951-1954 - Amanda Stormer (widow), also Ralph (Stormer Electric Service) and Nellie Stormer; 1955-1970s - Wesley (works at REA Plant) and Mary (clerk at Muscatine Bank and Trust) Rowe</p>	<p><b>1910</b> <b>Foursquare with chamfered corner</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: brick Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - low gable over entry, brick columns/wall (multi-color red) Windows: picutre windows with transoms, 1/1 windows Architectural details: chamfered house corner, side dormer (gable-roof) Modifications: siding <b>Garage:</b> 2 car (2 door) - 2004 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>204 Mary Place</b> (207 Mary Place as alt on 1928 map)</p> <p>Map #75</p> <p>District status: 1 contributing (A, C) and 1 non-contributing building</p>	<p><b>Edward H. and Elizabeth Luedtke House</b></p> <p>1910 - house likely built by Titus (none on Mary Pl in 1910 dir), Nov 1910 - Titus sold to Luedtke (already built or built in 1911); complete by Jan 1912 - New Year's party; 1911-1920 - Edward H. (foreman at Heinz Co plant) and Elizabeth Luedtke 1928 Sanborn map: current house (full porch, 2 story), garage to northwest (demo) 1930s - Titus Co owned - used as rental again (1934 - Verne/Hazel Wardlaw, 1936/38 - William O. (mgr Kresge) and Fay Case); 1938-1952 - owned by Lizzie Horst - used as rental (1943/45 - Forrest M. and Margaret Larmer, 1949 - James Kelly) 1946 Sanborn map: current house (full porch, 2 story), new garage to northeast (demo) 1961 Sanborn map: current house (full porch, 2 story), garage to northeast (demo) 1952-1965 - owned by Henry and Alma Lage (across st at 208 Mary) - used as rental (1952/56 - Richard (engineer Grain Processing Co) and Betty Halpin; 1958/61/65 - Harold M. (electrician) and Jean Laughlin); 1966-1970s - Albert L. and Geraldine Schonacher</p>	<p><b>1910</b> <b>Foursquare with front gable</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: hip with front gable - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - square wood columns Windows: 1/1 windows Architectural details: front gable on hip roof, gable returns, side angled bay window Modifications: siding, windows <b>Garage:</b> 2 car - 2010 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>

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211 Mary Place  Map #76  District status: 1 contributing (A) and 1 non-contributing building	House	c.1911 gable front cottage (1 1/2 story frame)	Walls: aluminum Foundation: concrete block Roof: gable front - cross gable - asphalt shingles
	1911 - cottage likely built by Titus (none on Mary Place in 1910 dir) - used as rental (c.1911-12 - L. Ransom (principal - Lincoln School) and Geneva McKee living at 211 Mary Place (Journal, 1912-06-22, p8), 1913 dir - Charles and Nellie Nickelsen) 1928 Sanborn map: current house (full porch, 1 1/2 story), small garage to rear (demo) 1931 - Edward F. and Mary Niebling, 1932-1955 - owned by Cora Winn Bierman - used as rental (1936/38 - Arthur and Helen Van Dyke, 1943/46/49 - Ray E. Platt - dept mgr at Heinz) 1946 Sanborn map: current house (full porch, 1 1/2 story), small garage to rear (demo) 1961 Sanborn map: current house (full porch, 1 1/2 story), small garage to rear (demo) 1955-56 - owned by Raymond E. Platt - lived here; 1956-1970s - Opal F. Tanner (librarian at Musser Public Library)		Architect/builder: - Porch: entry porch - square wood columns Windows: 1/1 windows Architectural details: gable returns, side cross gable, (gable peak clad) Modifications: siding, windows <b>Garage:</b> 2 car - 2006 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
215 Mary Place  Map #77  District status: 1 contributing building (A, C)	Edward and Wanda Burns House	1940 Cape Cod Revival (1 1/2 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lot April 1940 - Titus Co sold lot to Edward and Wanda Burns; May 1940 - building permit to contractor Harry O. Carpenter for construction of frame house for Edward Burns - \$3,200, photos of house in Journal, 1940-12-31, s4p10,13 - completed in 1940 1946 Sanborn map: current house (1 1/2 story, no porch, setback attached garage on west) 1961 Sanborn map: current house (1 1/2 story, no porch, setback attached garage on west) 1940-1990s - Edward and Wanda Burns (Edward - 1940s - dept head at H.J. Heinz Co, 1950s-60s - personnel manager at H.J. Heinz, 1968 - Mayor); Edward lived here until died in 1993 (age 93), Wanda until died in 1996 (age 86)		Architect/builder: Carpenter, Harry O. (contractor) Porch: entry steps Windows: 6/6 vinyl windows Architectural details: two gable roof dormers, wood door/surround, center chimney Modifications: siding, windows <b>Garage:</b> attached side - 1 car - side with setback - (1940) <b>Additional:</b> -
219 Mary Place  Map #78  District status: 1 contributing (A, C) and 1 non- contributing building	Andrew L. and Anna K. Wilson House	1925 bungalow - side gable (1 1/2 story frame)	Walls: vinyl, wood shake in gables Foundation: rusticated concrete block Roof: side gable - asphalt shingles
	1928 Sanborn map: current house (full porch, 1 story), small garage to rear (demo) 1943-1949 - Anna K. Wilson (widow); 1949-1954 - David C. (retired farmer) and Leah Vanatta (lived in 1920s-30s at 1122 Orchard); 1954-57 - David C. Vanatta 1946 Sanborn map: current house (full porch, 1 story), small garage to rear (demo) 1961 Sanborn map: current house (full porch, 1 story), small garage to rear (demo) 1958-1980 - Harvey G. (lawyer, Muscatine Co Abstract) and Ethelyn (Vanatta) Allbee (moved here from 1122 Orchard - bought from D.C. Vanatta in 1936)		Architect/builder: - Porch: full porch - gable-front, triangular brackets, three wood columns on piers / low wall clad in wood shingles, wood shingles and window in gable Windows: 4/1 wood windows Architectural details: triangular brackets, side gable-roof square section, flared side chimney Modifications: siding <b>Garage:</b> 2 car - 2011 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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<b>221 Mary Place</b>  Map #79  District status: 1 contributing (A, C) and 1 non- contributing building	<b>Marvin S. and Mae E. Albright House</b>	<b>c.1919 Foursquare</b> (2 story frame)	Walls: wood, shingles on second story Foundation: rusticated concrete block Roof: hip - asphalt shingles  Architect/builder: - Porch: full porch - half enclosed historically, small decorative windows Windows: 1/1 windows Architectural details: shed-roof front dormer, side angled bay window, center chimney Modifications: windows <b>Garage:</b> 2 car - 1974 Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
<b>208 Mary Place</b>  Map #80  District status: 1 contributing (A, C) and 1 non- contributing building	<b>House</b>	<b>c.1911 Foursquare with front gable</b> (2 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: hip with front gable - asphalt shingles  Architect/builder: - Porch: full porch - 1960s metal columns / block foundation Windows: 1/1 windows Architectural details: front gable on hip roof, decorative stair window, side angled bay window Modifications: siding, windows <b>Garage:</b> 3 car - 2003 Walls: frame - vinyl Roof: side gable - asphalt Foundation: concrete <b>Additional:</b> -
<b>212 Mary Place</b>  Map #81  District status: 2 contributing buildings (A, C)	<b>Lepha R. Crowley House</b>	<b>c.1920 gambrel-roof cottage</b> (2 story frame)	Walls: wood shakes Foundation: rusticated concrete block Roof: side gambrel - asphalt shingles?  Architect/builder: - Porch: entry porch - paired square columns Windows: 9/1 & 6/1 windows Architectural details: flared gambrel roof, inset second story windows, center chimney, entry with sidelights, wood shake siding, wood window surrounds, rusticated concrete block entry piers at end of drive Modifications: windows <b>Garage:</b> 2 car - c.1920s (1950) Walls: frame - wood shakes Roof: hip - asphalt Foundation: concrete <b>Additional:</b> gazebo (rectangular) - c.1920s? Walls: frame - wood shakes on lower, screened between columns Roof: hip - asphalt Foundation: concrete block piers

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1208 Oakland Drive  Map #82  District status: 1 contributing building (A, C)	House	1928 Tudor Revival (2 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: side gable - asphalt shingles  Architect/builder: Keckler, Dayton M. (contractor) Porch: entry vestibule with steep roof Windows: 8/1 vinyl windows Architectural details: shed-roof front dormer pierced by tall entry vestibule, steep gables, center chimney Modifications: siding, windows <b>Garage:</b> attached rear garage - extended - (1928) <b>Additional:</b> -
1112 Oakland Drive (1124 or 1130 Oakland Drive (in 1910s directories, 1112 on 1928 map))  Map #83  District status: 1 contributing building (A, C)	Thomas S. and Elsie Douglass House	c.1916 Prairie School (2 story frame)	Walls: stucco Foundation: stucco Roof: hip - flared eaves - asphalt shingles  Architect/builder: - Porch: entry porch - square columns, low wall, top wall Windows: 6/1, 8/1, 4/1 windows Architectural details: wide eaves - flared, hip- roof front dormer - flared eaves, entry with sidelights, wide frieze band, wood band below second story windows, center chimney, side hip-roof section Modifications: windows, garage addition <b>Garage:</b> attached side addition - 2 car - (1985) <b>Additional:</b> 1918-07-10 - Grossheim photo of earlier 1 car garage built by Huttig Mfg Co - stucco - image 2112b - -
1124 Oakland Drive (1118 or 1108 Oakland Drive (on 1928 map, but 1124 in directories))  Map #84  District status: 1 contributing building (A, C)	James and Mary Weed House	1854 Gothic Revival (2 story brick)	Walls: brick Foundation: brick Roof: side gable (very steep pitch) - asphalt shingles  Architect/builder: Walton, Josiah P. (contractor/architect) Porch: full porch - enclosed with multi-light windows - top gable-roof section Windows: decorative diamond-light pointed arch windows Architectural details: steep gables, front gables, bargeboard, bay windows, center chimneys, side porch, entry piers on driveways Modifications: west side addition to large brick gable-roof building, rear/north garage addition <b>Garage:</b> rear garage addition - at basement level - (1950s) <b>Additional:</b> -

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<p><b>1100 Oakland Drive</b>  Map #85  District status: <i>1 non-contributing building</i></p>	<p><b>Charles P. and Ethel Hanley House</b></p>	<p><b>c.1915 bungalow - side gable</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: rusticated concrete block Roof: side gable (low pitch) - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - square T columns on brick piers, square rails, wide eaves Windows: 1/1 windows Architectural details: wide eaves, entry with sidelight, picture window with side/top lights, side flared chimney Modifications: 2nd story addition - changed roofline (date added?), siding, windows, rear addition <b>Garage:</b> basement garage - 1 car - extended with addition - (1915) <b>Additional:</b> -</p>
<p><b>1014 Oakland Drive</b>  Map #86  District status: <i>1 contributing building (A)</i></p>	<p><b>William and Laura Huey House</b></p>	<p><b>1911 gable front house</b> (1 1/2 story frame)</p>	<p>Walls: wide wood (Masonite) Foundation: rusticated concrete block Roof: front gable - asphalt shingles</p> <p>Architect/builder: - Porch: full porch enclosed for front room Windows: 6/6 vinyl windows Architectural details: side gable-roof dormer with fishscale shingles, gable-front form Modifications: siding, windows, front porch/addition, entry shifted to west side, rear garage addition (all c.1967?) <b>Garage:</b> rear garage addition - 2 car - (1967) <b>Additional:</b> -</p>
<p><b>1101 Oakland Drive</b>  Map #87  District status: <i>2 contributing buildings (A, C)</i></p>	<p><b>Roy and Mary Fitzsimmons House</b></p>	<p><b>c.1913 Prairie School (simplified)</b> (2 story frame)</p>	<p>Walls: stucco Foundation: stucco Roof: hip - asphalt shingles</p> <p>Architect/builder: - Porch: partial porch - enclosed, entry into house Windows: 1/1 window - wrap around front corners Architectural details: wide eaves, hip-roof front dormer, side square sections, center chimney Modifications: - <b>Garage:</b> 2 car - c.1960s (earlier?) Walls: frame - asbestos Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>

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1103 Oakland Drive  Map #88  District status: 2 contributing buildings (A, C)	<b>Dr. William H. and Vera Johnston House</b>	<b>c.1914 Prairie School (simplified) (2 story frame)</b>	Walls: stucco Foundation: rusticated concrete block Roof: hip - asphalt shingles
	c.1914-1917 - Dr. W.H. (eye/nose/throat physician) and Vera J. Johnston; 1917-1920 - Dr. Arthur O. (dentist) and Daisy Klaffenbach 1928 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1926-1953 - Lucy G. Klepper (widow) 1946 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1961 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1954-2000s - Douglas A. (grocer in 1950s, then meter reader at Iowa Electric, later retired) and Elizabeth (Betty) Randleman; Elizabeth died in 2000; Douglas died in 2010		Architect/builder: - Porch: full porch - stucco columns/walls Windows: 1/1 windows, also decorative small windows Architectural details: wide eaves, hip-roof front dormer, wide board between stories Modifications: - <b>Garage:</b> 2 car (2 door) - 1976, 1978 Walls: frame - wide wood (masonite) Roof: side gable - asphalt Foundation: concrete <b>Additional:</b> -
1107 Oakland Drive (1103 Oakland Drive (in 1910s directories, 1112 on 1928 map))  Map #89  District status: 2 contributing buildings (A, C)	<b>Job W. and Minnie Rankin House</b>	<b>1911 Victorian vernacular (1 1/2 story brick)</b>	Walls: brick (multi-color red) Foundation: rusticated concrete block Roof: hip with gables - asphalt shingles
	1910 dir - not listed, Sept 1911 - painters finishing work on modern home of Job Rankin (Journal 1911-09-14); Oct 1911 - marriage of Job W. Rankin & Minnie Porter - move to new house; 1911-11-08 - Grossheim photo of house - built by Muscatine Concrete Co 1928 Sanborn map: current house (wrap around porch, 1 story), small garage to northeast 1923-1962 - Minnie Rankin (widow); Minnie died in Oct 1962 1946 Sanborn map: current house (wrap around porch, 1 story), small garage to northeast 1961 Sanborn map: current house (wrap around porch, 1 story), small garage to northeast 1962-1999 - Lawrence E. (mechanic at Alcoa Aluminum, later retired) and Betty A. Hoffman; 1999-2004 - Betty Hoffman		Architect/builder: - Porch: wrap-around porch with round concrete columns on rusticated concrete block piers - open concrete wall - rounded corner Windows: 1/1 windows Architectural details: gables on hip roof, angled bay windows, center chimney; "Woodlands" in metal letters in sidewalk in front of house Modifications: - <b>Garage:</b> 1 car - c.1911 (1956) Walls: brick - frame addition to rear/alley - wide wood siding (masonite) Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1109 Oakland Drive  Map #90  District status: 1 contributing (A, C) and 1 non- contributing building	<b>John R. and Kate Hanley House</b>	<b>c.1913 Craftsman (2 story frame)</b>	Walls: stucco Foundation: rusticated concrete block Roof: hip - asphalt shingles
	Nov 1912 - J.R. Hanley bought two lots for houses (Journal, 1912-11-15, p6); 1913-1916 - John R. (lawyer - J.R. Hanley & Son) and Kate Hanley (listed as 1114 Oakland in dir, noted as 1107 in July 1913 in Journal, then as 1109 in April 1914) 1928 Sanborn map: current house (2 story, no porch noted), concrete block garage to rear 1930-1940 - Ida Hetzler (widow), Walter A. (grocer at 1008 Park Ave - opened Pilgrim's Handy Market in 1924 - thru 1948) and Ida (Hetzler) Pilgrim 1946 Sanborn map: current house (2 story, no porch noted), concrete block garage to rear 1961 Sanborn map: current house (2 story, no porch noted), concrete block garage to rear 1941-1981 - Walter A. (grocer at 1008 Park Ave thru 1948 - Pilgrim Market), city food inspector in 1950s, retired by 1968) and Ida Pilgrim (shifted to Pilgram by 1970s)		Architect/builder: - Porch: full inset porch - decorative columns/woodwork, screened-in Windows: 1/1 windows with decorative top sash Architectural details: rafter tails, side angled bay window with shed-roof/brackets/rafter tails, side chimney with shoulder Modifications: - <b>Garage:</b> 3 car (2 + 1 door) - 1996 Walls: frame - vertical wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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1111 Oakland Drive Map #91  District status: 1 contributing (A, C) and 1 non- contributing building	<b>Joseph R. and Henrietta Hanley House</b>	<b>c.1913 bungalow - side gable (1 1/2 story frame)</b>	Walls: vinyl, stucco in gables Foundation: rusticated concrete block Roof: side gable - asphalt shingles
	Nov 1912 - J.R. Hanley bought two lots for houses (Journal, 1912-11-15, p6); 1913-1918 - Rev. Joseph R. (evangelist, son of John R.) and Henrietta Hanley (listed at 1118 Oakland) 1928 Sanborn map: current house (2 story, no porch noted (error)), concrete block garage to rear 1924-1964 - Fred H. (secretary of Huttig Manufacturing Co in 1920s-50s) and Naoma (Naomi) Winn 1946 Sanborn map: current house (2 story, no porch noted (error)), concrete block garage to rear 1961 Sanborn map: current house (2 story, no porch noted (error)), concrete block garage to rear 1964-65 - Edward J. and Jean Leonard; 1965-1980 - Denison R. (sales mgr at HON) and Dorothy Waterman		Architect/builder: - Porch: partial center porch with gable roof, square columns, low wall, brackets Windows: 1/1 windows Architectural details: triangular brackets, gables with square windows Modifications: siding, windows <b>Garage:</b> 3 car (2 + 1 door) - 2006 Walls: frame - vinyl Roof: side gable - asphalt Foundation: concrete <b>Additional:</b> -
1201 Oakland Drive Map #92  District status: 1 contributing (A, C) and 1 non- contributing building	<b>E. Raymond and Margaret Tipton House</b>	<b>c.1934 Colonial Revival (2 story brick)</b>	Walls: brick veneer Foundation: brick veneer Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lot 1934 - appears house constructed after E. Raymond Tipton bought lot from Titus Co in Feb 1934- still at 1101 in Sept - note of new home on Oakland in Oct (for Feb event) (Journal, 1934-10-16, p5) 1946 Sanborn map: current house (2 story, porch on south, garage on north) 1961 Sanborn map: current house (2 story, porch on south, garage on north) 1935-1983 - E. Raymond (lawyer) and Margaret Tipton; Feb 1983 - Margaret died; June 1985 - E. Raymond died		Architect/builder: - Porch: recessed entry vestibule, side porch / sun room - enclosed with windows Windows: 6/6 wood windows, circular window on side Architectural details: recessed entry with sidelights, segmental arch brick lintels on 1st story, jack arch lintels on 2nd story, brick frieze detail, exterior side brick chimney, attached side garage (frame) Modifications: - <b>Garage:</b> 3 car (1+1+1 door) - 2004 Walls: frame - vinyl Roof: side gable - asphalt Foundation: concrete block <b>Additional:</b> -
1206 Park Drive Map #93  District status: 1 contributing building (A)	<b>Julius and Kathryn Schmidt House</b>	<b>1910 Foursquare with chamfered corner (2 story frame)</b>	Walls: vinyl Foundation: stucco Roof: hip with large front gable-roof dormer - asphalt shingles
	June 1910 - Julius Schmidt bought lot facing Weed Park in FO - will build house soon (Journal, 1910-06-06, 8) (property transferred from/to Titus Co - financed construction?); 1910-1915- Julius (sec/tres of Schmidt Music Co) and Kathryn Schmidt 1928 Sanborn map: current house (full porch, 2 story), small garage at rear (demo) c.1925-1939 - rented to Louis T. (auto dealer - L.R. Heitz & Son - Buick) and Gladys Heitz, 1940 - rented to C.W. DaRoque, c.1941-1944 - rented to Paul W. Sweitzer - then sold to him in Sept 1944 1946 Sanborn map: current house (full porch, 2 story), small garage at rear (demo) 1961 Sanborn map: current house (full porch, 2 story), small garage at rear (demo) 1944-1989 - Paul W. (manager Stanard Oil Co in 1940s, then district supervisor for Bankers Life Insurance in 1950s-60s, own agency by 1968) and Irene E. Sweitzer		Architect/builder: - Porch: full porch - columns/wall clad, low gable over entry, screened-in Windows: 1/1 windows Architectural details: gable-roof front dormer with gable returns and Palladian window, chamfered house corner, side chimney Modifications: siding, windows, porch cladding/screens, rear basement garage addition with deck on top (1961) <b>Garage:</b> rear garage addition at basement level - (1961) Walls: (concrete block) <b>Additional:</b> -

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1202 Park Drive  Map #94  District status: 1 contributing building (A)	<b>Carl C. and Stella Schmidt House</b>	<b>1910 bungalow - side gable (1 1/2 story frame)</b>	Walls: vinyl Foundation: brick Roof: side gable - asphalt shingles
	June 1910 - Carl Schmidt bought lot facing Weed Park in FO - will build house soon (Journal, 1910-06-06, 8) (appears financed - full transfer from Titus Co in 1918); 1910-1922 - Carl (sales manager - Schmidt Music Co) and Stella Schmidt 1928 Sanborn map: current house (full porch, 1 story), no garage 1924-1960s - Omer (Jones Auto Co - Dodge) and Hazel M. Jones 1946 Sanborn map: current house (full porch, 1 story), no garage 1961 Sanborn map: current house (full porch, 1 story), no garage 1960s-1971 - Omer (retired) and Hazel M. Jones; Omer died in July 1985; Hazel died in Dec 1988		Architect/builder: - Porch: full porch - new columns Windows: 8/12 wood windows, multi-light windows Architectural details: side square bay window with shed roof, side chimney Modifications: siding, enlarged dormer, porch, side addition (2003), rear garage addition (1993) <b>Garage:</b> rear garage addition - (1993) <b>Additional:</b> -
1200 Park Drive (1122 Park Drive (in 1910))  Map #95  District status: 1 contributing (A, C) and 1 non-contributing building	<b>Fitch W. and Elsie Swan House</b>	<b>1910 Late Queen Anne (2 story frame)</b>	Walls: stucco Foundation: textured concrete block Roof: hip - flared eaves - asphalt shingles
	April 1910 - F.W. Swan sold 3rd St house - will build on two of best lots in FO (41-42) - face park - large oak trees - Aug permit - \$5,000 bungalow (Journal, 1910-02-23, p4; Journal, 1910-04-20, 4); 1912 - house: "Sheltering Oaks" (Journal, 1912-11-01, p5) 1928 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1925-1932 - Otis L. (pres O.L. Peck Casket Co) and Harriet Peck; 1933-c.1937 - Arthur (retired) and Grace Heurtley, then just Grace (widow); c.1937-1946 - Charles A. (Henderson's Garage) and Clara E. Henderson 1946 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1961 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1946-1980 - Merle C. (sec of Henderson's Chevrolet-Oldsmobile, later retired) and Dorothy Henderson; 1980-1997 - Dorothy Henderson (widow)		Architect/builder: - Porch: wrap around porch - round wood columns on TCB piers Windows: 1/1 windows, also decorative sashes, picture window with transom Architectural details: corner tower with flared roof, front and side hip-roof sections with flared eaves, hip-roof front dormer, site features: textured concrete block entry piers at drive, Y sidewalk, concrete retaining wall along alley with rusticated concrete blockpiers Modifications: - <b>Garage:</b> 2 car (2 doors) - 1973 Walls: frame - vertical wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> 1918-07-10 - Grossheim photo of Swan garage - built by Huttif Mfg Co - image 2112a - -
411 Park Drive  Map #96  District status: 1 contributing building (A, C)	<b>Kenneth and Dorothy Latimer House</b>	<b>1958 ranch - hip roof (1 story frame)</b>	Walls: wood (wide) Foundation: concrete block Roof: hip - asphalt shingles
	1928 Sanborn map: vacant part of lot (rear part of former Bridgman property at 1569 Washington St to south/west) 1946 Sanborn map: vacant part of lot 1961 Sanborn map: appears to have been missed on update - shows vacant part of lot still Jan 1955 - Hyman sold to Latimer; 1956/1958 dir - not listed, 1959 dir - Kenneth M. (welder - Montpelier Light Co) and Dorothy Latimer, lived here 1959-1965, 1965-1968 - Ronald D. (draftsman) and Kay Brunk; Jan 1969 - bought by Theo Allen (across street)		Architect/builder: - Porch: entry steps - small hood Windows: picture window with 4-light sidelights, 1/1 windows Architectural details: - Modifications: - <b>Garage:</b> - <b>Additional:</b> shed

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<p><b>414 Park Drive</b></p> <p>Map #97</p> <p>District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>Myers-Duncan House</b></p> <p>June 1909 - WR sold to Martin Myers - first house to be completed in Fair Oaks in August 1909 - modern 7-room house with porch nearly complete on 8-7-1909 for Myers (Journal p12) (owned per Journal, 1910-07-13, 6) 1928 Sanborn map: current house (wrap around porch, 1 story), no garage 1922-1930s - Cassie B. Duncan - operated Duncan confectionery Stand east of house in 1920s-30s (opposite Weed Park Club House); 1940s-1955 - Mrs. Cassie B. Duncan (retired, widow); Cassie died in August 1955 1946 Sanborn map: current house (wrap around porch, 1 story), no garage 1961 Sanborn map: current house (wrap around porch, 1 story), no garage 1955-62 - owned by Duncan heirs - Albert Colberg living here (no occupation, noted as owner - relative?); 1962-1970s - Theo Allen (teacher at community college)</p>	<p><b>1909</b> <b>Victorian vernacular</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: concrete block (later) Roof: gable front with extended side - asphalt shingles</p> <p>Architect/builder: - Porch: wrap around porch - round columns Windows: 9/9 vinyl windows Architectural details: front story chamfered corners on front gable-roof section, side gable, gable-roof side dormer (added?) Modifications: siding, windows <b>Garage:</b> 2 car - 1983 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>410 Park Drive</b></p> <p>Map #98</p> <p>District status: 2 contributing buildings (A, C)</p>	<p><b>Herman and Mary Huchendorf House</b></p> <p>1913 dir - not listed, June 1914 - Titus Co sold to Huchendorf, 1914-1919 - Herman (retired) and Mary Huchendorf 1928 Sanborn map: current house (full porch, 2 story), garage at rear (extant) 1939-1942 - Morris H. (Reliable Coal Co) and Lillian Nabedrick; Morris died in May 1941 at age 35; 1941-1945 - Lillian Nabedrick (widow, vp of coal co), also Jacob B. Becker (salesman - Reliable Coal Co); c.1945-46 - Lillian (Nabedrick) &amp; Hyman I. Kurland 1946 Sanborn map: current house (full porch, 2 story), garage at rear (extant) 1961 Sanborn map: current house (full porch, 2 story), garage at rear (extant) 1946-1959 - owned by Jeremiah (farmer) and Lucy Keating; daughter Mary J. and Philip J. (farmer) Anderson lived here; held in trust after death in 1959; 1946-2002 - Philip J. (farmer, mgr Geneva Country Club, later retired) and Mary J. Anderson</p>	<p><b>c.1914</b> <b>Craftsman</b> (2 story frame)</p>	<p>Walls: stucco Foundation: rusticated concrete block Roof: hip - flared eaves - asphalt shingles</p> <p>Architect/builder: - Porch: full porch with center second story gable-roof section - battered columns on RCB piers, 2nd story - paired columns on low wall, woodwork in gable Windows: 28/1 wood windows, other multi-light windows Architectural details: hip-roof side dormers, flared eaves, side chimney with shoulder, entry with sidelights Modifications: - <b>Garage:</b> 2 car - c.1920 Walls: stucco Roof: side gambrel - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>406 Park Drive</b></p> <p>Map #99</p> <p>District status: 1 contributing (A) and 1 non-contributing building</p>	<p><b>Thomas and Ellen Fitzsimmons House</b></p> <p>Aug 1910 - house under construction for Thomas Fitzsimmons (Journal, 1910-08-10) - permit in 1910 for \$1500 house in FO (Journal, 1910-12-07, 30); 1910-1923 - Thomas (retired) and Ellen Fitzsimmons, also daughter Cora DeCamp (widow Clinton) 1928 Sanborn map: current house (full porch, 1 story), no garage 1933-1948 - continued to be owned by Ellen Fitzsimmons - used as rental (1934/36 - Frank Nelson, 1940 - Edward Burns, 1943 - Roy and Neva Hahn, 1946 - Lester and Mary Smith) 1946 Sanborn map: current house (full porch, 1 story), no garage 1961 Sanborn map: current house (full porch, 1 story), no garage 1948-1954 - Lester (mechanic Henderson's Garage) and Mary Smith; 1954-1958 - Robert (mechanic) and Wanda Varney; 1958-1977 - Harvey O. (salesman Clemons Cattle, later Muscatine Hospital, retired) and Minnie (dietary dept at Muscatine Hospital) Ewoldt</p>	<p><b>1910</b> <b>gable-front house</b> (1 1/2 story frame)</p>	<p>Walls: vinyl Foundation: concrete block Roof: gable front - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - round fluted columns (newer) Windows: 1/1 windows Architectural details: gable-roof side dormers, (gable peak clad) Modifications: siding, windows <b>Garage:</b> 2 car - 1986 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>

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404 Park Drive  Map #100  District status: 1 contributing building (A)	House	c.1912 cross gable (2 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: cross gable - asphalt shingles
	1910 dir - not listed, 1912-1916 - owned by Fred Bowman (livery) - appears built and used as rental; 1913 dir - John A. (Cohn Merc Co) and Geraldine Lindberg, 1914-1917 - Henry C. (real estate - Fagon Bros and Meyers) and Amy Meyers - rented then bought 1928 Sanborn map: current house (full porch, 1 1/2 story), small garage to northwest (demo) 1924-c.1941 - Belle Day (owned and lived here, no occupation); c.1942-1953 - Bernard H. (emp H.J. Heinz Co) and Effie M. Iosinga 1946 Sanborn map: current house (full porch, 1 1/2 story), small garage to northwest (demo) 1961 Sanborn map: current house (full porch, 1 1/2 story), small garage to northwest (demo) 1953-1970s - Wildon W. (foundry superintendent) and June L. Hurlbut		Architect/builder: - Porch: full porch - RCB piers, siding on columns/walls, enclosed with 3/1 wood windows Windows: 1/1 windows, some 3/1 windows Architectural details: cross gable form Modifications: siding, some windows Garage: - Additional: shed
402 Park Drive  Map #101  District status: 1 contributing building (A, C)	Dr. William A. and Ruth Houk House	c.1928 bungalow - gable front (1 1/2 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	(owned by S.E. Houk in 1920s - various other lots also) 1928 Sanborn map: vacant part of lot c.1939-1953 - Leland J. (cashier - Central State Bank) and Edwynne Horst 1946 Sanborn map: current house (full porch, 1 1/2 story, no garage noted) 1961 Sanborn map: current house (full porch, 1 1/2 story, no garage noted) 1953-1967 - Edwynne L. Horst (teacher); 1967-68 - James and Mary Dunham		Architect/builder: - Porch: full porch - enclosed portion over basement garage Windows: 4/1 wood windows, some 1/1 windows Architectural details: gable-roof side dormer with rafter tails and brackets, wide eaves with triangular brackets Modifications: siding, some windows Garage: basement garage on front - 1 car - (1929) Walls: (rebuilt block sidewalls) Additional: -
101 Park Drive  Map #102  District status: 2 contributing buildings (A)	Weed Park Inn	c.1905 gable-front - clipped - two story (2 story frame)	Walls: aluminum Foundation: stucco, rusticated concrete block at rear Roof: gable front - clipped - asphalt shingles
	June 1905 - parcel (40' by 115') sold by Charles L. Peasley to Emory and Cassie B. Duncan - mortgage on 7/31/05 with Peasley - building then likely constructed in fall 1905? - form suggests built with commercial space on 1st story and 2nd story residence 1907 dir - Emory (switchman) and Cassie B. Duncan - listed as 1559 Washington (this parcel); Aug 1908 - Weed Park Inn - refreshment parlor - Cassie B. Duncan sold to Warren Knott; 1910 dir - Weed Park Inn - Porter A. Pratt (listed as 1101 Park Dr) 1928 Sanborn map: current house (2 story, no porch noted), small garage at rear c.1926-1930 - John (button cutter for Ed Dollman) and Johanna Mucha; 1931-c.1950 - William W. Graham (owned/lived here) (Oct 1940 - William W. Graham transferred property to Nelson Graham); tenants on 2nd story; William died in Jan 1950 1946 Sanborn map: current house (2 story, no porch noted), small garage at rear 1961 Sanborn map: current house (2 story, no porch noted), small garage at rear 1950s - Nelson Graham operated as 2 apts - renters listed at 101 and 101 1/2; July 1960 - death of Nelson Graham; 1960-1966 - Amanda Graham (widow of Nelson) owned/lived at 101, apt at 101 1/2; died 1966; then back to two apts - both rented out		Architect/builder: - Porch: full recessed porch - enclosed Windows: 1/1 wood windows Architectural details: clipped gable Modifications: siding, some windows, enclosed porch Garage: 2 car - c.1950 Walls: frame - wood (beveled), 4-light wood window Roof: gable front - asphalt Foundation: concrete Additional: -

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1203 Park Ave (1116 Park Ave (through 1960s))  Map #103  District status: 2 contributing buildings (A)	Charles E. and Della Howard House	c.1948 minimal traditional / Tudor Revival (1 story frame)	Walls: aluminum Foundation: concrete block Roof: gable front - asphalt shingles
	1928 Sanborn map: vacant lot 1930s-40s - vacant lots 14-15 owned by James F. and Anna C. Bosten; April 1946 - lot split - this west part of lot 14 sold by Bostens to Charles and Della Howard in Oct 1947; 1946 dir - not listed (1116), 1949 dir - 1116 - Charles E. and Della Howard 1946 Sanborn map: vacant lot 1961 Sanborn map: current house (1 story, metal clad), small garage to southeast (extant) c.1948-1953 - Charles E. (retired) and Della Howard; c.1954-c.1964 - Della Howard (widow), then used as rental from c.1964-1970s		Architect/builder: - Porch: entry steps Windows: 1/1 windows Architectural details: front gable-roof section with recessed entry, side chimney, side gable-roof section Modifications: siding, windows, top of chimney removed <b>Garage:</b> 1 car - c.1948 Walls: frame - wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1123 Park Ave (1112 Park Ave (through 1960s))  Map #104  District status: 1 contributing (A, C) and 1 non- contributing building	Samuel G. and Cora E. Kendig House	c.1907 gable-front (1 1/2 story frame)	Walls: asbestos shingles Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	April 1907 - lots 10-14 sold by C.W. Bridgman to Samuel Kendig - this house then built on lots 12-13 1907-1913 - Samuel G. (salesman Muscatine Lumber and Box Co) and Cora E. Kendig 1928 Sanborn map: current house (full porch, 1 1/2 story), garage at rear (demo) 1927-1931 - Alexander M. Stutsman, also Edward C. and Mable L. Hoffman 1946 Sanborn map: current house (full porch, 1 1/2 story), garage at rear (demo) 1961 Sanborn map: current house (full porch, 1 1/2 story), garage at rear (demo) 1931-1971 - Edward C. (sander at Huttig Mfg in 1940s-50s, then retired) and Mable L. Hoffman; Mable died in Sept 1971; Edward died in March 1980		Architect/builder: - Porch: wrap around porch - round columns, curved balisters on rail Windows: 1/1 windows, picture window with transom Architectural details: side gable-roof section Modifications: siding <b>Garage:</b> 2 car (2 door) - 1977 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1119 Park Ave (1108 (then 1110) Park Ave (through 1960s))  Map #105  District status: 2 contributing buildings (A)	House	c.1941 minimal traditional with gable (1 story frame)	Walls: aluminum Foundation: concrete block Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lot 1940 dir - not listed, c.1941 - small rental house built by Hoffmans on south part of property (Lot 11); 1943/46 - 1108 - rented to Hubert (button cutter) and Dorothy Hagens; 1949 dir - rented to Willard S. and Dorothy Hartman; 1952 dir - vacant; 1946 Sanborn map: current house? (1 story, simple square) 1961 Sanborn map: current house? (1 story, simple square with front section) 1954 dir - rented to Willard (salesman) and Dorothy Hartman; 1956/58 - rented to Dorothy Hartman (widow, rep for Curtis Publishing Co); 1959 - became 1110 Park Ave, rented to Wallace Hansen; 1963 - rented to Billy Hartssock; 3-1963 - sold to Dorothy Sell		Architect/builder: - Porch: partial recessed porch - 1970s metal columns Windows: 1/1 windows, picture window with 1/1 side windows Architectural details: - Modifications: addition (1963) <b>Garage:</b> 2 car - 1965 Walls: frame - wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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1115 Park Ave (1108 Park Ave (through 1960s))  Map #106  District status: 2 contributing buildings (A)	William M. and Grace E. Harden House	1959 ranch - side gable (1 story frame)	Walls: vinyl Foundation: concrete block Roof: side gable (low pitch) - asphalt shingles
	1928 Sanborn map: vacant part of lots 1930s-50s - vacant lots 9-10 owned by James F. and Anna C. Bosten, transferred to Joseph M. Bosten in 1958 and then sold to Harden 1946 Sanborn map: vacant part of lots 1961 Sanborn map: current house (1 story) 1958 dir - not listed, Aug 1959 - building permit app to Clarence Hollenbeck Jr. (local contractor - Hollenbeck Builders in 1959 dir); 1959 dir - under construction, 1960-1980s - William M. (retired) and Grace E. Harden; Grace sold in 1991		Architect/builder: Hollenbeck Builders (contractor) Porch: entry deck Windows: 1/1 windows, picture window with side 1/1 windows Architectural details: slightly projected eave on half of front Modifications: siding, windows, front deck <b>Garage:</b> 1 car - c.1959 Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1111 Park Ave  Map #107  District status: 2 non-contributing buildings	John J. and Janet I. Bosten House	1976 ranch (1 story frame)	Walls: wide wood (masonite) Foundation: brick veneer Roof: side gable (low pitch) - asphalt shingles
	1928 Sanborn map: vacant lot 1930s-50s - vacant lots 9-10 owned by James F. and Anna C. Bosten, transferred to Joseph M. Bosten in 1958, retained lot 9 as vacant lot into 1970s 1946 Sanborn map: vacant lot 1961 Sanborn map: vacant lot Feb 1976 - building permit to John J. Bosten - owner, Warshaw Homes - contractor; 1976 dir - under construction, 1977 dir - John J. and Janet I. Bosten (rent) (clerk - post office), lived here into 1980s		Architect/builder: Warshaw Homes (contractor) Porch: entry steps (new - wood) Windows: casement windows Architectural details: - Modifications: - <b>Garage:</b> 1 car - 1976 Walls: frame - wide wood (masonite) Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1107 Park Ave (1104 Park Ave (through 1960s))  Map #108  District status: 1 contributing (A) and 1 non-contributing building	Cleanthes and Anna E. Walton House	c.1901 gable-front (1 1/2 story frame)	Walls: aluminum Foundation: brick Roof: gable front - asphalt shingles
	Oct 1900 - addition/plat filed, Weed sold Lot 8 to C. Walton; 1901 - house likely built; by 1902-1905 - Cleanthes and Anna E. Walton; Anna E died in 1905 c.1906 - Cleanthes Walton moved to farm outside town - retained house and used as rental until sold in 1932; renters: 1910 dir - 1104 - Mrs. M. Hintman, Rufus Brown; 1916 dir - Joseph M. (laborer and Rosina) Batchelor 1928 Sanborn map: current house (1 story, no porch noted) 1932-47 - owned by Madden/Kuebler - used as rental, renters: 1936 dir - 1104 - Clarence W. (metal worker) and Emma H. Warren, 1943 dir - Edward and Henrietta Plett 1946 Sanborn map: current house (1 story, no porch noted), small garage at rear (demo) 1961 Sanborn map: current house (1 story, no porch noted), small garage at rear (demo) 1947 - sold to Henry and Ida Harder - owned and lived here; 1947- 1966 - Henry C. (retired farmer) and Ida E. Harder; Henry died in Oct 1966; 1966-1980s - Ida Harder (widow)		Architect/builder: - Porch: full porch - half enclosed Windows: 4/4 windows, some 1/1 windows Architectural details: gable-roof side dormer Modifications: siding, some windows <b>Garage:</b> 2 car - 1986 Walls: frame - vertical wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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1103 Park Ave (1102 Park Ave (through 1960s))  Map #109  District status: 2 contributing (A) and 1 non-contributing building	Henry J. and Kathryn Koenig House	c.1917 gable-front cottage (1 1/2 story frame)	Walls: vinyl Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1916 dir - not listed, April 1917 - Fuhlmann sold to Henry J. Koenig - house then likely built; 1919/21 dir - 1102 - Henry J. (gardener) and Kathryn Koenig 1928 Sanborn map: current house (full porch, 1 1/2 story), no garage c.1947-1956 - William Arthur (retired) and Stella E. Matthews; W.A. died in June 1956 at age 75 1946 Sanborn map: current house (full porch, 1 1/2 story), no garage 1961 Sanborn map: current house (full porch, 1 1/2 story), no garage 1956-1964 - Stella Matthews (widow); died in April 1964 at age 75; c.1966-1970s - John (retired) and Esther Hohendil		Architect/builder: - Porch: full porch - 1950s metal columns Windows: 1/1 windows, picture window with transom and side windows Architectural details: gable-roof side dormer, gable returns, center chimney, side square bay window, (gable peak clad) Modifications: siding, some windows <b>Garage:</b> 1 car - c.1946 Walls: concrete block - 4-light window Roof: gable front - asphalt Foundation: concrete block <b>Additional:</b> garage - 2 car - c.1964 Walls: frame - wood Roof: gable front - asphalt Foundation: concrete
1031 Park Ave (1024 Park Ave (through 1960s))  Map #110  District status: 2 contributing buildings (A)	Evert and Charlotte White House	c.1948 gable front - clipped (late bungalow) (1 1/2 story frame)	Walls: vinyl Foundation: concrete block Roof: gable front - clipped - asphalt shingles
	1928 Sanborn map: vacant lot 1946 dir - not listed (1024), Aug 1947 - lot sold to Evert and Charlotte White; c.1948-1969 - Evert (trucker in 1940s/50s, retired by 1960s) and Charlotte J. White 1946 Sanborn map: no house - concrete block garage at rear (extant) 1961 Sanborn map: house missed? - concrete block garage at rear (extant) 1969-2003 - Charlotte J. White (widow)		Architect/builder: - Porch: full porch - square columns Windows: 1/1 wood windows Architectural details: clipped gable Modifications: siding <b>Garage:</b> 2 car - c.1948 Walls: concrete block - frame gable with wood siding, 2 wood garage doors, 1/1 side windows, 6-light window, rafter tails Roof: gable front - asphalt Foundation: concrete block <b>Additional:</b> -
1027 Park Ave (1022 Park Ave (through 1960s))  Map #111  District status: 1 non-contributing building	William H. and Alice E. Matthews House	c.1893 gable-front with side ell (2 story frame)	Walls: vinyl Foundation: brick/stucco Roof: gable front - asphalt shingles
	April 1893 - Weed sold lot 5 to Alice E. Matthews, house then built in 1893/94; by 1895-1899 - 1022 William H. (boiler maker) and Alice E. Matthews 1900-1939 - Alice E. Matthews (widow) 1928 Sanborn map: current house (2 story with side 1 story sec), larger garage at rear (demo) 1940s-50s - owned by Frank Calderone - used as rental; 1943 dir - rented to William and Nelle Burns; 1946 - vacant - appears remodeled into two units; 1949 dir - 1022 rented to Howard and Josephine Williams, 1022 1/2 rented to Kenneth L. and Marilyn Wiley 1946 Sanborn map: current house (2 story with side 1 story sec), smaller garage at rear (demo) 1961 Sanborn map: current house (2 story with side 1 story sec), smaller garage at rear (demo) 1950s-1960s - continued to function as rental property with two units (1022, 1022 1/2)		Architect/builder: - Porch: entry steps Windows: 1/1 windows Architectural details: side two-story bay window with gable roof Modifications: siding, windows, 2nd story addition on side ell <b>Garage:</b> - <b>Additional:</b> -

