

Architectural and Historical Survey and Evaluation of the “West Hill” neighborhood, Muscatine, Iowa



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Submitted by:



**Rebecca Lawin McCarley
SPARK Consulting
Davenport, IA**

Table of Contents

I. Executive Summary	1
II. Project Design and Objectives	2
III. Historic Contexts and Associated Property Types	6
19 th Century Residential and Neighborhood Development (c. 1833-1900)	6
Associated Property Types: 19 th Century Residential and Neighborhood Development	37
20 th Century Residential and Neighborhood Development (1900-c.1960)	49
Associated Property Types: 20 th Century Residential and Neighborhood Development, 1900-c.1960	81
Cultural and Ethnic Diversity (c.1833-c.1950).....	93
Associated Property Types: Cultural and Ethnic Diversity	119
Major Bibliographical References	128
IV. Identification and Evaluation Methods	131
V. Survey Results	134
VI. Recommendations.....	145
Appendix A. Sample Survey Forms.....	159

List of Figures

Figure 1. Map of survey area.	2
Figure 2. pre-1853 Plat of Muscatine by Abraham Smally (sic).....	8
Figure 3. Contour map of Muscatine as it was in the 1840s (10 foot intervals), drawn based on historic profiles and depictions around 1955 (Musser Public Library).	10
Figure 4. View of Muscatine in 1855 (Ballou's 1855: 73).	11
Figure 5. Map of the City of Muscatine, 1865 (Thompson and Bro 1865).....	15
Figure 6. Map of Muscatine (Andreas 1875).	18
Figure 7. Birds-eye View of Muscatine in 1874 (Koch 1874).	19
Figure 8. 1883 Sanborn Fire Insurance Map of the main section of Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).	21
Figure 9. 1883 Sanborn Fire Insurance Map of "south" Muscatine, detailed maps overlaid on first page key (commercial and industrial areas roughly shaded; remaining is residential).	22
Figure 10. Park Place (Muscatine Improvement and Manufacturing Company 1893).....	28

VI. Recommendations

The Architectural and Historical Survey and Evaluation of the “West Hill” neighborhood, Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The development of six historic contexts and survey of the downtown commercial district was the second phase of this survey project, completed in 2004-2005. This project was followed up with the nomination of the “Historic and Architectural Resources of Muscatine” MPD and the “Downtown Commercial Historic District” to the National Register of Historic Places, as approved at the February 10, 2006 State Nomination Review Committee Meeting and listed in May 2006. The 2005-2006 West Hill survey is the third phase in this comprehensive survey and evaluation program for the city of Muscatine. Future survey projects are expected to follow over the next decade, as nearly 5,000 resources in Muscatine are historic, defined as built at least 50 years ago. These properties will be further researched and evaluated for the National Register of Historic Places significance in phases.

West Hill survey area recommendations

Through the West Hill survey project, a total of 204 properties in the West Hill neighborhood were researched and evaluated for their historic significance. Each site was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a West Hill historic district. Four properties were previously listed on the National Register of Historic Places. As a result of this survey, there appears to be an eligible West Hill Historic District that includes 203 surveyed properties, including 192 potentially contributing and 11 non-contributing historic properties. Seven additional non-contributing properties built after 1960 are also located within the district boundary. Additionally, the recommended potential West Hill district includes 10 historic properties west of the survey boundaries within the original town plat, at the end of W. 3rd Street, W. 4th Street, and Cherry Street. Overall, there are about 333 resources within the proposed district boundary, including 202 contributing historic residences, 18 non-contributing residential properties (house or apartments/condos), 1 park, and 112 garages and other outbuildings (about 75 contributing and 37 non-contributing) within the potential district boundary. Within the potential district boundary, there are 55 buildings that also appear individually eligible and four listed historic properties. There is one historic commercial building included in the survey area but outside the recommended West Hill boundary that appears individually eligible for the National Register of Historic Places.

