

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

7.17

FOR NPS USE ONLY	
RECEIVED	JUL 17 1978
DATE ENTERED	JAN 11 1979

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Welch Apartments

2 LOCATION

STREET & NUMBER

224 Iowa Avenue

CITY, TOWN

Muscatine

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

First

STATE

Iowa

VICINITY OF

CODE

COUNTY

Muscatine

CODE

139

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

David A. Sinclair

STREET & NUMBER

128 Hillcrest Ave.

CITY, TOWN

Davenport

VICINITY OF

STATE

Iowa 52803

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Muscatine County Courthouse

STREET & NUMBER

CITY, TOWN

Muscatine

STATE

Iowa

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Architecture of Muscatine, Iowa

DATE

1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Div. Historic Preservation, Iowa City, Iowa

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This four-story apartment block is located in Muscatine's central business district. The building is rectangular, 120' x 80', with a projection off the south side at the rear. The ground floor covers the entire site, while the upper floors are L-shaped in plan. The ground floor is occupied by commercial establishments.

The exterior is faced with rough textured brick, dark brown in color and laid in stretcher bond. Along the Iowa Avenue front, the facade is divided into four bays by wall piers which reflect the 20' module of the structural system. The most striking features of the exterior are the 7 bay windows, four of which are two stories in height and three of which are single-story, appearing only on the third floor. (The latter very likely were originally two-story, but cut back to make room for commercial fronts.) All are constructed of wood, and finished with tiny mansard roofs of sheet metal and mansard pent roofs between levels. Each contains a stained glass transom panel, as well as much fanciful milled detail. On the north facade toward the rear of the building are two large light courts, screened from the street through arched openings. The larger of these provides access to a commercial facility and exterior stairs to the basement. An important visual element on the exterior is the pressed metal cornice which unifies the entire design. Above the cornice on both street facades are high parapet gables in a Flemish Renaissance style.

There are 26 apartments in the building, each quite different in plan, orientation, and access. Corridor access and staircases vary in layout from floor to floor, with many walls and ceilings faced with pressed tin. A principal feature of the building is the series of approximately 60 skylights that shower the interior spaces with light. They are found not only in the stairwell and in hallways, but also in living rooms, bathrooms, and kitchens. The apartments along the Iowa Avenue front on the 4th floor, for example, are dramatically skylit, the ornate enclosure of the lights visible above the cornice (there are no windows on the fourth floor along Iowa Avenue). On the 3rd and 4th floors, the corridors blossom into an open well, basically T-shaped in plan. The stairs here are not stacked, but require one to circumambulate the well. The well is skylit, the lights pierced into a coved ceiling faced with pressed tin. The apartments adjacent to the well contain windows which open onto it, thus providing light for rooms not adjacent to exterior walls.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1900

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Welch Apartment block is principally significant for the well-designed interior, in which the need for special amenities of illumination and convenience of room layout has been successfully and imaginatively addressed. Of note is the stairwell, which lends itself well to being a common meeting place for residents. Exterior features which also contribute to the significance of the building are the protruding bay windows, metal cornice, and the decorative enclosures for the fourth floor skylights. The cornice and window bays are reflective of the High Victorian Italianate, and are pleasingly set off by the plainness of the dark brick walls.

Historical information about the building is so far extremely limited. According to fire insurance maps, the earliest available of which is dated Sept., 1883, the property was for many years the location of the Scott House hotel (on second and third floors), and assorted small commercial concerns. During the period 1883 to at least 1912, the building was a standard, rectangular structure, with four commercial areas on the ground floor. Between 1912 and 1919, extensive additions were made to the rear of the building, one of which included skylights in the roof. By 1928, the plan of the building as it appears today was largely complete.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Sanborn Fire Insurance Maps: 1883, 1888, 1892, 1899, 1905, 1912, 1919, 1928 for Muscatine, Iowa