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<p><b>1023 Park Ave</b> (1018 Park Ave (through 1960s))</p> <p>Map #112</p> <p>District status: 2 contributing buildings (A)</p>	<p><b>William P. and Ella R. Frazier House</b></p> <p>May 1895 - Weed sold lot 4 to W.P. and Ella R. Frazier (W.P. listed as nurseryman on Weed's Farm in 1895 dir), house then likely built in 1895, living here by 1897 dir c.1896-1915 - William P. (city marshal in 1890s, then retired) and Ella R. Frazier; Ella died in Jan 1915; 1915-1917 - William P. Frazier (retired), also daughter Sara and Milton O. Briggs (works Barry's); W.P. died in April 1917 1928 Sanborn map: current house (enclosed corner porch, 2 story), small garage at rear (demo) 1930-42 - owned by Daisy R. Horst - used as rental (1931-Brase, 1936-Green); 1942-1946 - Albert E. and Helen Mozer; 1946-47 - Helen Mozer (widow) 1946 Sanborn map: current house (enclosed corner porch, 2 story), new garage to rear (extant) 1961 Sanborn map: current house (enclosed corner porch, 2 story), new garage to rear (extant) 1947-1960s - Harold E. (asst cashier Muscatine Bank and Trust) and Edythe E. Lemkau; 1968 dir - Norman K. and Margaret J. Maxwell</p>	<p><b>c.1895 cross gable (T-plan)</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: brick/stucco Roof: cross gable - asphalt shingles</p> <p>Architect/builder: - Porch: side/entry porch - square columns, low brick wall, enclosed - added c.1920s Windows: 1/1 windows Architectural details: center chimney Modifications: siding, windows <b>Garage:</b> 1 car - c.1940 Walls: frame - wood (beveled), 4-light wood window Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>
<p><b>1019 Park Ave</b> (1014 Park Ave (through 1960s))</p> <p>Map #113</p> <p>District status: 2 contributing buildings (A)</p>	<p><b>William D. and Mary A. Avery House</b></p> <p>August 1902 - Weed sold lot 3 to Fred Humpleby (farm in Pike Twp) - built house as rental in 1903?; 1904 dir - 1014 - Timothy H. (horse trainer) and Marguerite Hogan c.1905-c.1910 - William D. (retired) and Mary A. Avery; Mary died in 1911; c.1910-1919 - William D. Avery continued to own - used as rental; 1913 dir - rented to John and Pauline Shemanski; 1916 dir - rented to W.P. and Lora Doan 1928 Sanborn map: current house (full porch, 2 story), no garage 1946-1950 - Walter C. Gunzenhauser; Walter died in Nov 1950 1946 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1961 Sanborn map: current house (full porch, 2 story), garage at rear (demo) 1951-1970s - Martin H. (city water dept) and Grace (Gunzenhauser) Schwinefus</p>	<p><b>c.1903 cross gable (T-plan)</b> (2 story frame)</p>	<p>Walls: vinyl Foundation: brick Roof: cross gable - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - square columns on RCB block and wide eaves (enclosed) - added after house built - c.1920s Windows: 1/1 windows Architectural details: - Modifications: siding, some windows <b>Garage:</b> 2 car - c.1960s (1977) Walls: frame - wide wood (masonite) Roof: gable front - asphalt Foundation: concrete block (rusticated) <b>Additional:</b> -</p>
<p><b>1015 Park Ave</b> (1012 Park Ave (through 1960s))</p> <p>Map #114</p> <p>District status: 2 contributing buildings (A, C)</p>	<p><b>William A. and Mary A. Shellabarger House</b></p> <p>1908-1910s - owned by William Oeter - no house here in directories 1919 dir - not listed (1012); 1920 - house built by Titus Co?, Dec 1920 - Titus Co sold to Shellabarger; 1921 dir - William and Mary Shellabarger 1928 Sanborn map: current house (full porch, 1 story), two garages to rear (1 extant) c.1941-1944 - Robert L. and Lena Hines 1946 Sanborn map: current house (full porch, 1 story), two garages to rear (1 extant) 1961 Sanborn map: current house (full porch, 1 story), two garages to rear (1 extant) 1944-1966 - Harold (gas station at 1721 Park Ave) and Gladys Garvin; 1966-1978 - Gladys Garvin (widow) (works J&amp;K Button Factory), remarried to Villis Branson in 1978, sold this house in 1988</p>	<p><b>c.1920 gable-front cottage</b> (1 1/2 story frame)</p>	<p>Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles</p> <p>Architect/builder: - Porch: full porch - 1960s metal columns Windows: 1/1 wood windows Architectural details: side gable-roof section, gable returns Modifications: siding <b>Garage:</b> 1 car - c.1940 Walls: frame - narrow vertical wood Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -</p>

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1011 Park Ave (1010 Park Ave (through 1960s))  Map #115  District status: 1 contributing (A) and 1 non-contributing building	<b>House</b>	<b>c.1912 gable-front</b> (1 1/2 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1910 dir - not listed; c.1912 - house built as rental by Jacob Drumm (Fulton Twp farmer)?; 1913 dir - 1010 - rented to George (wks Barry's) and Clara Hain, 1916 dir - 1010 - rented to Charles (button cutter - Hirsch) and Frances Smith 1928 Sanborn map: current house (full porch, 1 story), garage to rear (demo) 1924-1937 - Frank J. (retired, farmer) and Elizabeth Keley, also rented part in 1930s to Walter G. (shipping - Huttif Mfg) and Esther Rauch; 1937-41 - owned by Elizabeth Kelley - used as rental; 1941-c.1958 - owned by Carl P. Rauch - used as rental 1946 Sanborn map: current house (full porch, 1 story), garage to rear (demo) 1961 Sanborn map: current house (full porch, 1 story), garage to rear (demo) c.1942-c.1949 - rented to Merwin S. and Zella Albright (to new house at 320 Parkington), c.1950-c.1960 - J. Ward (supr Grain Processing Co) and Irma M. Rushing (rent, then own); c.1960-1996 - Keith (equip opr - State Hwy Com) and Betty Weiersheuser		Architect/builder: - Porch: partial porch - 1960s metal columns Windows: 1/1 wood windows Architectural details: hip-roof side dormer Modifications: siding <b>Garage:</b> 2 car (2 door) - 1984 Walls: frame - wide wood Roof: side gable - asphalt Foundation: concrete block <b>Additional:</b> -
1007 Park Ave (1008 Park Ave (through 1960s))  Map #116  District status: 1 contributing building (A)	<b>People's Handy Market</b>	<b>c.1923 commercial - gable-front</b> (commercial - 1 story)	Walls: vinyl Foundation: concrete Roof: gable front - asphalt shingles
	1921 dir - not listed (1008), May 1923 - Ed Dankert opening new meat market at 1008 Park Ave - meats and canned goods; 1923 dir - Edward Dankert - Grocery and Meat Market (1008) (1921 - butcher at Zollers, June 1923 - bought house next door at 1011 Park) 1928 Sanborn map: current building (store, 1 story) 1930s-1948 - Pilgrim Market (Walter Pilgrim still living at 1109 Oakland also); 1949-1951 - Flannery Cash Market (1008 Park) 1946 Sanborn map: current building (store, 1 story) 1961 Sanborn map: current building (store, 1 story) May 1951 - opening of Culter Food Market - remodeled into self-serve grocery store (1008 Park) 1952-1955 - Cutler Food Market, 1955-1961 - Big Top Dairy Store (ice cream) (1008), 1963 - Snack Shack (restaurant); 1964-70s - vacant		Architect/builder: - Porch: - Windows: 1/1 windows Architectural details: gable-front form Modifications: siding, windows (replaced / likely resized), entry <b>Garage:</b> - <b>Additional:</b> -
1003 Park Ave (1511 Washington also (through 1961 map))  Map #117  District status: 2 contributing buildings (A)	<b>Clapper-Metzger House and William Metzger Broom Factory</b>	<b>c.1911 Queen Anne / Foursquare</b> (2 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: hip with front and side gables on bay windows - asphalt shingles
	1910 dir - not listed, Oct 1910 - Alice Matthews sold lot to Mamie Clapper, house then likely built; c.1911-c.1915 - Joseph A. (engineer Mus N&S Railway) and Mayme Clapper; 1916 dir - rented to Joseph F. (Collins-Hill Lumber) and Mary Hill 1928 Sanborn map: current house (full porch, 2 story), concrete block store building to rear (1206 Park Ave) with two attached garage sections 1929-1932 - house rented to James F. and Mayme Whitmer, rear building converted to restaurant - 1929: Elnora Martin restaurant; 1930-32 - Whitmer Sandwich Shop; 1932-1968 - house / building owned by Clarence Hahn, then Katherine B. Hahn - rented both 1946 Sanborn map: current house (full porch, 2 story), concrete block store building to rear (1206 Park Ave) with two attached garage sections 1961 Sanborn map: current house (full porch, 2 story), concrete block store building to rear (1206 Park Ave) with two attached garage sections 1933-1960s - 1008 Park Ave: Rock-A-Bye Inn - August and Elizabeth Avesing, then just Elizabeth (1950-60s); 1930s-60s - 1511 Wash: two apts rented out; 1930s-40s - August and Elizabeth Avesing, John W. Hahn; 1950s-60s - Elizabeth Avesing, Addison Phillips		Architect/builder: - Porch: full porch - 1970s metal columns Windows: 1/1 wood windows Architectural details: front and side two-story angled bay windows with gable roofs - gable returns, Modifications: siding, porch columns <b>Garage:</b> store with attached garage on 1928 map - historically 1006 Park Ave - c.1919 Walls: rusticated concrete block -appears built c.1919 as broom factory, owner in house at corner (1511 Wash) - here through 1927, then restaurant by 1929 Roof: gable front - asphalt Foundation: concrete block (rusticated) <b>Additional:</b> -

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1515 Washington St Map #118  District status: 1 contributing (A, C) and 1 non- contributing building	<b>J. Raymond and Nellie Giesler House</b>	<b>c.1917 bungalow - side gable (1 1/2 story frame)</b>	Walls: stucco Foundation: rusticated concrete block Roof: side gable - asphalt shingles
	1916 dir - not listed, March 1917 - Trinity Parish sold lot to John and Loretta Nischwitz (1207 Park Ave, moved to 1556 Washington); c.1917-1921 - rented to Ed and Kate Beard, 1923 dir - rented to W. Ivan Axtell 1928 Sanborn map: current house (full porch, 1 story), small garage to rear (demo) 1930s-1945 - J. Raymond (Iowa Sheet Metal Products Co, Western Grave Vault Co, livestock breeder) and Nellie R. Giesler 1946 Sanborn map: current house (full porch, 1 story), small garage to rear (demo) 1961 Sanborn map: current house (full porch, 1 story), small garage to rear (demo) c.1947-1987 - Keith E. (physician/surgeon) and Elizabeth Wilcox		Architect/builder: - Porch: full recessed porch - stucco columns/walls - rounded corners Windows: 3/1 wood windows Architectural details: gable-roof front dormer, triangular brackets, rafter tails, window surrounds, side square bay window with shed roof, wood entry door Modifications: - <b>Garage:</b> 3 car (1+2 door) - 1963 Walls: vertical metal Roof: side gable - metal Foundation: concrete <b>Additional:</b> -
1517 Washington St Map #119  District status: 1 contributing (A, C) and 1 non- contributing building	<b>Edward and Evelyn E. Gremmel House</b>	<b>1940 Tudor Revival (1 story brick)</b>	Walls: brick (multi-color tan/orange) Foundation: brick veneer Roof: side gable with front gables - asphalt shingles
	1928 Sanborn map: vacant lot May 1940 - building permit to H.O. Carpenter for construction of brick veneer house for Ed Gremmel - \$3,800, photo of house in Journal, 1940-12-31, s4p2); 1940-47 - Edward H. Gremmel Jr. 1946 Sanborn map: current house (1 story, garage in basement of rear) 1961 Sanborn map: current house (1 story, garage in basement of rear), no other garage 1947-1949 - Evelyn Gremmel (then married Raymond Korschot and moved into 1326 Park Dr), 1949-1970s - Harry L. (setup man for Lamp-Rehwaldt Co) and Hazel M. Wulf		Architect/builder: Carpenter, Harry O. (contractor) Porch: entry vestibule with inset entry with pilasters Windows: 8/8, 6/6 wood windows Architectural details: gable-roof sections, side chimney with shoulders Modifications: - <b>Garage:</b> basement garage at rear - 1 car - (1944) Walls: (concrete side walls) <b>Additional:</b> garage - 2 car - 1972 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete
1523 Washington St Map #120  District status: 2 contributing buildings (A)	<b>Leonard C. and Frances W. Aspergren House</b>	<b>1940 Cape Cod Revival (2 story frame)</b>	Walls: vinyl Foundation: rusticated concrete block Roof: side gable - asphalt shingles
	1928 Sanborn map: vacant lot Sept 1940 - building permit to H.O. Carpenter for frame residence for Aspergren - \$4,000; Dec 31, 1940 - photo in Journal; 1940-1954 - Leonard C. (salesman - H.J. Heinz) and Frances W. Aspergren; Leonard died in Nov 1954 1946 Sanborn map: current house (1 1/2 story, porch on east side), garage at rear (extant) 1961 Sanborn map: current house (1 1/2 story, porch on east side), garage at rear (extant) 1954-1948 - Frances W. Aspergren (widow), married John Harold Barnard in Aug 1958 in Clinton; 1958-1978 - J. Harold (retired) and Frances W. Barnard; J. Harold died in Jan 1978; 1978-1984 - Frances W. Barnard (widow); Frances died in Oct 1984		Architect/builder: Carpenter, Harry O. (contractor) Porch: entry steps Windows: 6/6, 4/4 windows (replaced 8/8, 6/6 wood windows) Architectural details: two gable-roof front dormers, center chimney Modifications: - <b>Garage:</b> 1 car - c.1942 Walls: frame - wood (bevel) Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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1543 Washington St Map #121 District status: 1 contributing building (A)	<b>Nicholas A. and Sophia C. McCoy House</b>	<b>c.1894 cross gable (T-plan) (2 story frame)</b>	Walls: aluminum Foundation: brick Roof: cross gable - asphalt shingles
	<p>April 1893 - Weed sold to John and Henrietta Rohr - not here in 1894, here in 1895 directory (John - laborer), sell in Dec 1895 to George C. Hoffmeyer; 1897 dir - Dr. Fred B. Hoffmeyer; 1899 dir - Joseph Anderson (works oat meal mill)</p> <p>1900-1914 - Nicholas A. (carpenter, bridge builder) and Sophia C. (Hoffmeyer) McCoy, rented from George C. Hoffmeyer (farmer) in 1900-11, then owned 1911-14; Nicholas A. died in Sept 1914 at age 67; 1914-1919 - Sophia C. McCoy (widow)</p> <p>1928 Sanborn map: current house (full porch (removed), 2 story), garage at rear (demo)</p> <p>1936-1939 - owned by Raymond Miller - used as rental - rented to David J. and Lucile Sywassink by 1938, then sold to them in Dec 1939; c.1938-c.1957 - David J. (salesman Hahn Bros) and Lucile Sywassink</p> <p>1946 Sanborn map: current house (full porch (removed), 2 story), garage at rear (demo)</p> <p>1961 Sanborn map: current house (full porch (removed), 2 story), garage at rear (demo)</p> <p>c.1957-1965 - Lucile M. (redit mgr for Goodrich) Sywassink (widow), married Ivan Gorsuch in July 1965; 1965-1995 - Ivan R. (plumber) and Lucile M. Gorsuch; Ivan died in Nov 1995</p>		<p>Architect/builder: -</p> <p>Porch: corner side entry porch - enclosed</p> <p>Windows: 1/1 windows</p> <p>Architectural details: chamfered corners on first story of front section, side two-story angled bay window with gable roof</p> <p>Modifications: siding, windows, side addition (1989), rear garage addition (1969)</p> <p><b>Garage:</b> rear garage addition at basement level - (1969)</p> <p>Walls: (concrete block)</p> <p><b>Additional:</b> -</p>
1547 Washington St Map #122 District status: 1 contributing building (A)	<b>Lucien C. and Elizabeth S. Harris House</b>	<b>c.1913 Foursquare (2 story frame)</b>	Walls: vinyl Foundation: rusticated concrete block Roof: hip - asphalt shingles
	<p>1910 dir - not listed, Dec 1911 - Trinity sold lot to Frank Woods, Feb 1913 - Frank Woods sold to Harris, 1913-c.1917 - Lucien C. (carpenter, insurance), and Elizabeth S. Harris, 1919 dir - Ralph M. (traveling salesman) and Grace McGaughey</p> <p>1928 Sanborn map: current house (full porch, 2 story), garage at rear (demo)</p> <p>1932-1946 - M.P. (John) (Pace Coal Co) and Minnie Pace; Minnie died in Nov 1946; 1947-1954 - M.P. John (Pace Coal and Trucking) Pace</p> <p>1946 Sanborn map: current house (full porch, 2 story), garage at rear (demo)</p> <p>1961 Sanborn map: current house (full porch, 2 story), garage at rear (demo)</p> <p>1954-1959 - Wilbur L. (foreman H.J. Heinz) and Dorothy J. Hart; 1959-1962 - John J. &amp; Dorothy Ann Mealy; 1962-69 - Roy A. (Stanley Engineering) and Kathryn H. Gjertson</p>		<p>Architect/builder: -</p> <p>Porch: full porch - brick columns - part enclosed</p> <p>Windows: 1/1 windows</p> <p>Architectural details: hip-roof front dormer, side square bay window with hip roof, center chimney</p> <p>Modifications: siding, windows, rear garage addition (1966)</p> <p><b>Garage:</b> rear garage addition at basement level (porch on top) - (1966)</p> <p>Walls: (concrete block)</p> <p><b>Additional:</b> -</p>
1549 Washington St Map #123 District status: 2 contributing buildings (A, C)	<b>H. Edward and Edith J. Schroeder House</b>	<b>c.1915 bungalow - gable front (1 1/2 story frame)</b>	Walls: stucco Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	<p>Nov 1911 - Trinity sold lot to Frank Woods, c.1915-1919 - H. Edward (bookkeeper First National Bank) and Edith J. Schroeder</p> <p>1928 Sanborn map: current house (full porch, 1 story), concrete block garage to rear (extant)</p> <p>1925-1935 - Charles and Wilhelmina (Minnie) Roehlk; 1936 dir - Wilhelmina Roehlk (widow); continued to own until Dec 1950 - used as rental (1938/40 - Otto and Margaret Wendling, 1943/46/49 - Floyd (machine operator Barry Co) and Lillian Maxwell)</p> <p>1946 Sanborn map: current house (full porch, 1 story), concrete block garage to rear (extant)</p> <p>1961 Sanborn map: current house (full porch, 1 story), concrete block garage to rear (extant)</p> <p>1950-1958 - owned by George &amp; Malinda Henke - used as rental (1952 - Robert Sweany), by 1954 - rented to Richard F. (farmer) and Shirley Drake - then bought in June 1958, here until 1965; 1965-1970s - David M. (electrician) and Sandra M. Warner</p>		<p>Architect/builder: -</p> <p>Porch: full porch - stucco columns/wall, part screened-in</p> <p>Windows: 4/1, 5/1 windows; picture window with 4/1 side windows</p> <p>Architectural details: shed-roof side dormer, side chimney with shoulder, window surrounds, rafter tails</p> <p>Modifications: some windows</p> <p><b>Garage:</b> 1 car - c.1930</p> <p>Walls: concrete block</p> <p>Roof: hip - asphalt - rafter tails</p> <p>Foundation: concrete block</p> <p><b>Additional:</b> -</p>

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1549 ½ Washington St  Map #124  District status: 2 contributing buildings (A)	Albert H. and Helen Schwab House	c.1924 bungalow - side gable (1 story frame)	Walls: aluminum Foundation: brick veneer Roof: side gable with front gable - asphalt shingles
	1928 Sanborn map: current house (full porch, 1 story), garage at rear (extant) address is 1551 in 1927 dir then shifted to 1549 1/2 by 1929 with construction of house to east; 1925-1940s - Albert H. (shipping clerk - Barry Co) and Helen Schwab 1946 Sanborn map: current house (full porch, 1 story), garage at rear (extant) 1961 Sanborn map: current house (full porch, 1 story), garage at rear (extant) 1950s-1976 - Albert H. (storekeeper/salesman for Barry Co, retired by 1968) and Helen Schwab; Albert died in July 1976; Helen died in Nov 1984		Architect/builder: Summers, Ray? (contractor) Porch: full porch - gable over entry with gable returns, 1950s metal columns/rail, permastone on foundation Windows: 6/1 wood windows Architectural details: gable returns, decorative windows, side chimney with shoulder Modifications: siding, porch details <b>Garage:</b> 2 car (2 doors - 1 larger) - c.1928 Walls: frame - aluminum Roof: hip - asphalt Foundation: concrete <b>Additional:</b> -
1551 Washington St  Map #125  District status: 2 contributing buildings (A, C)	William F. and Imogene Schoenig House	1927 bungalow - gable front - clipped (1 story frame)	Walls: aluminum Foundation: rusticated concrete block Roof: gable front - clipped - asphalt shingles
	1928 Sanborn map: current house (full porch, 1 story), garage to rear 1927-1930 - Dr. A.F. (chiropractor) and Elaine Beisner; 1931-1950s - William (constable) and Imogene Schoenig 1946 Sanborn map: current house (full porch, 1 story), larger garage to rear (2 sections) (extant) 1961 Sanborn map: current house (full porch, 1 story), larger garage to rear (2 sections) (extant) 1950s-1965 - William (retired) and Imogene Schoenig; William died in March 1965; 1965-1967 - Imogene died in Aug 1967; 1967-1990s - owned by Alice Paul		Architect/builder: Summers, Ray? (contractor) Porch: entry porch - gable roof, arch ceiling, round column Windows: 6/1 wood windows Architectural details: clipped gable, early front addition (different RCB foundation) Modifications: siding <b>Garage:</b> 1 car - c.1933 Walls: rusticated concrete block, 6-light windows Roof: hip - asphalt - rafter tails Foundation: concrete block (rusticated) <b>Additional:</b> -
1553 Washington St  Map #126  District status: 1 contributing (A) and 1 non-contributing building	Chester W. and Frances Sander House	c.1923 bungalow - hip roof (1 story tile block)	Walls: stucco Foundation: rusticated concrete block Roof: hip - asphalt shingles
	1928 Sanborn map: current house (full porch, 1 story), share garage with 1551? 1923-1941 - Chester W. (grocery/meats - Sander & Wilson in 1920s, then East Hill Meat Market in 1930s) and Frances A. Sander; March 1941 - death of Chester W. Sander - age 52 1946 Sanborn map: current house (full porch, 1 story), share garage with 1551? 1961 Sanborn map: current house (full porch, 1 story), share garage with 1551? 1941-1979 - Frances A. Sander (widow); Frances died in 1979 at age 87		Architect/builder: Summers, Ray? (contractor) Porch: full recessed porch - enclosed - stucco columns/wall Windows: 1/1 windows Architectural details: shed-roof front dormer Modifications: porch enclosed, windows <b>Garage:</b> 2 car - 2010 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete block <b>Additional:</b> -

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	Original/Historic/Current use History of property		Architectural data (architect/builder, features, modifications), Garage data
1553 1/2 Washington St  Map #127  District status: 2 contributing buildings (A, C)	<b>Ethel G. Stroup House</b>	<b>c.1949 minimal traditional / ranch - side gable (1 story frame)</b>	Walls: brick veneer / aluminum Foundation: brick veneer Roof: side gable - asphalt shingles  Architect/builder: - Porch: inset corner entry porch Windows: picture window with 2/2 side windows, horizontal 2/2 windows Architectural details: large front perpendicular brick chimney Modifications: siding <b>Garage:</b> 1 car - c.1960s Walls: frame - aluminum Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1555 Washington St  Map #128  District status: 2 contributing buildings (A, C)	<b>Charles S. and Jennie France House</b>	<b>c.1919 bungalow - side gable (1 1/2 story frame)</b>	Walls: wood, wood shakes Foundation: brick veneer Roof: side gable - asphalt shingles  Architect/builder: - Porch: full porch - gable over entry with brackets/rafter tails, square brick columns/wall Windows: 4/1, 3/1 wood windows Architectural details: gable-roof front and rear dormers, wide eaves, solid scalloped brackets, side square bay window with shed roof, side chimney with shoulder Modifications: - <b>Garage:</b> 2 car - c.1918 Walls: frame - wood, 2/2 windows, wood door Roof: hip - asphalt, rafter tails, cupola Foundation: brick veneer <b>Additional:</b> -
1557 Washington St  Map #129  District status: 1 contributing (A) and 1 non-contributing building	<b>House</b>	<b>c.1911 gable-front cottage (1 1/2 story frame)</b>	Walls: vinyl Foundation: rusticated concrete block Roof: gable front - asphalt shingles  Architect/builder: - Porch: full porch - enclosed/sided Windows: 1/1 windows Architectural details: side gable, gable returns, center chimney Modifications: siding, windows, enclosed porch <b>Garage:</b> 2 car - 1976 Walls: frame - masonite Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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Address State #, Map # District status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	Original/Historic/Current use History of property		Architectural data (architect/builder, features, modifications), Garage data
1559 Washington St  Map #130  District status: 2 contributing buildings (A, C)	<b>Wedekind-Fischer House</b>	<b>c.1911 gable-front cottage (1 1/2 story frame)</b>	Walls: wood Foundation: rusticated concrete block Roof: gable front - asphalt shingles
	1910 dir - not listed, April 1910 - lot 11 bought by Herman P. Baker (not listed in town), appears to have then built house as rental - renters: 1913 dir - Porter (button cutter) and Susan Pratt; 1916 dir - Henry and Pearl Wedekind - then bought in 1919 1928 Sanborn map: current house (full porch, 1 story), no garage noted 1938-1950s - Flora Fischer (H.J. Heinz, Iowa Pearl Button Co), Wilma Fischer, and Ethel J. Fischer (stenographer, bookkeeper - Iowa Pearl Button Co) 1946 Sanborn map: current house (full porch, 1 story), no garage noted 1961 Sanborn map: current house (full porch, 1 story), no garage noted 1950s-1968 - Flora Fischer, Wilma Fischer, Albert Fischer, Ethel J. Fischer (bookkeeper Iowa Pearl Button Co); Flora died in May 1968; 1968-1980s - Wilma, Albert, Ethel; Ethel died in March 1979, Wilma died in Aug 1982, Albert died in Sept 1982		Architect/builder: - Porch: full porch - round columns, wide eaves Windows: 1/1 windows Architectural details: side gable, gable returns, center chimney Modifications: windows, rear addition <b>Garage:</b> 1 car - c.1910s Walls: frame - wood (beveled) Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1559 1/2 Washington St  Map #131  District status: 2 contributing buildings (A, C)	<b>House</b>	<b>c.1930 bungalow - gable front - clipped (1 story frame)</b>	Walls: vinyl Foundation: rusticated concrete block Roof: gable front - clipped - asphalt shingles
	June 1916 - Louisa Bridgman sold Lots 1-2 to Sam Block (president of Schner-Block Button Co) - held as investment 1928 Sanborn map: vacant part of lot 1931 dir - Jennie Rapp (rent), Feb 1932 - Sam Block sold to Mrs. Sylvia Schmidt - used as rental; renters: 1934 dir - Arthur L. (agent Standard Oil Co) and Blanche Stouffer; 1936/38 dir - Jack W. (lino opr Journal) and Benata M. Ellis 1946 Sanborn map: current house (full porch, 1 story), garage to east (extant) 1961 Sanborn map: current house (full porch, 1 story), garage to east (extant) renters: c.1942-c.1955 - Otto H. (lineman) and Dorothy Asmus, c.1955-1965 - Harvey L. (shipping clerk, foreman) and Ida G. Winn; 1968-1970s - Kenneth and Ruth Dollman (owned)		Architect/builder: - Porch: full porch - square brick columns/piers, wall now sided Windows: 1/1 windows Architectural details: clipped gable, triangular brackets, rafter tails Modifications: siding, windows <b>Garage:</b> 1 car - c.1930 Walls: frame - vinyl Roof: gable front - clipped - asphalt roof - triangular brackets Foundation: concrete <b>Additional:</b> -
1561 Washington St  Map #132  District status: 1 contributing (A, C) and 1 non- contributing building	<b>House</b>	<b>1925 Dutch Colonial (2 story frame)</b>	Walls: vinyl, wood shakes on 2nd story Foundation: rusticated concrete block Roof: side gambrel - asphalt shingles
	June 1916 - Louisa Bridgman sold Lots 1-2 to Sam Block (president of Schner-Block Button Co) - held as investment 1928 Sanborn map: current house (2 story), garage to rear (demo) 1934-1945 - Harry H. Tiecke Jr (salesman Lagomarcino-Grupe Co) and Dallas A.; 1946-1955 - David and Sylvia Gross (both own/work at Barton's Shop - ladies clothing) 1946 Sanborn map: current house (2 story), garage to rear (demo) 1961 Sanborn map: current house (2 story), garage to rear (demo) 1955-1961 - owned by Schmidt/Gray/Hartman family, rented to Earl (insurance - Muscatine Co Farm Bureau) and Jeanne Phillips; 1962-1970s - Arthur J. (driver H.J. Heinz) and Delores Stover		Architect/builder: - Porch: entry porch - round columns - gable roof Windows: some 4/1 wood windows, other 1/1 windows Architectural details: large shed-roof front/rear dormers - wood shakes, wide eaves, entry with sidelights, side chimney Modifications: siding on first story, some windows, rear addition (1990) <b>Garage:</b> 2 car - 1994 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -

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	Original/Historic/Current use History of property		Architectural data (architect/builder, features, modifications), Garage data
1563 Washington St  Map #133  District status: 1 contributing (A, C) and 1 non- contributing buildings	<b>Herman and Agnes Muchow House</b>	<b>c.1920 bungalow - side gable</b> (1 1/2 story frame)	Walls: wood, wood shakes Foundation: brick veneer Roof: side gable with front gable - asphalt shingles
	1919 dir - not listed 1928 Sanborn map: current house (porch, 1 story, garage attached at rear) 1947-1949 - Mrs. Mary K. Young 1946 Sanborn map: current house (porch, 1 story, garage attached at rear) 1961 Sanborn map: current house (porch, 1 story, garage attached at rear), no other garage 1949-1970s - Robert P. (stock dealer, farmer) and Myrta R. Kaufmann (moved from 1012 Orchard - swapped houses with Young)		Architect/builder: - Porch: partial porch - square columns on brick piers, wide eaves with triangular brackets, three windows, wood shingles Windows: 4/1, 3/1 windows Architectural details: gable-roof front dormer with wood shingles, triangular brackets, wide eaves, side square bay window with shed roof, side chimney with shoulder, entry with sidelights Modifications: - <b>Garage:</b> attached rear garage - (1920) <b>Additional:</b> garage - 2 car (2 door) - 2001 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete
1569 Washington St  Map #134  District status: 1 contributing (A) and 1 non-contributing building	<b>Fred and Louisa Bridgman House</b>	<b>c.1904 Hip-roof house</b> (2 story frame)	Walls: vinyl Foundation: brick/stucco Roof: hip - asphalt shingles
	July 1904 - tract between Washington and Park Dr sold by Mary A. Weed to nephews Fred and Charles Bridgman along with other land; c.1904 - house built for Fred and Louisa Bridgman c.1904-1915 - Fred (insurance, with brother Charles) and Louisa Bridgman; 1915-1919 - Louisa Bridgman (widow) 1928 Sanborn map: current house (full porch, 2 story, rear sec, then attached rear garage) 1933-c.1941 - owned by series of people - used as rental: 1936-vacant, 1938/40 - Louis and Laura Begey; c.1941-c.1948 - M. Lois Snively (owned) 1946 Sanborn map: current house (full porch, 2 story, rear sec, then attached rear garage) 1961 Sanborn map: current house (full porch, 2 story, rear sec, then attached rear garage (now more additions)) c.1948-1992 - Vernon A. (1950s - florist with Geo Krantz & Son, then Walters Flowers; 1960s-70s - dept mgr Grain Processing) and Margaret F. Walters		Architect/builder: - Porch: full porch - hip roof, round columns Windows: 1/1 windows Architectural details: wood entry door, decorative stair window Modifications: siding, windows, rear addition (2008), side screened-in porch <b>Garage:</b> 2 car (2 door) - 2008 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete <b>Additional:</b> -
1573 Washington St  Map #135  District status: 1 contributing (A, C) and 1 non- contributing building	<b>Benjamin G. and Gertrude Lilly House</b>	<b>1915 gable-front - clipped - two story</b> (2 story frame)	Walls: stucco Foundation: rusticated concrete block Roof: gable front - clipped - asphalt shingles
	Bridgman's Subdivision platted in Aug 1914 for sale of Lot 6 to Rose Lilly; July 1915 - Benjamin G. Lilly married Gertrude Block - home at mother Rose Lilly at 501 W. 3rd until new home complete in Fair Oaks (Journal, 1915-07-12, p4) 1928 Sanborn map: current house (full porch, 2 story, no garage noted) 1923-1950s - William J. (dept manager, then accountant, for Roach & Musser) and Bernice Cullen 1946 Sanborn map: current house (full porch, 2 story, no garage noted) 1961 Sanborn map: current house (full porch, 2 story, no garage noted) 1960s-1976 - William J. (retired) and Bernice Cullen		Architect/builder: - Porch: full porch - stucco columns/walls - rounded corners - enclosed with 1/1 windows Windows: some 9/1 wood windows, others replaced Architectural details: clipped gable, shed-roof side dormer, side square bay window with shed roof, rafter tails Modifications: some windows, porch enclosed <b>Garage:</b> basement garage on front under porch - 1 car - (1915) Walls: (cobblestone side walls along drive) <b>Additional:</b> garage - 2 car (2 door) - 1998 Walls: frame - vinyl Roof: gable front - asphalt Foundation: concrete

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Community Planning and Development

**Period of Significance**

1892-1968

**Significant Dates**

1892  
1908  
1926

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

Simonds, Ossian Cole  
Walton, Josiah P.  
Keckler, Dayton M.  
Lange, Herman  
Petersen, John C.  
Carpenter, Harry O.  
Brossart, Glen F.

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## Statement of Significance

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Fair Oaks Historic District is eligible for the National Register of Historic Places at a local level of significance under Criterion A for its significance within community planning and development of Muscatine and under Criterion C for its significant collection of residential architecture. The historic district is primarily significant within the “20<sup>th</sup> Century Residential and Neighborhood Development, 1900-c.1960” context outlined in the Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa* (listed in 2006, amended in 2008). The historical and architectural significance of the district is tied directly to the residential and community development of Muscatine. While the historic district includes a handful of residences dating prior to 1909 on land platted from portions of the former Weed property, approximately half of the 135 houses within the neighborhood were constructed within 15 years after the platting of Fair Oaks Addition on this land in 1909, designed by Chicago “landscape gardener” O.C. Simonds. The Fair Oaks Restricted Residence District was established by petition of neighborhood residents in 1926, one of the first of residential areas in Muscatine protected through this early type of zoning, and the historic district boundary coincides with this boundary. Development of the neighborhood continued more slowly but consistently over the next four decades, as the neighborhood reached maturation with full development of the lots. Thus, the Fair Oaks neighborhood strongly reflects and is significant within residential and community development in Muscatine in the first decades of the 20<sup>th</sup> century. Additionally, the Fair Oaks Historic District represents an excellent and significant collection of residential architecture in Muscatine from the first decades of the 20<sup>th</sup> century through the middle of the 20<sup>th</sup> century. Thus, the historic district meets the registration requirements outlined in the Multiple Property Document entitled *Historical and Architectural Resources of Muscatine, Iowa*. The period of significance for the historic district spans from 1892 through 1968, representing the significant period of development of the Fair Oaks neighborhood from the platting of the original subdivisions on this land through the development of the neighborhood in middle of the 20<sup>th</sup> century.

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## Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

**(Iowa SHPO Additional Instructions:** For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

The Fair Oaks Historic District is nominated to the National Register of Historic Places under Criterion A for its significance within the 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 platted the early small additions along the south and west edges of their property and the neighborhood in 1892 and 1900, following the community development trend in the late 19<sup>th</sup> century of large properties on the edges of communities being subdivided for residential development. This early development is reflected in the early plats as well as the ten buildings that date to the construction prior to 1908. Western Realty Company of Cedar Rapids purchased the property from the Weed estate in fall 1908, and they contracted with O.C. Simonds Company of Chicago to design the most beautiful residential neighborhood in the state, reflecting the ideals of a neighborhood design that respects and follows the topography and natural features of the land. The Fair Oaks Addition was thus designed and laid out in 1908 with 101 lots, including lots with two pre-1865 houses. The overall design, early development, and promotion of the addition reflect community development and residential neighborhood ideals of the early 20<sup>th</sup> century, including curvilinear streets, proximity to a park, and landscape improvements. This is the only subdivision known to be formally designed in Muscatine. The subdivision of this large estate property strongly reflects trends in residential and community development, and the development in 1908 reflects the strong economy of Muscatine in this period with the boom of the

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pearl button industry. The residential development was named Fair Oaks through a citywide contest sponsored by Western Realty Company to further promote the neighborhood, and opening day in June 1909 included festivities on the grounds beyond simple sales of the first lots.

The ensuing development of the Fair Oaks Historic District is likewise significant within residential and community development in Muscatine. With the addition platted, Western Realty Company sold over three-quarters of the 101 lots to the local Titus Loan and Investment Company. In addition to selling lots, they focused strongly on building houses to create the Fair Oaks neighborhood. In the five year period from 1909 to 1914, 37 houses were built in Fair Oaks, primarily by Titus Loan and Investment Company. These houses were concentrated along Orchard Avenue and Mary Place, creating a core nucleus for the neighborhood. Lots and houses were offered for sale with a small down payment and installment plan, reflecting an early transition to financing that brought home ownership within the reach of the middle class. An additional 34 houses were built in the neighborhood from 1915 to 1925, including the Fair Oaks Addition as well as the earlier small additions around the perimeter along Park Avenue and Washington Street. Construction was concentrated within the core of the neighborhood as well as along Parkington Drive in the northern portion. Two small commercial buildings were also built along the south end of Park Avenue in this period, associated with businesses of residents living in the neighborhood. Thus, the overall neighborhood was 60% developed by 1926. 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 thus became one of the first protected by this early manner of zoning as a residential district in Muscatine. The Fair Oaks Historic District 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's Subdivision. Titus Loan and Investment Company continued to sell lots and build houses for sale on the installment plan through the end of the 1920s and into the early 1930s. Development continued with 18 houses built from 1926 to 1935 and an additional seven houses built from 1936 to 1945, concentrated in the northern section of the neighborhood. By the end of World War II, the last of the lots were sold by Titus Loan and Investment Company, with several lots held by adjacent property owners waiting for the right time for development or sale. A significant amount of middle 20<sup>th</sup> century construction occurred to complete the development of the Fair Oaks neighborhood, including 11 houses built from 1946 to 1955 and 14 houses built from 1956 to 1968. By 1968, 130 of the current 133 houses were constructed, along with the three small commercial buildings along Park Avenue. Only three houses have been built since 1968, and only one house has been demolished. The Fair Oaks Historic District strongly reflects significant trends in residential and community development in Muscatine from the early 20<sup>th</sup> century to the middle of the 20<sup>th</sup> century.

Additionally, the Fair Oaks Historic District is nominated to 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 of the neighborhood, and it is the best example of this style in Muscatine. Overall, the neighborhood has an excellent collection of modest homes from the early to middle of the 20<sup>th</sup> century, as well as some more substantial homes. The earliest houses built by the Titus Loan and Investment Company within the first few years of development of the Fair Oaks Addition starting in 1910 were one-and-one-half-story gable-front cottages and two-story hip-roof houses, all of which continue to be extant within the neighborhood. By the middle of the 1910s, the bungalow style was popular throughout Muscatine and the country, and houses built by Titus Loan and Investment Company were primarily bungalows from this period through the end of the 1920s. Other property owners in the neighborhood likewise built a number of bungalows, with a handful of Dutch Colonial Revival houses also constructed. Larger lots in premium locations were developed with larger and often most elaborately designed houses, reflecting Craftsman, Prairie School, and Colonial Revival styles. While construction slowed in the early 1930s, residents in town constructing larger homes chose the exclusive Fair Oaks neighborhood to build larger estate houses, reflecting the Tudor Revival and Colonial Revival styles. Smaller houses reflecting minimal traditional houses and Cape Cod Revival were then primarily built from 1940 to

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1955, reflecting trends from this period for small house designs. With the rising popularity of ranch houses, both large and small ranch houses were then built in the neighborhood from 1955 to 1968, reinforcing this neighborhood as an area with modest but stylistic houses. Overall, the Fair Oaks Historic District represents a significant and excellent collection of residential housing styles, primarily from the early and middle of the 20<sup>th</sup> century.

### **Developmental history/additional historic context information**

The significant history and development of the Fair Oaks Historic District in Muscatine is divided into five chronological periods related to the development of the neighborhood: *Settlement and 19<sup>th</sup> Century Development of Muscatine, 1833-1890*; *Setting the Stage for Neighborhood Development, 1890-1908*; *Early Growth and Development of the Fair Oaks Addition, 1908-1925*; *Maturation of the Fair Oaks Neighborhood, 1926-1944*, and *Fair Oaks Development in the Post-War Period, 1945-1968*. The core development of the Fair Oaks neighborhood spans from 1909 to 1935, with 90 of the 135 properties built within this period. Settlement in the area that would become Muscatine began in 1833, and residential development initially focused in the 1840s and 1850s in neighborhoods on “West Hill” and “East Hill.” Muscatine benefitted by both railroad and steamboat connections in the middle of the 19<sup>th</sup> century. Fueled by the lumber industry, Muscatine grew significantly in the 1880s and 1890s, with new larger residences replacing earlier houses, particularly on West Hill. As the lumber industry waned in the 1890s, the pearl button industry grew from a few companies to a significant industry in the early 1900s, marking Muscatine as the national leader in production of pearl buttons. The local residents shifted from work in the lumber industry to the pearl button industry, and a demand for new housing was felt throughout the community in the first decade. Housing construction exploded in the first decade, as the population grew to 16,178 in 1910. Muscatine swelled with civic pride and accomplishment, building new civic buildings and beginning park development. As lots became scarcer in older neighborhoods closer to the core of downtown, neighborhoods began to develop in the northeast corner of Muscatine, extending the “East Hill” neighborhood from the immediate area near downtown to the more level ground to the north along the road to Iowa City. Fair Oaks was then platted in 1909 on the former land of Dr. James and Mary Weed, located somewhat on the outskirts of the community. Neighborhood and residential construction continued in Muscatine through the 1910s and 1920s, though not at the same pace as during the first decade of the 20<sup>th</sup> century. Throughout this period, Fair Oaks stood out in Muscatine as a neighborhood with significant and concentrated development. While the pearl button industry sustained the economy through the 1930s and 1940s, the pace of construction slowed down during the Depression and World War II. New businesses and industries grew in town in the 1940s and 1950s, focused on manufacturing concerns. Residential construction picked up in the late 1940s and 1950s, with construction within previously platted neighborhoods including Fair Oaks and several new additions platted on the edges of the developed community.<sup>2</sup> With this construction, the Fair Oaks Historic District was fully developed by 1968.

### ***Settlement and 19<sup>th</sup> Century Development of Muscatine, 1833-1890***

The history of the Fair Oaks neighborhood dates back to the early history of Muscatine, with the arrival of Dr. James Weed with his family. 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 the 1840s, the 18 counties nearest to the Mississippi River had significant settlement, and the population of Muscatine climbed to 2,540 by 1850, third in Iowa behind fellow Mississippi River communities of Dubuque and Burlington. 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

<sup>2</sup> McCarley, *Historical and Architectural Resources of Muscatine, Iowa* (listed in 2006, amended in 2008), E86, E109

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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. Commercial and industrial development concentrated on the more level area along 2nd Street between Pine and Walnut streets near the Mississippi River. Residential development occurred primarily in these adjacent "West Hill" and "East Hill" 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.<sup>3</sup> 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."<sup>4</sup> 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."<sup>5</sup>

Dr. James Weed soon gave up his dental practice, turning his full attention instead to farming. The road to Iowa City extended north from the east edge of Muscatine, through the center of Section 25. On September 10, 1842, Lewis and Sarah Benedict sold the southeast quarter of Section 25, along the east side of the road, to Dr. James Weed.<sup>6</sup> Chester Weed bought land in this period in the southwest quarter, along the west side of the road (Figure 3). Dr. Weed then devoted his attention to horticulture, growing fruit and nut trees. By 1849, he was also noted as owning a fine herd of Devon cattle.<sup>7</sup> The side-gable one-and-one-half-story house at 1310 James Place (Map #11) is noted in local history as having been built two years prior to the purchase of the land by James Weed.<sup>8</sup> Based on other houses from the late 1830s, this house at 1310 James Place would have been very substantial for this early date, and thus it appears it may have been more likely built in the 1840s. However, it may also have been enlarged after the original construction.<sup>9</sup> 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.<sup>10</sup> Thus, it appears the side-gable house was built and occupied by James and Mary Weed by the end of the 1840s. References to this house note it named as Pomona Villa by James Weed in this period. In January 1849, Dr. James Weed and his associates were authorized to build a graded road from Muscatine (Bloomington) to Linn County, north of Iowa City (along the route through the center of Section 25). Thus, he formed the Muscatine

<sup>3</sup> Richman 1911, Vol. 1: 206, 354; Randall 1981: 17; "James Weed Dies," *Journal*, April 22, 1904, 5; "Funeral Friday," *Journal*, April 21, 1904, 3; "Came Here in 1839," *Muscatine Journal*, July 17, 1902, 11

<sup>4</sup> *Semi-Centennial Edition of Journal* 1891: 87

<sup>5</sup> Horton 1978: 360-61

<sup>6</sup> Town Lot Book D: 137

<sup>7</sup> Richman 1911, Vol. 1: 206, 354; Randall 1981: 17

<sup>8</sup> Randall 1981: 20; Helen Weiershauser, "Home of Jim and Dee Pulliam," *Journal*, June 4, 1980, 2-3

<sup>9</sup> *History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 343, 358-359; EPRI 1977: 4

<sup>10</sup> Randall 1981: 17, 20

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& Linn County Graded Road Company, and work was completed on this road. Original plans called for it to eventually be planked, which was never completed.<sup>11</sup> 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) (Figure 3). The southwest corner of his property is noted as Pomological and Horticultural Gardens. This area is roughly the boundary for the Fair Oaks Historic District. The graded road to Linn County is now Park Avenue, the western boundary of the historic district.