The West Hill Historic District nomination includes the majority of properties also individually eligible. Thus, it is recommended that the Muscatine Historic Preservation Commission pursue nomination of these properties as a historic district to the National Register of Historic Places. The boundary recommended within this report should be used as the framework to begin this process. Through the work to complete this nomination, the preliminary boundary may be revised. This nomination will utilize the historic contexts developed through this project. A narrative description of the district and statement of significance for the district will still need to be developed for this nomination. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a

district. A series of public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places.

At the same time, an addendum should be prepared for the “Historic and Architectural Resources of Muscatine, Iowa” Multiple Property Document that includes the two of the historic contexts developed in this survey project: “19th century Residential and Neighborhood Development” and “20th century Residential and Neighborhood Development.” These historic contexts are in a complete draft state, though will need to be revised somewhat as they are added to this document. The MPD nomination was initially approved by the state in February 2006. The majority of the information for this addendum has been developed through this survey project. The Multiple Property Documentation (MPD) form provides background information on the city for the future nomination of historic properties to the National Register of Historic Places. Historic contexts and associated property types are registered through this document and provide the background research necessary to nominate individual properties and historic districts. Individual nominations must still be submitted for these buildings to list them on the National Register of Historic Places.

Finally, individual National Register of Historic Places nominations should be prepared for buildings outside the historic district boundaries that have been evaluated as individually significant, utilizing the developed historic contexts as applicable. This includes the one historic building currently outside of the recommended West Hill historic district boundary evaluated as individually significant:

Fairbanks Home for Funerals – 114 W. 4th Street – 70-01043 (West Hill Survey WH-121)

This also includes the historic properties evaluated as individually eligible that have fallen outside the Downtown Commercial Historic District boundary, as nominated and approved by the state in February 2006. These buildings include:

Leu's Ice Cream Shop and Chrome Room - 312-314 Sycamore - 70-00988 (Downtown Survey FS-061) – 1922, 1935

Garage - 507-511 E. 2nd St. - 70-00954 (Downtown Survey FS-115) - 1920

Ernie's Tire Shop - 111 Mulberry - 70-00984 (Downtown Survey FS-119) – 1933, c.1961

Muscatine Post Office - 315 Iowa - 70-00467 (Downtown Survey FS-038) – 1909, 1937

Courthouse Square Historic District - 3rd/4th St. & Mulberry/Walnut - 70-00196 (Downtown Survey FS-122, FS-123, FS-124, FS-125) - 1838, 1875, 1908-09

Peter Musser House - 501 E. Mississippi - 70-00530 (Downtown Survey FS-117) – c.1874

House - 505 E. Mississippi - 70-00532 (Downtown Survey FS-118) – c.1887

Also, if support is not generated for the West Hill historic district to be nominated to the National Register of Historic Places, the other buildings evaluated as individually eligible within this district should be individually nominated.

Additional future survey areas

Research for the West Hill survey project also included broader research on historic neighborhoods and residences in Muscatine. Through this research, it was discovered that nearly 5,000 residential properties in Muscatine are historic, defined as built at least 50 years ago. These properties should be further researched and evaluated for the National Register of Historic Places significance in phases. Selected residential areas, such as the East Hill neighborhood and Mulberry Avenue corridor, have been previously identified through the 2002-2003 Planning for

Preservation study. An additional area identified through research for the downtown survey was the Hershey Ave/Musserville/South Muscatine neighborhood, which includes residential, commercial, and industrial resources. Additional priority residential areas have been identified through the research on historic neighborhoods and residences in Muscatine.

Areas for future historic and architectural survey have been identified through a combination of historic research, assessor’s data on distribution of historic resources in Muscatine, and a windshield inventory of historic areas. These areas are divided into the six general areas of Muscatine as follows: Original Town, South, West, Northwest, North, and East. These areas represent high concentrations of historic resources, built by 1960. They have been divided into sections of approximately 100-150 properties. Neighboring survey areas could be combined, if a project was desired with a higher number of properties. Priorities are further explained following the overview of the potential survey areas, but each area is ranked from 1 (highest) to 5 (lowest). The survey areas are mapped on Figure 31, and include about 4,000 historic resources in Muscatine in 35 survey areas.