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Muscatine, Iowa; Illinois

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 15 663260 4587210

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Northerly 80 feet of Lot 6, all of Lot 7, and the easterly 1/2 of Lot 8, all in Block 34, City of Muscatine, Iowa

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

David A. Sinclair

ORGANIZATION

DATE

STREET & NUMBER

128 Hillcrest Ave.

TELEPHONE

CITY OR TOWN

Davenport

STATE

Iowa 52803

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

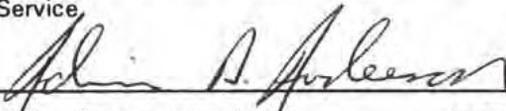
NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Director, Division of Historic Preservation

DATE 7/10/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 1-11-79

ATTEST:

Charles H. Harris
KEEPER OF THE NATIONAL REGISTER

William H. Brasnam
CHIEF OF REGISTRATION

1-8-78 DATE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	DEC 22 1978
DATE ENTERED	JAN 11 1979

Welch Apartments, Muscatine, Muscatine Co., Iowa

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

Addendum to Statement of Significance:

The Welch Apartment block is representative of a group of structures scattered throughout the downtown commercial area of Muscatine, featuring one- or two-story projecting bay windows, which lend the core of the city a certain distinctive character.* These are two- or three-story brick commercial structures, with retail stores on the ground floor and apartments above, mostly built in the decade from 1890 to 1900. They were all in a late commercial Italianate style, with elaborate metal cornices, and often with raised, decorative brickwork bands which extended the cornice downward. The facades are generally divided into bays by applied vertical piers. The bay windows are sometimes clad in tin, either mansarded or flat-topped, and often quite fanciful. These window bays, which seem to indicate the presence of people actually living downtown, are one of the more pleasing elements of the townscape. All the characteristics noted here can be seen on the Welch Apartment block, and this building is the largest, and the most elaborate, representative of this group of structures.

The interior layout, described briefly in Section 7 of this nomination, was designed to make maximum use of the large skylights which directly illuminate the wide, open hallways, and indirectly (through windows opening onto the hallways and, in a few instances, of interior overhead skylights) many rooms which do not have access to exterior wall openings. This is most clearly demonstrated in the circulation area of the third and fourth floors (see photographs). The white-painted, metal coved ceiling emphasizes this open feeling, and reflects, rather than absorbs, the illumination from the large skylights.

* Examples include 353-5 E. 2nd (1895); 315-17 E. 2nd (c. 1900); 208-10 Iowa Avenue (1892). The latter displays decorative elements on projecting window bays almost identical to those of the Welch Apartments.

Property Welch Apartments
State Louisiana Working Number 7.17.78.3615

TECHNICAL

Photos 4
Maps 1

CONTROL

pl
OK 7.19.78

*Structure seems as eligible for exterior as interior -
Statement of significance is too weak!*

HISTORIAN

Return
B. Funder
11.20.78

*Call for stronger statement
of significance.*

ARCHITECTURAL HISTORIAN

Braverman
9.10.2.78

ARCHEOLOGIST

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

Return
Lebowitz
11/28/78

*exterior significance as type of commercial architecture
needs to be discussed*

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back 11.29.78 Entered _____
Federal Register Entry _____ Re-submit 12.22.78

INT:2106-74

NAME OF PROPERTY Welch Apartments STATE Iowa

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

7 Description: _____

8 Statement of Significance: Statement of architectural significance weak.

Please provide a statement that discusses building in context of state/local buildings. Please state significance of building as example of commercial architecture and give some explanation of interior layout adaptation to take advantage of natural lighting.

9 Bibliography: _____

10 Geographical Data -- Acreage: _____

UTM Reference(s): _____

Verbal Boundary Description: _____

12 Certification: _____

Photographic Coverage: _____

Map Coverage: _____

Other: _____

Questions concerning this nomination may be directed to Bill Brabham

on the National Register staff, telephone (202) 343-6401 29

Thank you for your attention to the above items.