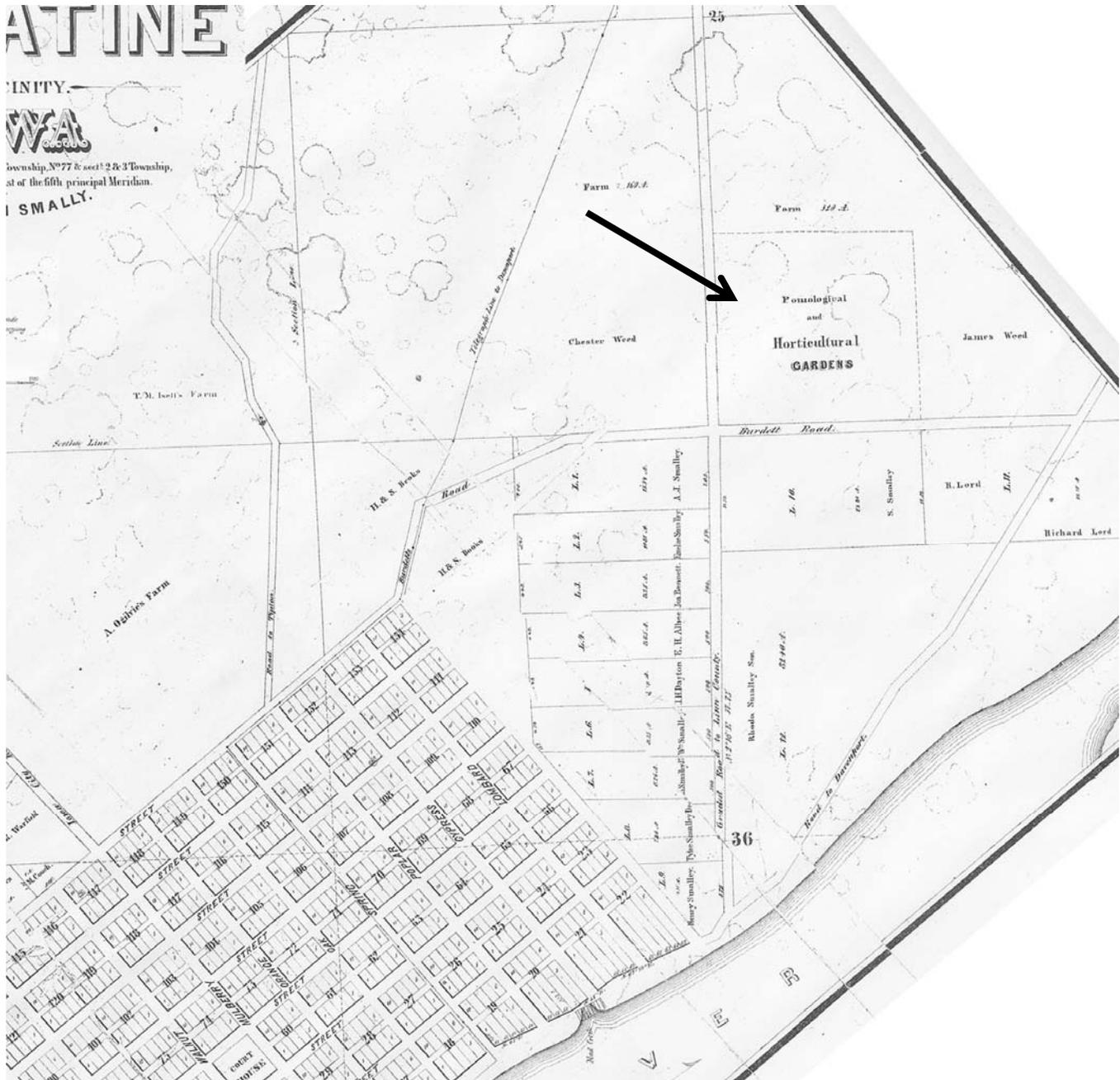


Figure 3. Northern portion of map of Muscatine and vicinity in early 1850s by Abraham Smalley, with Dr. James Weed's property indicated (Musser Public Library collection). (north is up)

<sup>11</sup> "Came Here in 1839," *Muscatine Journal*, July 17, 1902, 11

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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, working as an apprentice for J.J. Hoopes for two years and starting 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."<sup>12</sup> Thus, the design of the large Gothic Revival brick house for Dr. James and Mary Weed was among his earliest independent work, with a successful career throughout subsequent decades. 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 originally heated only by fireplaces.<sup>13</sup> 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 also continued to engage in general farming.<sup>14</sup> 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.<sup>15</sup>

Muscatine grew significantly through the middle of the 19<sup>th</sup> century after the arrival of the railroad in 1855. In 1850, the population of Muscatine stood at 2,540, with 453 dwellings in the town. By 1856, the population had grown significantly to 6,173. Additionally, 1,040 dwellings existed in town.<sup>16</sup> 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. Many of the first generation houses were replaced in this period, with new houses built of a more substantial character as well. Thus, 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. The Civil War slowed construction in the early 1860s, with a boom again in 1866 following the end of the war.<sup>17</sup> 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. 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. Other subdivision of large rural tracts continued into the 1870s.<sup>18</sup> 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.<sup>19</sup>

The bird's-eye view by Koch provides a glimpse of the residential development of Muscatine by 1874, as well as providing an understanding of the topography of Muscatine (Figure 4). 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 5<sup>th</sup>

<sup>12</sup> *History of Muscatine County* 1879: 621; Walton 1899; Horton 1978: 351-352

<sup>13</sup> Randall 1981: 20, 23

<sup>14</sup> Randall 1981: 18

<sup>15</sup> *Portrait and Biographical Album of Muscatine County* 1889: 631-632

<sup>16</sup> Census Bureau 1850; Richman 1911, Vol. 1: 451; Horton 1978: 348-349

<sup>17</sup> McCarley 2008: E89; Richman 1911, Vol. 1: 458

<sup>18</sup> Muscatine County Recorder's Office

<sup>19</sup> McCarley 2008: E92

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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. 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 10<sup>th</sup> largest city in Iowa. 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.<sup>20</sup> While a number of businesses operated in Muscatine through the 1870s and 1880s, the lumber industry, followed by agricultural processing, remained as the largest. In 1886-87, there were six lumber mills and merchants in Muscatine, with Hershey Lumber Company and the Musser Lumber Company as the largest. The Huttig Brothers Manufacturing Company was the main sash and door producer.<sup>21</sup> The lumber industry continued to form the backbone of the local economy through the 1880s, and Muscatine enjoyed a period of growth and prosperity.

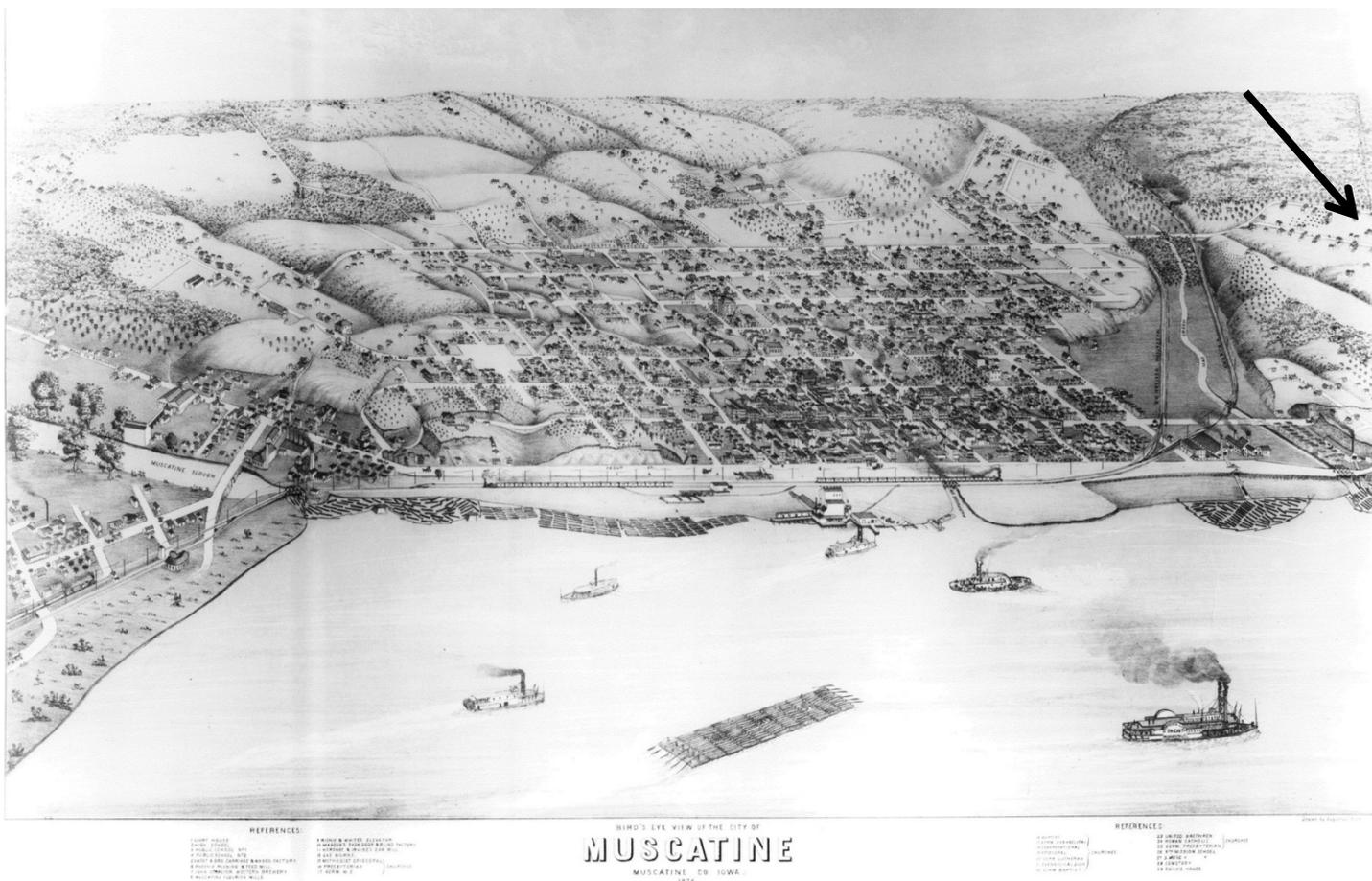


Figure 4. Bird's-eye View of Muscatine in 1874, with Weed property indicated at edge of map (Koch 1874).

<sup>20</sup> Muscatine County Recorder's Office, McCarley 2008: 97

<sup>21</sup> McCarley 2008: E98

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### ***Setting the Stage for Neighborhood Development, 1890-1908***

Community leaders, including many involved in the lumber industry, worked to improve Muscatine and foster continued growth and development in the early 1890s. By this time, 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. Focused efforts on community development and business/industrial recruitment thus followed. 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, was 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.<sup>22</sup> 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 development 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 then purchased 313 acres in the city limits on the west side of Park Avenue in the west half of Section 25 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 northwest 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.<sup>23</sup> The January 1891 Semi-Centennial Souvenir Edition of the *Muscatine Journal* notes that Monroe Street would open in the spring and that the strong real estate market would create a demand for new lots that would soon require a new addition. It was also noted that the Muscatine Western and Chicago, Rock Island, and Peoria railroads intersected at one end of the land, making it desirable for manufacturing interests. The Muscatine Real Estate Company would "donate liberally to any who located there."<sup>24</sup>

The orchards and pomological gardens of Dr. James Weed thrived through the 1880s. 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.<sup>25</sup> The drive from Park Avenue (now Hawthorne Lane) to their brick house (Map #84) 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 his land. With the plans for the development of the large Park Place Addition to the west, the Weeds subdivided the land along the periphery of the southwest corner of their property along Park Avenue and Washington Street. 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. Eleven lots were platted along Washington Street, with a curved corner at the east end leading to Park Road South (future planned road into property). Six additional lots were platted along Park Avenue, north from Washington Street 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. These lots are included within the boundary of the Fair Oaks Historic District.

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 on the west side of Park Avenue, 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,

<sup>22</sup> Richman 1911, Vol. 1: 283, 305, 470, 473-474; *Journal*, September 19, 1894, 3; Carlson 1984: 15

<sup>23</sup> McCarley 2008: E100

<sup>24</sup> Semi-Centennial Souvenir Edition of the *Muscatine Journal* 1891

<sup>25</sup> Randall 1981: 18

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which noted that the proceeds of sales would go to improving the streets, park, street railway connection, viaduct, locating factories, and office expenses, etc.<sup>26</sup> A number of developments then occurred for 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 the 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. Companies quickly specialized in trading of residential lots.<sup>27</sup> 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 5). 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 the east half of Section 25 (albeit without the recently platted Weed Park Addition).

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.<sup>28</sup> 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 planned 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. Thus, these design principles were introduced to Muscatine and would then influence the design and platting of the Fair Oaks addition in 1908.

The planned development of real estate and subsequent actual development proved to be two separate ideas through the 1890s. With the excitement of real estate development and Park Place, 16 other additions were platted in Muscatine between 1890 and 1895, including Weed Park Addition. The additions were generally small, ranging from five to 33 lots with an average size of about 15 lots. They were located on the peripheries of town, often between other platted areas. A number were located in the west section of town, and four additions were also platted to the south of Musserville. Others were platted to the north and northwest of the original town plat. Additional land was also platted on the south side of Washington Street, both east and

<sup>26</sup> “The Papers Signed,” *Muscatine Journal*, September 7, 1892, 4

<sup>27</sup> 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 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. “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; “Complete List,” *Muscatine Journal*, June 12, 1893, 6; *Muscatine Journal*, June 12, 1893, 5, 6

<sup>28</sup> Ames and McClelland 2002: 39-40; McCarley 2008: E101

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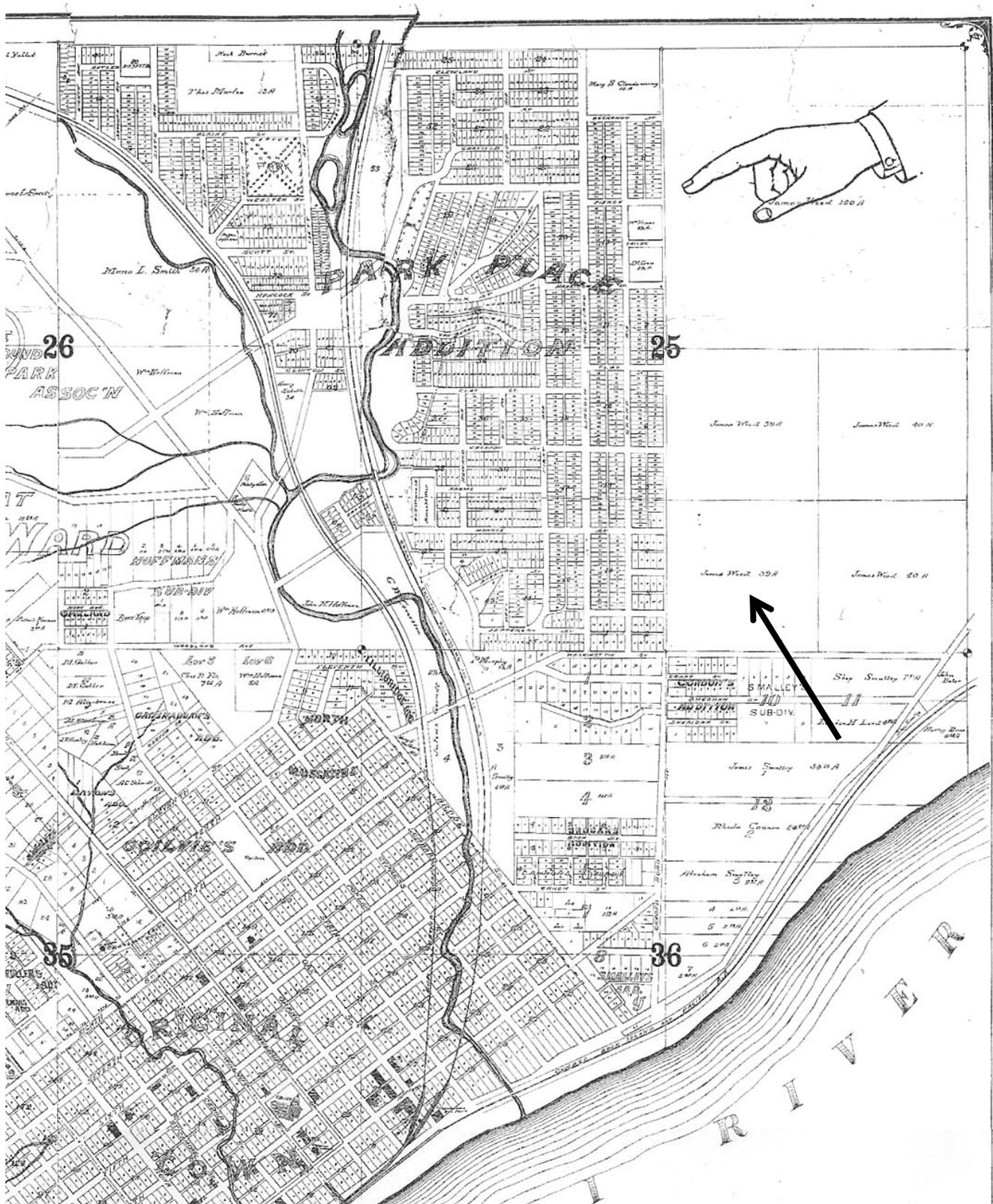


Figure 5. New Park Place Addition on the northeast side of Muscatine, with farm of James Weed indicated to east (Muscatine Improvement and Manufacturing Company 1893). (north is up)

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west of Park Avenue.<sup>29</sup> Thus, the platting of the 17-lot Weed Park Addition in 1892 represents a typical size for an addition in this period, as well as following the overall trends for residential development. Though the initial sale of Park Place lots was successful, the sale did not guarantee subsequent construction. The development of the neighborhood was slow, as well as was the trend for residential development throughout Muscatine through the middle of the 1890s. The *Journal* noted on December 14, 1893 that while the city felt the effects of the nationwide depression less than other cities, only nine houses had been built in Park Place that year.<sup>30</sup> By the end of 1895, the *Journal* reported that the economy had been lagging for two years. No large buildings were completed during the year, but “There have been, however, not a few handsome residences erected in the past year and also a number of small residences, the aggregate of which will not exceed several hundred thousand dollars. There would have been more had the times not been so stringent, but this is also true, probably, in most of our neighboring cities.”<sup>31</sup>

Thus, the early development of Weed Park Addition reflects the overall construction trends of the 1890s. The first two lots in Weed Park Addition were sold by James and Mary Weed in April 1893. William H. and Alice E. Matthews then built the two-story gable-front frame house on Lot 5 (Park Ave Range) at 1027 Park Avenue (historically 1022, Map #111), and John and Henrietta Rohr built the two-story frame T-plan house on Lot 4 (East Washington Range) at 1543 Washington the following year (Map #121). In May 1895, James and Mary Weed then sold lot 4 (Park Ave Range) to William P. and Ella R. Frazier, who was listed as a nurseryman living on Weed’s Farm in the 1895 city directory. They then built the T-plan frame house at 1023 Park Ave (historically 1018, Map #112), listed specifically there by the 1897 city directory. These three houses represent the full development within Weed Park Addition in the 1890s, joining the Weed’s 1854 Gothic Revival brick house (Map #84) and the earlier side-gable house further to its north (Map #11) within the future Fair Oaks neighborhood. The land of James Weed and plat for Weed Park Addition is depicted on the 1899 map of Muscatine (Figures 6-7).

While the economy of Muscatine had lagged in the middle of 1890s, it picked up immediately prior to 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, and it grew with the design and production of the automatic button cutter by local Barry Manufacturing Company. In 1897, three companies focused on pearl button manufacturing existed in Muscatine. According to the figures presented in the special “Pearls and Prosperity” edition of the Muscatine *Evening Journal* printed on December 9, 1899, there were 25 button factories employing 1,200 people who produced 98,000 buttons each week. Blank cutting machines were relatively cheap, and many people could afford to buy one to cut shells that they collected. Blanks were sold to local button producers as well as eastern button companies that previously relied on imported shells.<sup>32</sup> As the pearl button industry spread along the Mississippi River and across the country, Muscatine remained at the center. A December 13, 1902 article boasted that the button industry had claimed first place in Muscatine, finally outpacing the lumber industry.<sup>33</sup> The pearl button industry would define the economy of Muscatine in the early 1900s, as well as creating new demand on residential growth and development.

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 planned developed park in Muscatine as lots were 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

<sup>29</sup> Muscatine County Recorder’s Office; McCarley 2008: E103

<sup>30</sup> “Muscatine as it is,” *Muscatine Journal*, December 14, 1893, 1

<sup>31</sup> “1896 Prospects,” *Muscatine Journal*, December 14, 1895, 16

<sup>32</sup> “Pearls and Prosperity” edition, *Muscatine Journal*, December 9, 1899

<sup>33</sup> Coker 1919: 65-66; “Button Industry Claims First Place” 1902; McCarley 2008: E45-E46, E49

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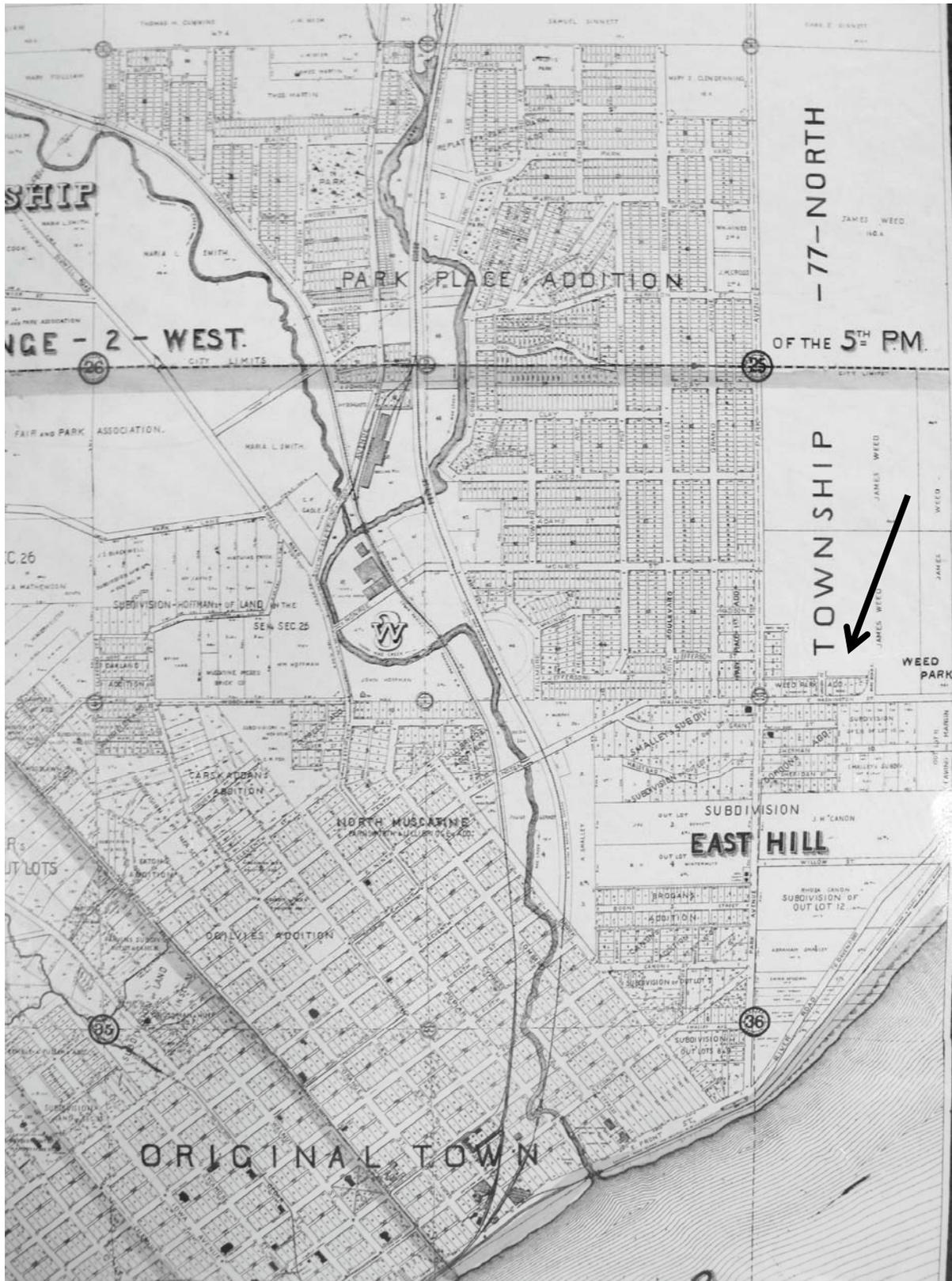


Figure 6. East portion of Muscatine in 1899, with property of Dr. James Weed indicated (Huebinger 1899).  
(north is up)

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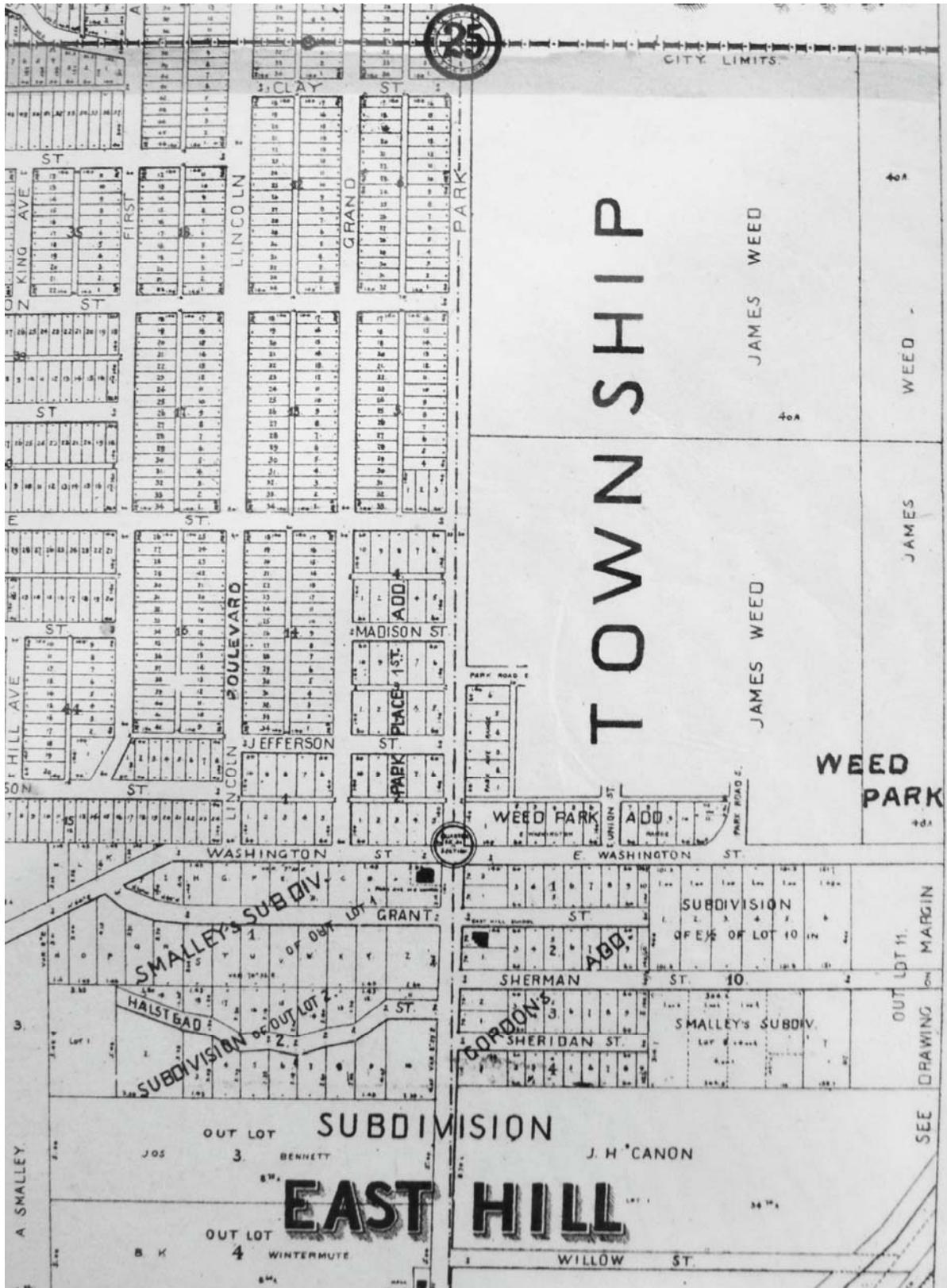


Figure 7. Enlarged view of property of Dr. James Weed in northeast Muscatine in 1899 (Huebinger 1899).  
(north is up)

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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 Daniel 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.<sup>34</sup>

As Dr. James and Mary Weed had no children, they carefully considered the future use of their land and their legacy for the city. They continued to own a larger tract of land comprising the southeast quarter of Section 25. Dr. Weed had hoped to develop college buildings around a park, but the lack of capital and health issues had stalled those plans. As park development was merely starting in Muscatine, they felt that the town 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 land in the southeast quarter of Section 25 for a park, initially leasing the land to the Muscatine Park and Floral Association for \$200 per year for the remainder of their lives. Weed Park was dedicated to the city 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 considerably 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 south 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. Several speeches were interspersed with selections by the band and followed by athletic contests. 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.<sup>35</sup> However, membership was light (with only 157 members in the city of 15,000 noted in April 1901), which restricted the amount of improvements and maintenance that could be completed.<sup>36</sup> 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.<sup>37</sup> Thus, the park was not developed per design ideals of the period, but rather a large natural feature where residents could enjoy the beauty of nature and views of the Mississippi River (Figure 8).

Dr. James and Mary Weed also platted an additional nine lots along Park Avenue on the west edge of their property as the Weed Park Second Addition in October 1900 (extension of Park Ave Range from the first addition). These lots extended north from Park Road East (now Hawthorne Lane) to College Street West (now Parkington Drive). Development of these lots and the earlier platted lots remained sparse. These frame houses reflected the simple vernacular styles of the earlier houses as well. The platting of the second addition may have been sparked by the desire of a particular lot, as Cleanthes Walton immediately bought Lot 8 (Park Ave Range) from James and Mary Weed in 1900, with a house then likely built for Cleanthes and Anna E. Walton at 1107 Park Ave (historically 1104, Map #108). After Anna died in 1905, Cleanthes moved to a farm outside of town, but continued to own this house and utilize it as a rental until 1932. It was almost two years before the next lot – and fifth lot overall of the 16 lots – was sold in either Weed Park Addition, with Lot 3 (Park Ave Range) sold in August 1902 to Fred Humpleby (1019 Park Ave, Map #113). Thus, similar to several other plats in Muscatine at the turn of the century, there were many more platted but vacant lots than lots with houses in the Weed Park additions.

<sup>34</sup> Ames and McClelland 2002: 21-23, 31-32; McCarley 2008: E117

<sup>35</sup> "A Beautiful Spot," *News-Tribune*, July 6, 1899, 1; "Park is Dedicated," *Journal*, July 5, 1899, 1; Randall 1981: 19

<sup>36</sup> "Want More Members, Weed Park Association Sadly in Need of More Funds," *Muscatine Journal*, April 25, 1901, 5

<sup>37</sup> Lewis 1901: 20-22

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**Figure 8. View of Weed Park around 1901 (Grossheim collection, image A163a).**

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 on East Hill was Canon & Batterson's East Lawn Addition. The plat was filed on July 22, 1902, with lots immediately for sale. The addition followed the typical grid pattern, spanning five blocks east of Park Avenue to River Road between Canon and Holly streets. The 78 lots generally were 50 x 120 feet, selling for prices of \$200 to \$600 in spring 1903. The East Lawn addition was noted with one of the finest views of the Mississippi River, and it was along the new interurban line to Davenport, assuring property values. An advertisement in May 1903 stated "Special inducements are offered to persons who will immediately erect houses in EAST LAWN," promoting not only the sale of lots but the construction of houses.<sup>38</sup> The plat for the second section of East Lawn was filed on September 26, 1903, including 33 lots in the two-block area immediately to the north on the east side of Park Avenue and along both sides of Magnolia Street.<sup>39</sup> 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. The 1904 city directory included the high school and nine public schools in Muscatine, including Lincoln School on Park Avenue in "East Muscatine."

In July 1902, the *Journal* described the James Weed property as one of the most desirable pieces of land near Muscatine, noting that it would form one of the most beautiful residence portions of Muscatine in a few years. Weed Park, though slow in development, was predicted to be highly prized by the city in future years.

<sup>38</sup> "Canon & Batterson's East Lawn Addition" advertisement, *Muscatine Journal*, May 16, 1903, 3

<sup>39</sup> Muscatine County Recorder's Office

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The park included a winding drive through the land, though it was not yet accessible by street car. Dr. Weed had another cherished plan of making a fine driving park out of the north part of his farm, as well as building part of the land up into a desirable residence portion of the city. However, at age 89, he noted that he would probably not live to see it done. James and Mary Weed continued to live in peaceful old age on their farm.<sup>40</sup> After suffering from blindness for several 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 was 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.<sup>41</sup>

Efforts to begin to develop Weed Park and increase its utilization by local residents spanned the next few years. Lumber barons Harry W. Huttig and William Musser had bought out the other two investors in the Citizens Railway and Light Company in December 1903, resulting in their full possession of this company and the city's system of lighting and street railway. They then strove to expand service throughout Muscatine. In spring 1905, they extended the East Hill line 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.<sup>42</sup> At the same time, the Weed Park Club was formed in 1904 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 that was designed and built by Henry W. Zeidler, dedicated on September 27, 1905 (destroyed by fire on June 15, 1930).<sup>43</sup> A well was dug and two outhouses were built in the park also in 1905, and two large cannons from the war department were placed overlooking the river to the south in 1906.<sup>44</sup> Mary Weed transferred the deed for Weed Park to city in 1907, ending the lease arrangement. The natural features of the park were noted to include large trees of oak, hickory, elm, wild cherry, sycamore, and pine, as well as several Indian mounds.<sup>45</sup>

Three additional buildings were then constructed in this neighborhood from 1904 to 1907, related to development as a result of transfer of tracts/lots to three businessmen. On July 30, 1904, Mary Weed transferred several tracts of land to nephews Charles Bridgman and Fred Bridgman, including lots 10-14 in Weed Park Second Addition along Park Avenue and the 140 by 359 foot tract of unplatted land between the east edge of Weed Park Addition and Weed Park along Washington Street (Figure 9).<sup>46</sup> The half interest in the Washington Street tract was transferred by Charles and Anna Bridgman to Fred and Louisa Bridgman, and then the half interest in the Park Ave tract was transferred by Fred Bridgman to Charles Bridgman in January 1905. Fred and Louisa Bridgman then had a new two-story frame house constructed on their tract on Washington Street in 1904 at 1569 Washington Street (Map #134). This tract would later be subdivided around the house in 1914 as Bridgman's Subdivision, the last plat filed in the Fair Oaks neighborhood. Around this same time, a 40 by 115 foot parcel north of Lot 11 in Weed Park Addition (East Washington

<sup>40</sup> "Came Here in 1839," *Muscatine Journal*, July 17, 1902, 11

<sup>41</sup> "James Weed Dies," *Journal*, April 22, 1904, 5; "Funeral Friday," *Journal*, April 21, 1904, 3

<sup>42</sup> Richman 1911, Vol. 1: 483; *Muscatine Journal*, December 4, 1903, 8; *Muscatine Journal*, March 24, 1903, 5

<sup>43</sup> 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)

<sup>44</sup> "Recommend Work," *Journal*, June 6, 1905, 9; "Action Deferred," *Muscatine Journal*, June 1, 1905, 7; "Cannons Placed," *Journal*, March 21, 1906, 2

<sup>45</sup> Richman 1911, Vol. 1: 307, 484;

<sup>46</sup> Lands Book 43: 374

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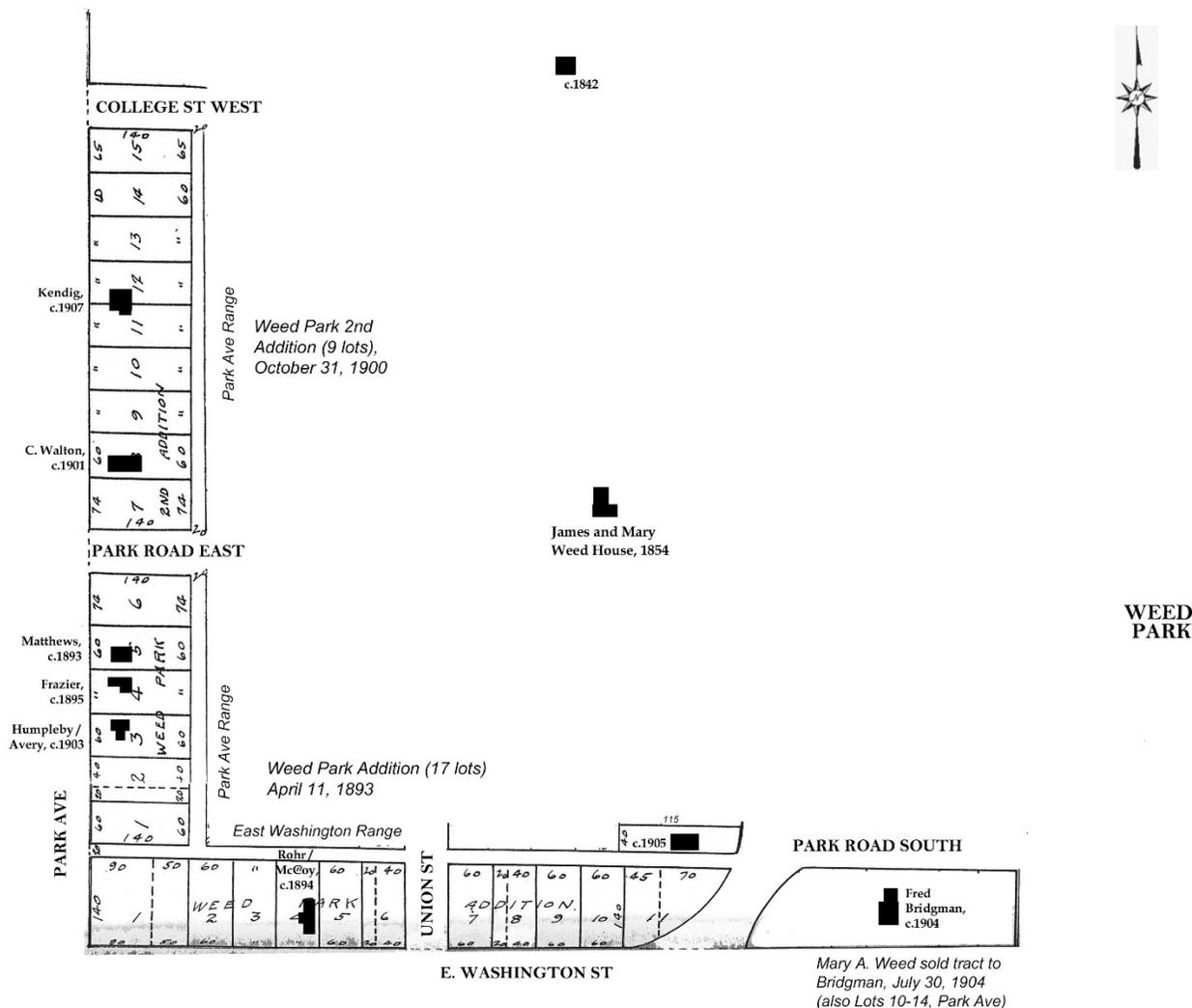


Figure 9. Plats and development in neighborhood by 1907 (McCarley 2019).

Range) was sold to businessman Charles L. Peasley, who then sold it to Emory and Cassie B. Duncan in June 1905. This parcel was then the first lot north along the Park Drive, the angled road from Washington Street to the entrance of Weed Park (running along the north side of the Bridgman property). They appear to have constructed a two-story gable-front building following the typical form of a neighborhood commercial building, with commercial space on the first story and their residence on the second story (101 Park Dr, Map #102). Weed Park Inn, a refreshment parlor, appears operated by both Duncans at times, though it was Cassie B. Duncan that was noted as operating it and then selling it to Mr. and Mrs. Warren Knott in August 1908. At the time, it was noted as the popular refreshment parlor at the entrance to Weed Park, with plans by the Knotts to remodel the interior and continue to offer a full line of refreshments for sale.<sup>47</sup> In April 1907, Charles Bridgman sold lots 10-14 along Park Ave to Samuel Kendig, who then built a one-and-one-half-story gable-front house on lots 12-13 at 1123 Park Avenue (historically 1112, Map #104). Thus, these three buildings were built along the edges of the Fair Oak neighborhood, but none within the original Weed Park Addition plat from 1893, which then remained largely undeveloped (Figure 9). By 1908, there were then 10 buildings constructed in the neighborhood, including the brick home of Mary Weed and nine frame structures.

<sup>47</sup> "Weed Park Inn' Changes Hands," *Journal*, August 28, 1908, 6

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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. At the time, she was noted as one of the most prominent residents of Muscatine as well as one of the oldest residents. She had married James Weed in March 1847 and moved to the farm property shortly after the marriage, then building the beautiful Gothic Revival house. 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 was left with 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.<sup>48</sup> The death of Mary Weed then set the stage for the development of the Fair Oaks Addition over the next year.

### ***Early Growth and Development of the Fair Oaks Addition, 1908-1925***

With the prosperity of the pearl button industry, a significant amount of construction and development occurred throughout Muscatine 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."<sup>49</sup> 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.<sup>50</sup> Muscatine was clearly a town focused on progress and improvements for its future.

The level of economic activity in Muscatine apparently attracted the interest of the Western Realty Company of Cedar Rapids. 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, though deed records show that final sale and transfer of land was not completed until June 1909. The company planned to have a landscape gardener come from Minneapolis within few days to work on beautifying lots, with around \$5,000 anticipated to be spent by the company. The land would then be platted and lots sold on easy payments. 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 extension of the Cedar Rapids-Iowa City interurban to Muscatine.<sup>51</sup>

The Western Realty Company was based in Cedar Rapids, with the business appearing to be centered on acquiring and subdividing large tracts of farm land. While research has not been completed on the extent of their business, some information is known. The 1907 city directory for Cedar Rapids lists Western Realty Company in the Kimball Building with Frank W. Gates, president; F.W. Browne, vice president; Harry D. Cone, secretary; and John M. Blaine, treasurer. The company offices soon moved to the Security Bank Building, and by 1910 officers were Frank W. Gates, president; John M. Blaine, vice president; Harry D. Cone, secretary. Charles R. Gates and William L. Wallace served as the selling agents for the company in this period. In August 1908, Western Realty Company had acquired 31 acres of the Jacob Lucas farm just south of the Iowa City limits, held a naming contest to select "Sunnyside" as the name for the addition, and platted

<sup>48</sup> "Weed Park's Donor is Called," *Journal*, February 17, 1908, 1; "Charitable Bequests in Will of Mrs. Weed," *Journal*, March 18, 1908, 2

<sup>49</sup> "Street Paving," *Muscatine Journal*, March 17, 1905, 7

<sup>50</sup> "Thousands Spent in Improvements," *Muscatine Journal*, December 20, 1906, 9

<sup>51</sup> "Big Land Purchase by Realty Company," *Journal*, October 9, 1908, 2

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the land into 146 lots. Nearly 100 of the lots were sold on the day that sales opened for the land, with only 17 lots left by early October. The remaining lots were then sold to A.W. Gifford of East Iowa City.<sup>52</sup> The *Iowa City Citizen* noted on October 7, 1908 that the company was about to open a similar addition in Muscatine, and the people there would find them “go-ahead business men and reliable in every way.”<sup>53</sup> Thus, the announcement on October 9, 1908 of the sale of the 30 acres of the Weed estate in Muscatine to Western Realty Company came immediately after they had bought and successfully developed a similar tract of land in Iowa City. While the Iowa City addition was platted and sold quickly, the development of the Fair Oaks addition would span several months, with careful planning of the design of the neighborhood and sale of lots.

Western Realty Company started their development in Muscatine by holding a contest for local residents to name this new addition on East Hill in the first half of November 1908. They announced the contest on November 6, noting that they intended to improve and landscape the property until it was known as the most beautiful residence district in all Iowa. The property had unusual natural advantages, including magnificent forest trees and a high elevation, with the design to incorporate broad streets and winding drives that took advantage of these features. Mr. O.C. Simonds, the well-known landscape gardener of The O.C. Simonds Company of Chicago, had been engaged by the Western Realty Co to make the property into one of the most beautiful residential parks in the state. Mr. A. Hunt of the company was working in town to make necessary surveys, establish levels, note the depressions, and locate existing trees to serve as a base plan for the neighborhood design. The company encouraged all residents – young and old – to visit the property and think of an appropriate name for the addition.<sup>54</sup> The contest ended on November 17, with local residents J.L. Giesler, J.C. Van Lent, and Frank D. Throop then serving as the judges. 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. The name was first submitted by Miss Stella G. Ames, who won first prize. The large grove of oak trees swayed the judges’ decision in her favor, over the runner up name of Highland Park submitted by Anna C. Bridgman, who then won second prize.<sup>55</sup> Interestingly, the name Highland Park was then used for an addition platted in 1909 to the west of Mad Creek and south of Leroy Street.

Charles R. Gates and William L. Wallace of the Western Realty Company then set out a broad advertising campaign for the new Fair Oak addition in Muscatine. A series of “one liners” appeared in the “Local News” section of the newspaper over the next week, starting with “The name is Fair Oaks.” A sample of other lines interspersed among other local news to sway the prospective buyer to invest or build in Fair Oaks include:

- If you love nature, see Fair Oaks.
- Fair Oaks has city water and street car service.
- Try the proposed drives through Fair Oaks.
- Drive or walk through Fair Oaks.
- When you think of high class residence property, think of Fair Oaks.
- You will fall in love with Fair Oaks.
- Fair Oaks, Muscatine’s residence park. You should see it.
- Nature and art were never more completely blended to produce beauty. See Fair Oaks.
- Fair Oaks: “Superbly Situated.”
- Try the new dirt road in Fair Oaks.
- Take the East Hill car to Fair Oaks.
- Your friends will ask you if you have seen Fair Oaks.