Approximately 35% of the Original Town area has been surveyed through the Downtown and West Hill survey projects (Table 10). The Mulberry Avenue corridor (former Iowa City Road) survey project begins in the Original Town area with commercial properties at 5th and Mulberry, and it continues to the north-northwest along this attractive historic residential corridor to Tipton Road. This corridor then begins to logically divide the remainder of the Original Town. The 5th and 6th street corridors west of Mulberry roughly to Cherry (plat boundary), including some residual properties on 4th Street, becomes one logical survey area. Likewise, the 7th and 8th street corridors west of Mulberry roughly to Cherry (plat boundary) become a second survey area. This corridor includes properties on both sides of 8th Street as unified development, though the north side is technically outside the Original Town plat. Larger homes are located along this corridor than 5th and 6th streets. Finally, the east end of the Original Plat, along 5th, 6th, and 7th streets, forms the last survey area in the Original Town. This “Original Town – East” section also includes both sides of 8th Street east of Spring Street, as both sides of this street developed uniformly with similarities to the rest of this area. This area includes a number of properties identified as potentially significant in the historic context of Cultural and Ethnic Diversity. The south side of E. 8th Street between Mulberry and Spring is included in the survey area to the north, as both sides in this section also developed generally uniformly.

Table 10. Potential survey areas in the Original Town.

Survey area	Rough boundaries	Number of properties	Priority ranking
Downtown (completed)	Pine to Orange, Mississippi Drive to parts of 4 th Street	130	1
West Hill (completed)	2 nd , 3 rd , and 4 th Streets, west of Pine/Chestnut/Iowa	204	1
Mulberry Ave corridor	Mulberry Ave from near 4 th Street to Tipton Road	160	1
5 th and 6 th Street (west)	Either side of 5 th and 6 th streets west of Mulberry	150	3
7 th and 8 th Street (west)	Either side of 7 th and 8 th streets west of Mulberry	180	2
Original Town - East	Either side of 5 th , 6 th , and 7 th streets east of Mulberry, 8 th east of Spring	180	2
<i>Approximate number of total properties:</i>		<i>1005</i>	



Figure 31. Map of potential survey areas overlaid on residential property map.

The south side of Muscatine represents some key history in the growth and development of Muscatine in the second half of the 19th century, with continued development in the first half of the 20th century (Table 11). The area includes the Hershey Ave corridor (former Burlington Road) and the area south of Muscatine Slough on the head of “Muscatine Island.” The Hershey Ave corridor area from Broadway to Taylor includes a mixture of commercial, industrial, and residential resources, including several potentially individually significant properties. (If a larger area is desired, this area could be combined with the old St. Mary’s neighborhood – see below). The corridor further west of Taylor to Fletcher Ave and the neighborhood to the south developed as Smalley’ Second Addition to South Muscatine includes mostly residential resources. The original plat of South Muscatine begins south of the slough, including mostly residential properties that developed with the growth of industry to the area. To the west of this area, west of Division, is the South Park neighborhood, the only major 20th century plat in this section of town. Though the history is distinct, these areas may be surveyed together, creating an area of approximately 155 resources. Musserville, primarily platted as Smalley’s Addition to South Muscatine, developed in response to the Musser mill along the railroad and river. Though this history is significant, the area appears to have undergone more changes than the South Muscatine area. Finally, the southern section of this area, named “South Musserville” also developed in response to industry of this area.