Bill Derrick
Chief, Branch of Registration

Date: Nov 20 1978

RECEIVED DEC - 7 1978

Property

Weld Apartments

79000921

State

Iowa

Working Number

7.17.78.3615

TECHNICAL

Photos

4

Maps

1

CONTROL

OK 1.2.79

HISTORIAN

Need material adequately discuss structure in context of locality. Recommended primarily for architecture as representative of late 19th commercial building in Muscatine

accept Hardy 1-8-79

ARCHITECTURAL HISTORIAN

Commercial block with Italian detailing. Resubmission provides enough new information for listing.

accept Kravson 1.8.78

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

accept Kravson 1.8.78

BRANCH CHIEF

KEEPER

National Register Write-up

3-6-79

Send-back _____

Re-submit _____

Entered

JAN 11 1979

Federal Register Entry



JAN 11 1979

Welch Apartments
Muscatine, Muscatine Co. Iowa
Credit: David A. Sinclair
Neg. at: 128 Hillcrest, Davenport, Iowa Date: Jan. 1978
View: from intersection of Iowa Ave. and 3rd St., looking south

JUL 17 1978

4



Welch Apartments #2 of 4
Muscatine, Muscatine Co., Iowa
Credit: David A. Sinclair
Neg. at: 128 Hillcrest, Davenport
IA Date: Jan. 1978
View: detail of bay window on
3rd Street

JAN 11 1979

JUL 17 1978



JAN 11 1979

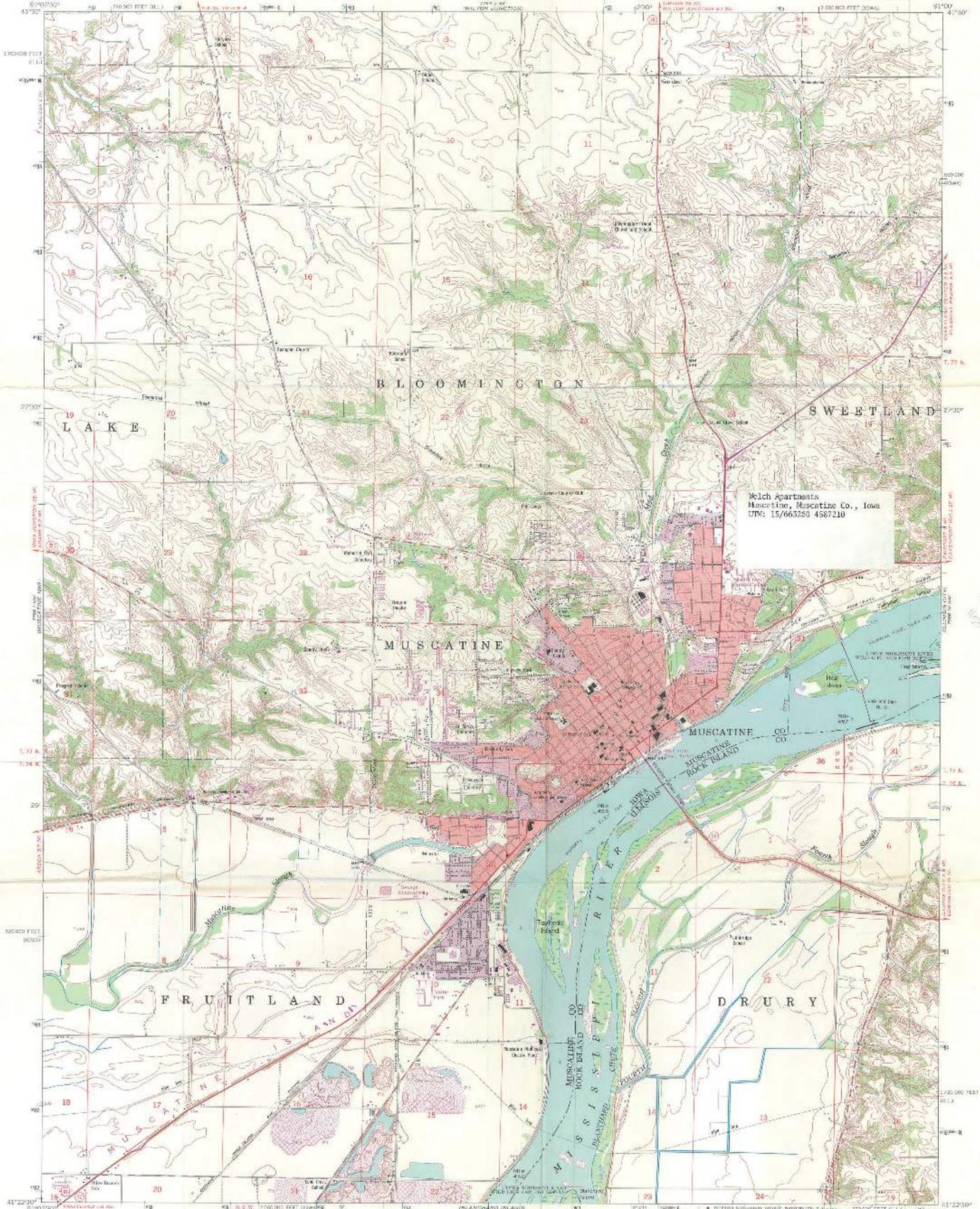
Welch Apartments JUL 17 1978
Muscatine, Muscatine Co., Iowa
Credit: David A. Sinclair
Neg. at: 128 Hillcrest, Davenport, IA Date: Jan 1978
View: Interior view of circulation space, taken from fourth level looking at third level.