<sup>52</sup> “Big Money for Land,” *Washington Evening Journal*, August 12, 1908, 5; *Iowa City Citizen*, August 19, 1908, 1, 8; “New Addition Platted,” *Iowa City Citizen*, August 24, 1908, 4; “Sunnyside the Name,” *Iowa City Citizen*, August 26, 1908, 1; “Sunnyside’ All Sold,” *Iowa City Citizen*, October 7, 1908, 5

<sup>53</sup> “Sunnyside’ All Sold,” *Iowa City Citizen*, October 7, 1908, 5

<sup>54</sup> First prize was \$25 or a \$50 credit towards a lot, and second prize was \$15 or a \$30 credit towards a lot. “Announcement Extraordinary,” *Muscatine Journal*, November 6, 1908, 10; “Name Contest,” *Muscatine Journal*, November 7, 1908, 6

<sup>55</sup> “Name Contest will Close Tuesday P.M.,” *Muscatine Journal*, November 16, 1908, 4; “Fair Oaks Addition Name Chosen Today,” *Journal*, November 21, 1908, 4

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Any good day is the time to see Fair Oaks.  
Notice the beautiful building sites in Fair Oaks.  
Fair Oaks will make Muscatine famous.  
You can't help thinking about Fair Oaks.<sup>56</sup>

While Western Realty Company focused on future sales, O.C. Simonds & Company of Chicago continued their work through November and into December on the development of the plat for the Fair Oaks addition. The *Muscatine Journal* noted in December that O.C. Simonds was the “best landscape gardener in the west.” The O.C. Simonds Company had a good reputation, building on 22 years of experience supervising landscape work for Graceland Cemetery in Chicago and serving as the consulting landscape gardener for Lincoln Park in Chicago.<sup>57</sup> Ossian Cole Simonds was a founding member of the American Society of Landscape Architects, though he preferred to call himself a landscape gardener. His early design work in Chicago led to his appointment as superintendent of Graceland Cemetery. His philosophy focused on inspiration from nature, use of indigenous plant materials, and designs informed by the site and local landforms. In 1915, Wilhelm Miller in *The Prairie Spirit in Landscape Gardening*, credits O.C. Simonds, Jens Jensen, and Walter Burley Griffin as creators of the Prairie Style. Simonds published a treatise in 1920 entitled, *Landscape Gardening*, outlining his design philosophy and his self-appointed role as defender of the native American landscape. His design work from the late 19<sup>th</sup> century through the first decades of the 20<sup>th</sup> century spans from residential design, estates, and boulevards to college campuses, parks, and cemeteries. His notable projects include the Morton Arboretum in Lisle, Illinois; Sinnissippi Farm in Oregon, Illinois; Frick Park in Pittsburgh; Washington Park in Springfield, Illinois, and Palmer Park and Subdivision in Detroit.<sup>58</sup> O.C. Simonds also completed various projects in Iowa, with a handful of them formally identified. For example, he had completed the design and plat for the Ridgewood Subdivision adjacent to Bruce more and Bever Park in Cedar Rapids for the Grande Avenue Land Company in spring 1908, as well as introducing macadam paving at Ellis Park. He also completed landscape work for the Bruce more estate for 20 years starting in 1906.<sup>59</sup> Thus, he was known in the Cedar Rapids area, and likely became known to the Western Realty Company in this manner. No other O.C. Simonds designs have been identified in Muscatine.<sup>60</sup>

An article on the design of Fair Oaks was then published on December 11, with the release of the plat of the subdivision. At the time, O.C. Simonds had sent the overall plat design along with two blueprints of profiles of drives and two blueprints showing the locations recommended for sewers, water pipes, and gas mains. His letter noted: “The design is intended to make all the land available as first-class residence property where people who wish to have room for beautiful grounds can be recommended. The drives are placed on the lowest ground so that the lots are high and well drained. None of the beautiful large oaks need be destroyed either in constructing the street improvements or building the houses. The planting is arranged to add to the attractiveness of the lots without cutting off any desirable views.” An explanation was provided for the alley suggested between lots 42 and 43, including the shorter distance to street car and better opportunity for a sewer along the natural fall of the land. He included a list of over 4,000 trees and shrubbery to be purchased and planted to beautify the land per the plans of the landscape gardener.<sup>61</sup> Overall, his design reflects his

<sup>56</sup> “Local News,” *Journal*, November 21, 1908, 12; “Local News,” *Journal*, November 25, 1908, 10

<sup>57</sup> “Beautiful New Residence Addition Adjoining Weed Park to Be Opened,” *Journal*, December 17, 1908, 14

<sup>58</sup> “O.C. Simonds,” The Cultural Landscape Foundation, 2001-2018. Online at <https://tclf.org/pioneer/oc-simonds>.

<sup>59</sup> Geiger 2011: 145-146

<sup>60</sup> The design of Fair Oaks addition is not included within the broader biography of his life and work. Nor is any other subdivision in Iowa included on the list of identified projects. Four estate projects and two cemeteries are included within the list, as well as a small project on the Iowa State campus. The scope of his work may be more extensive than this list (Geiger 2011: 229, 311-316).

<sup>61</sup> O.C. Simonds' list included: 300 red-branched dogwoods, 400 gray-branched dogwoods, 150 Indian currents, 150 snowberries, 50 spiraea opulifolis, 500 rosa lucids, 200 rosa blanda, 50 rosa multiflora, 500 rosa setigera, 50 viburnum lentago, 80 elderberries, 200 hazel, 125 high-bush cranberris, 50 sweet brier, 100 common barberries, 300 thunberg's barberries, 500 thunberg's barberries, 300 rosa caroline, 50 sumach staghorn, 200 sumach aromatic, 100 prickly ash, 50 rubus odoratus, 50 rubus Canadensis, 50 honeysuckle bella albia, 5 American lindens, 50 American elms, 15 pin oaks, 25 bur oaks, 5 red oaks, 5 thorns (crataegus mollis), 2 birches (betula papyraces), 15 hackberry, 20 honey locusts, 50 dwarf Mt. Pines, and 100 dwarf Mt. Pines. It is unknown how much of this plant

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ideals of designing in response to the site features and use of native plant materials. The lots were larger than the typical city lot, with 60 to 70 foot widths for a typical lot and wider 80 to 100 foot lots along Oakland Drive across from the Weed estate and along Park Dr. Lot sizes varied due to the curvature of the streets, which was unique in Muscatine in the period. The street names selected for the subdivision reflect the nature and history of the land as well, including Orchard Avenue, Hawthorne Lane, Oakland Drive, Parkington Drive, Park Drive, James Place, and Mary Place. 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.



**Figure 10. View of Fair Oaks on December 3, 1908 (Grossheim Collection, Image 803).**

material was then purchased and planted. ("Elaborate Plans to Beautify Fair Oaks," *Journal*, December 11, 1908, 5)

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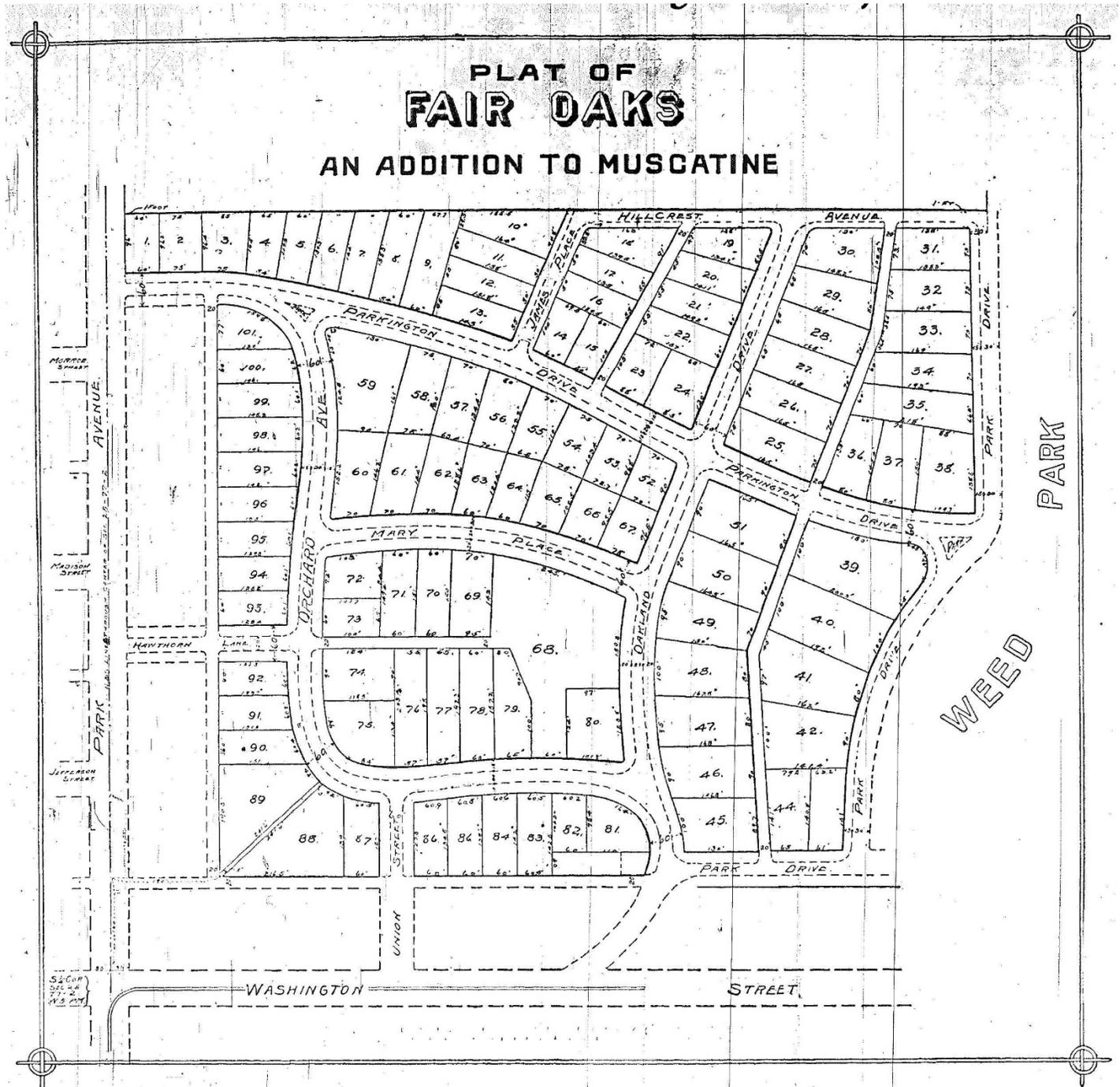


Figure 11. Plat of Fair Oaks Addition (Journal, June 12, 1909, 6). (north is up)

previously platted land in Weed Park Additions along Park Avenue and Washington Street, parcel at 101 Park Dr, and Bridgman property along Washington Street are shown as blank/white (see Figure 9)

Fair Oaks Historic District includes these earlier tracts of platted land on the Weed estate and all of Fair Oaks Addition

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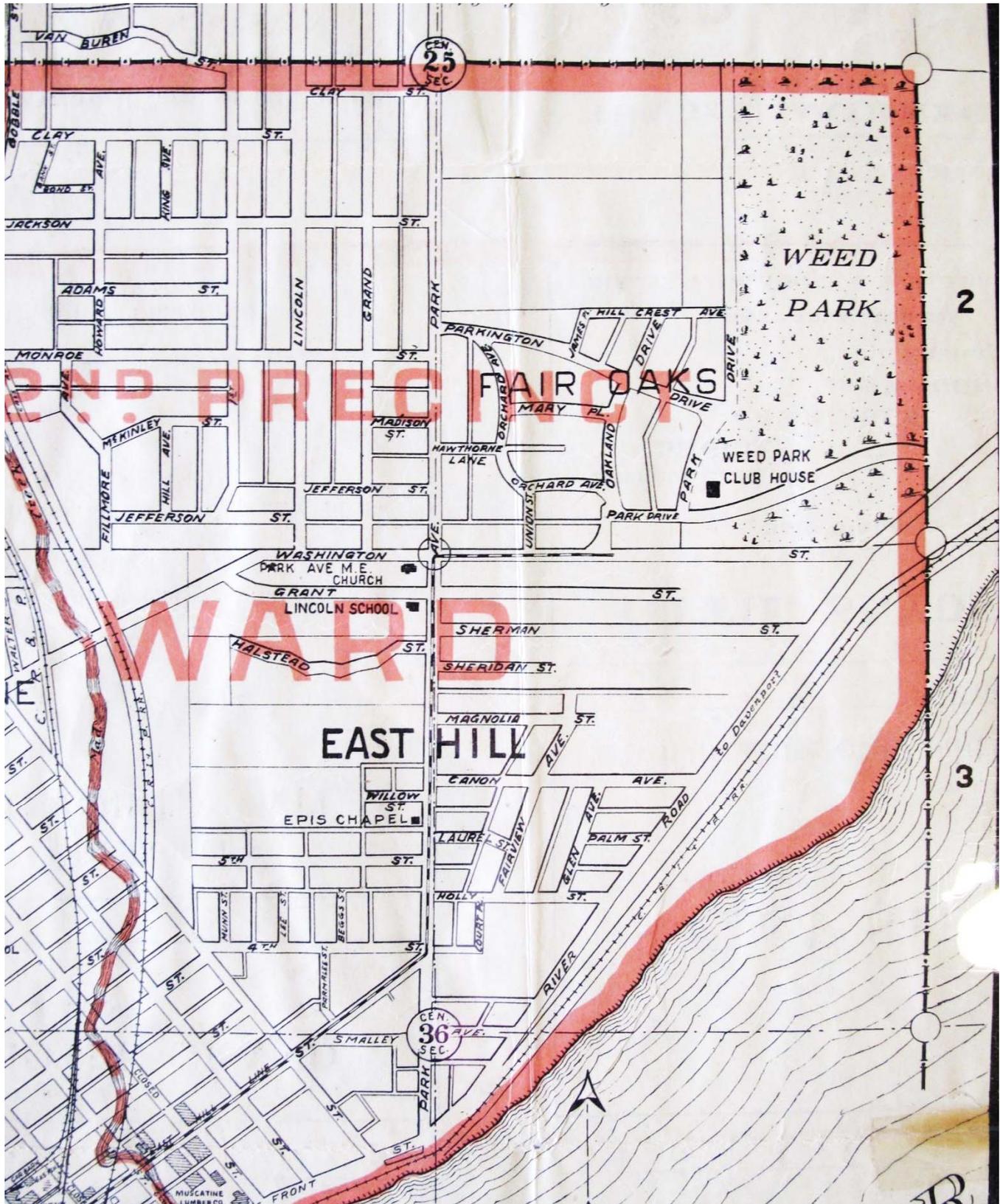


Figure 12. East Hill in Muscatine in 1910 with city limits and street car line to Washington Street noted, with Fair Oaks labeled (Weed estate in all of southeast quarter of Section 25) (Iowa Publishing Company 1910).

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2. THE MUSCATINE JOURNAL PROSPERITY EDITION.

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# FAIR OAKS

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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

The Western Realty Company who purchased this beautiful tract from the Weed estate has spared neither time nor expense in having one of the best landscape gardeners in the country survey the tract and lay it out so that when the new homes are built, it will be the best residential district in Muscatine.   x   x   x   x



**Fair Oaks Beautifully Situated**

Fair Oaks, the new residence district for Muscatine, is located in the most favorable place of any residential district recently laid out. It adjoins Weed Park, one of the most beautiful natural parks in the state and stands high and dry with its drainage facilities practically perfect. The street railway system is less than half a block distant, while the land is just rolling enough to be picturesque. The tract is the greater part of the old Weed estate, a property well known to the people of this city and one which can be laid out in a manner to satisfy the most particular. The Western Realty Company intends to make this one of the most desirable places in the city to locate and the lots are so situated that beautiful homes can be erected and made to stand out o an advantage.

**Everyone Should Own His Own Home.**

It is the desire of all to own their own homes and you could find no more attractive locality in Muscatine than "Fair Oaks." It is an ideal place for a home, plenty of room, plenty of good fresh air, magnificent view, convenient to the city, in fact, every advantage one looks for when he purchases a place to live. Buy a lot in "Fair Oaks," build a house and live "happily ever afterwards."

**All Modern Conveniences at Fair Oaks**

"Fair Oaks" will in the course of a very few months have all the modern conveniences and advantages of any residence portion of the city. It now has the street railway system in less than one half a block, city water is up to the property line and gas and electricity will be in the addition by the time the first home is constructed. Because of the high elevation of the plot the drainage is first class and the sewerage system will be all that any home owner could desire. With macadamized streets, cement sidewalks, all the above mentioned advantages, coupled with the fact that the lots will be reasonable in price, there is no reason why the proposition submitted by the Western Realty Company is not an easy one to consider. No spot in the city of Muscatine has a brighter future than "FAIR OAKS" the best residence district ever opened. Plats are now ready.



**You Should Pay "Fair Oaks" a Visit**

It will pay any resident of Muscatine who is interested in the city's future and its prosperity to take the East Hill car and pay "Fair Oaks" a visit. Stroll over the beautiful tract, walk along its winding drives, note the improvements made by the best landscape artist in the west and you will come to the conclusion that it is bound to be Muscatine's Real Beauty Spot. For terms or any other information regarding "Fair Oaks" see the Western Realty Company, 224 West Second street.

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**WALLACE & GATES,** SELLING AGENTS.  
224 West Second Street.

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Figure 13. Ad for Fair Oaks by Western Realty Company (*Journal*, December 16, 1908, 2b)

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Fair Oaks received publicity through newspaper articles and advertisements throughout December 1908, a full six months prior to the first lots being available for sale. The plat was readily available for viewing by local residents starting in December. The "one liners" in the "Local News" in the *Journal* on December 11, 1908 suggested that one might "pick your lot in your mind's eye by looking at the plat of Fair Oaks in Lilly's window," a popular local department store. Several other notes encouraged residents to visit B.E. Lilly's store to see the plat while Christmas shopping.<sup>62</sup> Full page advertisements for Fair Oaks were taken out in the *Journal* by Charles R. Gates and William L. Wallace, the selling agents for Western Realty Company, on several days in the middle of December (Figure 13). The *Journal* also profiled the addition in an article on December 17. The editor echoed that the Fair Oaks addition promised to be the most beautiful from a residential standpoint of any area in the city. The Western Realty Company of Cedar Rapids had purchased 31 acres of the old Weed estate to landscape this beautiful tract of land and lay it out so that it would be the most attractive residential district not only in the city, but in the state as well. They hired O.C. Simonds of Chicago, the best landscape gardener in the west, to lay out and beautify the tract of land, dividing the land into large building lots. With one house per lot, the neighborhood was guaranteed not to be overcrowded. He also laid out the beautiful winding drives with macadamized surfaces, the latest in paving. The roads were specified to be 24 feet wide with an 18 foot strip for parking purposes, as well as five foot cement walks (also a modern material). The addition was already served by street car service and city water, with gas, electric lights, telephones, and a complete sewer system to be added over the next months. Existing old and unsightly buildings on the land had been removed, and grading for roads and streets was completed. W.L. Wallace and C.R. Gates were available to answer any questions about the addition at any time, with their office in the Bridgman building at 224 W. Second Street.<sup>63</sup>

Newspaper advertisements for Fair Oaks continued to be published through the winter and into spring as Western Realty Company worked on their development plans. Many of the improvements were on hold in early 1909, waiting for spring. Meanwhile, L.G. Burnett, executor of Mary A. Weed Estate, continued to work to sell other lots in the earlier platted additions along the edges of Fair Oaks, noting the desirability of these lots along Washington Street in relation to the new addition of Fair Oaks.<sup>64</sup> Improvements in Fair Oaks began in full force with the warmer weather in April. C.R. Gates was noted in town on April 7 to make arrangements for additional grading and beautifying of this new residence district of Muscatine. No expense was being spared to make it the handsomest residence district in Muscatine. Wallace and Gates were noted to establish themselves here in the next week for the remainder of the season.<sup>65</sup> The number of large advertisements and "one liners" increased again in the *Journal*, as they worked to build up the hype on Fair Oaks prior to the start of lot sales. Fair Oaks was noted to be a good investment with high and beautiful building lots. Residents were encouraged to buy a lot with a cash payment down and monthly installment payments. Others were encouraged to invest in real estate by buying lots to later sell at higher prices. East Hill was noted as the growing part of Muscatine, with Fair Oaks as the more beautiful spot in Muscatine. Work to add pavement, gas, and sewer to the addition was underway.<sup>66</sup> On April 22, the *Journal* reported that a large force of men was working in Fair Oaks building roads and laying out the 101 lots. Overall, 10 teams and 30 men were working on the improvements. A road was being built around Fair Oaks, with entrances to the addition from Park Avenue and Washington Street.<sup>67</sup> Lot stakes were completed by the surveyor by April 24, with residents encouraged to visit on Sunday and pick out their desired lot.<sup>68</sup>

<sup>62</sup> "Local News," *Journal*, December 11, 1908, 4

<sup>63</sup> "Beautiful New Residence Addition Adjoining Weed Park to Be Opened," *Journal*, December 17, 1908, 14

<sup>64</sup> *Journal*, March 8, 1909, 6

<sup>65</sup> "More Improvements to New Addition," *Journal*, April 7, 1909, 4

<sup>66</sup> "Local News," *Journal*, April 10, 1909, 7; *Journal*, April 15, 1909, 10; *Journal*, April 21, 1909, 10

<sup>67</sup> "Fair Oaks to be Completed May 15," *Journal*, April 22, 1909, 5

<sup>68</sup> *Journal*, April 24, 1909, 4

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THE MUSCATINE JOURNAL. HOME TRADE EDITION.

**FAIROAKS**

Just What You Have Been  
Waiting For In Real Estate

**Look Ahead--**  
A Year or Two  
**Buy Lots--Now--for Investment**

Think of this well located property, on the market for the first time in 50 years--Do you want to share in the prosperity of the future? --BUY REAL ESTATE.

**M**USCATINE is bound to grow.--There are no vacant houses. Fair Oaks offers the best opportunity in the city. Think of those beautiful big trees, and how well the property is situated High and Dry, with excellent street car service and city water already there--Gas and Sewer on the way--What a healthful spot to live in, giving a magnificent view of the river and adjoining Weed Park. The lots are all large and can be purchased on easy terms if desired. Watch and wait for announcement of prices. Go out any day and look them over. Call at our office for plat. We will be glad to talk with you about Fair Oaks.

**WESTERN REALTY CO.,**  
OFFICE: 224 West Second Street  
MUSCATINE, IOWA

**WALLACE & GATES, Selling Agents**

Figure 14. Fair Oaks ad in April 1909 (*Journal*, April 30, 1909, 11)

THE MUSCATINE JOURNAL. HOOPER TRAM EDITION.

**FAIROAKS**

The BEST  
INVESTMENT  
IN MUSCATINE!

**BUY A LOT**  
— IN —  
**FAIR OAKS**

THIS IS THE BEST BUY IN THE STATE---The property is exceptionally well located---Adjoining Weed Park and overlooking the river. The best Street Car Service, City Water and Gas. An ideal spot for a home.

Prices, \$150 to \$500

[A few of Extra Value Slightly Higher] Terms to Suit Call or Write for Plat [Watch for the Big Sale day]

**WESTERN REALTY CO.,**  
224 West Second Street  
MUSCATINE, IOWA

**WALLACE & GATES, Selling Agents**

Figure 15. Fair Oaks ad in May 1909 (*Journal*, May 10, 1909, 18)

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8. THE MUSCATINE JOURNAL. FRIDAY, MAY 28TH.

**FAIROAKS**

**Get to Thinking!!**

**What Paving on East Hill will mean to YOU**

If you Buy one or more of those lots in

**FAIR OAKS NOW**

The prices are extremely low and the lots are large, Beautiful building sites. Go out and select your lot. Be ready for the Big lot sale--Date will be announced later.

**ONLY 100 LOTS**

Remember 10% discount for Cash, or monthly payments if you wish. Come to our office, Write or Phone.

**WESTERN REALTY CO.,**  
224 West Second Street, Phone 319, MUSCATINE, IOWA  
**WALLACE & GATES, Selling Agents**

Figure 16. Fair Oaks ad in May 1909 (*Journal*, May 28, 1909, 8)

Advertisements and improvements continued for Fair Oaks from the end of April, through May, and into June of 1909, reiterating many of the same ideas to encourage quick sales of lots. An advertisement in the *Journal* on April 30, 1909 encouraged residents to consider buying a lot 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.<sup>69</sup> On May 5, the *Journal* announced that the roads were completed in Fair Oaks, so that every lot could be conveniently reached for examination. Fair Oaks had a number of large trees and flowering shrubs that added to the beauty of the addition. On May 13, flowers from shrubs on the Fair Oaks land were noted to be donated by Wallace and Gates to the patriotic societies of Muscatine to be used in decorating graves of departed soldiers at Greenwood and St. Mary's cemeteries.<sup>70</sup> Prices for lots in Fair Oaks were advertised on May 15 as generally ranging from \$150 to \$500, with a few of extra value slightly higher. Residents were encouraged to visit other additions and then visit Fair Oaks to see the merits of the new addition as the location of an ideal home site.<sup>71</sup> By May 27, Fair Oaks was noted to have city water, gas, and the best street car service right up to the addition. Prices of lots would start at \$150, with special inducements to those who would build at once. The exclusivity of the addition was further reiterated, with only 100 lots available for purchase.<sup>72</sup> A number of "one liners" appeared on May 29, including "Life means so much more when you have a home. Buy a lot in

<sup>69</sup> Home Trade Edition, *Journal*, April 30, 1909, 11

<sup>70</sup> The large number of lilac and snowball shrubs were particularly useful for the ladies of G.A.R. preparing to make about 300 bouquets. "Fair Oaks is Now Laid Out in Lots," *Journal*, May 5, 1909, 6; "Fair Oaks Flowers for Memorial Day," *Journal*, May 13, 1909, 2

<sup>71</sup> *Journal*, May 15, 1909, 10

<sup>72</sup> The Weed estate sat on one additional large lot, and it was owned by Trinity Episcopal. *Journal*, May 27, 1909, 7

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Fair Oaks and build a home” and “You’ll find happiness in every lot in Fair Oaks.”<sup>73</sup> The “one liners” on June 5 further encourages sales: “With brick paving to Fair Oaks will make it the most popular resident district in Muscatine” and “One year from now Fair Oaks lots will be worth twice the money you can buy one for now.”<sup>74</sup>

While the planning and marketing of Fair Oaks had already spanned a period of eight months since the involvement of the Western Realty Company was announced in October 1908, the official plat for Fair Oaks was finally filed for record on June 6, 1909. The plat for Fair Oaks was reviewed by city council on June 10 with some questions and then officially approved on June 11, 1909, opening the way for the sale of the first lots.<sup>75</sup> 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.<sup>76</sup> The advertisement with the published plat encouraged residents to buy lots early, as prices would increase 25% to 50% after paving is complete.<sup>77</sup>

The *Journal* also published an article on June 19 promoting and corroborating the beauty of the Fair Oaks Addition. The editor reminded residents that they might take for granted the natural beauty of the Fair Oaks addition, as they were used to similar praise for the community. Thus, perhaps, even closer observation and better description was needed to truly appreciate it. The addition had been platted without the natural beauty of the land being disturbed, which could only be appreciated by traveling through the addition on its drive and observing each lot. The streets were done, as well as the work of landscape gardener, O.C. Simonds of Chicago. Superintendent Merrill of the northern division of the Rock Island railroad had visited and noted that “perhaps one of the most impressive features is the winding drives, curving as it seems about the lots; a decided improvement over the old checker board scheme of laying out a plat.” He also noted: “The tendency to acquire property away from the rush and noise of the downtown districts is becoming more pronounced every year, as it offers rest and invigorating fresh air that can not be obtained in any other place but the outlying sections of a hustling busy city.” The incline to Fair Oaks was gradual, within easy walking distance of the business district. Additionally, street cars ran to its entrance. The lots sloped sufficiently to drain, and additionally they naturally drained towards Park Ave and the new sewer being constructed. Water mains were laid to the plat on their way to Weed Park, and gas mains were completed to the edge of the addition. City council was working on brick paving on Park Ave, improving connectivity to downtown. East Hill was growing, evidenced by the addition required last summer for Lincoln School (just to the southwest of Fair Oaks on Park Ave). Stakes were placed near the street with cards with the size and price of the lot noted. Interested buyers needed to merely remove the front card on the day of the sale and take it to Wallace and Gates for purchase, leaving the rear card with “sold” on the stake. Two families had already picked out two choice lots for \$800 that they intended to purchase.<sup>78</sup>

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

<sup>73</sup> “Local News,” *Journal*, May 29, 1909, 12

<sup>74</sup> “Local News,” *Journal*, June 5, 1909, 4

<sup>75</sup> “Official Proceedings of the City Council,” *Journal*, June 14, 1909, 3

<sup>76</sup> “Fair Oaks is Now a Part of Muscatine,” *Journal*, June 12, 1909, 7

<sup>77</sup> “Fair Oaks” ad, *Journal*, June 12, 1909, 6

<sup>78</sup> “Fair Oaks, the Beauty Spot of Muscatine, Says Railroad Man,” *Journal*, June 19, 1909, 7

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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, ensuring 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.<sup>79</sup>

The Western Realty Company worked to sell as many lots as possible to local residents and encourage quick development, while completing the remainder of improvements to make Fair Oaks a thoroughly modern subdivision for Muscatine. Even prior to the sale of lots on June 22, Western Realty Company was advertising that they would furnish plans donated by architect R.B. Burgess for a residence as a special inducement to someone willing to build the second house in Fair Oaks. The first house was already planned, with material to be moved to the lot to soon start construction.<sup>80</sup> This house that was the first constructed in Fair Oaks was a Victorian vernacular frame house for Martin Myers at 414 Park Drive on Lot 43 (Map #97). The *Journal* reported on August 7 that the house was rapidly nearing completion and would be ready to be occupied by owner Martin Myers by the end of next week. The house was noted among the finest dwellings on the hill, with seven rooms and a large porch. It would have all modern conveniences once the sewer to the addition was complete.<sup>81</sup> Martin Myers was the father of Cassie Duncan, who had previously lived and operated the Weed Park Inn further to the east at 101 Park Drive, and she was listed as living here by 1910 until her death in 1955. The article also noted that those residing near the addition believed that a number of new houses would be erected in the near future, with over 30 lots noted as sold by Western Realty Company.<sup>82</sup> Transfer book records show that this number was an exaggeration. Five lots were transferred to new owners by Western Realty Company in June 1909, including lot 43 to Martin Myers on June 22 and lot 31 to Rita Berry on June 26. Lots 66, 76, and the south part of 88 were also sold in June, and then lots 45-46 were sold in July. Thus, only seven lots are recorded as sold and transferred by August. The earlier house at 1310 James Place on Lots 10-11 was sold to Frank and Clara Roth in August, and the next sale was not until Lots 1-2 were sold to John Nischwitz in early December 1909. The remaining improvements, such as sewer connections, may have slowed the initial growth of Fair Oaks. Construction did not proceed on any of these other sold lots in 1909. On December 10, however, John Nischwitz was issued a permit to construct a handsome two-story frame house at a cost of \$1,200 on his lots in Fair Oaks on Park Ave.<sup>83</sup> In September 1909, L.G. Burnett, executor of Mary Weed’s estate, also transferred the remaining lots from the Weed estate to Trinity Episcopal Church.<sup>84</sup> Thus, Trinity Episcopal owned the Weed estate (on Lot 68) as well as a handful of other lots on the former land of James and Mary Weed in the Weed Park Addition.

<sup>79</sup> *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

<sup>80</sup> “Offer Plans Free for Next Building,” *Journal*, June 18, 1909, 10; *Journal*, June 18, 1909, 4

<sup>81</sup> “Myers’ Residence Nearly Complete,” *Journal*, August 7, 1909, 12

<sup>82</sup> “Myers’ Residence Nearly Complete,” *Journal*, August 7, 1909, 12

<sup>83</sup> This house at 1207 Park Ave was completed in 1910, and it was demolished in 2013. This is the only identified house that was constructed in Fair Oaks and demolished prior to spring 2019 at the time of this writing. (“East Hill,” *Journal*, December 10, 1909, 5)

<sup>84</sup> These lots included the east 100’ Lot 1, Lots 5, 6, and 8 in East Washington Range, Weed Park Addition.

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With sales and development likely not proceeding as quickly as they desired, Western Realty Company entered into negotiations in fall 1909 with a local company to purchase a large number of remaining lots in Fair Oaks, divesting themselves of the majority of the development. On November 29, 1909, Western Realty Company reached an agreement with Titus Loan and Investment Company to purchase 78 lots in Fair Oaks.<sup>85</sup> They then retained 11 lots, which they subsequently sold in the next two years. Titus Loan and Investment Company was established in 1904, formed by lawyer George M. Titus. The company included G.M. Titus, president and treasurer; G. Raymond Titus, vice president; and J.P. Schomberg, secretary. The *Journal* reported that local residents scarcely realized the importance of the deal, with G.M. Titus announcing his "intention to erect homes of modern design, which will be sold on the installment plan at comparatively moderate cost." Fair Oaks was "a plat of ground that has often been termed the beauty spot of Muscatine" and "within a year the addition will be dotted with many handsome and comfortable homes." The "deal insures the building up of that desirable section without delay, and the establishment of another beautiful residence section of Muscatine." The *Journal* noted: "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." Fair Oaks was again noted as laid out by Wallace & Gates of Western Realty Company, with landscape gardening done by Mr. Simonds of Chicago. The scarcity of homes in Muscatine was highlighted as well, with G.M. Titus noting that possibly a number of lots would be sold to people considering building rental homes.<sup>86</sup>

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.<sup>87</sup> While the 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 to the entrance of Weed Park.<sup>88</sup>

The *Journal* reported in early December 1909 that no time was being lost by Titus Loan and Investment Company in transforming Fair Oaks into a modern residence district, both in building houses and completing improvements. 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

<sup>85</sup> Lots 3,4,5,6,7,8,9,12,13,14,15,16,17,18,19,20,21,22,23, 24,25,26,27,28, 29,30, 32,33, 34,35,36,37,38,39,40,41,42,44,47,48,49, 50,51,52,53,54,55,56,57,58,59, 60,61,62,63,67,69,70,71,72,73,74,78,82,83,85,87,90,91,93,94,95,96,97,98,99,100, and 101. Trinity owned Lot 68 from prior to the sale of Fair Oaks, and Western Realty had already sold 11 lots: 1, 2, 10, 11, 31, 43, 45, 46, 66, 76, and south parts of 88-89. Thus, they retained 11 lots: 64, 65, 75, 77, 79, 80, 81, 84, 86, north parts of 88-89, and 92. They then sold these lots in 1910 and 1911, including three of them to Titus Co.

<sup>86</sup> "Titus Loan and Investment Purchases Fair Oaks Addition," *Journal*, November 30, 1909, 5

<sup>87</sup> "Record of Building Improvements for the Past Year is Startling – Muscatine Builds and Grows," *Muscatine Journal*, December 16, 1909, 21

<sup>88</sup> "East Hill – 'Home of the Newly Weds' – Many New Homes in Desirable Residence District," *Journal*, December 16, 1909, 10

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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 completed to the addition, with the company intending to arrange for sewer, lay cement walks, and build more houses in spring.<sup>89</sup> 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 to draw a plat and prepare an estimate of the cost for owners in the addition to having 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. In April, a large force of men was in the neighborhood laying sewer lines to connect to the large main on Washington Street, with the city to also lay water mains in the near future. The final sewer schedule with final cost to the residents was published in July 1910.<sup>90</sup>

Titus Loan & Investment Company took a two-prong approach for the development of the subdivision and placed some restrictions on construction, similar to modern real estate development. Lots were offered for sale to prospective home owners, while Titus Loan & Investment Company also built 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 Avenue. They advertised a payment plan that included a small first payment down and balance in monthly installments. Lots were advertised for sale on April 9 for \$300 to \$700 depending on location, with the condition that the house built not cost less than \$1,250. These building restrictions ensured 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. On April 20, lots were then advertised for sale at increased prices ranging from \$350 to \$800.<sup>91</sup>

House construction in the new Fair Oaks addition truly started in 1910. 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."<sup>92</sup> The 1910 federal census records the residents of Fair Oaks at an interesting moment in April 1910. At this point, four households were listed within Fair Oaks proper. Emil and Martha Bilof were caretakers and tenants for Trinity Episcopal Church in the former Weed house at 1124 Oakland (Map #84),<sup>93</sup> and Frank and Clara Roth lived in the older house at 1310 James Place (Map #11). Both Emil and Frank worked for button factories. Martin Myers lived at the house at 411 Park Dr (Map #97), and Martin and Mae Albright had recently moved from Nichols into the first gable-front cottage built by Titus Company at 1200 Orchard (Map #53). Thus, these families were scattered throughout Fair Oaks. They joined the earlier five households along Park Ave (Isaac Myers, William Frazier, Alice Mathews, Cleanthes Walton, Samuel Hendig) and two households along Washington Street (Nicholas McCoy, Fred and Louisa Bridgman). Additionally, Porter and Susie Pratt were listed as living along Washington Street, located on the odd parcel sold separately between the Weed Park Addition and Fair Oaks Addition. The 1910 city directory notes that they were running the Park Inn at 101 Park Drive (listed in 1910 as 1101), while living on the second story (Map #102). They appear to have only run the restaurant for the summer of 1910, with Edward

<sup>89</sup> "Erection of Two Homes Started," *Journal*, December 9, 1909, 5.

<sup>90</sup> "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; Large Force Lays Sewer at Fair Oaks," *Journal*, April 13, 1910, 5; "City Council," *Journal*, July 13, 1910, 6-7

<sup>91</sup> *Journal*, April 9, 1910, 12; *Journal*, April 11, 1910, 10; *Journal*, April 20, 1910, 6

<sup>92</sup> "Fair Oaks Booming," *Journal*, April 11, 1910, 5

<sup>93</sup> While Mary Weed intended for it to be used for a parsonage, the priest felt it was too far from the church. Thus, tenants lived here from 1908 until they sold the house in 1913. The twin girls of the Bilofs were noted to have been born here in 1910. ("Muscatine's historical homes," *Journal*, September 5, 1974, 8)

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G. and Mary O'Brien then operating it by May 1911. They sold ice cream, soda, candies, cigars, and tobacco at the Weed Park Inn, including Leu's ice cream fresh every day.<sup>94</sup>

Various notes on construction and purchases of homes in Fair Oaks appeared in the *Journal* through the spring and summer of 1910 promoting the development of the addition. 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 (gable-front cottage at 1113 Orchard Avenue, Map #71).<sup>95</sup> 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 #95).<sup>96</sup> 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 #49).<sup>97</sup> 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.<sup>98</sup> Carl C. and Stella Schmidt built a side-gable bungalow at 1202 Park Drive (Map #94), while Julius and Kathryn Schmidt built a Foursquare with a clipped corner at 1206 Park Drive (Map #93). The houses were completed in time to be photographed as part of the construction completed in Fair Oaks by November 1910. In July 1910, Henry A. and Matilda Frazee visited Muscatine from their farm near Columbus Junction, picking out their new home to purchase and retire into town in fall 1910 (202 Mary Place, Map #74).<sup>99</sup>

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 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.<sup>100</sup> They continued to advertise their six-room cottage with modern improvements for sale, now listed for \$2,450.<sup>101</sup> Building permits for the year listed their standard house as built for \$1,500.<sup>102</sup> 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."<sup>103</sup>

A total of 15 houses have been identified as completed in 1910 in Fair Oaks, joining the Myers house constructed in 1909 (Figure 17). Of these houses, ten appear to have been built by Titus Loan & Investment

<sup>94</sup> *Journal*, May 20, 1911, 12

<sup>95</sup> "Fair Oaks Addition," *Journal*, March 31, 1910, 7

<sup>96</sup> "Buys Residence," *Journal*, April 20, 1910, 4; "East Hill," *Journal*, September 13, 1910, 4

<sup>97</sup> "Fair Oaks Home Sold," *Journal*, May 28, 1910, 4

<sup>98</sup> "More Fair Oaks Homes Sold," *Journal*, June 6, 1910, 8

<sup>99</sup> "Columbus Junction," *Journal*, July 12, 1910, 10; "H.A. Frazee," *Journal*, June 14, 1918

<sup>100</sup> "Cement Walks for the New Addition," *Journal*, July 22, 1910, 2; "City Council," *Journal*, July 27, 1910, 6; "Fair Oaks to Have Permanent Walks," *Journal*, August 1, 1910, 7

<sup>101</sup> *Journal*, October 8, 1910, 6

<sup>102</sup> "1910 Marked by Greater Building Activity Than Any Year in History of Muscatine," *Journal*, December 7, 1910, 29

<sup>103</sup> *Journal*, October 18, 1910, 11

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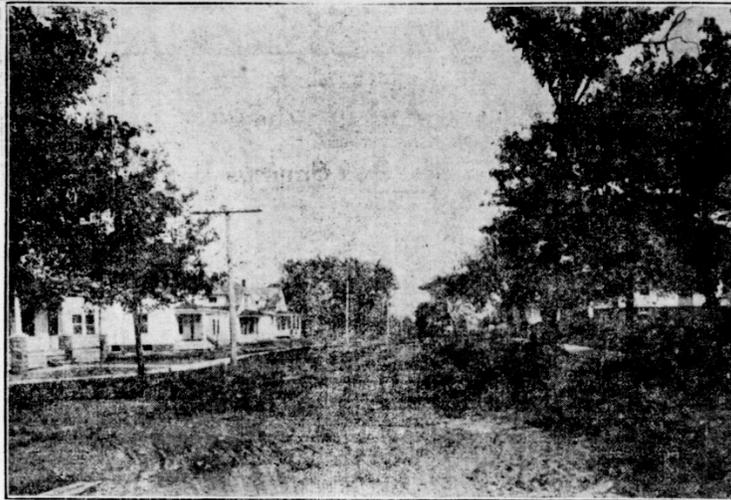
Figure 17. Development in Fair Oaks by end of 1916 (McCarley 2019, 1928 Sanborn map as base map).

*purple = houses built by 1908, pink = houses built in 1909-1910,  
orange = house built in 1911-13, blue = house built in 1914-16*

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NAL. DAY, OCTOBER 8TH.

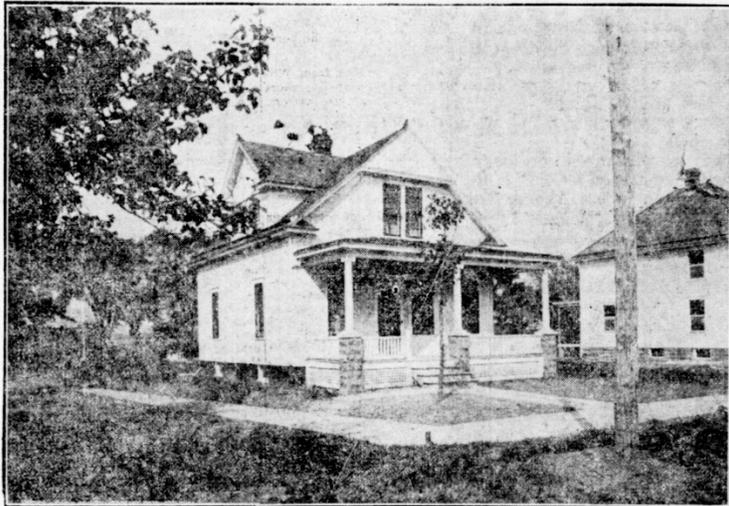


**A STREET IN FAIR OAKS**  
The above cut shows a portion of a street in the beautiful new addition known as

# FAIR OAKS

To appreciate the beauty of this addition you should call at our office and let us take you out to the Muscatine's beauty spot. You can buy a fine six room cottage with all modern improvements in this addition for \$2450.00. Payments can be made on the installment plan.

**DON'T FAIL TO CALL ON US**



**COTTAGE IN FAIR OAKS**

## Titus Loan & Investment Co.

G. M. TITUS, President.	RAYMOND TITUS, Vice President.	J. P. SCHOMBERG, Secretary.
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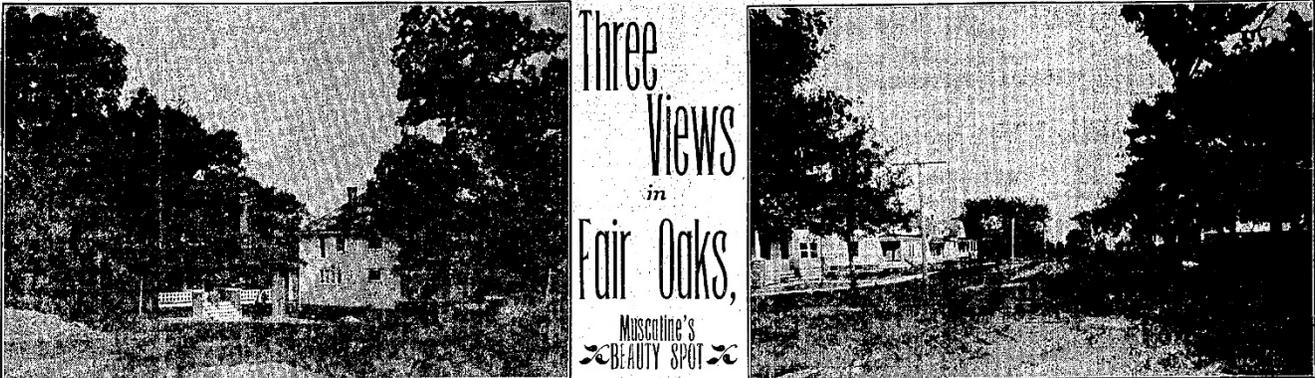
213 Iowa Avenue. Open Saturday Evenings.