Table 11. Potential survey areas on the south side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
Hershey Ave corridor	Hershey Ave from Broadway to Taylor, including properties south to the river and old slough	100	1
Second Addition to South Muscatine	Hershey Ave from Broadway to Taylor, including neighborhood south to the old slough	180	3
South Muscatine	Original plat of South Muscatine – south of slough to Day Street, Division Street to Mississippi River	105	2
South Park	Original plat of South Park – Division Street to west side of League Street, old slough to south of Roby Street	50	3
Musserville	Smalley’s Addition to South Muscatine (Musserville) and additional area that developed – Mississippi River to west side of Grandview, Day Street to south side of Miles	175	3
South Musserville	Area that developed on south side of Musserville – either side of Demorest, Sampson, and Wallace Streets from Oregon west to Albany Park	90	4
	<i>Approximate number of total properties:</i>	<i>700</i>	

The west side of Muscatine generally includes the area north of the Hershey Ave corridor to the north side of the Newell Ave corridor, west of the Original Town (Table 12). Immediately west of the West Hill area is a small area dubbed “St. Mary’s neighborhood,” which includes properties further west along 3rd Street to the rear of properties facing Hershey Ave and Lucas Street. This area (60 properties) could be surveyed independently or in conjunction with Hershey Ave corridor (100 properties) or Lucas Street corridor (90 properties). The Lucas Street corridor extends from Cherry Street at 4th Street west along Lucas to Longhurst Court. Greenwood Cemetery stretches along the south side of a section of Lucas, and it should be included as a site within this survey area. Likewise, the Newell-Climer corridor extends along Newell Avenue and Climer Street from around Cherry Street west to the Lucas-Newell intersection. The area dubbed “Whichler Addition” includes this addition and adjacent area

generally in a low area west of the Original Town line and between Lucas Street and Climer. Finally, West Addition includes a series of small additions along Fletcher and Lowe stretching from south of Lucas Street to north of Hershey Ave on the west side of Greenwood Cemetery.

Table 12. Potential survey areas on the west side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
St. Mary's neighborhood	3 rd Street west of Ash Street, areas to the north and south	60	2
Lucas Street corridor	Lucas Street from Cherry west to Longhurst – include Greenwood Cemetery	90	3
Newell-Climer corridor	Newell and Climer Streets from roughly Cherry west to intersection of Newell and Lucas	170	3
Whichler Addition	Interstitial area between west edge of Original Town and Lucas/Newell areas – low area (valley) of town	25	5
West Addition	Five sections of the West Additions to Muscatine – between Lucas and Hershey along Fletcher/Lowe	65	4
<i>Approximate number of total properties:</i>		410	

The northwest side of Muscatine generally includes the area west of the Mulberry Avenue corridor and north of the Newell Ave corridor, northwest of the Original Town. The St. Matthias property extends north on the north side of 8th Street, dividing a portion of the residential area immediately north of the Original Town. The area include to the west/north of this property (St. Matthias – west) includes a strong residential corridor along W. 11th Street. The area to the east includes the Iowa and Sycamore street corridors north of the Original Town (8th Street) to Fulliam Ave), representing 19th and 20th century development. The Cedar Street corridor includes property along Cedar Street and the properties between Cedar and the rear of the Mulberry Street parcels. The Fulliam Avenue corridor extends west from Cedar/Sycamore to Devitt Street, including the neighborhood to the north of the west end that is part of the Butlerville development. Finally, Hilltop Acres is located in the far northwest corner of Muscatine, east of Houser, and it was developed as a post-World War II addition.

Table 13. Potential survey areas on the northwest side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
St. Matthias – west	9 th , 10 th , and 11 th Street, generally north and west of St. Matthias including east end of Maiden Lane	80	2
St. Matthias – east	Iowa/Sycamore, 9 th , 10 th , and 11 th Street north to Fulliam	90	2
Cedar Street corridor	Cedar Street from near 8 th Street to Parham Ave, east to properties west of parcels facing Mulberry	90	3
Fulliam Ave / Butlerville	Fulliam Ave from Cedar to Devitt Street, north to north side of Foster at west end	90	3
Hilltop Acres	Hilltop Acres addition – east of Houser, including Virginia, Karen, and Marion	55	4
<i>Approximate number of total properties:</i>		405	

The north side of Muscatine generally includes the area east of the Mulberry Avenue corridor and north of the Original Town, east to about Mad Creek and the railroad line. This includes some key 19th century and 20th century areas of development. The area defined as Ogilvie