#3084



Welch Apartments JUL 17 1978
Muscatine, Muscatine Co., Iowa
Credit: David A. Sinclair
Neg. at: 128 Hillcrest, Daven-
port, Iowa Date: Jan. 1978
View: Interior view of third-
level hallway, looking toward
entrance to fourth level

#4084 JAN 11 1979



Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, USCGA, and USCE
Temporary line aerial photographs by photogrammetric methods
Aerial photographic base: 1932-1933, Field Check 1935
Pulsed projection, 1607 North American datum
10,000 foot grid based on Iowa coordinate system, south zone
and Illinois coordinate system, west zone
1000-foot Universal Transverse Mercator grid lines,
zone 15, shown in blue
Red line indicates areas in which only
contours are shown
Shaded areas: source compiled by the Geological Survey from
1914 photogrammetric base; 1930, this information not field checked
Purple line indicates the location of an air base



ROAD CLASSIFICATION
Heavy duty Light duty
Medium duty Unimproved dirt
U.S. Route State Route



THIS MAP COMPILED WITH NATIONAL MAGNETIC SURVEYS
FOR SALE BY U.S. GEOLOGICAL SURVEY, BENTLEY BUILDING 925 D ST. WASHINGTON, D.C. 20504,
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52242,
AND STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 62901
A FOLDER ASSEMBLING TOPOGRAPHIC MAPS AND DRUGS IS AVAILABLE ON REQUEST

MUSCATINE, IOWA
15/663269 4587210
1963
4587210
JAN 11 1973
dcc

DIVISION OF HISTORIC PRESERVATION
IOWA STATE HISTORICAL DEPARTMENT

ADRIAN D. ANDERSON, DIRECTOR
STATE HISTORIC PRESERVATION OFFICER

Date: 11 July 1978

Dr. William J. Murtagh, Keeper
National Register of Historic Places
Office of Archaeology and Historic Preservation
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20240



Subject: Welch Apartments

Muscatine, Muscatine Co. Iowa

Sir:

The property listed above has received approval from Iowa's National Register Nominations Review Committee, and is now submitted to your office for consideration for the National Register of Historic Places. Procedures used by this office to meet requirements pertaining to public notification and comment have been approved by, and are on file in, your office.

Sincerely,

A handwritten signature in cursive script that reads "Adrian D. Anderson".