Figure 18. Photographs of Fair Oaks in fall 1910 (Journal, October 8, 1910, 4).  
houses in 1200 block of Orchard Ave on top, cottage at 1200 Orchard (Map #53) on bottom

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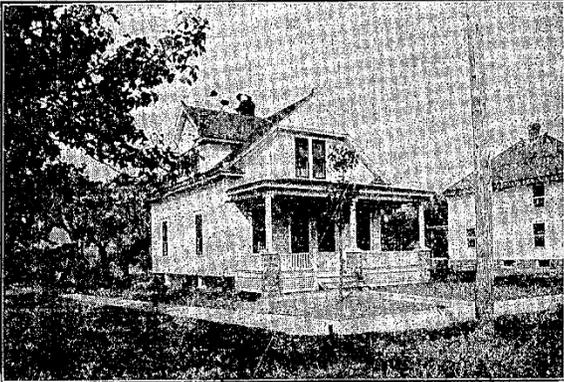
12. THE MUSCATINE JOURNAL. SATURDAY, NOVEMBER 19TH.



Three Views in Fair Oaks, Muscatine's BEAUTY SPOT

### What Does It Mean?

What does it mean to own a home of your own, with all the modern improvements, in the midst of the most beautiful surroundings? It means that you will get the best possible enjoyment out of life. Fair Oaks Addition has more natural attractive features than any addition laid out in Muscatine or in any other city in Iowa. There are no other lots on the market that can be purchased at such reasonable prices. We build houses to suit the purchaser and sell on the installment plan.



### Are you Dissatisfied?

If the home you have is not entirely satisfactory or if you do not have all the modern improvements in your home, why not sell the property you have and buy in Fair Oaks? If you will call at our office we will be pleased to take you out to Fair Oaks and show you the improvements that have been made and tell you our plans for the future. We have built quite a large number of houses this season in this addition and have them all sold except one.

We have property in all parts of the city for sale. We make no charge for showing property. Office open Saturday evenings from 7 to 8:30.

**Titus Loan & Investment Co.,**  
213 Iowa Avenue.  
G. M. Titus President, Raymond Titus Vice President,  
J. P. Schomberg, Secretary.

Figure 19. Photographs of Fair Oaks in fall 1910 (Journal, November 19, 1910, 12).

Schmidt houses on Park Dr at upper left, houses in 1200 block of Orchard Ave at upper right, cottage at 1200 Orchard (Map #53)

Company and then sold, while the other five were built by families who bought lots and constructed their own houses. The *Journal* noted on August 10 that F.W. Swan and Thomas Fitzsimmons have each commenced new residences in Fair Oaks, bringing the total to 12 new houses in this beautiful addition to date (Swan, Late Victorian, 1200 Park Dr, Map #95; Fitzsimmons, gable-front house, 406 Park Dr, Map #99).<sup>104</sup> A later article noted that Swan's house was a large 10-room dwelling with a large 40-foot porch overlooking Weed Park.<sup>105</sup> Photographs of "Muscatine's Beauty Spot" appeared in Fair Oaks advertisements through the fall, showing the development along Orchard Avenue and Park Drive as well as highlight their standard gable-front cottage (Figures 18-19). 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 then sell on the installment plan. They had built a large number of houses this season, selling all but one.<sup>106</sup> Their focus in 1910 was the development of five houses in the 1200 block of Orchard Avenue and five additional houses within a few lots, creating a nucleus from the neighborhood. Six of their houses built in 1910 followed the general six-room, gable-front cottage plan, each with unique exterior variations to result in different houses. The other four houses similarly reflect a standard two-story Foursquare plan, again with gables or chamfered corners added to make each of these houses unique. The remainder of the houses were built by individual property owners, with the majority built on the desirable lots along Park Drive.

<sup>104</sup> "Two More New Houses in Fair Oaks," *Journal*, August 10, 1910, 4

<sup>105</sup> "East Hill," *Journal*, September 13, 1910, 4

<sup>106</sup> *Journal*, November 9, 1910, 4; *Journal*, November 19, 1910, 12

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The construction in Fair Oaks had an impact on the overall development of Muscatine in this period. 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. 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.<sup>107</sup> 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 12). All lots within the addition were again noted to be within a minute walk from the street car lines.<sup>108</sup>

Development continued at a similar pace in 1911, including both improvements for the addition and building of houses. A total of nine additional houses were built in the Four Oaks neighborhood over the course of the year. Titus Loan and Investment Company continued their concentrated development along Orchard Avenue and Mary Place, while others built houses on prime lots along Oakland Drive across from the Weed estate. Three houses were built along Washington Street and Park Avenue in the earlier Weed Park Addition. New residents to Fair Oaks included a mix of people moving from other areas of Muscatine and rural residents attracted to move to this quiet subdivision on the edge of Muscatine. The *Journal* noted on March 6: "Among the new residents of Fair Oaks this week are John Tough and family from near Stockton, and J.F. Keiser and family from Columbus Junction, both purchasing splendid new homes."<sup>109</sup> Jacob F. and Marie Keiser bought the modern cottage at 1300 Orchard Avenue (Map #50), and siblings John, Charles, and Maggie Tough bought the Foursquare at 1203 Orchard Avenue (Map #72). Job W. Rankin and Minnie Porter were married on October 3, then moving into their new modern house at 1107 Oakland Drive in Fair Oaks – "an ideal home in the thriving suburb" and the only brick house built in this period (Map #89) (Figure 20).<sup>110</sup> At least two houses were built by Titus and then used as rental properties for several years before selling, including 211 Mary Place that was rented to L.R. McKee, the new principal of Lincoln School (Map #76). Others were sold on the installment plan, with deed records showing transfers to the new owners, immediately back to Titus, and then back to the owners at a later date. Titus continued to advertise modern homes in this addition for sale at reasonable prices and terms with a great variety of plans for homes. They would also build to suit purchasers.<sup>111</sup> Titus Loan and Investment Company was granted permission in April 1911 to put the streets and sidewalks of Fair Oaks to grade at their own expense, and water mains were laid in the addition in April as well to ensure adequate fire protection.<sup>112</sup> Some oak trees were removed for grading and sidewalks along Orchard Avenue, to the disappointment of several residents.<sup>113</sup> The Citizens Railway and Light Company had

<sup>107</sup> "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, 1910, sec. 4, p. 14

<sup>108</sup> "To Build Four New Residences," *Journal*, November 22, 1910, 4; "Nature's Formations Perpetuated in Platting Fair Oaks Addition," *Journal*, December 8, 1910, 14

<sup>109</sup> "East Hill Locals," *Journal*, March 6, 1911, 18; "J.F. Keiser will move to Muscatine," *Journal*, December 10, 1910, 12

<sup>110</sup> "East Hill Locals," *Journal*, September 14, 1911, 10; "Mr. and Mrs. Rankin to Reside in Fair Oaks," *Journal*, October 3, 1911, 5

<sup>111</sup> *Journal*, April 8, 1911, 10

<sup>112</sup> "City Council," *Journal*, April 22, 1911, 9; "Laying Mains in Fair Oaks Place," *Journal*, April 28, 1911, 15

<sup>113</sup> "Verse Inspired by Chopping of Trees," *Journal*, August 30, 1911, 2

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a force of men in August 1911 extending the electric lighting system on East Hill. While electric street car lines had been run previously on the hill, a number of people desired to have electricity in their homes. Many of the new homes in Fair Oaks were previously wired for electric current, and they were then connected when the system extension was completed.<sup>114</sup> Curbs and paving was also installed along Washington Street from Park Avenue to Weed Park in August 1911.<sup>115</sup>



Figure 20. Rankin House at 1107 Oakland (Map #89) (Grossheim collection, image 1216).

More organized social activities started within Fair Oaks in 1912 with a core nucleus of residents, creating an even stronger neighborhood feeling. Approximately 25 of the women residing in Fair Oaks were invited to attend the first meeting of the Fair Oaks Embroidery Club on October 10, held at the home of Mrs. John Bodkin at 1302 Orchard Ave (Map #49). The women set the second Thursday as the regular meeting time and elected Melvina Bodkin as president and May Albright (1200 Orchard, Map #53) as secretary and treasurer. Sewing, readings, and refreshment occupied the 20 women who attended for the afternoon. The club was noted at the time of the November meeting at the home of Elizabeth Luedtke at 204 Mary Place (Map #75) that it was formed for the sole purpose of promoting the sociability of the members.<sup>116</sup> Horseshoes were also enjoyed by Fair Oaks residents, and Sylester Wolcott and Henry Fridley were noted as unofficial city champions, winning several matches in summer and fall on the Fair Oaks courts.<sup>117</sup> These social activities – reported in the *Journal* – added to the attractiveness of the Fair Oaks neighborhood. In February 1913, many new houses were reportedly being built in Fair Oaks, with people taking advantage of the natural beauty of

<sup>114</sup> "Are Extending Electric Wires," *Journal*, August 28, 1911, 6

<sup>115</sup> "Cars Will Run to Weed Park Soon," *Journal*, August 29, 1911, 6

<sup>116</sup> "Fair Oaks Women to Form Club Thursday," *Journal*, October 9, 1912, 8; "Officers Elected by New Embroidery Club," *Journal*, October 11, 1912, 12; "Second Club Meeting to be Held Thursday," *Journal*, November 13, 1912, 6

<sup>117</sup> "Horse Shoe Champs are Again Winners," *Journal*, July 21, 1913, 6; "East Hill Quoit Club Victorious on Sunday," *Journal*, October 13, 1913, 8

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the surroundings and erecting residences of the type which any community displays with pride.<sup>118</sup> Weed Park continued to be lagging in terms of overall development, with various small improvement projects in the early 1910s. For example, a number of additional plants and flowers were installed in June 1912, and the grass was noted as being kept well-trimmed. A larger number of residents were visiting the park, and an increasing number of societies and organizations were also using park for their outdoor festivities.<sup>119</sup>

Paving was the remaining issue related to improvements in the Fair Oaks neighborhood. In February 1913, the residents petitioned the city council to improve the streets by paving. Improvement District No. 30 was then passed, including most of the streets and alleys within Fair Oaks, as well as Park Avenue from Washington Street north to the city limits, by the time that the final list was compiled in April.<sup>120</sup> Bitulithic pavement was selected for most of the streets in Fair Oaks, with concrete approved for the alley between Oakland Drive and Park Drive.<sup>121</sup> The concrete base for the paving was laid in August, with the bitulithic paving added in September.<sup>122</sup> Fair Oaks was then noted to be one of the finest driving areas in Muscatine. Advertisements for Titus Loan and Investment Company encouraged residents to take a drive through Fair Oaks, viewing the fine large lots and attractive homes in Muscatine's finest residence addition while traveling on the completed pavement. The company continued to offer both lots and houses on prices and terms for any resident, utilizing their easy payment plan.<sup>123</sup> East Hill was noted with the most homes being constructed of any neighborhood in Muscatine in 1913, with a number of houses being built in Fair Oaks, along Park Ave, and on other side streets. It was rapidly becoming the most attractive residential section of the city.<sup>124</sup>

Development began to slow relatively by 1912 and 1913, with nine houses built in Fair Oaks throughout the two years. While Titus Loan and Investment Company continued to build along Orchard Avenue and Mary Place, the majority of houses were built by others according to their own plans, indicating some success felt for the development of the Fair Oaks neighborhood. Three additional houses were built on prime lots along Oakland Drive, and two additional houses were built along Washington Street and Park Avenue in the earlier Weed Park Addition. The *Journal* noted that the water main was being extended along Orchard Ave in Fair Oaks in September 1912 to connect several new homes, with plans to extend it as far as the new home of L. Ransom and Geneva McKee at 1017 Orchard (Map #66) (who then moved from 211 Mary Place).<sup>125</sup> J.R. Hanley bought two lots along Oakland Drive in November 1912, with a two-story Craftsman house at 1109 Oakland then built for lawyer John R. and Kate Hanley (Map #90) and a bungalow built on the adjacent lot at 1111 Oakland for his evangelist son Joseph R. Hanley and his wife Henrietta Hanley (Map #91). In the five years from 1909 to the end of 1913, a total of 28 houses were built on the 101 lots in Fair Oaks, joining two earlier houses within Fair Oaks proper. An additional eight houses had been built prior to 1908 and five houses built within these five years along Park Avenue and Washington Street in the earlier additions on the edges of the Fair Oaks neighborhood. Thus, one third of the houses (43 of 133) in the Fair Oaks Historic District were built by 1913 (Figure 17). These houses were concentrated along the 1200 block of Orchard Avenue, Mary Place, 1100 block of Oakland Drive, and southern portion of Park Drive.

Development continued in Fair Oaks through the middle of the 1910s. In January 1913, Titus Loan and Investment Company had bought the old Weed homestead from Trinity Episcopal Church, noting options to

<sup>118</sup> "Many New Residences Under Construction," *Journal*, February 25, 1913, 7

<sup>119</sup> "Appearance of Weed Park Much Improved," *Journal*, June 19, 1912, 8

<sup>120</sup> "Fair Oaks Residents After Paved Streets," *Journal*, February 7, 1913, 2; "Paving District was Outlined by Council," *Journal*, February 21, 1913, 2; "Create District at Special Council Meet," *Journal*, March 14, 1913, 2; "Paving Resolution Meets with Defeat," *Journal*, April 5, 1913, 10; "Council Agrees as to Street Paving," *Journal*, April 19, 1913, 2

<sup>121</sup> "City Council," *Journal*, May 12, 1913, 7; "Bitulithic Paving Commenced Today," *Journal*, July 11, 1913, 5; "Fair Oaks Will Have Fine Paving Stretch," *Journal*, July 15, 1913, 7

<sup>122</sup> "Concrete Paving Here by First of October," *Journal*, August 8, 1913, 12; "Complete Bitulithic in East End of Town," *Journal*, September 13, 1913, 7

<sup>123</sup> *Journal*, September 13, 1913, 12

<sup>124</sup> "Many New Homes on East Hill Completed," *Journal*, August 19, 1913, 5

<sup>125</sup> "New Water Main to Be Completed Soon," *Journal*, September 26, 1912, 8

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either remodel the house or demolish it to incorporate the land into the Fair Oaks development.<sup>126</sup> With the subsequent engagement of G. Raymond Titus and Miriam Bliven, the house was extensively remodeled for their home after their marriage in New York in early November 1914.<sup>127</sup> Thus, the brick Gothic Revival home (Map #84) was retained within the Fair Oaks neighborhood, and it became the home for the vice president of the Titus Loan and Investment Company. In January 1914, Mrs. Grace Carpenter, widow of the late Senator Carpenter of Columbus Junction, announced her plans to build a modern bungalow in Fair Oaks in spring (1015 Orchard Ave, Map #65).<sup>128</sup> The small tract of land owned by Fred and Louisa Bridgman along Washington Street to the east and south of Park Drive remained one large tract in 1914. This last tract in the Fair Oaks neighborhood was then subdivided into six lots in August 1914, with the plat for Bridgeman's Subdivision recorded in the deed transferring the new lot to the east of their house (Lot 6) to Rose L. Lilly on August 21, 1914. Benjamin G. Lilly, her son and then manager of the family B.E. Lilly Dry Goods store, then married Gertrude Block in July 1915, and they moved into their two-story gable-front house in Fair Oaks at 1573 Washington in fall 1915 (Map #135). The 1916 map of Muscatine thus shows the entire platted Fair Oaks neighborhood, including the Fair Oaks plat, Weed Park Addition plat, Weed Park 2<sup>nd</sup> Addition plat, and Bridgman's Subdivision plat (Figure 21). Fair Oaks also appears on the map as the most comprehensively planned neighborhood development on East Hill in this period. Weed Park stretches to the east and H.J. Heinz Company owned the tract to the north on the remainder of the former Weed property in the southeast quarter of Section 25. Titus Loan & Investment Company continued their advertisement campaign for Fair Oaks through 1914 and 1915, predicting prosperity for the country with Europe at war but the U.S. not involved. They offered to "sell you a beautiful lot on a paved street in this choice location on reasonable terms, and will build a house for you, if desired." One could buy a home with the rent that one was paying on the installment plan.<sup>129</sup> They reiterated: "There is not a residence district in Muscatine that will compare with Fair Oaks in beauty and general attractiveness – the lots are large and well located."<sup>130</sup>

Overall, nine additional houses have been identified as built through this period, including four in 1914, four in 1915, and one in 1916 (Figure 17). These houses included five bungalows, including two that appear to have been built by Titus Company and then sold. Thus, their earlier standard six-room gable-front cottage was replaced by a bungalow design by 1914. The remaining four houses were larger two-story houses clad in stucco with Prairie School and Craftsman influences built on more prominent lots in the neighborhood by more prominent residents. Dr. William H. and Vera Johnston built a two-story house at 1103 Oakland Drive (Map #88) around 1914, and attorney Charles P. Hanley and his wife Ethel built a large bungalow across the street at 1100 Oakland Drive (Map #85) around 1915. Thomas S. and Elsie Douglass then built their two-story Prairie School house further up the street at 1112 Oakland Drive (Map #83) around 1916. Herman (retired) and Mary Huchendorf built the two-story Craftsman house between two earlier houses at 410 Park Drive (Map #98) around 1914, and Benjamin G. and Gertrude Lilly built their two-story house to the south at 1573 Washington (Map #135) in 1915. Thus, development in the Fair Oaks by Titus Company by the end of 1916 had largely completed the 1100-1200 blocks of Orchard Avenue and west portion of Mary Place, and residents purchasing lots had filled in most of the prime lots along Oakland Drive, the north side of the 1000 block of Orchard, the southern part of Park Drive (100/400 block), and Park Drive south of Parkington (1200 block). Thus, the northern section of Fair Oaks along Parkington Drive and blocks to the north remained generally undeveloped at the end of 1916 (Figure 17).

<sup>126</sup> "Titus Acquires the Old Weed Homestead," *Journal*, January 25, 1913, 4

<sup>127</sup> "Society," *Journal*, October 23, 1914, 9; Randall 1981: 26

<sup>128</sup> "Mrs. C.A. Carpenter to Build New Home," *Journal*, January 27, 1914, 8

<sup>129</sup> "Fair Oaks," *Journal*, April 4, 1914, 8; *Journal*, September 23, 1914, 2; *Journal*, April 10, 1915, 4

<sup>130</sup> *Journal*, January 24, 1914, 4

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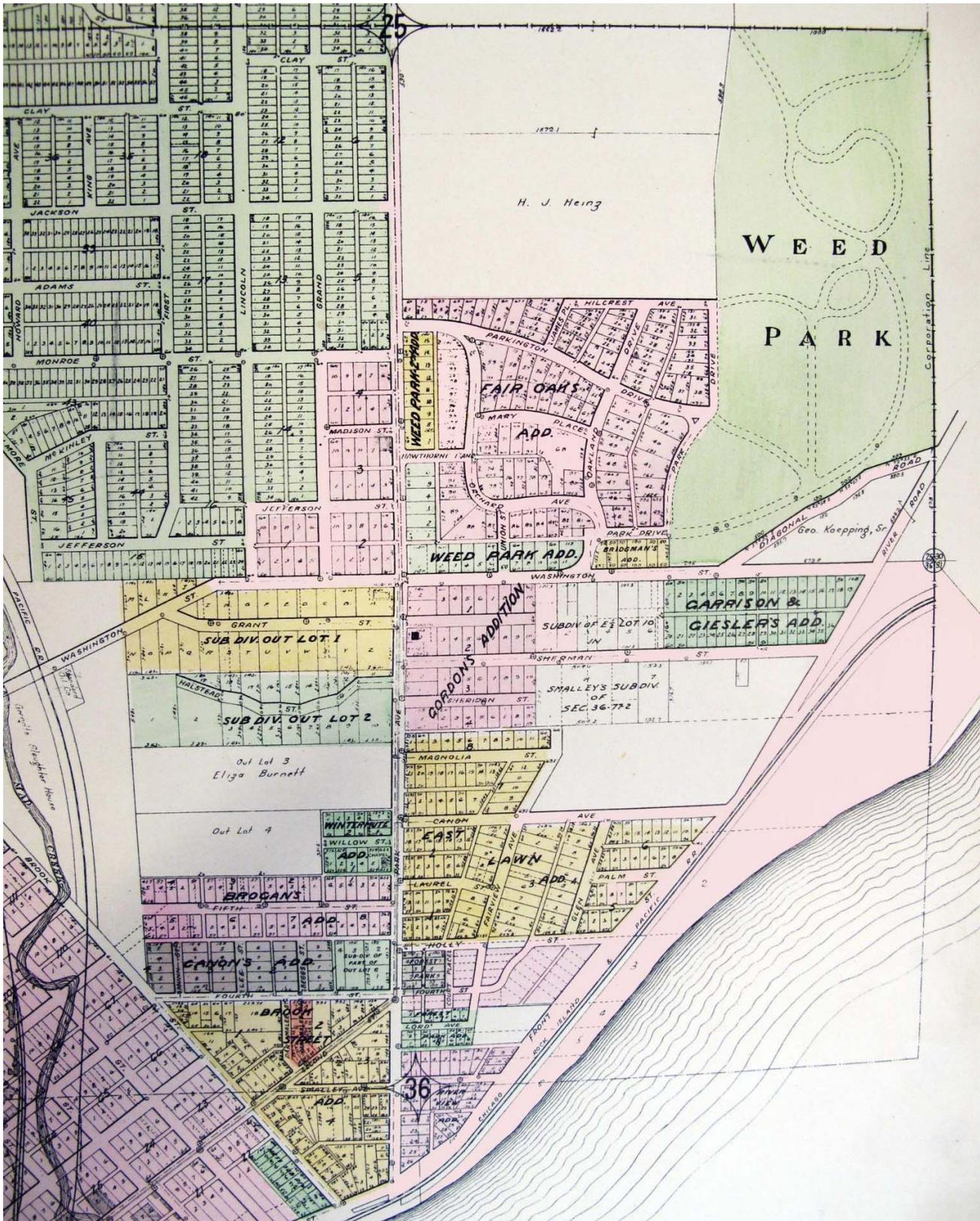


Figure 21. Fair Oaks within the East Hill neighborhood in 1916 (Anderson Publishing Company 1916: 33).  
(north is up)

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Social activities also continued to develop for Fair Oaks residents in this period, furthering the attractiveness of the neighborhood for young couples. In March 1915, the Fair Oaks Tennis Club was organized in a meeting of 10 residents at the home of G. Raymond Titus on Oakland Drive (Map #84). They planned to establish a tennis court on one of the vacant Titus lots, and they elected officers: T.S. Douglas, president (1112 Oakland Dr, Map #83); F.W. Swan, vice president (1200 Park Dr, Map #95); Dr. W.H. Johnston, treasurer (1103 Oakland Dr, Map #88); and Marvin Albright, secretary (1200 Orchard Ave, Map #53).<sup>131</sup> Thus, Fair Oaks boasted one of the first tennis courts in the city of Muscatine. Interest in tennis grew quickly through this period, with the annual tennis tournament held in September 1917 by the athletic department of the Young Men's Christian Association. Contestants were furnished from the Y.M.C.A. club, Muscatine country club, and Fair Oaks club, with the three courts of the three clubs utilized for the competition.<sup>132</sup>

Development of Fair Oaks by Titus Loan and Investment Company shifted north to Parkington Drive over the next few years. While the early "standard" six-room, gable-front cottage was built on one lot, there was a decided shift to the construction of bungalows by Titus Loan and Investment Company 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 gable-front cottages (usually with gable returns). Craftsman bungalows included additional details, such as brackets, exposed rafter tails, wood shake shingles, dormers, and small square bay windows. Three new houses in Fair Oaks were advertised by Titus in March 1917, offered at reasonable prices and on an easy payment plan.<sup>133</sup> A bungalow in Fair Oaks was advertised in March 1918, providing a good description of the housing constructed in this period: "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."<sup>134</sup> A sketch of a bungalow (not identified as an actual house in Fair Oaks) advertised the new houses for sale in Fair Oaks Addition on June 8, 1918, sold on the installment plan with only \$400 as a down payment (Figure 22).<sup>135</sup> In November 1919, Titus Company advertised that they had a new high class five room bungalow in Fair Oaks that they would rent to an adult family until April 1 when new owner takes possession.<sup>136</sup> Titus Loan and Investment Company also maintained their investment in the neighborhood by purchasing houses back from owners to sell again, or rent for a few years and then sell. For example, when Edward H. and Elizabeth Luedtke of 204 Mary Place were moving out of Muscatine in May 1920, the earlier house built in 1910 was bought by Titus Loan and Investment Company, used as a rental for a few years, and then sold again in 1924 to L.E. and Viola West (Map #75).

These houses built by the Titus Loan and Investment Company were primarily located along Parkington Drive. With the marriage of Clifford Crampton (C.C) Hakes and his new wife Gertrude Elizabeth Titus (sister of G. Raymond Titus) in 1917, officers in the company shifted to George M. Titus, president; G. Raymond Titus, first vice president; Clifford C. Hakes, second vice president; and J.P. Schomberg, secretary. The first house built on this street in Fair Oaks appears to have been the side-gable bungalow with wood shingles built in 1917 for C.C. Hakes and his new wife Gertrude Elizabeth Titus at 301 Parkington Drive (Map #13). Titus Company then built a gable-front bungalow with wood shingles at 125 Parkington Drive, sold on installments to William S. (printer at *Journal*) and Harriett Kelly (Map #5). The nine houses then built by Titus Loan and Investment Company in next two years included seven houses on the north side of Parkington Drive and two houses on Oakland Drive immediately north of Parkington Drive (Figure 23). An earlier gable-front cottage design was built at 121 Parkington Dr (Map #4), near the intersection with Orchard Avenue and the earlier Titus houses. Gable-front bungalows were constructed at 117 Parkington Dr (Map #3) and 407 Parkington Dr

<sup>131</sup> "Fair Oaks Tennis Club is Organized," *Journal*, March 26, 1915, 6

<sup>132</sup> "Tennis Tourney Plans Complete," *Journal*, September 17, 1917, 6

<sup>133</sup> *Journal*, March 26, 1917, 8

<sup>134</sup> *Journal*, March 28, 1918, 11

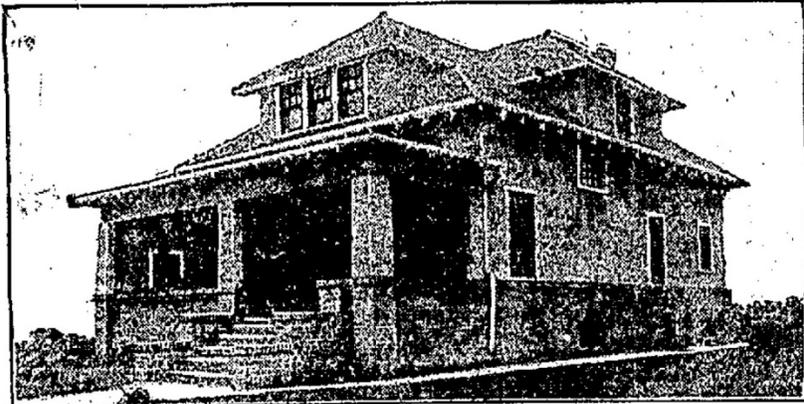
<sup>135</sup> *Journal*, June 8, 1918, 10

<sup>136</sup> *Journal*, November 26, 1919, 30

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**Buy a Home**



We Have Some  
**New Houses**  
In the Beautiful  
**Fair Oaks Addition**  
Which we will sell on the installment plan.

If you have four hundred dollars with which to make first payment we can sell you one of these fine homes and you can pay the balance in monthly installments.

**Don't Rent!**  
**Own Your Own Home**

**Titus Loan & Investment Co.**  
213 Iowa Ave. Office open Saturday evenings 7:30 to 8:30.

Figure 22. Fair Oaks advertisement in June 1918 (Journal, June 8, 1918, 10)

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Figure 23. Development in Fair Oaks by end of 1925 (McCarley 2019, 1928 Sanborn map as base map).

purple = houses built by 1908, pink = houses built in 1909-10, orange = houses built in 1911-13,  
blue = houses built in 1914-16, green = houses built in 1917-19, red = houses built in 1920-25

(Map #24). Side gable bungalows were built at 209 Parkington Dr (Map #8) and 401 Parkington Dr (Map #23), as well as the two lots on the side street at 1300 Oakland (Map #16) and 1314 Oakland Dr (Map #19). The latter was sold to Lee P. Loomis (publisher of *Muscatine Journal and News-Tribune*) and his wife Margaret (sister of C.C. Hakes). Foursquare houses were built at 219 Parkington Drive (Map #10) and 307 Parkington Dr (Map #14). The latter was sold to Rev. Webster (Trinity Episcopal) and Maude Hakes (parents of C.C. Hakes), resulting in family members living in three of the 11 houses built along this new stretch of development in Fair Oaks.

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Unlike the previous years, this construction by Titus Loan and Investment Company outpaced development by other residents purchasing lots. Only two other houses were built in the neighborhood in these years, both along Washington Street. In March 1917, the Trinity Parish sold the parcel at 1515 Washington Street to John and Loretta Nischwitz, who had previously built the gable-front house at 1207 Park Avenue in 1910 and then moved to a new house across from the Fair Oaks neighborhood at 1556 Washington in 1913. They built a side-gable bungalow at 1515 Washington (Map #118) as an investment and rented it to Ed and Kate Beard for several years. Further to the east, the property at 1555 Washington (lots 9-10) was then sold to Charles S. (retired) and Jennie France in April 1919 for \$1,700, who then built a side-gable bungalow (Map #128). Thus, bungalows were the prominent house style in the neighborhood in this period. With the increasing popularity of the automobile, garages also began to appear in Fair Oaks in this period. Early garages were small gable-roof or hip-roof buildings, with sufficient room for one vehicle (Figures 24-25). The drivability of roads also continued to be important for usage of automobiles. The northern section of Fair Oaks along Parkington Drive and the northern block of Oakland Drive had not been previously paved in 1913 with the other streets in the addition, and they were included in the city's paving program then for 1920. Work to pour the concrete on the lower portion of Parkington Drive and block of Oakland Drive was completed in June 1920, as well as paving on Union Street in the southern portion of the addition. While material prices had increased, the work was completed under the 1919 contract, saving the city some money.<sup>137</sup>



**Figure 24. Garage at Douglass House in Fair Oaks (1112 Oakland, Map #83) on July 10, 1918 (later demolished/replaced) (Grossheim for Huttig Manufacturing Co, Grossheim collection, image 2112b)**

<sup>137</sup> *Journal*, January 8, 1920, 16; *Journal*, June 10, 1920, 9; "Make Progress in City Paving," *Journal*, June 22, 1920, 5; "Council Briefs," *Journal*, July 16, 1920, 4

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**Figure 25. Garage at Swan House in Fair Oaks (1200 Park Dr, Map #95) on July 10, 1918 (later demolished/replaced) (Grossheim for Huttig Manufacturing Co, Grossheim collection, image 2112a)**

Six houses were then completed in Fair Oaks later in 1919 or in 1920, after the issuance of the 1919 city directory and before the issuance of the 1921 city directory. The two houses along Parkington Drive again appear to have been constructed by Titus Loan and Investment Company and then sold, including the gable-front bungalow at 205 Parkington Drive (Map #6) and the Foursquare next door at 207 Parkington Drive (Map #7). Thus, the majority of the north side of Parkington Drive was developed in this period from 1917 to 1920 (Figure 23). Another Foursquare was built along the southern (1000) block of Orchard Avenue on a lot bought by Elizabeth Martin in 1909 that was held as an investment until sold in September 1920 to Louis and Alwine Duge for \$975 (1025 Orchard Ave, Map #68). Likewise, Letha Crowley acquired Lots 69-70 immediately west of the Weed estate from Titus Company in 1912, holding them for several years prior to then constructing a gambrel-roof house here around 1920 at age 75 (212 Mary Place, Map #84). Additionally, a gable-front cottage was built at 1015 Park Avenue (Map #114), perhaps by Titus Company, who then sold it to William A. and Mary A. Shellabarger in December 1920. Finally, the first lot since the platting of the Bridgman's Subdivision in 1914 was sold by Louisa Bridgman to Herman and Agnes Muchow, who then built the side-gable Craftsman bungalow at 1563 Washington (Map #133). Herman Muchow was listed as superintendent for Weed Park by the middle of the 1920s into the early 1940s. 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 was involved in the construction 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 26-32).<sup>138</sup> These photographs also

<sup>138</sup> Grossheim Photograph Collection, Musser Public Library and online at [www.umvphotoarchive.org](http://www.umvphotoarchive.org)

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Figure 26. House at 117 Parkington Drive (Map #3, built in 1919 by Titus) on January 28, 1920 (photographed for Huttig Manufacturing Company, Grossheim collection, image 2393ff).



Figure 27. House at 401 Parkington Drive on January 28, 1920 (Map #23, built c.1918 by Titus) (photographed for Huttig Manufacturing Company, Grossheim collection, image 2393n).

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



**Figure 29. House at 1300 Oakland Drive (Map #FO-16, built c.1918 for Titus Co) on January 28, 1920 (photographed for Huttig Manufacturing Company, Grossheim collection, image 2393r).**

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**Figure 30. House at 1015 Orchard Avenue (Map #65, built in 1914 for Mrs. Grace Carpenter) on January 28, 1920 (photographed for Huttig Manufacturing Company, Grossheim collection, image 2393aa).**



**Figure 31. House at 1100 Oakland Drive (Map #85, built c.1915 for Charles Hanley) on January 28, 1920 (photographed for Huttig Manufacturing Company, Grossheim collection, image 2393o).**

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**Figure 32. House at 1107 Oakland Drive (Map #FO-89, built in 1911) on January 28, 1920, previously photographed and noted as built by Muscatine Concrete Company in 1911) (photographed for Huttig Manufacturing Company, Grossheim collection, image 2393p).**

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.

Development of Weed Park began to gain momentum in the late 1910s and continued into the early 1920s. Weed Park was terraced along Washington Street in 1916, with installation of concrete walks into the park.<sup>139</sup> In 1917, the park committee installed toilet facilities at the Weed Park club house and erected a bear pen.<sup>140</sup> In early 1918, the park committee was replaced by a park commission, supported by a tax levy for park maintenance and improvements.<sup>141</sup> Over the next few years, additional animals were added to the zoo in Weed Park, electricity installed in the clubhouse, baseball diamond improved, and the first public tennis courts installed.<sup>142</sup> The first citywide Labor Day celebration was held in September 1919, including several activities held for residents in Weed Park.<sup>143</sup> The park commission of G.M. Titus, John Diercks, and P.J. Barry hired T.J. Moreau of the American Park Builders of Chicago in fall 1919 to design additional improvements for Weed Park, as well as work on Musser Park in south Muscatine. The entrance to Weed Park was to be “marked by an attractive low brick wall together with ornamental light posts and terra cotta urns or Indian pottery” (which continues to exist near the southeast corner of Fair Oaks). A plan was laid out for the

<sup>139</sup> “The City Beautiful,” *Journal*, December 30, 1916, 3

<sup>140</sup> The park committee consisted of Mayor McNutt, Alderman Meyers, and Alderman F.W. Swan. “Park Body is to be Named,” *Journal*, March 13, 1918, 10

<sup>141</sup> “Park Commission Plan Now Up to the People,” *Journal*, January 18, 1918, 10

<sup>142</sup> “Summer Quarters Will Open Soon,” *Journal*, March 15, 1919, 4; “Will Paint and Repair Club House,” *Journal*, April 23, 1919, 4; “Work Begins in Parks of City,” *Journal*, May 24, 1919, 9; “City Will Have Tennis Courts,” *Journal*, July 3, 1919, 8

<sup>143</sup> “Labor Day Celebration Sets New Records Here,” *Journal*, September 2, 1919, 4

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development of a system of asphalt drives, redesign of the zoo, installation of a swimming pool with bathhouses, and development of other features.<sup>144</sup> The *Journal* noted in September 1921: "The pool and other improvements recently made have converted Weed park from a nice quiet, shady area visited only by small picnic parties into the city's most popular outdoor amusement place." The ultimate plans included constructing a lagoon fed by city water at the north end of the park and building a new band stand, and both projects were completed by 1929.<sup>145</sup>

The actual development of Weed Park in this period does not appear to have been connected with the development of Fair Oaks nor does it appear to have spurred any particular construction then in the adjacent Fair Oaks neighborhood. The improvements in the park may have resulted in the closure of the earlier Weed Park Inn at 101 Park Drive (Map #102), located a block west of the new entrance into Weed Park (shifted after the platting of Fair Oaks Addition). Edward G. O'Brien operated a confectionary here per the 1916 directory, as well as living on the second story with his wife Mary. By the 1919 directory, no business is noted at this location, with residents listed here in 1919 and 1921. Edward Goddard sold the property at auction in May 1925, then described as a good, modern, eight-room house with gas, water, and electric lights in a fine location just at entrance to Fair Oaks and Weed Park.<sup>146</sup>

Only eight houses have been identified as constructed in the four years from 1922 to 1925, a decidedly slower pace than the previous decade (Figure 23). In April 1922, Titus Loan and Investment advertised four new attractive modern bungalows for sale, two close in and two in Fair Oaks, priced from \$6,250 to \$6,750.<sup>147</sup> They continued to offer in May 1924 to build a house on a lot selected by the new owner and sell it with only \$500 down and the balance paid like rent in monthly payments.<sup>148</sup> Four bungalows constructed in this period appear to have been built by Titus Company and then sold, or built for new owners by Titus Company, including the gable-front bungalow at 110 Union St (Map #59), gable-front bungalow at 1310 Orchard Ave (Map #44), side-gable bungalow at 219 Mary Place, and side-gable bungalow at 1012 Orchard Ave (Map #64). Two lots on Washington Street immediately east of Union Street were subdivided by contractor Ray Summers and bank president S.G. Stein into three lots, creating an odd address situation. The hip-roof bungalow on the east lot was built first, assigned an address of 1553 Washington St (Map #126). Then, the side-gable bungalow on the west lot was built and assigned an address of 1551 Washington St, which was then revised when the middle house was then built by Summers in 1927 (taking 1551) to 1549 ½ Washington Street (Map #124). In June 1925, Sam Block was issued a permit to construct a frame residence further to the east at 1561 Washington Street, on one of the two lots that he bought from Louisa Bridgman (Map #132). Sam Block was a prominent businessman and community leader, as well as serving on the board of directors

<sup>144</sup> The general plan for improvements consisted of a system of asphalt drives embracing the upper and lower plateaus, eliminating the cross drives and moving the south drive to the edge of the bluff to enlarge the park lawn area. The zoo in the south part of the park would be laid out in systematic way, and the north/central portion of the park would be enhanced with an up-to-date baseball field, swimming pool, bath houses, picnic grounds, band stand, and a pergola outlook and rose garden at Lookout Point. A mass of evergreens would be planted as a setting to the group of Indian mounds on the south side of the park, and ornamental planting of shrubs and evergreens would be completed throughout the park. On the east side of the south plateau (center section), a modern playground with a modern wading pool and shelter house would be added. A.G. Siefried superintended the first phase of work then completed in 1920. The work to be done in 1920 included the entrance, baseball diamond, tennis courts, wading pool, and grading of the south loop of the drive, making a complete circuit of the upper plateau. The swimming pool and dressing pavilion were then constructed in spring 1921, located in the natural ravine between the wading pool and tennis courts west of the baseball field ("Most Beautiful Park in West Planned Here," *Journal*, June 3, 1920, 5; "Begin Work on Pavilion Pool at Weed Park May 1," *Journal*, April 19, 1921, 5; "Progress Rapid on Park Pool," *Journal*, June 24, 1921, 9)

<sup>145</sup> The "cement brick" bandstand was later built in summer 1925, designed by architect Henry W. Zeidler of Muscatine, and it continues to stand in the park. The lagoon also remains at the north end of the park. "Present Year Witnesses Notable Improvement in Parks of City," *Journal*, September 27, 1921, 23; "Weed Park Will Get Bandstand," *Journal*, January 29, 1925, 7; "Complete Plans for Band Stand," *Journal*, March 6, 1925, 8; "Award Contract for Band Stand," *Journal*, June 9, 1925, 2; "New Band Stand to Be Dedicated," *Muscatine Journal*, August 25, 1925, 7; *Journal*, August 29, 1925, 4; "Rain Mars Band Concert at Park," *Journal*, August 31, 1925, 2

<sup>146</sup> *Journal*, May 5, 1925, 11

<sup>147</sup> *Journal*, April 10, 1922, 11

<sup>148</sup> *Journal*, May 21, 1924, 8

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of the Muscatine Building and Loan Association. The Dutch Colonial house was rented to the new manager of the Palace Theater, James P. Ryan and his wife Margaret, for a few years before being sold to farmer George T. and Mabel Nicola.

The last house built in Fair Oaks in this period was through the efforts of the Home Builders Association. The Home Builders Association was organized in Muscatine in August 1925 to stimulate the building of more good homes in Muscatine, as announced by the Titus Loan & Investment Company. The associated firms banded together and pledged to contribute labor and materials at actual cost, with a committee of four named to select the plans for the home to be built and suitable locations. The first home constructed was located at the east end of Parkington Drive in Fair Oaks, under construction by August 1925. The Dutch Colonial house at 421 Parkington Drive (Map #26) had a porch on the east side, overlooking Weed Park. Titus Loan and Investment Company financed the project, provided the lot and insurance, and supervised the work in general. Dayton M. Keckler was the general contractor and builder, with masonry and concrete work completed by August Blaesing Jr, electrical work by G.A. Chaudoin, and plumbing by Lotspeich & Co. The lumber and roofing was supplied by the Beach & Stortz Lumber company, and Roach & Musser supplied the sash and doors, interior trimmings, built-in features, and oak flooring. W.G. Block Company then supplied the material for the tile floor, and Muscatine Lighting company provided the gas fixtures, electrical components, and flood lighting. Even the interior furnishings were a cooperative community business effort, with furniture from Ficken Furniture Company; linoleum, shades, rugs, and curtains from McColm & Co; and musical instruments and a radio from the Lohr & Chase shop.<sup>149</sup> The house was noted as an unusually fine example of the Dutch Colonial type. The "ideal home" built by the Home Builders Association had an "open house" in early December 1925 for residents to see the completed project (Figure 33). Elmer C. and Margaret K. Nichols, living down the street in one of the 1920 bungalows built by Titus Co, were among the residents to view the house. While they had no intentions of purchasing it, the home appealed to them so strongly that they purchased it almost on the spot, finalizing their sale within the week. At the time of the article in December, it was noted to be the first of several "ideal homes" which the association planned to build to create interest in the erection of more attractive and modern homes in Muscatine at a minimum cost.<sup>150</sup> At this time, no other houses in Muscatine have been identified as constructed by the Home Builders Association.

While the Fair Oaks addition proper was solely residential, the west edge along Park Avenue in the Weed Park Addition had two commercial buildings constructed at the south end by the early 1920s. A late Queen Anne / Foursquare frame house had been built at 1511 Washington Street (Map #117, address later shifted to 1003 Park Ave) at the corner with Park Avenue in 1911, with the rear lot extending along Park Avenue. James R. Metzger was engaged in the broom making business in Davenport, moving to Muscatine in 1908 when his wife died. He apparently taught the business to his sons Harry and William Metzger.<sup>151</sup> 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 the business. His brother, William Metzger, appears to have worked with Harry for a period of time and then branched off on his own. By 1919, William and Julia Metzger moved to the house at 1511 Washington Street and then purchased the property. The 1920 census lists William Metzger as working at his "own broom factory." Thus, the one-story rusticated concrete block building along Park Avenue to the rear/north of the house appears to have been 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

<sup>149</sup> "Home Building Body is Formed," *Journal*, August 17, 1925, 5

<sup>150</sup> "'Ideal Home' is Sold to Nichols," *Journal*, December 11, 1925, 11

<sup>151</sup> "James R. Metzger," *Journal*, September 23, 1927, 12

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**Ideal Home  
Invitation Opening**  
Saturday, December 5th  
10 A. M. to 10 P. M.  
and  
Sunday, December 6th  
1:30 to 10 P. M.

Invitations can be secured at our office or from any member of the Home Builders' Ass'n. We will show the house to any interested parties all next week by appointment only.

**Titus Loan & Inv. Co.**  
211-15 Iowa Ave

Figure 33. "Ideal Home" built by Home Builders Association in fall 1925 (421 Parkington Dr, Map #26) (*Journal*, December 5, 1925, 2)

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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.<sup>152</sup> The 1929 city directory confirms that William Metzger has left town, with a restaurant in the one-story building at the rear of 1511 Washington Street operated by the occupant at the house on the same lot.

On the lot across the alley to the north on Lot 1 in the Weed Park Addition along Park Ave, a small one-story gable-front commercial building appears to have been built in early 1923 for Edward Dankert. The property was bought by Edward H. Dankert from Sam Borger in December 1922. Mr. Ed Dankert, who had been previously employed at Zoller meat market, announced on May 1923 that he was opening the People's Handy Market at 1008 Park Ave (Map #116), a modern cash and carry market with a complete line of fresh and cured meats and canned goods.<sup>153</sup> The 1923 city directory lists both the home and grocery / meat market of Edward Dankert at 1008 Park Ave. However, in June 1923, he then bought the gable-front house to the north (historically 1010 Park Ave, Map #115), moving into this adjacent house.<sup>154</sup> However, the business under Ed Dankert was short-lived. In early January 1924, Walter Pilgrim announced to friends and patrons of the People's Handy Market at 1008 Park Ave and to his friends that he has purchased this market and assumed full control this week, with Ed Dankert to continue with market for a short while. The market would continue to offer a high class groceries at reasonable prices and the choicest meat products of all kinds.<sup>155</sup> Walter Pilgrim lived with his wife Ida and her parents, John and Ida Hetzler, in the prominent Craftsman home at 1109 Oakland Drive (Map #90), about two blocks to the east in the core of the Fair Oaks neighborhood. He continued to run the grocery and meat market (People's Handy Market, then Pilgrim's Handy Market, then Pilgrim Market) until he retired in the late 1940s, living in the house on Oakland Drive until his death. Thus, this business that would have served the residents of the Fair Oaks neighborhood was run by a resident of the neighborhood throughout this period.