Addition is roughly the area of this 1862 addition, though defined by unified development that stretched only as far east as Spring. It includes both sides of 8th Street (partially in Original Town) as well as both side of 11th Street as its north edge. North Muscatine, originally platted as separate from Muscatine, roughly makes up the area east of this addition to Mad Creek. This area includes properties extending north to the north side of Dale Street at the east end. Unified development appears less consistent through this area. North-northwest of these areas is a small survey area along Colver Street. This area was one of the first restricted residential areas in Muscatine (1926) and retains high integrity. The north-northwest ends of Orange and Oak Street have strong 20th century characteristics, extending from 11th Street to Leroy Street. Further to the north are two post-World War II additions, Barry Hills and Country Club Hills. Though both unified developments, Country Club Hills is the first post-World War II addition in Muscatine (1947) and the only one in the late 1940s. Nearly half the parcels have houses built by 1950, with nearly all of the remaining houses built by 1960.

Table 14. Potential survey areas on the north side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
Ogilvie Addition	East 8 th , 9 th , 10 th , and 11 th streets, from rear of Mulberry Street properties to Spring Street	120	2
North Muscatine	Roughly original area of “North Muscatine” - East 9 th , 10 th , and 11 th , Dale streets, from Spring east to Mad Creek / railroad	140	3
Colver Street	Colver Street from Oak to Isett - restricted residential area from 1926	35	1
Orange and Oak Street corridors	Orange St from 11 th to Leroy, Oak St from near 11 th to Woodlawn, and sections of Woodlawn and Maple in area	120	2
Leroy Street corridor	Leroy Street from near Mulberry to Bidwell Road	85	3
Barry Hills	Barry Hills Addition – post WWII – west of Bidwell Road to west side of Crestline, including Robin, Shady Lane, and Fair Acres Dr	45	3
Country Club Hills	Country Club Hills addition – first post WWII subdivision – north of Wier and west of Bidwell, including Geneva, Middle, and some Wier properties	65	1
	<i>Approximate number of total properties:</i>	<i>650</i>	

The east side of Muscatine generally includes the area east of the Original Town and Mad Creek, including East Hill and Park Place. “East Hill - South,” just east of Mad Creek, represents some early development that continued through the end of the 19th century. This area extends from the river to the north side of 5th Street, generally east to Park Ave from Cypress Street though it includes the Riverview Addition along the river on the east side of Park Ave. “East Hill – 20th century” includes the area immediately to the north that was promoted for development in the early 20th century, mostly on the east side of Park Ave to the north side of Magnolia, though including Magnolia and Willow streets on the west side of Park Ave as well. A section spanning Park Ave to the north of this area includes properties along Halstead, Sherman, and Sheridan, with a mix of some 19th century though mostly 20th century properties. On this side of town, the Fair Oaks area has the strongest potential for listing as a historic district. This area was developed in the early 20th century as four additions (Fair Oaks as the largest chosen through a competitive naming process) and unified as a restricted residential district in 1926. Weed Park could be included as a site in this survey. Though Park Place was a large late 19th century development on the west side of Park Ave, actual

construction was slower to follow, influenced by economic conditions of the first half of the 20th century. The south half of the original plat, east of Mad Creek, has the most unified development. This area has been divided into two survey areas. “Park Place – South” includes both sides of Washington north to Monroe, though including the north side of Monroe west of First Ave where properties face this street. Two restricted residential districts were designated in this area in 1931 and 1941. “Park Place – Middle” includes the area roughly from Monroe north to Clay Street.

Table 15. Potential survey areas on the east side of Muscatine.