Adrian D. Anderson
State Historic Preservation Officer

ENTRIES IN THE NATIONAL REGISTER

STATE IOWA

Date Entered JAN 11 1979

Name

Location

Welch Apartments

Muscatine
Muscatine County

Also Notified

Honorable John C. Culver
Honorable Roger Jepsen
Honorable James A.S. Leach

State Historic Preservation Officer
Mr. Adrian Anderson
Director, Iowa State Historical
Department
Division of Historic Preservation
26 East Market Street
Iowa City, Iowa 52240

NR Byers/bjr 1/26/79

NATIONAL REGISTER DATA SHEET

1 NAME as it appears on federal register: **Welch Apartments** 2 OTHER NAMES: _____ 3 date of entry: **JAN 11 1979** 4 county code: **139**

5 LOCATION street & number **224 Iowa Ave.** city / town **Muscatine** state **IA** county **Muscatine** NPS REGION: **MW**

7 OWNER PRIVATE STATE MUNICIPAL COUNTY MULTIPLE FEDERAL (agency name) _____ 8 ADMINISTRATOR: _____

9 EXISTING SURVEYS HABS HAER NHL 10 FUNDED? YES NO 11 CONGRESS, DISTRICT 1st _____ 12 SOURCE OF NOMINATION STATE FEDERAL

13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES, NAME _____ 14 WITHIN NATIONAL HISTORIC LANDMARK? YES, NAME _____ 15 ACRES **less than 1** 16 PRIVATE ORGANIZATION LOCAL STATE FEDERAL

17 CONDITION deteriorated altered original site 18 features: SUBSTANTIALLY INTACT-1 SUBSTANTIALLY INTACT-2 SUBSTANTIALLY INTACT-3
 excellent ruins unaltered moved NOT INTACT-0 NOT INTACT-0
 good unexposed reconstructed unknown UNKNOWN-4 UNKNOWN-5 UNKNOWN-6
 fair unexcavated excavated NOT APPLICABLE-7 NOT APPLICABLE-8 NOT APPLICABLE-9

19 ACCESS YES-Restricted YES-Unrestricted No Access Unknown 20 ADAPTIVE USE YES NO 21 IS PROPERTY A HISTORIC DISTRICT? yes no

22 AREAS OF SIGNIFICANCE: ENGINEERING-11 LANDSCAPE ARCH.-15 POLITICS / GOVT.-21 RECREATION-28 CLAIMS: explain
 ARCHAEOLOGY - prehistoric-2 COMMERCE-6 ENTERTAINMENT-26 LAW-16 RELIGION-22 SETTLEMENT-29 'first'
 ARCHAEOLOGY - historic-1 COMMUNICATIONS-7 EXPLORATION-12 LITERATURE-17 SCIENCE-23 URBAN PLANNING-31 'oldest'
 AGRICULTURE-3 CONSERVATION-8 HEALTH-27 MILITARY-18 SOCIAL / HUMANITARIAN-24 OTHER (SPECIFY) _____ 'only'
 ARCHITECTURE-4 ECONOMICS-9 INDUSTRY-13 MUSIC-19 SOCIAL / CULTURAL-30 TRANSPORTATION-25
 ART-5 EDUCATION-10 INVENTION-14 PHILOSOPHY-20

23 functions WHEN HISTORICALLY SIGNIFICANT: _____ 24 dates of initial construction: _____ 25 ETHNIC GROUP ASSOCIATION _____

CURRENTLY: _____ major alterations: _____ historic events: _____

26 architectural style(s): _____ 27 architect: _____ 28 master builder: _____ 29 engineer: _____

30 landscape architect / garden designer: _____ 31 interior decorator: _____ 32 artist: _____ 33 builder/contractor: _____

34 NAMES give role & date PERSONAL: _____ 35 EVENTS: _____ 36 INSTITUTIONAL: _____

37 NATIONAL REGISTER WRITE-UP