By the end of 1925, the initial development following the platting of the Fair Oaks Addition had resulted in construction on 83 of the 135 properties (61%) in the Fair Oaks Historic District (Figure 23). These developed properties included 58 properties within the Fair Oaks Addition built in the 16 years since the plat, along with the two properties within the addition pre-dating the 1908 plat. Additionally, there were 14 properties along Washington Street in the Weed Park Addition or Bridgman's Subdivision, and nine properties along Park Avenue in either the Weed Park Addition or Weed Park Second Addition. The property at 1007 Park Avenue was the only one developed solely as a commercial building, with the primary building on the remaining 82 properties as a house. Garages sat behind many of these houses, typically replaced with a larger building through the middle and later 20<sup>th</sup> century. The second commercial building in the neighborhood likewise sat behind the house at 1511 Washington Street, later assigned its own address on Park Avenue. Overall, 10 properties had been constructed prior to the 1908 platting of Fair Oaks, 41 properties were built from 1909 to 1915, 21 properties were built from 1916 to 1920, and nine properties had been built thus far in the 1920s. Vacant lots remained within the Fair Oaks Addition primarily along the south side of the 1000 block of Orchard Avenue, northern end of Oakland Drive in the 1200-1300 blocks, and north end of Park Drive in the 1300 block. Additional lots remained available in the 1100 block of Park Avenue in the Weed Park Second Addition and scattered along Washington Street in the Weed Park Addition and Bridgman's Subdivision.

<sup>152</sup> "Muscatine Broom Company to Stay," *Journal*, June 12, 1928, 1

<sup>153</sup> *Journal*, May 18, 1923, 6

<sup>154</sup> "City News," *Journal*, June 5, 1923, 7

<sup>155</sup> *Journal*, January 10, 1924, 11

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

With the early construction in Fair Oaks resulting in significant development, residents in the 1920s focused on maintaining the qualities of their neighborhood that attracted them to it. Perhaps it was the overall strong neighborhood development or 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” proper to formally encompass the small additions along Washington Street and Park Avenue on the former Weed property 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.<sup>156</sup>

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.”<sup>157</sup> While the ordinances relate to later forms of zoning in terms of setting out specific uses for particular areas, early enforcement of at least the “zone ordinance” in Iowa was tied to the issuance of building permits. Thus, these “restricted residence districts” perhaps resulted in the more stringent building permit system for the cities adopting them.

While initially the General Assembly of Iowa authorized only cities of the first class (large cities) to designate “restricted residence districts,” an amendment passed on February 25, 1925 expanding the authority to second class cities as well, permitting Muscatine to establish such zones. The first restricted residence district to be established in Muscatine identified at this time was along Mulberry Avenue from 8<sup>th</sup> Street north to the city limits. The residents petitioned city council for its creation on May 20, 1926, and the ordinance was then passed at subsequent meetings on June 3 and June 17.<sup>158</sup> Alderman Eric Bartelt from the Fourth Ward opposed the designation, objecting on principle. The residents in the 700 block, hearing rumors of a gas station, then petitioned for the district to be extended to 7<sup>th</sup> Street in August.<sup>159</sup> No other discussion on restricted residence districts is noted in the newspapers through fall 1926.

Any discussion on the establishment of a restricted residence district for Fair Oaks was not identified in newspapers until the presentation of the petition to City Council. On October 22, 1926, the *Journal* reported

<sup>156</sup> Whitney 1917: 160

<sup>157</sup> “Building Zones for Cities,” *Municipal Journal*, July 27, 1918, 73

<sup>158</sup> “Proceedings of City Council,” *Journal*, May 25, 1926, 11; *Journal*, June 7, 1926, 10; “An Ordinance,” *Journal*, June 21, 1926, 9; *Journal*, June 22, 1926, 10

<sup>159</sup> “Restricted Zone is Extended on Mulberry Avenue,” *Journal*, August 24, 1926, 4

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that a petition signed by nearly every resident of the Fair Oaks neighborhood 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 it would not affect those already in operation. One alderman, Eric Bartelt of the Fourth Ward, was noted to be opposed to establishing the proposed district, as he was opposed to any ordinance limiting the potential use of personal property in the city. However, it was noted that the result would not be a denial but only a delay in establishing the district.<sup>160</sup> The *Journal* reported on October 29 that the first reading had passed for the ordinance at the council meeting last night, but the opposition of Alderman Bartelt prevented it from passing on all three readings at one meeting, similar to his opposition of the Mulberry Avenue district.<sup>161</sup>

On November 5, 1926, the City Council then passed the third and final reading of the ordinance, establishing the Fair Oaks Restrictive Residence District per the petition presented on October 21, 1926.<sup>162</sup> 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.<sup>163</sup>

Penalties were also established for those persons and structure in violation of the ordinance. 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 (Figure 34). 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's Subdivision. This boundary for the restricted residence district coincides with the boundary for Fair Oaks Historic District.

Upon petition of the owners, the next 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. An ordinance was passed to direct the city engineer not to grant a permit to any person without the order of the council in the residence districts, except for schools, churches, residences, and private garages.<sup>164</sup> No additional districts have been identified as established in 1927, with one around Reservoir Park on West Hill (roughly 2nd to 5th, Ash to the east side of Locust) then established in April 1928. 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 increasing development of this earlier platted area in this period.<sup>165</sup> Comprehensive zoning for Muscatine would not be adopted until 1957, likely overriding these earlier restricted residence districts.

As noted, existing businesses within an established district were not affected by the ordinance. Thus, the two commercial properties at the south end of Park Avenue continued to operate through the end of the 1920s and middle of the 20<sup>th</sup> century. The 1927 city directory notes that the grocery and meat market at 1007 Park Avenue (historically 1008 Park Avenue, Map #116) was run by Walter Pilgrim, who would continue to operate it into the 1940s while living in the neighborhood, as noted previously. 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. Elnora Martin in the rusticated concrete block building. By 1931, J.F. Whitmer was one

<sup>160</sup> "Fair Oaks Asks Building Zoning," *Journal*, October 22, 1926, 4

<sup>161</sup> "Bartelt Hinders Establishment of Building District," *Journal*, October 29, 1926, 14

<sup>162</sup> "An Ordinance," *Journal*, November 8, 1926, 11

<sup>163</sup> "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

<sup>164</sup> "Proceedings of City Council," *Journal*, December 4, 1926, 11; *Journal*, December 20, 1926, 11

<sup>165</sup> Muscatine County Recorder's Office

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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) in the building to the north of the house. Advertisements note home cooked meals, chicken dinners on Sundays, and various baked goods for sale.<sup>166</sup> On January 1933, Weldon Schmidt and August Avesing took over the restaurant at 1006 Park Avenue, opening it as The Rock-a-bye Inn. August Avesing is noted as proprietor in subsequent ads, offering sandwiches, short orders, home baking, and beer.<sup>167</sup> August and Elizabeth Avesing rented one of the two units in the house to the south at 1511 Washington Street. They continued to operate The Rock-a-bye Inn until August's death in 1950, and then it was continued into the 1960s by Elizabeth. Thus, these two businesses were solid neighborhood fixtures through the middle of the 20<sup>th</sup> century. 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.

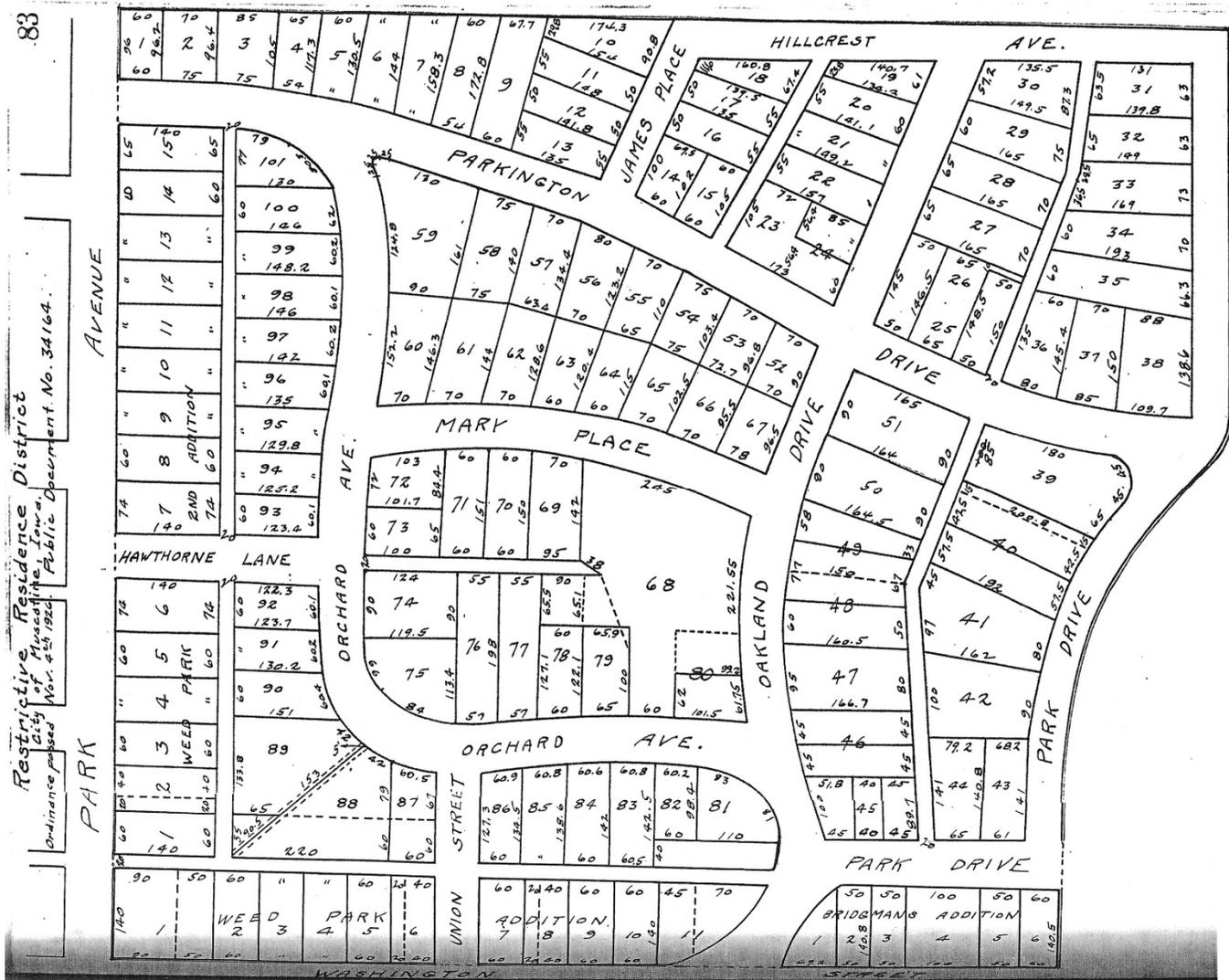


Figure 34. Plat of the Restrictive Residence District for Fair Oaks  
 (Plats Book 2, page 83, Muscatine County Recorder's Office). (north is up)

<sup>166</sup> *Journal*, October 17, 1930, 29; *Journal*, April 3, 1931, 15

<sup>167</sup> "Schmidt, Avesing Open Rockabye Inn," *Journal*, January 6, 1933, 2; "New Inn on Park Avenue is Opened," *Journal*, January 7, 1933, 2; *Journal*, June 24, 1933, 28

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Steady construction activity was noted in Muscatine through the end of the 1920s. A total of 56 permits were issued for new buildings constructed in 1927, totaling \$383,070.<sup>168</sup> Two houses have been identified as completed in Fair Oaks in 1927, with six houses then built in 1928 and one in 1929. The first was a clipped gable bungalow likely constructed by contractor Ray Summers on the final and middle lot of his three along Washington Street (1551 Washington, Map #125). The second was the first house on the south side of the 1000 block of Orchard, which retained a number of vacant lots. On June 1, 1927, a building permit was issued to contractor J.C. Peterson for a frame residence on Orchard Avenue valued at \$4,500. The hip-roof bungalow was then constructed and sold by Titus Loan and Investment Company to Samuel H. and Margaret Boruff (1020 Orchard Avenue, Map #62). On October 5, 1927, a building permit was issued to Philip Batchelor for a frame house just to the west on Union Street valued at \$4,100 on a lot that he bought from Titus Company in August. The gable-front bungalow was then built and occupied in 1928 by Philip and Minta Batchelor. Dr. William A. Houk (veterinarian) acquired a lot slightly to the east at 402 Park Drive in January 1928, then building a gable-front bungalow (Map #101). The side-gable bungalow at 1023 Orchard (Map #67) was constructed for Walter A. Hill in 1929 and later sold. In the northern part of Fair Oaks, Titus Company sold a lot to contractor Herman Lange in July 1928, who then received a building permit for \$4,500 for a frame house and garage on Parkington Drive between Orchard and Oakland in August 1928. The Dutch Colonial house and gambrel-roof garage were then sold to Dr. George A. and Carol V. Sywassink in February 1929 (210 Parkington Dr, Map #40).

Titus Loan and Investment Company continued to embrace the latest in modern construction for the houses that they built in Fair Oaks in this period. On May 17, 1928, the *Journal* reported that Titus Loan and Investment Company was building a completely insulated bungalow in Fair Oaks on Orchard Avenue between Union Street and Oakland Drive. The modern five-room bungalow would be protected against heat in summer and cold in winter with Balsam Wool, the ice-box insulator.<sup>169</sup> An advertisement for the company in August noted Balsam Wool was the fine insulator used by Titus Loan & Investment Co in their new quality homes to keep the heat in and cold out. The savings in fuel pays for it in a few years, while the comfort and savings continue year after year. The public was invited to visit the new bungalow under construction with contractor John C. Peterson at 1016 Orchard Avenue in Fair Oaks at any time, as the house was open (Map #63).<sup>170</sup> A profile of John C. Peterson later in the month notes that he was a general contractor in carpentry and masonry, with a force of six carpenters usually employed. He had built several homes for Titus Loan and Investment Company in Fair Oaks Addition, as well as eight homes in the past six years on Leroy Street and some larger residences. He specialized in the installation of John-Manville asbestos fireproof shingles. He also recommended Balsam Wool insulation, which could be viewed in the home now open for inspection at 1016 Orchard Ave.<sup>171</sup> The side-gable bungalow with clipped gables was sold to W. Claude Harris, bookkeeper for SG&P Stein Furniture Co, and his wife Elizabeth in October (Map #63). The gable-front bungalow with clipped gables at 1024 Oakland Drive was built in 1928 as well for Raymond Titus, likely also by John C. Peterson (Map #61). Both of these bungalows were designed with garages incorporated into the basement, accessed by the alley to the south of the lots (Figure 35). The last house built by Titus Loan & Investment Company in 1928 was further north in Fair Oaks. Another advertisement for Titus Company in August 1928 invited the public to "See It Now!" – the Balsam Wool insulation used in their quality homes. A sample was on display in the their office window, and the public was invited to inspect it being installed in the new grey shingle house that contractor Dayton M. Keckler was building for the company on the corner of Oakland Drive and Parkington Drive.<sup>172</sup> This transitional Tudor Revival house at 1208 Oakland Drive (Map #82) included a small garage on the north side, with permission for a curb cut for the driveway granted to

<sup>168</sup> "Steady Building Program in Progress Here in 1927," *Journal*, December 31, 1927, 5

<sup>169</sup> "Titus Co Building Insulated Home," *Journal*, May 17, 1928, 6

<sup>170</sup> *Journal*, August 18, 1928, 8

<sup>171</sup> "Petersen Equipped to Handle General Contracting Work," *Journal*, August 27, 1928, 9

<sup>172</sup> *Journal*, August 14, 1928, 4

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Figure 35. Development in Fair Oaks by end of 1935 (McCarley 2019, 1946 Sanborn map as base map).

purple = houses built by 1908, pink = houses built from 1909-1919,  
red = houses built in 1920-1929, orange = houses built in 1930-1935

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Titus Company in July 1928.<sup>173</sup> The house was rented to Vernon H. (Iowa Electric Co) and Hildred Lear before being sold to Norton (auditor at Huttig Manufacturing Co) and Josephine Ditmon in September 1929. Thus, by the end of the 1920s, many of the lots in the southern part of Fair Oaks had new houses, particularly along the 1000 block of Orchard.

The quality of roads was a topic of discussion across Iowa and the nation in the late 1920s, with the increasing number of automobiles and travelers. The roads within Fair Oaks were repaved with a new bitulithic surface in spring 1928, after controversy on the quality of work performed previously by the contractor.<sup>174</sup> The state highway commission visited Muscatine in summer 1927 to locate the route of state primary road No. 61, with the original route shifted away from Weed Park to preserve the natural beauty of the scenic spot.<sup>175</sup> The route went up Park Avenue instead from downtown, running along the western edge of the Fair Oaks neighborhood and further reinforcing this road as a western boundary. The new state highway was then paved in 1929, with paving of Washington Street then included on the city's paving program to provide a better connection between downtown and Fair Oaks.<sup>176</sup> Saturday March 16, 1929 was the last day for the old streetcar system in Muscatine, with motor coach service with five new Mack coaches of the latest design running on three routes then starting on Sunday March 17. One route extended from downtown along 2<sup>nd</sup> Street to Park Avenue, north to and through the Fair Oaks addition, and returned down Park to 2<sup>nd</sup> and Mulberry to follow the same loop through downtown as the street cars.<sup>177</sup> Thus, Fair Oaks retained its important transportation link to the core of Muscatine. Improvements in Weed Park in the late 1920s included an artificial lake with a tiny island at the north end of the park and concrete paving on many of the drives. By 1929, Weed Park included winding drives, rustic bridges, fireplaces of stone for campers and picnics, tennis courts, swimming pool, two ball diamonds, wading pool, various playground devices, a zoo, Weed Park clubhouse, and a lake with a lighthouse built on a tiny island in the center, a rustic bridge, and a diminutive waterfall over a concrete spillway. The park commission included J.D. Diercks, president; T.F. Barry, vice president; and G.M. Titus, secretary.<sup>178</sup> The Weed Park club house was then destroyed by fire on June 15, 1930, and it was not replaced.<sup>179</sup>

With the drop in the stock market and decline in the economy from 1929 to 1932, the country entered the Great Depression. The population of Muscatine actually grew in this period with rural residents moving into the city, reaching 18,286 by 1940 from 16,778 in 1930. Residential construction across the country slowed, with few people having the means for new housing. Housing that was built was typically smaller houses, with bungalows built at the start of the 1930s shifting to Cape Cod and minimal traditional houses by the middle of the 1930s.<sup>180</sup> Only \$198,951 in construction was represented by building permits in 1931, mostly for remodeling rather than new construction. Construction fell off even more over the next few years, and then rebounded slightly to include permits for 31 new homes in 1935 and 38 new homes in 1937.<sup>181</sup> Businesses throughout Muscatine saw decreased profits or closed completely in this period, reflecting the overall status of the economy. The businesses in Fair Oaks survived through this period. As previously noted, Whitmer

<sup>173</sup> "City Council," *Journal*, July 11, 1928, 11

<sup>174</sup> *Journal*, August 27, 1927, 7; *Journal*, August 30, 1927, 10; *Journal*, March 24, 1928, 2; *Journal*, April 26, 1928, 12

<sup>175</sup> "Chronological Review of Local Happenings During Past Year," *Journal*, December 31, 1927, 25

<sup>176</sup> "2 More Streets in Paving Plans," *Journal*, April 19, 1929, 16

<sup>177</sup> "Motor Coaches Ready to Supplant Streetcars in Muscatine; Start Sunday," *Journal*, March 16, 1929, 1, 6

<sup>178</sup> "Recreational Facilities Afforded by 100 Acres of Parks in City," *Journal*, December 31, 1929, 38

<sup>179</sup> Randall 1981: 20

<sup>180</sup> McCarley 2008: E22

<sup>181</sup> The \$135,511 in permits issued in 1935 was noted to be the largest increase in years. Overall, permits were issued for only 31 homes in 1935, as well as 33 garages. Remodeling totaled almost half of the expenditures. In 1937, 38 permits were issued for new homes, composing \$86,145 of the \$166,053 in permits for the year. Construction fell off in 1938, but picked back up in 1939 with 42 homes built, valued at \$92,500 of the overall \$184,625 issued in permits. "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; McCarley 2008: E22

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Sandwich Shop became The Rockabye Inn in January 1933, operated by the Avesings through this decade. Likewise, Walter Pilgrim continued to run the grocery and meat market next door, affiliating with the Independent Sell-Rite Stores by July 1933 to remain sustainable.<sup>182</sup>

Construction in Fair Oaks through the early 1930s generally followed these citywide trends. Only nine houses were built in the six years from 1930 to 1935 in Fair Oaks. The clipped gable bungalows constructed in the last few years influenced some new construction, with three of the five bungalows built in this period reflecting that detail. These houses were the last bungalows built in the neighborhood, located on scattered lots throughout the area. Around 1930, Sam Block built a gable-front frame bungalow with clipped gables on his remaining lot along Washington, again with denser construction on the street resulting in an odd address of 1559½ Washington (Map #131). The gable-front frame bungalow with clipped gables was then built around 1931 on the last lot on the south side of the 1000 block of Orchard Avenue (1028 Orchard Avenue). A side gable house was built around 1932 on one of the last lots on the north side of Parkington Drive at the east end (117 Parkington Dr, Map #2). While frame construction dominated the neighborhood, brick became a more popular choice in this period, typically installed as a veneer over tile block construction. The last bungalow in Fair Oaks was built in 1934 for Philip and Minta Batchelor at 1302 Oakland Drive (Map #17), who moved from the 1928 bungalow at 112 Union Street (Map #58) into this new brick gable-front bungalow with clipped gables and a basement garage in the northern part of Fair Oaks.<sup>183</sup>

Some of the most prominent lots remaining in Fair Oaks in the early 1930s attracted the attention of businessmen and professionals who remained successful through these tough economic years. A large side-gable brick bungalow was built for Dr. Abram J. and Faye Greiner at 1318 Park Drive in late 1931 or early 1932 (Map #30), the middle of three houses built on this northern and previously undeveloped block of Park Drive in this period. Harold Brandau, a purchasing agent for Huttig Manufacturing Company, bought the lot to the south at 1312 Park Drive from the Titus Loan and Investment Company in November 1929, building a large Tudor Revival house constructed with buff brick and stone accents in the early 1930s (Map #29). A complementary detached garage with a clipped gable was also built on the lot (extant). A larger and more elaborately designed Tudor Revival house was constructed also using buff brick on the northern lot at 1326 Park Drive (Map #32) for Raymond Korschot, bookkeeper for the Beach Lumber and Supply Company, after he bought Lot 31 from Titus Loan and Investment Company in March 1931. Muscatine attorney E. Raymond Tipton bought the lot at 1201 Oakland, one of two lots left on the north end of this block across from the Weed estate, from Titus Compay in February 1934, constructing a two-story, red brick Colonial Revival house (Map #92). Raymond and Margaret Tipton moved into the house by October, and they continued to live here into the 1980s. On the block to the north and to the west of the new Tudor Revival houses on Park Drive, William L. and Helen F. Mull bought two lots at the north end of Oakland Drive from Titus Company in July 1935, also constructing a two-story, red brick Colonial Revival house that year at 1317 Oakland Drive (Map #21). William L. Mull operated the successful and long-standing wholesale grocery firm of Charles L. Mull & Sons in this period. The construction of these noteworthy houses in Fair Oaks overlooking Weed Park in this period reflects both the significant construction that did occur in this period and the status of the neighborhood with the community.

Construction in the first half of the 1930s in Fair Oaks was thus concentrated in the northeast corner of the addition on lots retained by Titus Loan and Investment Company and undeveloped to date (Figure 35). With this construction, some development was thus completed on all blocks within the Fair Oaks addition by 1935, about 25 years after the platting of the neighborhood. A total of 100 of the 135 properties within the Fair Oaks Historic District were constructed by 1935. While this represents nearly three-quarters of the houses, a significant number would still be built in the neighborhood over the next three decades to complete its development. The Fair Oaks remained a distinct neighborhood in this period, clearly indicated on the 1937

<sup>182</sup> *Journal*, July 14, 1933, 7

<sup>183</sup> *Journal*, November 25, 1933, 7

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map of Muscatine (Figure 36). With the large amount of platting of land around the turn of the century on the wake of the boom of the pearl button industry, few new additions were then platted over the next decades. The 1937 map of Muscatine shows few if any new streets in comparison to the 1910 map. Overall, the street layout appears nearly identical to this earlier map. Similar to Fair Oaks, many of the platted neighborhoods continued to have vacant lots that would be developed in the next decade. The general sections of town are also noted on this map. "East Hill" consists of the development generally east-northeast of Brook Street, south of Washington, and north and west of River Road on this map, with Fair Oaks, Weed Park, and Park Place stretching further to the north.

While no houses were constructed in Fair Oaks between 1935 and 1939, a number of houses were noted for sale or rent in the neighborhood in the *Journal* throughout this period. In this period, Clifford C. Hakes left the Titus Loan & Investment Company to form C.C. Hakes & Company, specializing in real estate, investments, insurance, and loans. By 1938, Titus Loan & Investment Company was then composed of G.M. Titus, president-treasurer; G. Raymond Titus, vice president; and Mrs. Carrie M. Timm, secretary. While both companies advertised homes for sales, C.C. Hakes & Company had a larger number of newspaper advertisements in the late 1930s. Both offered modern and beautiful bungalows for sale in the desirable Fair Oaks neighborhood, with financing available on convenient terms. Most of the modern homes also offered a garage on the property.<sup>184</sup> Some vacant lots in Fair Oaks were sold by Titus Company to adjacent property owners in this period, but they retained a handful of lots into the 1940s. Social activities were also noted among Fair Oaks residents in this period. For example, the Fair Oaks orchestra performed for several groups in 1937, composed of Mrs. Hazel Hoffman, Bob Nesper, Fred Nesper, Jr., Doris Gettert, Betty Rakow, Fred Klepper, John Davidson, and Edna Johnson.<sup>185</sup> The Fair Oaks potluck supper crowd held their Christmas dinner party at the Hotel Muscatine in December 1937, including Mr. and Mrs. Byron McKee, Mr. and Mrs. Raymond Titus, Mr. and Mrs. Clifford C. Hakes, Mr. and Mrs. Alfred Wagner, Mrs. E.R. Tipton, Mr. and Mrs. J.A. Davidson, Dr. and Mrs. P.M. Jessup, and Mrs. Minnie Rankin.<sup>186</sup> After several years of no new construction in the neighborhood, Titus Company sold the lot at Oakland Drive and Parkington Drive in February 1939 to Edward D. Horst, president of the Sanitary Plumbing and Heating Company, the last of the lots along this prominent block of Oakland Drive and immediately to the north of Tiptons' recently built brick Colonial Revival. A large two-story brick house was then built facing Parkington Drive to the north on this lot for Edward and Nellie Horst in 1939, the last of the large estate houses built in this period (404 Parkington Dr, Map #35).

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.<sup>187</sup> Similar in overall form, Cape Cod Revival houses

<sup>184</sup> *Journal*, January 19, 1938, 11; *Journal*, March 15, 1938, 9; *Journal*, May 17, 1938, 9; *Journal*, June 3, 1938, 13; *Journal*, September 14, 1938, 13; *Journal*, November 9, 1938, 17; *Journal*, November 30, 1938, 11; *Journal*, January 13, 1939, 11

<sup>185</sup> "Winners at Lady Elks Party are Announced," *Journal*, May 14, 1937, 6

<sup>186</sup> "Fair Oaks Crowd to Have Christmas Dinner at Hotel," *Journal*, December 20, 1937, 5

<sup>187</sup> Ames and McClelland 2002: 60-62

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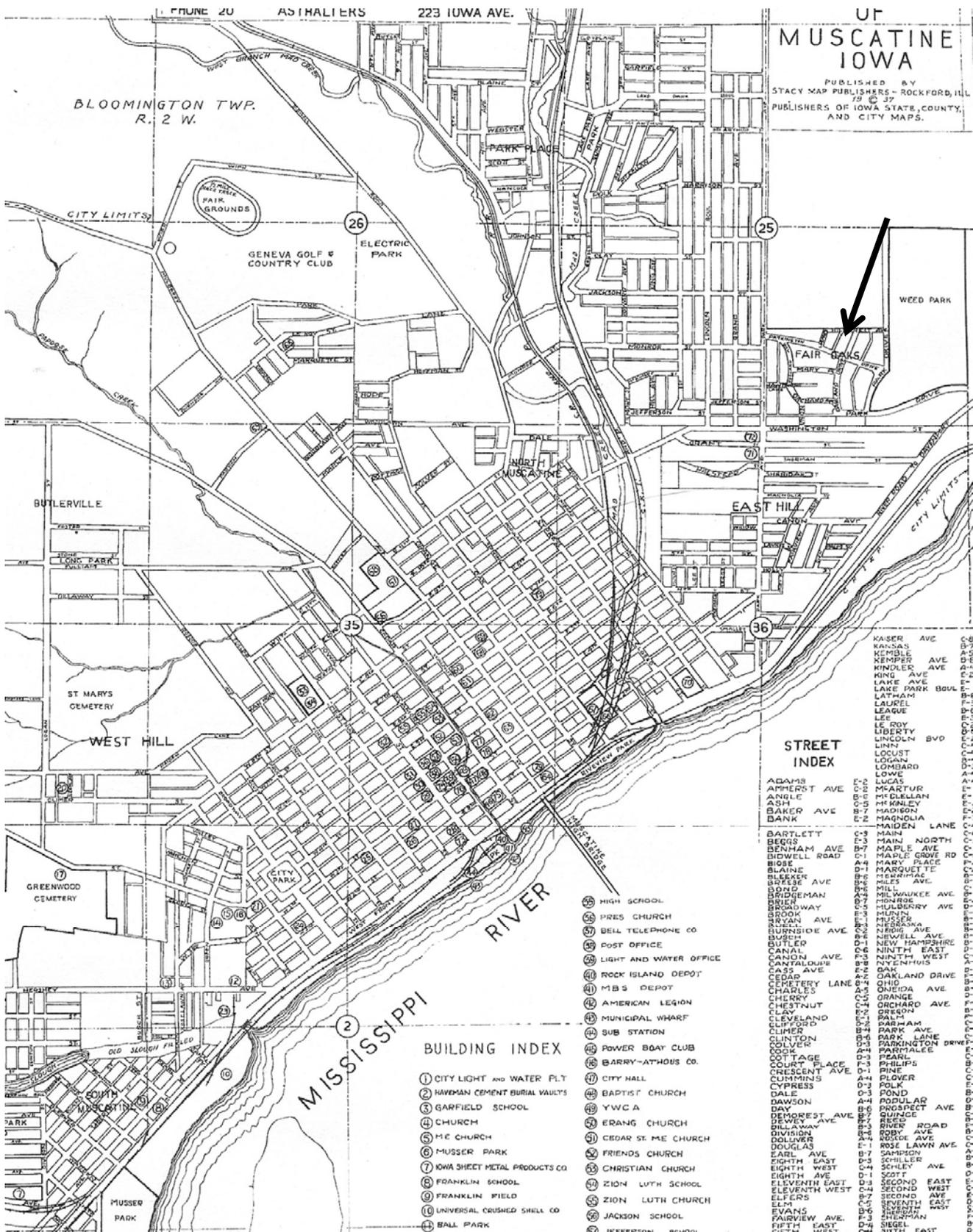


Figure 36. Fair Oaks indicated on map of Muscatine in 1937 (Stacy Map Publishers 1937). (north is up)

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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, with some houses that incorporated garages, usually at the basement level.<sup>188</sup> With no architects practicing in Muscatine, the majority of the houses were designed by lumber companies supplying materials or by contractors with stock plans. Contractors, such as August A. Altenbernd and Harry O. Carpenter, also advertised their quality materials and construction with photographs of completed houses.<sup>189</sup>

The six houses built in Fair Oaks in 1940 to 1942 reflect the trends. Four of the houses were constructed by contractor Harry O. Carpenter, highlighted among his seven houses in the December 1940 advertisement for his business (Figure 37). Two of the houses were simplified Tudor Revival small homes, and the other two were Cape Cod Revival houses. In January 1939, Harry Finkle, general manager of Glatstein Stores, acquired the half lot at 1305 Orchard (Map #47), and he applied for a building permit for a \$1,700 house to be constructed on the lot in June 1940.<sup>190</sup> The simplified frame Tudor Revival was then built on the lot by H.O. Carpenter. Along Washington Street at the south edge of the neighborhood, Edward H. Gremmel acquired the lot at 1517 Washington (Map #119) in May 1940, with the building permit for a simplified Tudor Revival brick veneer house estimated at \$3,800 then issued to H.O. Carpenter.<sup>191</sup> Titus Company sold the lot in the core of Fair Oaks at 215 Mary Place (Map #77) in April 1940 to Edward Burns, department head for H.J. Heinz, and his wife Wanda, with contractor Harry O. Carpenter then acquiring a building permit in May for a \$3,200 frame Cape Cod Revival house. Leonard C. Aspergren, a salesman for H.J. Heinz, and his wife Frances acquired another vacant lot on Washington Street, and a building permit was issued to H.O. Carpenter for a frame \$4,000 Cape Cod Revival residence in September 3, 1940 (1523 Washington St, Map #120).<sup>192</sup> Another employee at H.J. Heinz, Robert Barr, then bought the lot at 302 Parkington Drive (Map #39) from Titus Company in August 1941, with a building permit for the \$4,500 brick veneer simplified Tudor Revival residence then issued to him in September.<sup>193</sup> The small minimal traditional house at 1119 Park Avenue (Map #105) was also built as a rental property for Edward and Mable Hoffman in this period, with renters listed here by 1943.

These houses were built in Muscatine during the brief surge in construction at the end of the 1930s that quickly waned in the early 1940s. In 1939, 246 permits were issued for \$184,625, including 42 new homes. Permits for new houses were similar in 1940, totaling 41. In 1940, the *Journal* reported that "New homes, attractively designed and equipped according to modern standards, mushroomed up in nearly every part of the city during 1940 as Muscatine's sustained building program continued at a rapid pace."<sup>194</sup> Average housing cost at this time appears to be around \$1,500-\$2,500, and the houses being built in Fair Oaks were among the more expensive homes in town.<sup>195</sup> With the United States entering World War II, construction across the country slowed as resources were devoted to the war effort. No new houses were then built in Fair Oaks through the end of 1945. Thus, only seven new houses were added to the neighborhood in the period from 1936 to 1945 (Figure 38). Vacant lots remained in Fair Oaks during World War II primarily along the

<sup>188</sup> McCarley 2008: E122

<sup>189</sup> McCarley 2008: E125; "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

<sup>190</sup> *Journal*, 1940-06-11, p10

<sup>191</sup> "45 Permits for Improvements Are Issued Here," *Journal*, May 3, 1940, 6

<sup>192</sup> "New Residences Constructed in All Parts of City," *Journal*, December 30, 1940, sec. 4, p. 2

<sup>193</sup> "Building Goes Forward At Encouraging Pace in Year," *Journal*, December 30, 1941, sec 4, p 2

<sup>194</sup> "New Residences Constructed in All Parts of City," *Muscatine Journal*, December 30, 1940, sec. 4, p. 2

<sup>195</sup> McCarley 2008: E125

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south side of Parkington Drive, in the northeast corner of the neighborhood along Park Drive, Oakland Drive, and James Place, and along the 1110 block of Park Ave, with a handful of other available building sites. Titus Loan and Investment Company owned approximately 12 lots by the middle of the 1930s, which they then sought to liquidate. Most of these lots were sold in the late 1930s and in the early 1940s, many to adjacent property owners. The last lot that the company owned appears to have been sold in May 1946, though they continued to handle sales of houses and lots for property owners in Fair Oaks over the next decade.

MR. & MRS. D. O'DELL  
Magnolia Street, Corner Fairview Ave.

MR. & MRS. EDWARD GREMEL  
1517 Washington

MR. & MRS. L. ASPERGREN  
1521 Washington

MR. & MRS. HARRY FINKLE  
Orchard Ave.

MR. & MRS. EDWARD BURNS  
211 Mary Place

MR. JAMES SISSEL  
Woodlawn Ave.

MR. JAMES SISSEL  
Woodlawn Ave.

These  
PICTURES  
TELL A STORY  
of  
7 SATISFIED  
NEW HOME  
OWNERS  
In 1940

WE ARE PROUD OF THE WORKMANSHIP IN THESE HOMES AND APPRECIATE HAVING HAD THE OPPORTUNITY TO BUILD THEM.

*If You Plan to BUILD or REMODEL It Will Pay You to Let Us Give You a Price*

**Our Modern Equipment Insures Expert Workmanship at a Reasonable Price**

WE WISH ALL OUR FRIENDS A HAPPY AND PROSPEROUS NEW YEAR

**IF IN NEED OF A CARPENTER—CALL**

**H. O. (HAL) CARPENTER**

**PHONE 538 BUILDING CONTRACTOR 1158 New Hampshire St.**

Figure 37. Houses built by H.O. Carpenter in 1940 (*Journal*, December 30, 1940, sec. 4, p. 13).

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Figure 38. Development in Fair Oaks by end of 1945 (McCarley 2019, 1946 Sanborn map as base map).

purple = houses built by 1908, pink = houses built from 1909-1919,  
red = houses built in 1920-1929, orange = houses built in 1930-1945

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### ***Conclusion of Fair Oaks Development in the Middle of the 20<sup>th</sup> Century, 1945-1968***

Residential construction throughout Muscatine gradually picked up in the years following the end of World War II in 1945. 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. Building permits confirm the increase in construction in the late 1940s. A total of 448 building permits were issued in 1946, including 66 new homes. 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. In 1949, permits were issued for 47 houses, totaling \$261,643. Population increased from 18,286 in 1940 to 19,041 in 1950, and it reached 19,813 in 1960.<sup>196</sup> Muscatine continued to have a number of undeveloped lots in previously platted areas of town. Only one new subdivision was platted in the late 1940s, with a handful of additional subdivisions then platted in the early 1950s.<sup>197</sup> The earlier curvilinear subdivision that had developed through the City Beautiful movement had evolved into Federal Housing Administration (FHA) standards and Urban Land Institute recommendations by the post-war period. The 1947 Community Builder's Handbook provided detailed instructions for community development based on neighborhood units and curvilinear designs, influencing planning decisions across the country. The self-contained neighborhood was further enhanced with the increasing role of the automobile, removing the need for nearby neighborhood services or employment.<sup>198</sup>

Interestingly, the Fair Oaks design from decades earlier reflects these qualities of a modern neighborhood, perhaps contributing to its desirability over the next decade. As houses were sold, it continued to maintain middle and upper class residents. Titus Loan and Investment Company offered "two choice lots in Fair Oaks" for sale in May 1945 at a time that choice lots in Muscatine were not plentiful. With building materials being released for construction, they encouraged residents to build a home of their own in their own particular style.<sup>199</sup> These lots appear to be the last vacant lots owned by the company in Fair Oaks, with most of their other remaining holdings sold in the late 1930s and early 1940s. However, development on these lots would still not follow for several years. With materials becoming available, one house was built in the core of Fair Oaks, completed by 1946. The lot at 1112 Orchard had been owned with the house to the north since the 1910s, with the owner then selling it separately to Thomas (serviceman for Iowa Electric) and C. Jean Ruckles in February 1946. The small, one-story, brick veneer house then appears here on the Sanborn map in 1946 (Map #56).

Titus Loan and Investment Company remained actively involved in selling real estate in Fair Oaks through the end of the 1940s and into the 1950s. George M. Titus served as president of the Titus Loan and Investment Company until his death on April 9, 1947 at age 91. He was noted as an active supporter of progress in Muscatine and the Midwest, with several prominent projects and positions cited in his obituary.<sup>200</sup> His son, G. Raymond Titus, then assumed title as president of the company, though he was the active leader in the business for decades prior as vice president. Raymond and his wife Miriam, after living in the Weed estate since their marriage in 1914, then moved to the Titus family home on W. 2<sup>nd</sup> Street in 1947, selling the brick Gothic Revival house in Fair Oaks to Dr. Parke M. and Pauline L. Jessup. Both Titus Loan and Investment Company and C.C. Hakes Company continued to advertise building lots and homes for sale in Fair Oaks through the end of the 1940s and into the 1950s.<sup>201</sup> One house was noted as a beautiful five room house in Fair Oaks, completely remodeled with full carpeting, automatic dish washer, gas heat, new two car garage,

<sup>196</sup> "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

<sup>197</sup> McCarley 2008: E127

<sup>198</sup> Ames and McClelland 2002: 51

<sup>199</sup> *Journal*, May 31, 1945, 15

<sup>200</sup> "Heart Attack Fatal to George M. Titus," *Journal*, April 10, 1947, 1, 12

<sup>201</sup> *Journal*, April 30, 1948, 13; *Journal*, September 29, 1948, 13; *Journal*, October 19, 1949, 9; *Journal*, April 19, 1950, 11

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and large lot, providing insight into the features found on a modern home in this period.<sup>202</sup> Another bungalow in a fine location in Fair Oaks was advertised with enclosed front porch, large comfortable living room with fireplace, dining room, good sized kitchen with twin stainless steel sinks, two bedrooms with large closets, and tile bathroom with extra large tub and shower on the first story, while the second story had two bedrooms and full bath, large glassed in sleeping porch, and storage closets. The house also boasted a full basement with fruit room, gas heat, and a two car garage.<sup>203</sup> Other attractive houses in Fair Oaks were advertised with similar features.

Four additional houses were then built in Fair Oaks at the end of the 1940s. Three of the houses were on lots on the edges of the neighborhood. The two lots at the north end of the Weed Park Second Addition owned for several years by the Bosten family as an investment were split into three lots, with the lot at 1203 Park Avenue (Map #103) then sold to Charles (retired) and Della Howard in October 1947 and the minimal traditional frame house then built. Further to the south, at the corner with Hawthorne Lane, the lot at 1031 Park Avenue (Map #110) was sold to Evert (trucker) and Charlotte White in August 1947, and a gable-front house with a clipped gable was built. Similar to the property on Orchard, the owner of the house at 1555 Washington Street likewise owned the vacant lot to its west, and it was sold separately to Ethel Stroup (chief operator Telephone Co) in April 1949. This minimal traditional house was then built with the address of 1553½ Washington Street to fit it among the other prior addresses on this block, and Ethel Stroup moved into it with her mother Sarah Stroup and brother Fred C. Stroup (electrician).

The last of the houses built in the late 1940s was built on one of the “choice lots” along Parkington Drive, along with three houses built in the early 1950s. Lot 39 at the east end was sold by Temple Miller to Howard and Lucille Tiedeman in May 1948, and they built the first formal ranch house in Fair Oaks, listed as living here by 1949 (420 Parkington Drive, Map #33). They owned the retail flower shop George Kranz & Son, and Howard also operated a painting/decorating business. This prominent house was then sold to James S. McKee, president of McKee Button Company, and his wife Anne in 1952. The vacant lot roughly across the street at 411 Parkington Drive had been sold by Titus Company to Chester and Verla Chelf in May 1946, who then sold it to Albert O. (engineer at Stanley Engineering) and Alice B. Garvik in June 1949. The more compact one-story ranch house was then completed on this lot in 1951 (Map #25). Marvin and Mae Albright, who lived at 211 Mary Place, bought Lots 53 and 54 to their north along Parkington Drive in October 1942 from Titus Company. Their son, Merwin S. Albright and his wife Zella B., then built the simple side-gable frame ranch house on this lot at 320 Parkington Drive (Map #36) in 1949. When splitting their lots at the corner of Park Avenue and Parkington Drive, the Bosten family sold the corner lot to Alvin J. and Ida M. Schulz in April 1946, with the frame Cape Cod house then built here in 1951 (100 Parkington Drive, Map #42).

Two additional one-story houses were built around 1953 in Fair Oaks, situated on other vacant lots. The adjacent lot to the south of 1308 Orchard Avenue owned jointly since the 1910s was sold separately after the death of Amanda Daugherty, with Walter C. (salesman Pittsburg Plate Glass) and Cora S. Haegele building the one-story frame minimal traditional house on this last formal lot along Orchard Avenue (1306 Orchard Avenue, Map #18). Likewise, lots 17 and 18 on the east side of James Place in the north end of Fair Oaks were sold by Titus Company to the property owner to the east in 1941, with the lots then sold to Robert L. and Florence J. Hanson in March 1953. They then built the one-story minimal traditional house on this site at 1311 James Place (Map #12) opposite from the earlier 19<sup>th</sup> century home on James Place. Thus, the new construction in the late 1940s and early 1950s was somewhat scattered within the Fair Oaks neighborhood, but concentrated overall in the north half of the neighborhood (Figure 39). The 1956 map of Muscatine shows Fair Oaks still located in the northeast corner of Muscatine (Figure 40). The high school athletic field with a

<sup>202</sup> *Journal*, August 20, 1949, 9; *Journal*, February 8, 1950, 13

<sup>203</sup> *Journal*, September 30, 1950, 9

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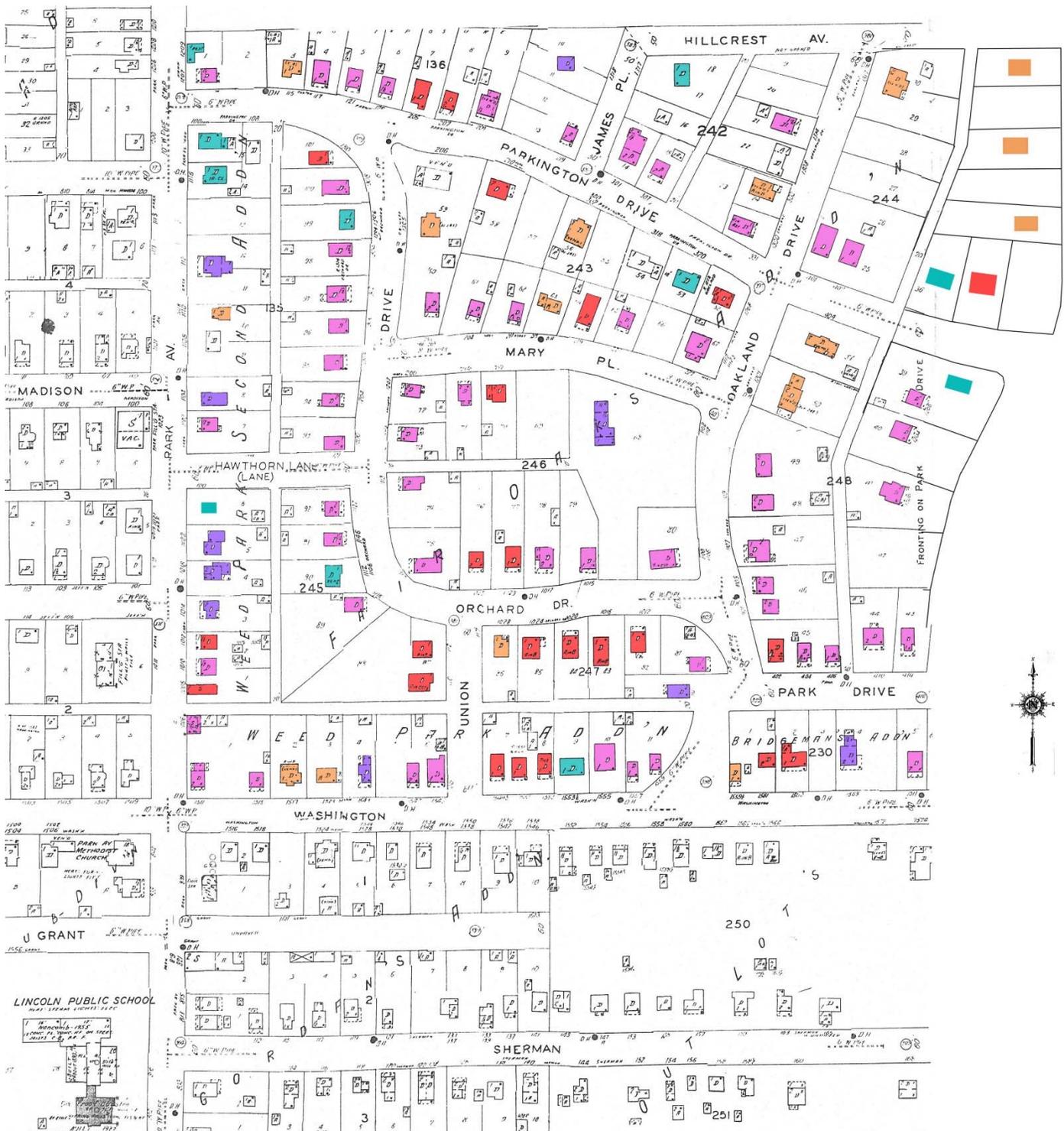


Figure 39. Development in Fair Oaks by end of 1955 (McCarley 2019, 1961 Sanborn map as base map).

purple = houses built by 1908, pink = houses built from 1909-1919, red = houses built in 1920-1929,  
orange = houses built in 1930-1945; blue = houses built in 1946-1955

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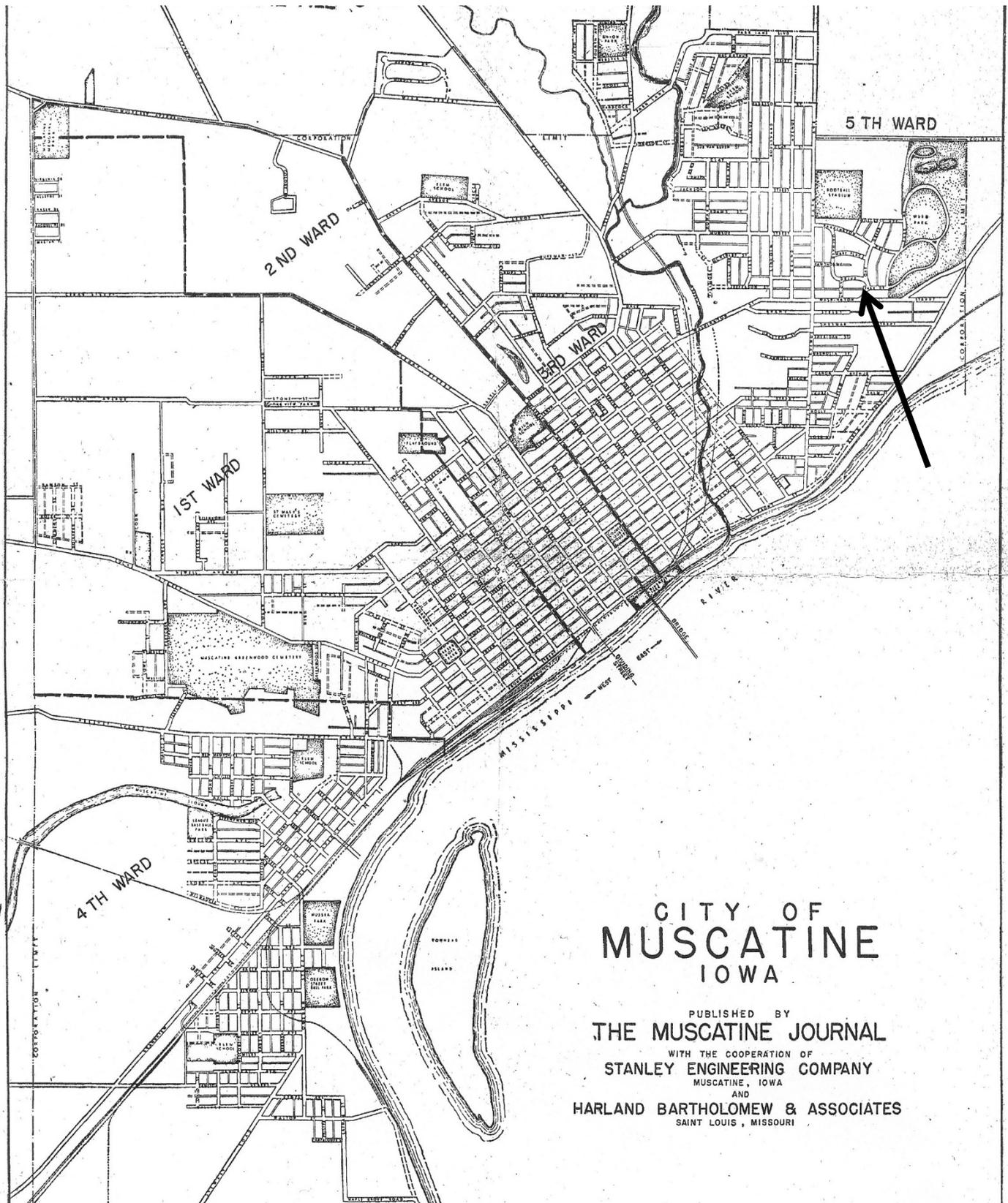


Figure 40. 1956 Map of Muscatine, with Fair Oaks indicated (Journal 1956). (north is up)

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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. Drives and the lakes are shown to the east in Weed Park.

Throughout this period, Fair Oaks remained primarily a residential neighborhood on the northeast side of Muscatine, adjacent to Weed Park. The high school athletic field was built on land immediately north of Fair Oaks on land from the former Weed estate donated by H.J. Heinz II to the school board in spring 1946, despite some objections by neighborhood residents.<sup>204</sup> Flora and Raymond Cole had bought the 1910 gable-front house at 1207 Park Ave (Map #1) in August 1945, moving into this earlier house at the northwest corner of Fair Oaks and adjacent to the field. They then requested permission to build a refreshment stand on their property to the north of the house from city council in March 1948.<sup>205</sup> Per the terms of the Fair Oaks restricted residential district, property owners in the district were notified, and notice was published in the *Journal* for the construction of the 16 by 24 frame building to be used as a refreshment stand. The notice stated that if 60% of the owners objected, council would automatically deny the building permit. However, if 60% failed to object, then the city would use their discretion in granting the permit.<sup>206</sup> At the city council meeting in April, it was recorded that no objections were entered, and the building permit was granted. At the same meeting, a building permit for an addition to an existing grocery and tavern in the district to the west in Park Place was denied due to property owner objections.<sup>207</sup> The 1949 city directory then lists the Coles operating a lunch room at 1209 Park Avenue (Map #1), living next door at 1207 Park Ave.

The two earlier businesses at the south end of Park Avenue in the Fair Oaks neighborhood also continued to operate in this period, bringing the total businesses to three in the district. Walter Pilgrim operated Pilgrim Market through the end of 1948 as an affiliated Independent Sell-Rite Store in the gable-front frame building at 1008 Park Ave (Map #116, renumbered to 1007 Park Ave). He then continued to own the building but sold the business, with Flannery Cash Market then operating as one of eight Independent Sell-Rite Stores in Muscatine in 1949 and 1950. The business was then completely remodeled and re-styled by Lowell Cutler into self-serve store with a complete line of groceries, fruits, vegetables, and fresh meats when he bought it, opening it in May 1951 as Cutler Food Market.<sup>208</sup> This business likewise only lasted a few years, replaced by the Big Top Dairy Store in October 1955. They offered bulk or handpacked ice cream, as well as ice cream slices.<sup>209</sup> While likely a tasty addition to the neighborhood, Fair Oaks thus lost its neighborhood grocery and meat market in 1955, a trend among other similar businesses in neighborhoods in Muscatine. The concrete block building to the south at 1006 Park Avenue continued to operate as the Rock-A-Bye Inn, a restaurant and tavern through the end of the 1940s. With the death of August Avesing in 1950, Elizabeth Avesing continued the business through the 1950s and into the 1960s, continuing to rent of the two units in the house to the south at 1511 Washington Street through this period. The property owners of Fair Oaks were again notified in May 1953 of a proposal by Flora Cole to construct a 12 by 16 foot addition to the sandwich stand at 1207 Park Avenue within the Fair Oaks restricted residence district.<sup>210</sup> Again, there was not opposition, and the building permit was approved. However, residents of Fair Oaks did oppose a proposal again in December 1953 for trucker Evert White to construct an additional garage on his property at 1031 Park Avenue (historically 1024 Park Ave), believing that since the property already had a garage large enough for two trucks that any additional garage would be utilized for commercial purposes.<sup>211</sup> The neighborhood did continue to support the restaurant business of Raymond D. and Flora Cole, with no opposition to a proposal in

<sup>204</sup> "City Went Easy on Lights During May Crisis," *Journal*, December 30, 1946, 51

<sup>205</sup> "Ordinances and Leases Before Council at Meet," *Journal*, March 19, 1948, 14

<sup>206</sup> *Journal*, March 22, 1948, 10

<sup>207</sup> "City Council Arranges Several Special Meets," *Journal*, April 2, 1948, 2

<sup>208</sup> "Grand Opening of Cutler Food Market Planned," *Journal*, May 16, 1951, 2

<sup>209</sup> *Journal*, October 22, 1955, 12; *Journal*, December 16, 1955, 9

<sup>210</sup> "Public Notice," *Journal*, May 14, 1953, 18

<sup>211</sup> "Fair Oaks Group Petitions Against White Garage," *Journal*, December 4, 1953, 18

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November 1955 to build a 16 by 24 foot kitchen on the east side of Cole's Drive Inn.<sup>212</sup> Thus, the L-shaped restaurant building at the northwest corner of Fair Oaks depicted on the Sanborn map appears to have been built in three phases (Figure 39).<sup>213</sup> 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.

A final development in residential development in Muscatine in the 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."<sup>214</sup> 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.<sup>215</sup> It appears that this zoning ordinance then superseded the earlier restrictive residence districts in Muscatine.

No new construction has been identified in Fair Oaks for a few years in the middle of the 1950s, with six houses then built in the period from 1957 to 1959 (Figure 41). By the late 1950s, new houses were primarily wider ranch houses, and these houses reflect these trends. Most of the houses had an attached garage, and larger homes boasted a two car attached garage. Houses built in Fair Oaks continued to fill in previously undeveloped parcels, not replace other houses. Lot 22 on the northern block of Oakland Drive was sold by Titus Loan and Investment Company in 1938 to the property owner to the north, who then sold this lot separately to John and Pearl Weikert in March 1955. The hip-roof ranch house with buff brick at 1304 Oakland Drive (Map #18) was then built the next year. Likewise, Titus Company sold Lot 28 across the street to the property owner to its north in 1938, and then it was sold separately in October 1958. Strattan (Prime Moving Co) and Helen Fillingham then had the hip-roof ranch house built here in 1959 (1313 Oakland Dr, Map #22). A house had been built on the southern part of the large Lot 59 at the corner of Parkington Drive and Orchard Avenue in 1940, leaving the corner portion undeveloped. This lot was then split and the northern half bought by Earl (plant superintendent for Huttig Manufacturing Co) and Marie Hungate in November 1958. The brick veneer ranch house was then built for them by contractor Glen F. Brossart. The eastern of the three split lots owned by the Bosten family at the west end of Parkington Drive was developed with a frame hip-roof ranch house, rotated to fit on the parcel (108 Parkington Dr, Map #43). One of the two additional lots owned further south on Park Ave by the Bosten family were sold to William M. (retired) and Grace E. Harden, with contractor Clarence Hollenbeck Jr. building the side gable frame house in fall 1959 at 1115 Park Avenue (Map #106).<sup>216</sup> The former Fred and Louisa Bridgman house at the east end of Washington Street retained a large parcel of multiple lots in the 1950s, with the north half of the east lot then sold as a separate parcel facing Park Drive to the north in January 1955. The smaller hip-roof ranch house for Kenneth M. (welder - Montpelier Light Co) and Dorothy Latimer then appears to have built in 1958, with them listed here in the 1959 directory (411 Park Drive, Map #96).

<sup>212</sup> "Free Electricity for City Pumping Units is Offered," *Journal*, November 18, 1955, 2

<sup>213</sup> This building appears to have then later been significantly remodeled or rebuilt in 1972, with later alterations to modernize it to its current appearance in 2011. The 1910 gable-front house to the south on the property was demolished in December 2013.

<sup>214</sup> "Plan and Zoning Commission Members Help Assure Orderly Growth of City," *Muscatine Journal*, December 30, 1960, sec. 2, p. 4

<sup>215</sup> 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

<sup>216</sup> The second lot owned to the south that was not sold and developed at this time was retained by the Bosten family, with a side gable ranch house then built on it in 1976 for John J. Bosten. This would be the only house built in 1969 to 1999 in Fair Oaks.

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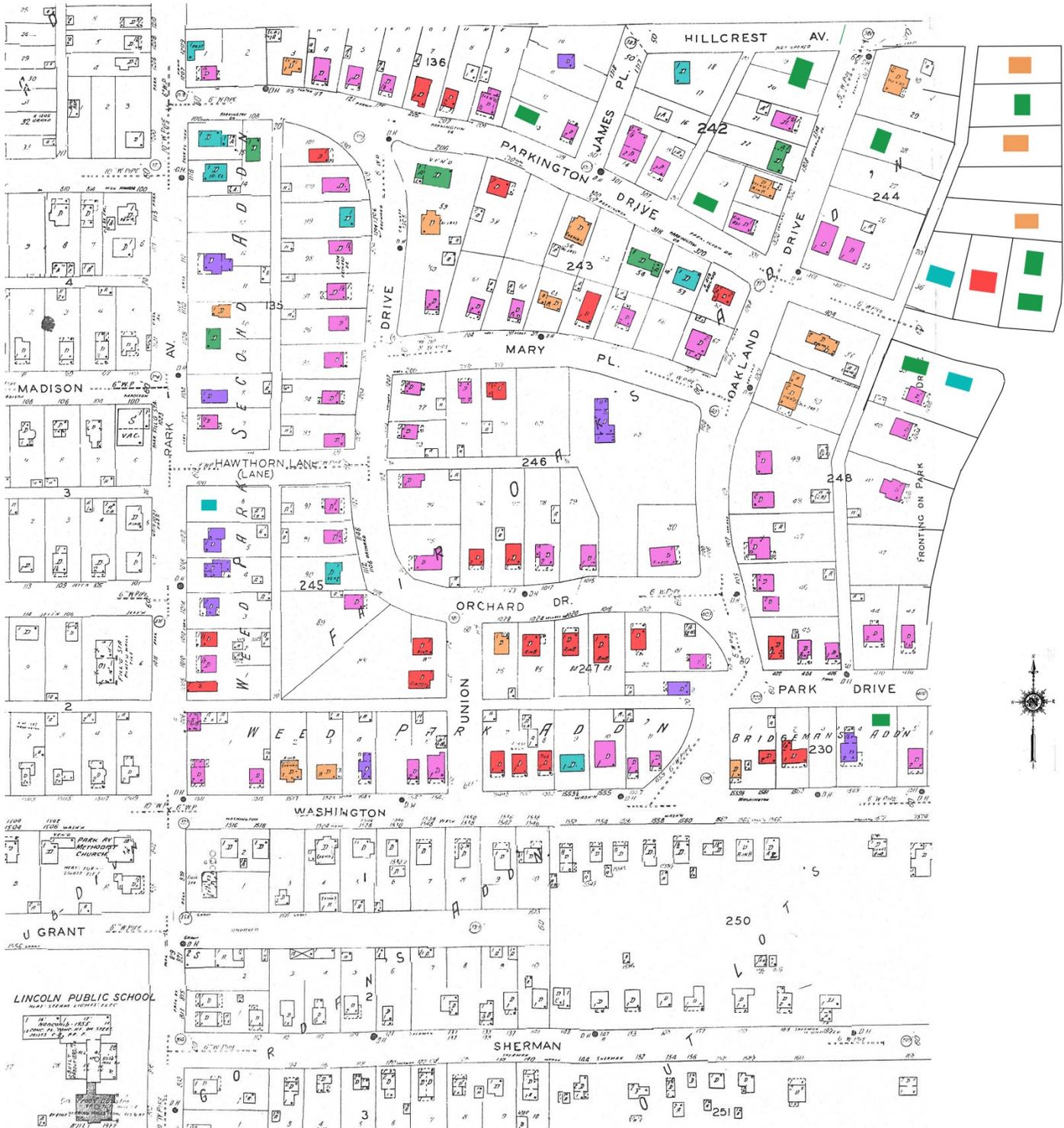


Figure 41. Development in Fair Oaks by end of 1968 (McCarley 2019, 1961 Sanborn map as base map).

purple = houses built by 1908, pink = houses built from 1909-1919, red = houses built in 1920-1929,  
orange = houses built in 1930-1945; blue = houses built in 1946-1955, green = houses built in 1956-1968

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Thus, the majority of the lots in the Fair Oaks Historic District were developed by 1959, fifty years after the original sales of lots in the neighborhood. Overall, a total of 124 of the 135 properties (92%) were built within this period, with an additional eight houses to be built in the 1960s within the period of significance through 1968. Development continued to occur on vacant lots or vacant portions of lots previously developed with a house on one section. Additionally, the western block of Hillcrest Avenue, shown on the maps as platted but never actually opened as a street, was officially deeded to the adjacent property owners in December 1961. Robert L. Hanson of 1311 James Place and Robert E. Olson who owned the lot to the east at 1318 Oakland Drive petitioned the city in September to officially vacate the street, selling half to each of the property owners.<sup>217</sup> A building permit was then issued to Robert E. Olson in April 1962 to construct a residence valued at \$16,580 on his enlarged lot (Map #20). This sprawling ranch house was the last house to be constructed on Oakland Drive.

Three additional houses were built to the east on the northern block of Park Avenue in the early 1960s as well, filling in development on this block. These lots had been owned by Titus Loan and Investment Company into the early 1940s, without any construction occurring. Lot 32 was sold in January 1943 to Raymond J. and Gladys M. Korschot, who lived to the north at 1326 Park Drive in the Tudor Revival house that they built around 1931 until Gladys died in February 1947. Raymond then married his second wife Evelyn Gremmel, who had lived on the south edge of the neighborhood at 1517 Washington with her late husband Ed. Raymond was secretary of Beach Lumber & Supply Company through this period. Evelyn then died in December 1959, and Raymond Korschot married his third wife, widow Eva Beatrice (Figg) Thompson. In May 1961, Raymond received a building permit for an \$18,500 residence on Lot 32, with this new ranch house then completed at 1324 Park Drive (Map #31) and the adjacent house at 1326 Park Drive sold in September to James and Anna Allen. Lot 38 was sold by Titus Company in July 1942, and it was owned by a series of investors until sold to Kenneth and Dorothy Schlutz. They received a building permit to construct the hip-roof frame ranch house at 1310 Park Drive (Map #28) on the north half of the lot in September 1960. In November 1961, they then sold the south part of the lot to carpenter John F. and Cora E. Spring, who built the hip roof brick ranch house facing Parkington to the south rather than Park Drive to the east (423 Parkington Dr, Map #27).

The remaining four houses built in the 1960s were then built on vacant lots or parts of lots to the west along Parkington Drive in the northern portion of Fair Oaks. Marvin and Mae Albright, who lived at 211 Mary Place, had bought Lots 53 and 54 to their north along Parkington Drive in October 1942 from Titus Company, with a house then built on lot 53 in 1949. The vacant lot 54 was then sold to James and Irene Sorenson in April 1960, who then built the frame ranch house at 318 Parkington Drive that year. The rear portion of the lot for 1300 Oakland Drive stretched along Parkington Drive, and the west part of the lot was then split into a separate parcel and sold to carpenter Jack M. and Geraldine H. Hughes in October 1963. They then built the frame ranch house at 319 Parkington Drive, listed as living here in the 1965 directory. However, they then sold the house, with the description noting that it was a "new ultra-modern, three bedroom bungalow" with large carpeted living room, kitchen with dining area, bedrooms with closets, full basement, and two-car garage (Figure 42). The owner of the house at 420 Parkington Dr on the block to the east followed suit, splitting their lot into two parcels and selling the west half to Leslie K. (retired) and Hazel M. Simpson in January 1965. The hip-roof frame ranch house at 410 Parkington Dr (Map #34) was then built for this retired couple. The last house built in this period along Parkington Drive also followed this pattern, with the owner of the earlier bungalow at 219 Parkington Dr selling the west half of the property in May 1968 to former carpenter and real estate agent Max L. Crumly. He then received a building permit in May for a \$21,000 house, and the raised brick ranch house was built at 211 Parkington Drive (Map #9). The house was then sold to David T. and Deloris Weston in March 1969 for \$31,750. This construction concluded the development of the neighborhood through the end of the period of significance in 1968.

<sup>217</sup> "Seek to Buy Land Platted For Street," *Journal*, September 6, 1961, 2; *Journal*, December 11, 1961, 12

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## NEW LISTING

### New Fair Oaks Bungalow



A new ultra-modern, three bedroom bungalow. Large beautifully carpeted living room. Kitchen with dining area. Bedrooms all beautifully decorated and plenty of closet space. Full basement and two car garage. This home has many built-in features. Located on a nice large level lot. This house is priced far below actual cost. Shown by appointment only.

## Iowa Business Exchange

MR. P. H. NABER

Dial 263-3551

Evenings 263-4741

Figure 42. New house for sale at 319 Parkington Dr (Map #15) (*Journal*, January 9, 1965, 11)

The end of 1968 marked 60 years after the original platting and design of the Fair Oak addition to the City of Muscatine, as well as the conclusion of the development of Fair Oaks in the middle of the 20<sup>th</sup> century. The 101 lots originally laid out and platted in November 1908 had resulted in 99 houses constructed in the neighborhood, with some houses not strictly built on individual lots as was the original intent of O.C. Simonds (Figure 41). Some houses occupied parts of multiple lots, while other larger lots were split to accommodate two houses. Additionally, the earlier Weed Park Addition along Park Avenue had 12 houses and one commercial building constructed on the 15 lots, with a second commercial building behind the house at the corner of Washington Street. The earlier Weed Park Addition along Washington Street had 14 houses constructed on the 11 lots, and the Bridgman's Subdivision to its east had six houses on six lots. Thus, 132 of the current 135 properties within Fair Oaks were constructed by the end of the period of significance in 1968. Fair Oaks remained at the northeast corner of development in Muscatine, with Weed Park to the east and Muscatine Community College growing and moving to the land of the former Weed estate to the north in the 1960s (Figure 43). Only three houses have been built in the Fair Oaks Historic District since 1968 (Figure 44). The last vacant lot along Park Avenue owned by the Bosten family was developed with a ranch house in 1976 (1111 Park Ave, Map #107). No further construction was completed through the end of the 20<sup>th</sup> century. Then, a house was built at 304 Parkington Drive (Map #38) in 2000 on the last vacant lot along Parkington Drive (lot 55). The last house in the neighborhood was built at 1111 Orchard Avenue on the undeveloped lot 74. Thus, this later construction followed the pattern of filling in houses on vacant lots, not replacing earlier houses. A number of new garages have also been built throughout the neighborhood over the last 50 years, sometimes replacing an older garage. Only one house has been demolished in the Fair Oaks Historic District (1207 Park Ave, built in 1910, demolished in 2013, Map #1). Thus, the Fair Oaks Historic District strongly reflects its character and significance in community planning and development, and it remains one of the most intact historic residential neighborhoods in Muscatine.

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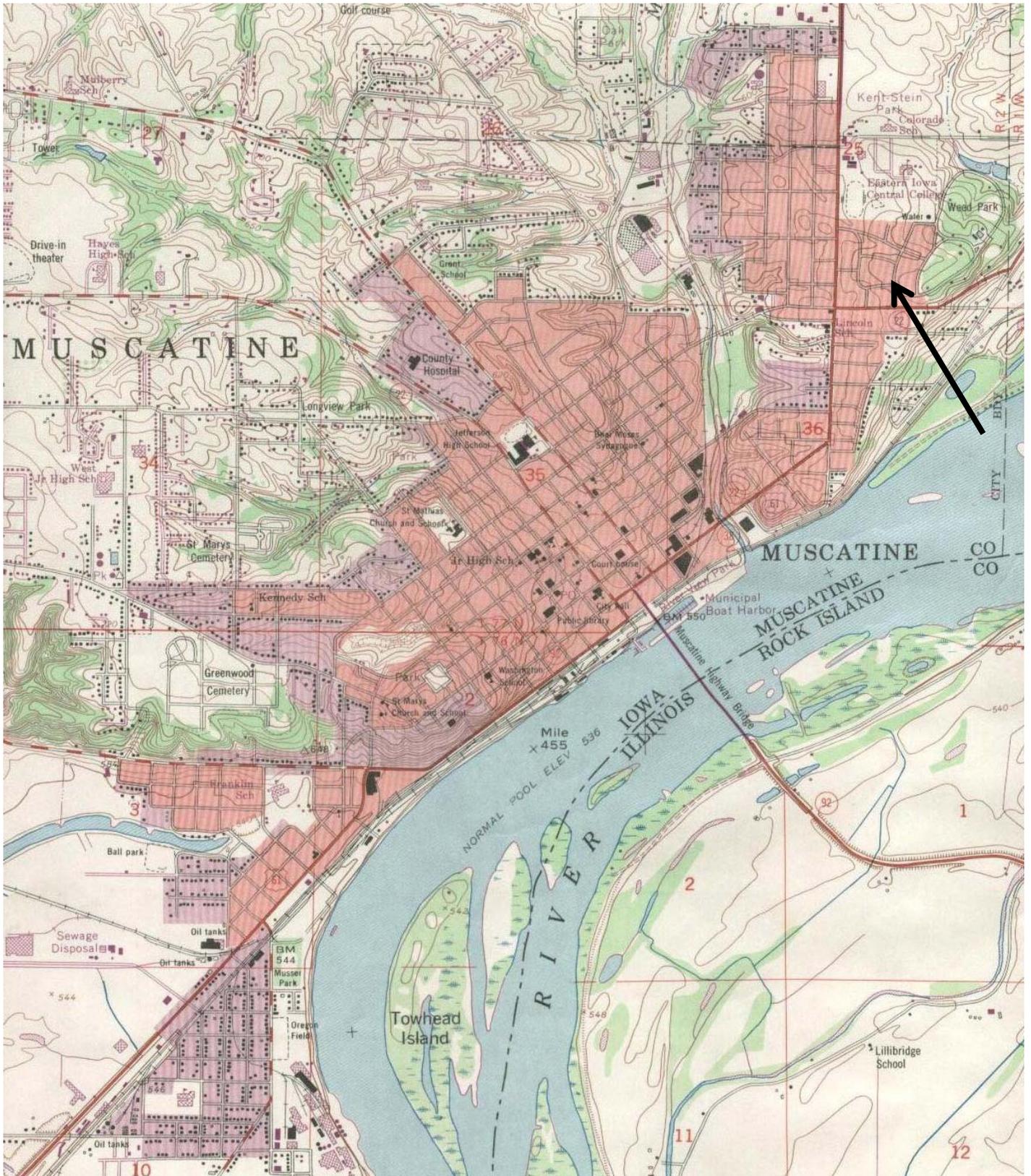


Figure 43. Development in Muscatine by 1970 (1953 topographic quadrangle map, 1970 revised, Muscatine, IA)  
(north is up)

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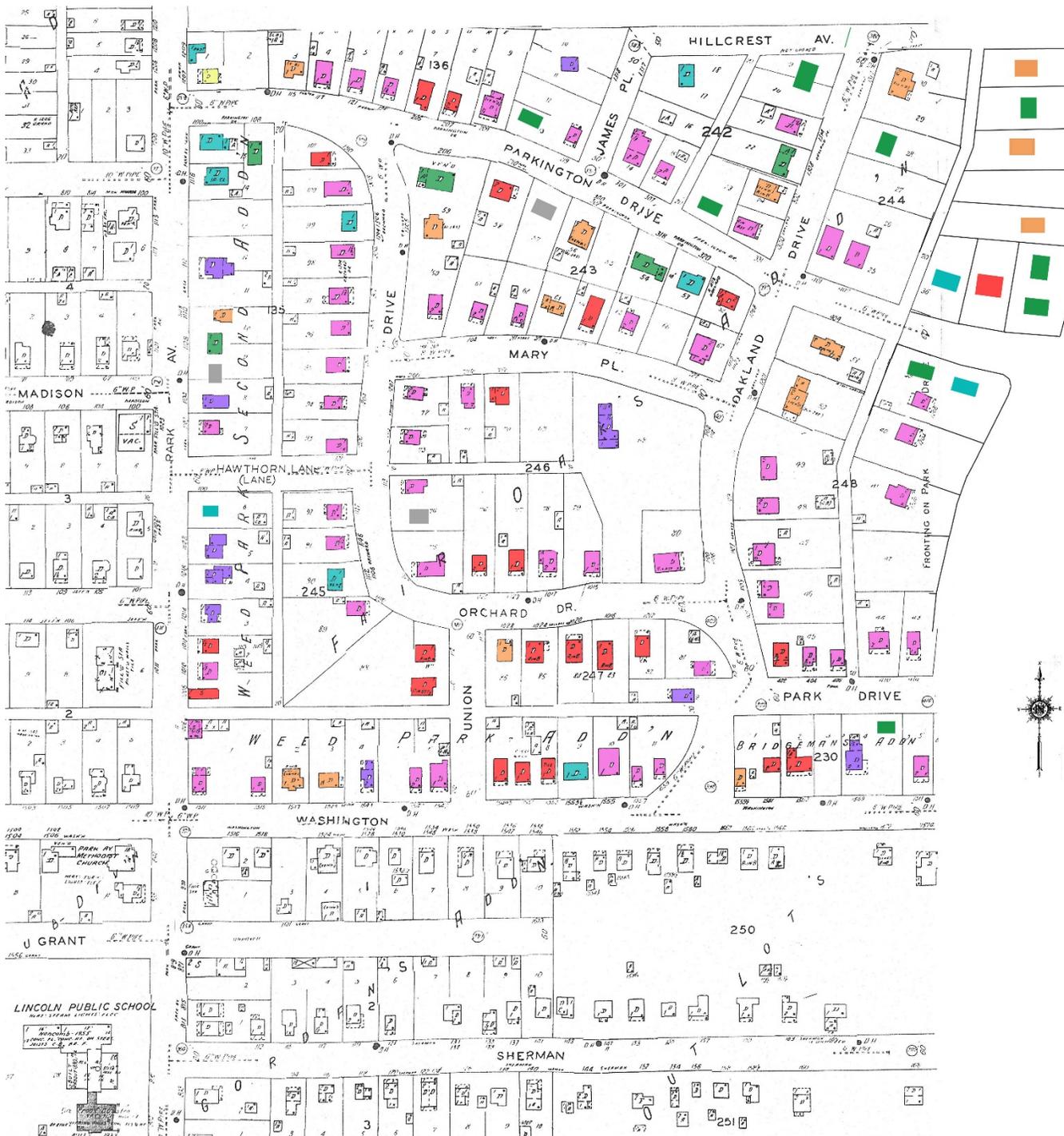


Figure 44. Development in Fair Oaks by end of 2018 (McCarley 2019, 1961 Sanborn map as base map).

purple = houses built by 1908, pink = houses built from 1909-1919, red = houses built in 1920-1929,  
orange = houses built in 1930-1945; blue = houses built in 1946-1955, green = houses built in 1956-1968  
gray = houses built in 1969-2018, yellow = demolished house  
\* garages are not coded/labeled

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### ***Architectural Significance and Development of the Fair Oaks Historic District, 1840-1968***

In addition to its significance within community planning and development, the Fair Oaks Historic District is significant for its excellent collection of residential architecture. This neighborhood retains architectural styles primarily from the early 20<sup>th</sup> century to the middle of the 20<sup>th</sup> century, with a handful of earlier significant houses as well. The Fair Oaks Historic District represents the best collection of 20<sup>th</sup> century architectural styles and types within a defined neighborhood in Muscatine. Styles range from more vernacular gable-front cottages to bungalows, Foursquare, and Prairie School houses; revival styles such as Dutch Colonial Revival, Tudor Revival, Colonial Revival; and more modern styles such as minimal traditional, Cape Cod, and ranch houses. Throughout the neighborhood, there is a strong sense of an early to middle 20<sup>th</sup> century neighborhood, with only three houses built since 1968.

While the architectural collection found within the Fair Oaks Historic District is focused on 20<sup>th</sup> century styles and types, there are a handful of significant houses that predate the development of the Fair Oaks neighborhood proper in 1908. These houses are significant in reflecting the early history of the neighborhood as well as representing some key architecture in Muscatine. The southeast quarter of Section 25 was purchased by Dr. James Weed in 1842, and he married Mary A. Swift in 1847. 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.<sup>218</sup> Thus, it appears the side-gable house had been built and was occupied by James and Mary Weed by the end of the 1840s (Figure 45). The side-gable one-and-one-half-story house at 1310 James Place (Map #11) is noted in local history as having been built two years 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.<sup>219</sup> 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 it may have been more likely built in the 1840s. However, it may also have been enlarged after the original construction.<sup>220</sup> 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.<sup>221</sup> As Muscatine (then 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."<sup>222</sup> 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 in the 1840s, building the community as well as their new life. 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."<sup>223</sup> Though many of the houses continued to follow basic vernacular plans in the 1850s, 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.<sup>224</sup> 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,

<sup>218</sup> Randall 1981: 17, 20

<sup>219</sup> Randall 1981: 20; Helen Weiershauser, "Home of Jim and Dee Pulliam," *Journal*, June 4, 1980, 2-3

<sup>220</sup> *History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 343, 358-359; EPRI 1977: 4

<sup>221</sup> *History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 343, 358-359; EPRI 1977: 4

<sup>222</sup> Horton 1978: 358

<sup>223</sup> Horton 1978: 360-61

<sup>224</sup> McCarley 2008: E89

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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.<sup>225</sup> An early 1850s map labels their property as Pomological and Horticultural Gardens (Figure 3).



**Figure 45. House at 1310 James Place, Map #140 (McCarley, November 2018).**

In 1852, Dr. James and Mary Weed hired Josiah P. Walton to design and build a substantial brick Gothic Revival house, which would become known as “The Gables.” 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.<sup>226</sup> The large Gothic Revival brick house for Dr. James and Mary Weed that J.P. Walton designed and built has been noted by later authors as the masterpiece of his 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

<sup>225</sup> EPRI 1977: 5; McAlester 1997: 197-98; Horton 1978: 382-386; McCarley 2008: E90

<sup>226</sup> *History of Muscatine County* 1879: 621; Walton 1899; Horton 1978: 351-352

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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.<sup>227</sup> 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 also continued to engage in general farming on his property in Section 25.<sup>228</sup>



**Figure 46. “The Gables” at 1124 Oakland, Map #84 (McCarley, November 2012).**

Several carpenters and builders continued to operate throughout the second half of the 19<sup>th</sup> century in Muscatine, often providing designs as well as construction services. The 1877-78 city directory lists 11 carpenters and contractors in town. J.P. Walton continued to design as well as construct buildings in this period, and an ad for I.A. Kerr in 1877 also notes the he was a “contractor, architect and builder” with “designs and plans furnished.” 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 20<sup>th</sup> 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.<sup>229</sup> 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. At the same time, contractors continued to provide their own plans for buildings that were constructed. Thus, Muscatine had a history of contractors and builders that designed residences that would continue into the 20<sup>th</sup> century.

<sup>227</sup> Randall 1981: 20, 23

<sup>228</sup> Randall 1981: 18

<sup>229</sup> Semi-Centennial Souvenir Edition of the *Muscatine Journal* 1891; “Henry W. Zeidler,” ad, *Muscatine Journal*, June 1, 1893, 1

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The first lots were platted by James and Mary Weed along the south (Washington Street) and west (Park Avenue) edges of their property in 1893. Seven houses would then be built on these perimeter lots by 1908. 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.<sup>230</sup> The houses built in the Weed Park Addition of the Fair Oaks neighborhood were more vernacular in character. By 1899, two frame houses were built along Park Avenue and one frame house was built along Washington Street. The three houses were two-stories in height, with a cross gable roof form of either a T-plan or an upright and side section. 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. These three houses represent the full development within Weed Park Addition in the 1890s, joining the Weed's 1854 Gothic Revival brick house (Map #84) and the earlier side-gable house further to its north (Map #11) within the future Fair Oaks neighborhood.

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 reflect 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 1904 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 #134). They would later subdivide this tract in 1914 as Bridgman's Subdivision for six additional lots in the Fair Oaks neighborhood. These small perimeter additions, plus the large Fair Oaks Addition, on the former property of James and Mary Weed compose the Fair Oaks Historic District.

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, while the bungalow became popular for more modest homes. The Queen Anne style, popular in the 1890s, continued to be built in the first decade of the 20<sup>th</sup> 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. Smaller houses continued to be built in the Victorian vernacular style, borrowing elements such as bay windows and decorative surfaces from the Queen Anne style and applying them to smaller 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

<sup>230</sup> McCarley 2008: E103-104, 113

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gable. Other small houses were more vernacular with less decorative detail. Simple gable-front houses and cross gable houses also continued to be built.<sup>231</sup>

The Western Realty Company of Cedar Rapids worked to plan and develop approximately 30 acres of the Weed estate as the Fair Oaks addition from the fall of 1908 until the first sale of lots in June 1909, with development of the addition then transferred to Titus Loan and Investment Company. With a large number of lots not sold by fall 1909, the Western Realty Company sought a local company to continue the sales and marketing of Fair Oaks, with 78 lots then sold to Titus Loan and Investment Company on November 29, 1909.<sup>232</sup> Titus Loan and Investment Company, established in 1904, included George M. Titus, president and treasurer; G. Raymond Titus, vice president; and J.P. Schomberg, secretary. The *Journal* reported that local residents scarcely realized the importance of the deal, with G.M. Titus announcing his "intention to erect homes of modern design, which will be sold on the installment plan at comparatively moderate cost." The "deal insures the building up of that desirable section without delay, and the establishment of another beautiful residence section of Muscatine."<sup>233</sup> The *Journal* reported in early December 1909 that no time was being lost by Titus Loan and Investment Company in transforming Fair Oaks into a modern residence district, both in building houses and completing improvements. By December 9, 1909, work on the foundations of two houses was started. 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.<sup>234</sup> House construction in the new Fair Oaks addition truly started in 1910. The first of their houses were completed 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. These "six-room" cottages are modest gable-front houses, with a number built initially along the 1200 block of Orchard Avenue. Lots were advertised for sale on April 9 for \$300 to \$700 depending on location, with the condition that the house built not cost less than \$1,250. These building restrictions ensured residents that neighbors would maintain the quality of construction for the neighborhood.<sup>235</sup>

A total of 23 houses were built in Fair Oaks during the initial development in 1910 and 1911, joining the Myers house constructed in 1909. Of the 14 houses built in 1910, ten appear to have been built by Titus Loan & Investment Company and then sold, while the other houses were built by families who bought lots and constructed their own houses. An additional nine houses were built in Fair Oaks in 1911, including several by Titus Company. 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. Brick foundations are typically found on the other houses, sometimes clad in stucco. Overall, nine of the 24 houses built in 1909-1911 followed the six-room gable-front cottage plan, with slight exterior variations that prevented exact repetition. The houses were concentrated along the 1200 block of Orchard Avenue, creating a row of similar houses along this street that represents the earliest coordinated development in Fair Oaks. The house utilized in marketing by Titus Loan and Investment Company remains standing at 1200 Orchard Avenue (Figure 47). The houses share many similarities, including the one-and-one-half-story gable-front form, gable returns on the façade, paired second story windows on the façade, and a dormer on one side of the roof. Some of the houses, such as the one at 1200 Orchard Avenue, have a gable detail in the peak of the façade gable as well. This detail and gable returns on the façade distinguish these cottages from other gable-front houses built in this period. Full

<sup>231</sup> McCarley 2008: E113

<sup>232</sup> Lots 3,4,5,6,7,8,9,12,13,14,15,16,17,18,19,20,21,22,23, 24,25,26,27,28, 29,30, 32,33, 34,35,36,37,38,39,40,41,42,44,47,48,49, 50,51,52,53,54,55,56,57,58,59, 60,61,62,63,67,69,70,71,72,73,74,78,82,83,85,87,90,91,93,94,95,96,97,98,99,100, and 101. Trinity owned Lot 68 from prior to the sale of Fair Oaks, and Western Realty had already sold 11 lots: 1, 2, 10, 11, 31, 43, 45, 46, 66, 76, and south parts of 88-89. Thus, they retained 11 lots: 64, 65, 75, 77, 79, 80, 81, 84, 86, north parts of 88-89, and 92. They then sold these lots in 1910 and 1911, including three of them to Titus Co.

<sup>233</sup> "Titus Loan and Investment Purchases Fair Oaks Addition," *Journal*, November 30, 1909, 5

<sup>234</sup> "Erection of Two Homes Started," *Journal*, December 9, 1909, 5.

<sup>235</sup> *Journal*, April 9, 1910, 12; *Journal*, April 11, 1910, 10; *Journal*, April 20, 1910, 6

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porches were incorporated on most of the house, which were then enclosed historically on most of the properties. While each of these houses have some modifications, they retain their shared form and characteristics, reflecting a significant architectural type within this neighborhood. One house at 1208 Orchard Avenue was built along the same plan but incorporated a clipped front gable and hip-roof side dormer (Figure 48). Other gable-front houses were built by other property owners in this period, with some similar and yet different features. Some of the houses lack gable-returns on the front gables, and they tend to be missing the side dormer. A couple of the houses incorporate a side gable rather than a side dormer, which may be a different variation of this standard plan (Figure 49).

Titus Loan and Investment Company also built a larger two-story house in Fair Oaks during these initial years of its development. These houses were similar in form to a Foursquare house built in this period, but slightly smaller overall with variations from a standard Foursquare house. These seven houses were built near the intersection of Orchard Avenue and Mary Place, generally on the east side of the block from the gable-front cottages. Three variations have been identified for this two-story hip-roof plan. Three houses reflect more standard Foursquare houses, with hip-roof front dormers, slightly wider eaves, and a full front porch, including the house at 1204 Orchard Place (Map #52) (Figure 50). Three of the houses incorporate a front gable with gable returns on the façade, such as the house at 208 Mary Place (Map #80) (Figure 51). These houses have a full porch, widely spaced second story windows, and a one-story bay window on the right side. One house has a chamfered front corner and front bay window instead (202 Mary Place, Map #74). The chamfered corner detail was likewise utilized in the house built for Julius and Kathryn Schmidt at 1206 Park Drive (Map #93), which followed the larger hip-roof two-story plan typical for Foursquare houses in this period (Figure 52). The gable-roof dormer was designed with a Palladian window, a more refined detail than most Foursquare homes and perhaps reflecting its location fronting Park Drive and Weed Park.



Figure 47. Albright House at 1200 Orchard Avenue, Map #53 (McCarley, November 2018)

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Figure 48. Vanatta House at 1208 Orchard Avenue, Map #51 (McCarley, November 2018)



Figure 49. Wedekind-Fischer House at 1559 Washington St, Map #130 (McCarley, November 2018)

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Figure 50. Fridley House at 1204 Orchard Ave, Map #52 (McCarley, November 2018)



Figure 51. House at 208 Mary Place, Map #80 (McCarley, November 2018)

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Figure 52. J. Schmidt House at 1206 Park Drive, Map #93 (McCarley, November 2018)



Figure 53. Swan House at 1200 Park Drive, Map #95 (McCarley, November 2018)

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**Figure 54. Rankin House at 1107 Oakland Drive, Map #89 (McCarley, November 2018)**

The other five houses built in this period for other property owners provided some variation from the gable-front and Foursquare houses built primarily in these initial years from 1909 to 1911. Two other houses were built for property owners in this period along the same block of Park Drive. The adjacent house built for Carl C. and Stella Schmidt at 1202 Park Drive (Map #94) is a side-gable bungalow, the first of this style in the neighborhood that would be widely popular by the end of the decade. The second is a refined design reflecting features of the Late Queen Anne style built for jeweler Fitch W. and Elsie Swan at 1200 Park Drive (Map #95), including a wrap-around porch, corner turret, and flared eaves (Figure 53). Remnants of the Queen Anne style were applied to the two-story hip-roof house built at 1511 Washington Street (renumbered to 1003 Park Ave) with the two-story front bay window (Map #117). The first house in the neighborhood, built for Martin Myers at 414 Park Drive, was a one-and-one-half-story frame house with asymmetrical composition and Victorian elements. A more refined example of a Victorian vernacular style was the first house built along the more exclusive Oakland Drive, a brick house built for newlyweds Job W. and Minnie Rankin at 1107 Oakland Drive (Map #89) (Figure 54). This house has asymmetrical massing, gables, bay windows, and a wrap-around porch. An earlier photograph notes that it was built by the Muscatine Concrete Company, and the house features a wrap-around porch with concrete columns on rusticated concrete block piers with an open-web concrete block wall (Figure 20).

While 24 houses were built in Fair Oaks in the initial development from 1909 to 1911, additional 18 houses were built over the next five years from 1912 to 1916. Through this period, earlier house forms continued to be built, with the bungalow gaining in popularity and larger two-story houses also built. One additional six-room one-and-one-half-story cottage was built by Titus Loan and Investment Company in 1912 at 1304 Orchard Avenue (Map #48), incorporating a gambrel-roof design. The other houses were built for individual property owners, building on the momentum started by the Titus Company construction over the last few years. A one-and-one-half-story gable-front house was built at 1011 Park Avenue around 1912, and a larger two-and-one-half-story gable-front house was built on the southern block of Orchard Ave for L.R. and Geneva McKee at 1017 Orchard Avenue (Map #66), incorporating simple but more stylistic details in the gable (Figure

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55). A simpler cross-gable house likewise built around 1912 at 404 Park Drive (Map #100), on the same block from the 1909 Myers house.



**Figure 55. L.R. McKee House at 1017 Orchard Ave, Map #66 (McCarley, November 2018)**

A number of the houses then built in 1913 to 1916 were built along Oakland Drive, located on premium lots near the Weed estate. Many of the larger houses incorporated more stylistic features of the Craftsman and Prairie School styles. The Prairie School style, popularized by Frank Lloyd Wright, emphasized horizontal detail through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. Typical features of the Craftsman style included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed beams / stickwork, exposed rafter tails, and porches with tapered columns resting on short piers. Seven larger two-story houses were built in this period. Six of these houses are two-story houses clad in stucco, with each reflecting unique stylistic features and contributing architectural to the neighborhood. The Craftsman style influenced the two-story house built around 1913 for attorney John R. Hanley at 1109 Oakland Drive (Map #90) (Figure 56), as well as more strongly influencing the house at 410 Park Drive built around 1914 (Map #98) (Figure 57). 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 home of Dr. James and Mary Weed. These houses share several features, including stucco exteriors, wide eaves, and horizontal lines. The house built around 1916 at 1112 Oakland, immediately north of the Weed house, is perhaps the best example of this style in this neighborhood (Map #83), incorporating a horizontal massing and lines (Figure 58). The simpler Prairie School houses built on adjacent lots at 1101 Oakland Drive (Map #87) and 1103 Oakland Drive (Map #88) likewise have wide eaves and horizontal lines. Additionally, a larger two-story, gable-front house with a front clipped gable was built in this period at 1573 Washington (Map #135), also clad in stucco. The frame Foursquare house was built on the block to the west at 1547 Washington (Map #122).

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Though the popularity of the smaller house began in the early 20th century as a movement in contrast to the large Queen Anne homes of the late 19th century and turn of the century, the small home movement gained increasing popularity in the 1910s and the years following World War I. Emphasis was placed on improving domestic life, and alliances were formed between architects, builders, developers, social reformers, and public officials to encourage home ownership, standardized building practices, and neighborhood improvements. Small homes were encouraged as attainable, and bungalows became a prevalent house type across the country. While bungalows often with Craftsman influences composed entire neighborhoods in some areas, other period revival styles were also popular for small houses, including Tudor Revival, Dutch Colonial Revival, and Spanish Revival.<sup>236</sup> The idea of a modest home attainable for the middle class also reflected the neighborhood ideals of Titus Loan and Investment Company for Fair Oaks. The other seven houses built from 1912 to 1916 were bungalows. 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. The first bungalow was built in Fair Oaks in 1910 as noted, with the next set of bungalows then built in the period from 1913 to 1915. During these years, four hip-roof bungalows, two side-gable bungalows, and one gable-front bungalows were constructed. The two side-gable bungalows were larger homes with Craftsman influences along Oakland Drive at 1111 Oakland (Map #91) and 1100 Oakland (Map #85). The four hip-roof bungalows were smaller in size and built along Orchard Avenue to the north and south of the earlier cottages on this street. The three one-story hip-roof bungalows incorporated full front porches recessed within the roofline, with the house at 1110 Orchard Avenue incorporating slightly flared eaves as well (Map #57) (Figure 59). The full front porches for the one-and-one-half-story hip-roof bungalow at 1015 Orchard Avenue (Map #65) and the one-and-one-half-story gable-front bungalow at 1549 Washington St (Map #123) (Figure 60) were then built on to the front of the house, rather than incorporated in the roofline. Two of these bungalows were clad in stucco similar to the larger homes built in this period.

Development of Fair Oaks by Titus Loan and Investment Company resumed and shifted north to Parkington Drive over the next few years from 1917 to 1920. While earlier gable-front houses were built, there was a decided shift to the construction of bungalows by Titus Loan and Investment Company in this period. The bungalows were one-story or one-and-one-half-story houses, sitting lower to the ground and typically with wider eaves in comparison with the earlier gable-front cottages (which also had gable returns). Typical features included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, triangular brackets, and porches with tapered columns resting on short piers. Other bungalows included additional details such as wood shake shingles, dormers, and small square bay windows. The bungalows typically had a full porch across the front of the house, either recessed within the main roofline or as a separate feature. Many of these bungalows built in Fair Oaks in this period had a partial gable-roof front porch, rather than the full porch. The remaining bungalows were gable-front in form, with no hip-roof bungalows built in this period. A number of these bungalows were photographed in January 1920 (Figures 26-31). Additionally, five Foursquare houses were built, as well as unique gambrel-roof house. The majority of houses 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 #8) was clad fully in brick veneer (Figure 61), while the remaining houses built in this period were frame construction.

<sup>236</sup> Ames and McClelland 2002: 59

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Figure 56. John R. Hanley House at 1109 Oakland Drive, Map #90 (McCarley, November 2018)



Figure 57. Huchendorf House at 410 Park Drive, Map #98 (McCarley, November 2018)

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Figure 58. Douglass House at 1112 Oakland Drive, Map #83 (McCarley, November 2018)



Figure 59. Hout House at 1110 Orchard Avenue, Map #57 (McCarley, November 2018)

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Figure 60. Schroeder House at 1549 Washington St, Map #123 (McCarley, November 2018)



Figure 61. Altekruise House at 209 Parkington Dr, Map #8 (McCarley, November 2018)

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The 11 bungalows built in this period from 1917 to 1920 included eight side-gable bungalows and three gable-front bungalows. Each of these bungalows has a unique design while sharing some common features. Clifford C. and Gertrude Hakes built one of the first bungalows in this period along at 301 Parkington Drive (Map #13), utilizing the side-gable form with smaller gable section and a square bay window. The bungalow was clad in wood shakes, a siding material that would then appear on other bungalow and Foursquare houses built in this period. The side-gable bungalow built at 401 Parkington Drive (Map #23) incorporated the low form and wide eaves with a partial gable-roof front porch, also a common pattern for bungalows in this period (Figure 62). Other side gable bungalows were built at 209 Parkington Dr (Map #8) and around the corner at 1300 Oakland Dr (Map #16) and 1314 Oakland Dr (Map #19). The bungalow at 1314 Oakland Dr (Map #19) was a larger one-and-one-half story side-gable form, with a gable-roof front dormer, flared eaves, triangular brackets, and a full front porch with an extended section. Three side-gable bungalows were also built along Washington Street on the south edge of the neighborhood. The bungalow at 1515 Washington (Map #118) was clad in stucco, similar to other houses in the previous years, while the other two were clad in wood siding and wood shakes. The low profile and wide eaves of the bungalow at 1555 Washington (Map #128) is characteristic of Craftsman bungalows in this period. The house at 1563 Washington St (Map #133) incorporates the side-gable form with a projecting gable-front porch on a portion of the façade, wide eaves supported by triangular brackets, a gable-roof dormer, wood siding on the main walls, and wood shakes on the upper walls and gables (Figure 63). The three gable-front bungalows were all built along Parkington Drive in this period at 117 Parkington Drive (Map #3), 205 Parkington Drive (Map #6), and 407 Parkington Drive (Map #24). The first two incorporated a recessed porch into the massing of the house, while the latter had a gable-roof porch on the front of the house. The bungalow at 117 Parkington Drive incorporated a full recessed porch in the low profile form of a one-story bungalow (Figure 64).



Figure 62. B.L. McKee House at 401 Parkington Dr, Map #23 (McCarley, November 2018)

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Figure 63. Muchow House at 1563 Washington St, Map #133 (McCarley, November 2018)



Figure 64. Mewes House at 117 Parkington Dr, Map #3 (McCarley, November 2018)

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As noted, four gable-front houses and five Foursquare houses were also built in this period from 1917 to 1920 in the Fair Oaks neighborhood. The gable-front houses were taller forms than the gable-front bungalows, reflecting the form and characteristics of this type of house built during the years of the initial development of the neighborhood. Two were built along the west end of Parkington Drive as this street was the focus of new development (Map #4, Map #5), and two were built along Park Avenue at the west edge of the neighborhood (Map #109, Map #114). Three of the houses had gable-returns on the façade similar to the earlier six-room cottages built by Titus Loan and Investment Company, and the houses do not have the wide eaves of a bungalow. The house at 121 Parkington Drive (Map #4) was clad in wood siding with wood shakes on the second story within the gable, a siding choice common to other houses built in this period (Figure 65). This use of wood shakes on the second story was likewise utilized for a number of Foursquare houses built in this period, reflecting the influence of the Craftsman style on this type of house. Foursquare houses were generally popular in this period in Muscatine, defined by the cubical two-story appearance typically two rooms wide and two rooms deep. Elements of the Craftsman style might be applied, or the house remained the simple cubical form. Hip roofs with front dormers were common on these houses. Three of the houses were built along Parkington Drive (Map #7, Map #10, Map #14), with one house on Mary Place (Map #79) and one house further south on Orchard Avenue (Map #68). The house likely built by Titus Loan and Investment Company in 1920 and sold to Elmer C. and Margaret K. Nichols at 207 Parkington Drive (Map #7) reflects the standard two-story hip-roof form with a front porch and front shed-roof dormer (Figure 66). The wood siding extends up to the sill line of the second story windows, with the upper portion then clad in wood shakes. The house built for Marvin S. and Mae E. Albright a block to the south at 221 Mary Place (Map #79) incorporates the same siding detail, though the overall form is wider, windows more widely spaced in a paired configuration, and the front porch appear built to be partially enclosed (Figure 67). The last house built in this



Figure 65. House at 121 Parkington Dr, Map #4 (McCarley, November 2018)

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Figure 66. Nichols House at 207 Parkington Dr, Map #7 (McCarley, November 2018)



Figure 67. Albright House at 221 Mary Place, Map #79 (McCarley, November 2018)

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**Figure 68. Crowley House at 212 Mary Place, Map #81 (McCarley, November 2018)**

period was a one-and-one-half-story frame cottage with a flared gambrel roof and three inset dormers (212 Mary Place, Map #81) (Figure 68). This unique house was designed for widow Lepha R. Crowley on a large lot platted immediately west of the Weed house, and the house was designed to face this property to the east rather than Mary Place to the north.

Specific architects or sources of plans have not been specifically identified for most of the houses built through the 1910s and 1920s in Fair Oaks. Henry W. Zeidler continued as Muscatine's primary architect in this period, with plans and specifications furnished for any style of building. He was the only architect listed in the city directories from 1913 through 1927, working consistently since 1893. Son of local builder William Zeidler, he was a graduate of the school of architecture at Iowa Wesleyan College, Mt. Pleasant, Iowa. He worked with his father, designing buildings, before launching his own business in 1893. He designed many prominent houses and commercial buildings in Muscatine during his career. At age 69 in 1928, he was registered by exemption to practice architecture. He maintained a small independent practice from 1928 through the late 1940s while working as a draftsman at Roach & Musser Sash & Door Company. Zeidler died on November 3, 1951.<sup>237</sup> He likely designed many of the larger homes in the community throughout this period. At the same time, contractors continued to provide their own plans for buildings that were constructed.

The mail order business also became popular and profitable in this period, with the heyday for house plans and precut houses in the 1910s and 1920s. No specific houses have been identified at this time in the Fair Oaks neighborhood or Muscatine in general. 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

<sup>237</sup> "Henry Zeidler Services to be Held Tuesday," *Muscatine Journal*, November 5, 1951, 5; Shank 1999: 181

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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. Likewise, other national companies offered house plans and mail order houses, including Aladdin Company, Lewis Manufacturing, Sterling Homes, Liberty Homes, and Montgomery Ward. In 1921, Gordon-Van Tine took over Ward's mail order housing department, and Montgomery Ward sold "Wardway Homes" from 1922 until 1931, featuring the "ready-cut" system. Many houses were similar to Gordon Van Tine, suggesting that they supplied both material and plans.<sup>238</sup> Locally, the Mira Hershey Lumber Company advertised plans for sale by 1916, including complete and accurate bills for all materials and hardware. In 1921, the Muscatine Lumber and Coal Company advertised "free home building plans" in addition to the materials for construction. As noted, 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. Additionally, local companies may have teamed with other companies to offer building materials locally for standard house plans. The 1928 book *Better Homes at a Lower Cost* by Standard Homes Company in Washington, D.C. was issued at least locally with contact information for the Muscatine Lumber and Coal Company, 930 E. 2nd Street. The book sold for \$.50 and had designs for stock length materials to lower costs through standardization.<sup>239</sup>

Through the 1920s, houses in Muscatine continued to be built in similar styles and types seen in the early 20th century, with some emergence of new revival styles. Bungalows remained the preferred house type for the Fair Oaks in this decade, representing six of the eight houses constructed from 1922 to 1925 in the neighborhood. These houses included three side-gable bungalows, two gable-front bungalows, and one hip-roof bungalow. The only other two houses built in this period were Dutch Colonial Revival houses. These houses were frame construction, with the exception of the one-story hip-roof bungalow built for Chester and Frances Sander at 1553 Washington around 1923 constructed of tile blocks clad in stucco (Map #126) (Figure 69). The two one-story gable-front bungalows built at the north and south ends of Orchard Avenue (1310 Orchard Ave, Map #44; 110 Union St, Map #59) were both low profile houses with recessed porches within the roofline of the house, similar to the hip-roof bungalow. One of the side-gable bungalows likewise incorporated a recessed porch within the massing of the house (1012 Orchard Ave, Map #64), while the other side-gable bungalows had gable-roof porches on the front of the house (1549 ½ Washington, Map #124; 219 Mary Place, Map #78). Mary Place continued to develop with additional houses in this period, with the side-gable bungalow at 219 Mary Place likely built by Titus Company and then sold on an installment plan to Andrew L. and Anna K. Wilson (Map #78). This house included several characteristic features of the style, including wide eaves, triangular brackets, partially engaged side brick chimney, wood siding on the main portion of the house, and wood shakes in the gables (Figure 70). The front porch was designed with more refined detail on the columns and frieze, and the low wall and piers were likewise clad in wood shakes. Rusticated concrete blocks continued to be the dominant foundation material, with one bungalow sitting on a foundation clad in brick veneer.

<sup>238</sup> McCarley 2008: E118; Schweitzer and Davis 1990: 63-75; Hunter 2005; Ames and McClelland 2002: 56

<sup>239</sup> McCarley 2008: E118-119; *Muscatine Journal*, December 30, 1916, 18, 22; Muscatine Lumber and Coal Company advertisement, *Muscatine Journal*, March 5, 1921, 7; Grossheim Photograph Collection; Standard Homes Company 1928

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Figure 69. Saunder House at 1553 Washington St, Map #126 (McCarley, November 2018)



Figure 70. Wilson House at 219 Mary Place, Map #78 (McCarley, November 2018)

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**Figure 71. House at 1561 Washington St, Map #132 (McCarley, November 2018)**

Three Dutch Colonial Revival houses were built in the Fair Oaks neighborhood during the 1920s. Dutch Colonial Revival houses were defined by their gambrel roofs, and they often had a wide shed-roof dormer across the façade within this roofline. Details reflected Colonial or Classical revival elements, such as porches with classical columns, pediments, symmetrical facades, entries with sidelights, and multi-light windows.<sup>240</sup> Two Dutch Colonial Revival houses were built in 1925, and the last house of this style in Fair Oaks was built in 1928. The house at 1561 Washington Street (Map #125) was built in summer 1925 by businessman Sam Block. The Dutch Colonial house included the gambrel roofline, wide shed-roof dormer, entry porch with pediment, and entry with sidelights (Figure 71). Similar to other houses in this period, the first story was clad in wood siding and upper story and dormer clad in wood shakes. Later in the summer, construction started on the “ideal home” built by the new Home Builders Association at 421 Parkington Drive (Map #26), with Dayton M. Keckler as the general contractor and builder. The house was noted as an unusually fine example of the Dutch Colonial type (Figure 33). The garage associated with the house likewise has a gambrel roof design, likely built at the same time as the house (Figure 72). No additional Dutch Colonial Revival houses were then built in Fair Oaks over the next few years. A building permit for a frame house and garage was later issued to contractor Herman Lange in July 1928 for the other Dutch Colonial house. The house and gambrel-roof garage were then sold to Dr. George A. and Carol V. Sywassink in February 1929 (210 Parkington Dr, Map #40). Thus, both the Dutch Colonial house and gambrel-roof garage are confirmed to have been built in 1928 for this property.<sup>241</sup>

<sup>240</sup> McCarley 2008: E114

<sup>241</sup> The house was recently significantly remodeled, including a redesign of the gambrel roof line. The gambrel roof garage remains intact at this time.

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**Figure 72. Garage at 421 Parkington Dr, Map #26 (McCarley, November 2012)**

Garages became increasingly popular in this period, and historic garages within the Fair Oaks Historic District are significant within the neighborhood. Carriage houses were often initially converted into an “automobile house” but then were often replaced by buildings better suited to this purpose in this period. Since the Fair Oaks neighborhood developed primarily in the early 20<sup>th</sup> century, most properties originally had garages built rather than carriage houses. Garages in this period were typically one-car buildings, usually with a gable or hip roof. Doors were typically sliding or hinged. Multi-light single sash windows often provided light to the interior. In older neighborhoods, garages were typically placed at the rear of lots along alleys. In newer neighborhoods planned without alleys, garages were still located near the rear of the lot at the end of a long driveway. The earliest semi-detached or built in garages began appearing nationally in the late 1920s.<sup>242</sup> A handful of early garages from the 1920s and 1930s remain extant throughout the Fair Oaks neighborhood. Many of them were designed with details that complement the house, in respect to materials, architectural details, or roofline. Other garages were simple functional structures, including some built with rusticated concrete block construction. In Fair Oaks, both one car and two car garages appear to have been built in this period, reflecting the prominence of the neighborhood and its residents in this period. For a number of properties, the garage is accessed by a long driveway to the rear of the property, as the property did not have a rear alley. Garages are nearly always located along the alley when an alley is present on the block. The garage built in this period typically had a gable-front roof or a hip roof, similar to national trends. Hip-roof garages were more popular in Fair Oaks in this period, including a double hip-roof garage that served adjacent earlier houses 1015 Orchard Avenue (Map #65) and 1017 Orchard Ave (Map #66) (Figure 55). However, four garages were built with the gambrel roof form for houses along Parkington Drive, including the Dutch Colonial Revival houses as noted and two adjacent garages across the street at earlier houses at 207 Parkington Drive (Map #7) (Figure 66) and 209 Parkington Drive (Map #8). Basement garages also became

<sup>242</sup> Ames and McClelland 2002: 56-57

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Figure 73. Garage associated with c.1919 bungalow at 1555 Washington, Map #128 (McCarley, November 2018)



Figure 74. Garage associated with 1927 bungalow at 1551 Washington, Map #125 (McCarley, November 2018)

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popular in the 1920s, including into new designs built in this period as well as added to earlier bungalows. These garages were typically along a side street for houses on corner lots or at the rear of the house, accessed by a driveway from the alley. These basement garages are likewise unique and significant features of these houses.

A second wave of construction in the later 1920s resulted in nine houses built in the Fair Oaks neighborhood from 1927 to 1929, and then nine houses built from 1930 to 1935 as development slowed down in this period. These 18 houses included nine bungalows built in 1927 to 1931 along 1000 block of Orchard Avenue and the blocks immediately adjacent on Union St, Washington, and Park Drive, resulting further development of the southern portion of the neighborhood with bungalows. These bungalows are one-story or one-and-one-half-story frame houses that sit on rusticated concrete block foundations. They include four gable-front bungalows with clipped gables, two gable-front bungalows, one side-gable bungalow with clipped gables, one side gable bungalow, and one hip-roof bungalow. Garages were generally included in this development, either as a separate building or within the basement. A number of these houses were built for Titus Loan & Investment Company. The *Journal* reported in summer 1928 that Titus Loan and Investment Company was building a completely insulated bungalow in Fair Oaks with contractor John C. Peterson at 1016 Orchard Avenue (Map #63).<sup>243</sup> This bungalow was the side-gable bungalow with clipped gables (Figure 75), and it incorporated a basement garage accessed from the rear alley. Clipped gable-front bungalows were built at 1551 Washington Street (Map #125), 1024 Orchard Avenue (Map #61), 1559 ½ Washington Street (Map #131), and 1028 Orchard Ave (Map #60). The bungalows at 1028 Orchard St (Figures 76-77) and 1559 ½ Washington St (Figure 78) included matching clipped gable-front one-car garages. The bungalow at 1020 Orchard Avenue (Map #62) was the only hip-roof bungalow built in this period, and it included a basement garage accessed from the rear alley along this block (Figure 79). It incorporated a full front porch within the



Figure 75. House at 1016 Orchard Avenue, Map #63 (McCarley, November 2012)

<sup>243</sup> *Journal*, August 18, 1928, 8

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Figure 76. House at 1028 Orchard Avenue, Map #60 (McCarley, November 2018)



Figure 77. Garage associated with c.1931 bungalow at 1028 Orchard Ave, Map #60 (McCarley, November 2018)

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Figure 78. House at 1559½ Washington St, Map #131 (McCarley, November 2018)



Figure 79. House at 1020 Orchard Avenue, Map #62 (McCarley, November 2018)

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Figure 80. House at 402 Park Drive, Map #101 (McCarley, November 2018)



Figure 81. Matthiessen House at 1023 Orchard Avenue, Map #67 (McCarley, November 2018)

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Figure 82. Greiner House at 1318 Park Drive, Map #30 (McCarley, November 2018)



Figure 83. Batchelor House (2) at 1302 Oakland Drive, Map #17 (McCarley, November 2018)

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massing of the house, which was enclosed early with three-over-one-light double-hung wood windows. The gable-front bungalow at 402 Park Drive (Map #101) was designed with a partially enclosed front porch that extended over a portion of the basement garage. A larger one-and-one-half-story bungalow was built on the north side of Orchard Avenue in 1929 (1023 Orchard Ave, Map #67). It incorporated many standard features of this style, including wide eaves, triangular brackets, full porch with columns on a low wall, multi-light wood windows, and a front dormer (Figure 81). An additional three bungalows were built in the early 1930s in the northern portion of the neighborhood, as development shifted again to this area. Two of the bungalows were brick, a material that would then be utilized for other house in this area during this same period. The side-gable bungalow built around 1931 at 1318 Park Drive (Map #30) is one of three houses built in this block in this period, with the larger size and brick construction indicative of its location across from Weed Park (Figure 82). The last bungalow in Fair Oaks was a clipped gable-front brick bungalow built around 1934 at 1302 Oakland Drive (Map #17) incorporating a basement garage (Figure 83) for Philip and Minta Batchelor who then moved here from the 1928 bungalow at 112 Union Street (Map #58).

In addition to these bungalows built from 1927 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 1928 at 210 Parkington Drive (Map #40). Three of the houses were then 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.<sup>244</sup> The first Tudor Revival house was more of a transitional form, a smaller home built in 1928 for Titus Loan and Investment Company with a wide shed-roof dormer flanking the steeply pitched gable-roof entry vestibule (1208 Oakland Drive, Map #82). A curb cut for a driveway was approved for this house, with the garage attached at the rear and accessed from Parkington to the north. Two larger Tudor Revival houses were then built on Park Drive in the northeast corner of the Fair Oaks neighborhood facing Weed Park. Both houses were clad in multi-color buff brick veneer, as opposed to the typical frame construction found throughout the neighborhood. The large Tudor Revival built around 1931 for Harold L. and Lula Brandau at 1312 Park Drive (Map #29) included a massive front chimney with stone detail, entry vestibule with stone arch and flared eaves, and front gable/dormer with flared eaves (Figure 84). A clipped gable-front garage was built with matching brick. The second Tudor Revival was built two lots to the north on the other side of the side-gable brick bungalow for Raymond J. and Gladys M. Korschot around 1931 as well at 1326 Park Drive (Map #32). This house includes a massive front chimney, steeply pitched gable-roof entry vestibule, and steeply pitched front gable section with an extended flared eave over a side porch (Figure 85).

Two lots on Oakland Drive were then developed in 1934-1935 with large Colonial Revival houses (1201 Oakland, Map #92; 1317 Oakland, Map #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).<sup>245</sup> 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. The house at 1317 Oakland Drive was built on the lots to the west of the Tudor Revival houses along Park Drive (Figure 86). The construction of these noteworthy houses in Fair Oaks overlooking Weed Park in this period reflects both the significant construction that did occur in this period and the status of the neighborhood with the community. After several years of no new construction in the neighborhood over the next few years in the 1930s, Titus Company sold the lot at Oakland Drive and Parkington Drive in February 1939 to Edward D. Horst, the last of the lots along this prominent block of Oakland Drive and immediately to the north of the brick Colonial Revival at 1201 Oakland Drive (Map #92). A large two-story brick house was then built facing Parkington Drive, the last of the large estate houses built in this period (404 Parkington Dr, Map #35). The house again had simple detailing, broad façade with a central hip-roof section, small eaves, accented entry, and garage in matching brick (Figure 87).

<sup>244</sup> McCarley 2008: E122

<sup>245</sup> McCarley 2008: E113-114

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Figure 84. Brandau House at 1312 Park Drive, Map #29 (McCarley, November 2018)



Figure 85. Korschot House at 1326 Park Drive, Map #32 (McCarley, November 2018)

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Figure 86. Mull House at 1317 Oakland Drive, Map #21 (McCarley, November 2018)



Figure 87. Horst House at 404 Parkington Drive, Map #35 (McCarley, November 2018)

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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.<sup>246</sup> 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 front 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, with the earliest attached garages beginning to appear.<sup>247</sup>

Contractors and lumber companies offered plans as well as construction services through the 1930s and 1940s. 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. 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 (Figure 37).<sup>248</sup>

With the exception of the large brick house noted as built at 404 Parkington Drive around 1939, the other six houses built from 1939 to 1942 were smaller homes, including three Tudor Revival houses, two Cape Cod Revival houses, and one simple side-gable minimal traditional. Both Cape Cod Revival houses and two Tudor Revival houses were built by contractor H.O. Carpenter in 1940. 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. The house built at 302 Parkington Dr (Map #39) for Robert M. and Myrle G. Barr utilized a similar buff brick, front gable-roof section, gable-roof entry vestibule, and entry accented with stone at a much smaller scale (Figure 88). The darker orange/tan brick house at 1517 Washington Street (Map #119) likewise included a gable-roof entry vestibule, entry with pilasters, front gable-roof section, and large end chimney, and it had a basement garage accessed from the rear alley. The frame Tudor Revival at 1305 Orchard Avenue (Map #47) incorporated a large brick chimney on the front gable-roof section. Both Cape Cod Revival houses were built in 1940 and exhibit the traditional two gable-roof dormers on the façade. The frame Cape Cod Revival at 1523 Washington (Map #120) has a side porch that was later enclosed, while the house built around 1940 at 215 Mary Place (Map #77) had a small side-gable garage attached to the west side. This house is the earliest confirmed instance of an original attached side garage at ground level (thus accessed from the front of the property) in Fair Oaks,

<sup>246</sup> Ames and McClelland 2002: 60-62

<sup>247</sup> McCarley 2008: E122

<sup>248</sup> “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

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Figure 88. Barr House at 302 Parkington Drive, Map #39 (McCarley, November 2018)



Figure 89. Burns House at 215 Mary Place, Map #77 (McCarley, November 2018)

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a trend for garages that would be dominant by the later 1950s and 1960s. At least 14 houses had basement garages to the side, rear, or front by 1940, as confirmed by the 1946 Sanborn map. 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. Small one-car frame garages with gable roofs or hip roofs continued to be the most commonly built, with some larger garages that could accommodate two cars.

No houses were built in the Fair Oaks Historic District during World War II, with construction then resuming in the neighborhood in 1946. A total of ten houses were then built from 1946 to 1953. Construction of these houses filled in the last of the vacant lots historically developed in the south half of the Fair Oaks neighborhood. This period was a transitional residential design period with elements of the earlier "small" house designs lingering and the more formal ranch style emerging. While frame construction was almost universal in this period, the small houses lent themselves to brick veneer. Half of the houses are frame construction with concrete block foundations, and the other half of the houses have at least part of the walls and foundation clad in brick veneer. Six side-gable houses were built in this period as these transitional house types, with elements of the more compact minimal traditional house and features found on more elongated ranch houses. The earliest house from this period was built in 1946 on a vacant lot at 1112 Orchard Avenue (Map #56), including two flower boxes built-in to the brick veneer under the front windows (Figure 90). The multi-color red brick veneer adds detailing to the basic side-gable minimal traditional house that is enhanced with a gable-roof front section and soldier brick lintels and water table. The house then built around 1949 at 1553½ Washington St (Map #127) utilized the same multi-color red brick veneer on the primary portion of façade (Figure 91). The compact side-gable form includes an inset entry corner, recessed center section on the façade, and a massive perpendicular chimney, all features characteristic of this period. The one-story side-gable house then built at 320 Parkington Dr (Map #36) was more elongated with two-thirds of the façade recessed under the front roofline. The side-gable brick house built at 411 Parkington Drive (Map #25) around 1951 is a slightly longer but somewhat simpler form, with a small projecting cross gable section, inset entry area with concrete steps, and a picture windows with sidelights placed at the corner of the house. The small cross gable front section on the house built around 1953 at 1311 James Place (Map #12) is the section clad in buff brick, with the remainder of the compact side-gable house clad in wood originally. The house built at 1306 Orchard Ave (Map #46) also around 1953 has the front gable detail but it is incorporated into the compact massing of the house rather than slightly projected (Figure 92). This house also has the inset entry and a picture window with flanking double-hung windows.

Four additional houses were built in this period from 1946 to 1953. The first ranch house with strong features of the style was built around 1948 at 420 Parkington Drive (Map #33). The hip-roof brick house is a larger, sprawling one-story form more typical of standard characteristics of a designed ranch house (Figure 93). The brick house includes the elongated massing, front entry vestibule, large chimney, picture windows flanked by horizontal two-over-two-light double-hung windows, and a two-car attached garage. One house was built at 1203 Park Ave (Map #103) with similar characteristics of a minimal traditional house but rotated to be gable oriented, including a gable-front section with an inset entry reflective of the earlier Tudor Revival houses. Another gable-front house with a clipped gable was built further down the block at 1031 Park Ave (Map #110), reflective of the earlier bungalows. Finally, the third and last Cape Cod Revival was built at 100 Parkington Drive (Map #42) around 1951, with two gable-roof front dormers, massive side brick chimney, and a breezeway connecting the house to the side garage.

The ranch style gained in popularity through the 1950s in Muscatine, and it would be the only style built in Fair Oaks after 1953 into the 1970s. This style is defined by the sprawling rectangular one-story plan and low pitch roof line. Hip-roof houses had multiple sections for larger houses, and side gable houses may have a cross gable. More formal, larger ranch houses were built, as well as the more simplified rectangular form. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s

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Figure 90. Ruckles House at 1112 Orchard Ave, Map #56 (McCarley, November 2018)



Figure 91. Stroup House at 1553½ Washington St, Map #127 (McCarley, November 2018)

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Figure 92. Haegele House at 1306 Orchard Ave, Map #46 (McCarley, November 2018)



Figure 93. Tiedemen House at 420 Parkington Dr, Map #33 (McCarley, November 2018)

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and 1950s. Attached garages, including larger two-car garages, gained in popularity in the 1950s and 1960s.<sup>249</sup> Advertisements for contractors, building material suppliers, and realtors reveal that ranch houses were the most popular in 1956 in Muscatine. C.C. Hakes & Company advertised listings for your dream house, showing examples of a ranch with a two-car garage, Cape Cod, and split-level houses. 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.<sup>250</sup>

The final wave of construction in Fair Oaks extended from 1956 to 1968, with 14 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 majority of the houses were located on the remaining vacant lots in the north half of the neighborhood. While there were three simpler rectangular ranch houses, the majority of the houses were larger buildings with either a recessed section or projecting section on the façade, creating a more rambling form. This more refined style of ranch house again reflects the prominence of the Fair Oaks neighborhood through the middle of the 20<sup>th</sup> century. The attached garage became increasingly popular with attached single-car garages transitioning to double-car attached garage consistently by 1962. While the majority of the houses are frame construction, seven of the 14 of the houses are clad in brick veneer. Nine of the houses have hip roofs, while the remainder have gable roofs. The majority of the houses sit on a simple concrete block or concrete foundations, though four houses have foundations clad in brick veneer. Large picture windows are also often found on these houses, along with horizontal two-over-two-light double-hung windows.

The seven ranch houses built through the end of the 1950s have some shared characteristics that differ somewhat from the seven ranch houses built in the 1960s, which also have some different shared characteristics. The first house built in this period at 1304 Oakland Dr (Map #18) around 1957 is a hip-roof house clad in buff brick veneer with the one-car garage defined as a separate hip-roof section that projects slightly from the main mass of the house (Figure 94). The center section is recessed within the roofline with the entry, tall picture windows, and stacked Roman brick. While the house then built at 206 Parkington Drive (Map #41) in 1959 is a side-gable ranch, it shares the similar characteristic of a recessed center section within the roofline with slightly projected cross gable sections to either side, with the garage included under one gable (Figure 95). The recessed section again included the entry, tall picture windows, and stacked Roman brick. Three simpler hip-roof ranch houses were built in the late 1950s. The house at 411 Park Drive (Map #96) built in 1958 is the simple rectangular hip-roof ranch house with an extended hood over the entry and a picture window with four-light sidelights. The ranch house built in 1958 at 108 Parkington Drive (Map #43) is likewise a simple rectangular hip-roof form, rotated to fit on the split lot. A one-car detached garage was then built for the house along the alley. The ranch house built at 1310 Park Drive (Map #28) in 1960 has the

<sup>249</sup> McCarley 2008: E130

<sup>250</sup> 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

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Figure 94. Pollock House at 1304 Oakland Drive, Map #18 (McCarley, November 2018)



Figure 95. Hungate House at 206 Parkington Drive, Map #41 (McCarley, November 2012)

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main rectangular hip-roof form, with a side hip-roof section slightly recessed for the attached one car garage. A simple rectangular form was again utilized for the house built at 1115 Park Ave (Map #106), only within a side-gable form.

One house in this period shares a common characteristic with a number of the ranch houses then built in the 1960s in the Fair Oaks Historic District. The house built in 1959 at 1313 Oakland Drive (Map #22) is composed of a main hip-roof section with a large projecting hip-roof front section. The projecting section is clad in siding, while the main section includes the entry and is clad in red brick veneer. Many of the houses that were then built through the 1960s had a form that included a projecting front section, either with a gable or hip roof, as well as combinations of siding and brick veneer. These houses were also located in the northern section of neighborhood, the focus of the later period of development of larger homes. The frame house built in 1960 at 318 Parkington Dr (Map #37) has a hip-roof front section projecting from the main hip roof section that includes a one-car garage and a recessed entry area under the main roofline clad in buff brick veneer. The brick ranch overlooking Weed Park at 1324 Park Drive (Map #31) has a similar hip-roof form with projected hip-roof section, as well as picture windows, wide eaves, and large chimney (Figure 96). The house built on the block to the west at 1318 Oakland Dr (Map #20) translated the form into gable, with a main section clad in siding and entry set between a large gable-front projected section clad in red brick and a gable-front two-car garage section that did not project as far (Figure 97). The frame side-gable ranch house built at 319 Parkington Drive (Map #15) in 1964 has a projected cross gable section with an inset corner for the entry porch. This house also incorporated a two-car garage into the main form of the house. The hip-roof frame ranch at 410 Parkington Drive (Map #34) built in 1965 is a simpler form with wide eaves and a picture window at the corner, and the hip-roof garage section is setback and facing the alley to the west (Figure 98). The hip-roof brick ranch built in 1962 at 423 Parkington Drive (Map #27) has a similar simpler rectangular form but the main level is raised above the level of the two-car garage, which is slightly setback in a secondary hip roof. The last house built historically in Fair Oaks in 1968 at 211 Parkington Drive (Map #9) likewise has the main level raised with the basement then incorporating the two-car garage, and it is a simple side-gable form clad in distinctive multi-color buff and tan brick.



Figure 96. Korschot House at 1324 Park Drive, Map #31 (McCarley, November 2018)

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Figure 97. Olson House at 1318 Oakland Drive, Map #20 (McCarley, November 2018)



Figure 98. Simpson House at 410 Parkington Drive, Map #34 (McCarley, November 2018)

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## 9. Major Bibliographical References

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### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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This nomination for the Fair Oaks Historic District has been supported in part by a grant from the Historic Resource Development Program administered by the State Historical Society of Iowa. Matching funds were provided by the Friends of Muscatine Historic Preservation and the Muscatine Historic Preservation Commission (City of Muscatine) in support of this project. Additionally, volunteers completed a portion of the research on properties, including members of the Muscatine Historic Preservation Commission (Michael Maharry (chair), Rochelle Conway, Julie Wolf), and other volunteers associated with the Friends of Muscatine Historic Preservation (Jim Burr, JoAnn Carlson, Dan Clark, Nancy Jensen, John Peterschmidt, Alex Rauenbuehler, and Andy Vaitkus).

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):**

Iowa Site #70-01255

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**10. Geographical Data**

**Acreage of Property**

approximately 42 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS8: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>41.439000</u> Latitude	<u>-91.030600</u> Longitude	3	<u>41.435175</u> Latitude	<u>-91.026055</u> Longitude
2	<u>41.438750</u> Latitude	<u>-91.025090</u> Longitude	4	<u>41.435255</u> Latitude	<u>-91.030740</u> Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary begins at the northwest corner of the Fair Oaks Addition (also northwest corner of Lot 1), extends east along the northern boundary of the addition and Hillcrest Avenue to Park Drive, extends south along Park Drive to the northeast corner of Bridgman's Subdivision, extends south along the east line of Bridgman's Subdivision (also east line of Lot 6) to Washington Street, extends west to Park Avenue, and extends north to the point of beginning (see Figure 2). This boundary encompasses all the lots in Fair Oaks Addition, Weed Park Addition, Weed Park Second Addition, and Bridgman's Subdivision.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the properties historically and currently associated with the Fair Oaks neighborhood. The neighborhood is located on the former property of James and Mary Weed, included additional land to the north and east as well. The historic district includes the first perimeter additions platted for the neighborhood, Weed Park Addition and Weed Park Second Addition, as well as the land sold in this time to their nephew and later platted as Bridgman's Subdivision. These additions provide the edges of the neighborhood for the larger and namesake Fair Oaks Addition, which was officially platted in 1909. Historically, these properties have been known as the Fair Oaks neighborhood. Additionally, this boundary follows the boundary established for the Fair Oaks Restricted Residence District in 1926, the first formal boundary for this neighborhood.

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### 11. Form Prepared By

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name/title Rebecca Lawin McCarley date December 11, 2019  
organization SPARK Consulting telephone 319-200-9767  
street & number 1630 Park Ave SE email sparkconsulting@octaspark.com  
city or town Cedar Rapids state IA zip code 52403

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### Additional Documentation

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Submit the following items with the completed form:

- ... **GIS Location Map (Google Earth or BING)**
- ... **Local Location Map**
- ... **Site Plan**
- ... **Floor Plans (As Applicable)**
- ... **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Photographs:**

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Fair Oaks Historic District  
**City or Vicinity:** Muscatine  
**County:** Muscatine County **State:** Iowa  
**Photographer:** Rebecca Lawin McCarley  
**Date Photographed:** November 7, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. North side of 100 block of Parkington Dr, camera facing east
2. North side of 300 block of Parkington Dr, camera facing east
3. North side of 400 block of Parkington Dr, camera facing east
4. South side of 400 block of Parkington Dr, camera facing west
5. North side of 1000 block of Orchard Ave, camera facing northwest
6. South side of 1000 block of Orchard Ave, camera facing southwest
7. West side of 1100 block of Orchard Ave, camera facing northwest
8. West side of 1200 block of Orchard Ave, camera facing northwest
9. West side of 1200 block of Orchard Ave, camera facing northwest
10. East side of 1200 block of Orchard Ave, camera facing southeast
11. West end of north side of 200 block of Mary Place, camera facing northeast
12. East end of north side of 200 block of Mary Place, camera facing northwest
13. Dr. James and Mary Weed House, camera facing northwest
14. East side of 1100 block of Oakland Dr, camera facing southeast
15. West side of 1200 block of Oakland Dr, camera facing northwest
16. West side of 1300 block of Oakland Dr, camera facing northwest
17. West side of 1300 block of Park Dr, camera facing northwest
18. West side of 1200 block of Park Dr, camera facing northwest
19. North side of 1300 block of Park Dr, camera facing northwest
20. North side of 1560 block of Washington St, camera facing northeast
21. North side of 1550 block of Washington St, camera facing northwest
22. North side of 1550 block of Washington St, camera facing northeast
23. North side of 1520-40 block of Washington St, camera facing northeast
24. East side of 1000 block of Park Ave, camera facing southeast

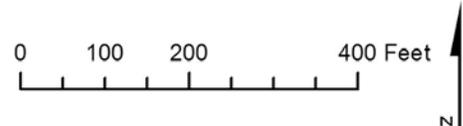
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Fair Oaks Historic District  
 R.L. McCarley, January 2019  
 Date Source: Muscatine Area Geographic  
 Information Consortium & City of Muscatine.  
 Prepared by: Andrew Fangman  
 Date: May 14, 2012

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



Photograph key for Fair Oaks Historic District



**Photograph 1. North side of 100 block of Parkington Dr, camera facing east**



**Photograph 2. North side of 300 block of Parkington Dr, camera facing east**



**Photograph 3. North side of 400 block of Parkington Dr, camera facing east**



**Photograph 4. South side of 400 block of Parkington Dr, camera facing west**



**Photograph 5. North side of 1000 block of Orchard Ave, camera facing northwest**



**Photograph 6. South side of 1000 block of Orchard Ave, camera facing southwest**



**Photograph 7. West side of 1100 block of Orchard Ave, camera facing northwest**



**Photograph 8. West side of 1200 block of Orchard Ave, camera facing northwest**



**Photograph 9. West side of 1200 block of Orchard Ave, camera facing northwest**



**Photograph 10. East side of 1200 block of Orchard Ave, camera facing southeast**



**Photograph 11. West end of north side of 200 block of Mary Place, camera facing northeast**



**Photograph 12. East end of north side of 200 block of Mary Place, camera facing northwest**



**Photograph 13. Dr. James and Mary Weed House, camera facing northwest**



**Photograph 14. East side of 1100 block of Oakland Dr, camera facing southeast**



**Photograph 15. West side of 1200 block of Oakland Dr, camera facing northwest**



**Photograph 16. West side of 1300 block of Oakland Dr, camera facing northwest**



**Photograph 17. West side of 1300 block of Park Dr, camera facing northwest**



**Photograph 18. West side of 1200 block of Park Dr, camera facing northwest**



**Photograph 19. North side of 1300 block of Park Dr, camera facing northwest**



**Photograph 20. North side of 1560 block of Washington St, camera facing northeast**



**Photograph 21. North side of 1550 block of Washington St, camera facing northwest**



**Photograph 22. North side of 1550 block of Washington St, camera facing northeast**



**Photograph 23. North side of 1520-40 block of Washington St, camera facing northeast**



**Photograph 24. East side of 1000 block of Park Ave, camera facing southeast**