Survey area	Rough boundaries	Number of properties	Priority ranking
East Hill – South	Roughly east of Cypress to Park Ave, from river to north side of E. 5 th Street – including Riverview Addition on east side of south end of Park Ave (Sunrise Ln)	210	1
East Hill – 20 th century	Second phase of East Hill development – east side of Park Ave to river from south side of Smalley to north side of Magnolia, Magnolia and Willow streets on the west side of Park Ave	125	3
“East Muscatine”	Halstead on the west side of Park Ave, and Sherman/Sheridan on east side of Park Ave to River Rd	120	2
Fair Oaks area	East of Park Ave to and including Weed Park, Washington Street north to Weed Park – restricted residential district in 1926	130	1
Park Place – South	West of Park Ave to railroad area, south side of Washington Ave to Monroe (including north side of Monroe west of First Ave)	150	2
Park Place – Middle	West of Park Ave to railroad area, Monroe to Clay Street	180	3
	<i>Approximate number of total properties:</i>	<i>915</i>	

The time and effort to survey these 35 areas with the greatest concentration of historic resources is significant, thus the areas have been prioritized based on potential significance as well as current conditions. If conditions change, other areas identified may be surveyed first; it is recommended that boundaries defined in these recommendations be used for any future survey effort. Of the 35 survey areas, 18 have been identified with the highest priority, representing about 2,200 historic resources. These areas have the highest potential for historic districts or individually eligible properties. In addition to the downtown and West Hill areas, both surveyed at this point, four other areas have the highest likelihood for historic district spanning nearly all of the survey area: Mulberry Avenue corridor (19th & 20th century), Fair Oaks (20th century), Colver Street (19th and 20th century), and County Club Hills (post-World War II). Additionally, the Hershey Avenue corridor has a number of potential individually eligible properties. The additional areas have a strong likelihood for historic district in a portion of the recommended survey area, as well as some individually eligible properties.

Table 16. Strongest potential survey areas in Muscatine.

<i>Survey area</i>	<i>Section of Town</i>	<i>Rough boundaries</i>	<i>Number of properties</i>	<i>Priority ranking</i>
Downtown (completed)	Original	Pine to Orange, Mississippi Drive to parts of 4th St	130	1
West Hill (completed)	Original	2nd, 3rd, and 4th Streets, west of Pine/Chestnut/Iowa	204	1
Mulberry Ave corridor	Original	Mulberry Ave from near 4th Street to Tipton Road	160	1
7 th and 8 th Street (west)	Original	Either side of 7 th and 8 th streets west of Mulberry	180	2
Original Town - East	Original	Either side of 5 th , 6 th , and 7 th east of Mulberry and 8 th from Spring to east	180	2
Hershey Ave corridor	South	Hershey Ave from Broadway to Taylor, inc. properties south to the river and old slough – commercial/industrial/residential	100	1
South Muscatine	South	Original plat of South Muscatine – south of slough to Day Street, Division Street to Mississippi River	105	2
St. Mary's neighborhood	West	3 rd west of Ash Street, areas to the north and south	60	2
St. Matthias – west	North-west	9 th , 10 th , and 11 th Street, generally north and west of St. Matthias including east end of Maiden Lane	80	2
St. Matthias – east	North-west	Iowa/Sycamore, 9 th , 10 th , and 11 th Street north to Fulliam	90	2
Ogilvie Addition	North	East 8 th , 9 th , 10 th , and 11 th streets, from rear of Mulberry Street properties to Spring Street	120	2
Colver Street	North	Colver Street from Oak to Isett - restricted residential area from 1926	35	1
Orange and Oak Street corridors	North	Orange St from 11 th to Leroy, Oak St from near 11 th to Woodlawn, Woodlawn and Maple in area	120	2
Country Club Hills	North	first post WWII subdivision – north of Wier and west of Bidwell, including Geneva, Middle, Wier	65	1
East Hill – South	East	Roughly east of Cypress to Park Ave, from river to north side of E. 5 th Street	210	1
“East Muscatine”	East	Halstead on the west side of Park Ave, and Sherman & Sheridan on east side of Park Ave to River Rd	120	2
Fair Oaks area	East	East of Park Ave to and including Weed Park, Washington Street north to Weed Park	130	1
Park Place – South	East	West of Park Ave to railroad area, south side of Washington Ave to Monroe (including north side of Monroe west of First Ave)	150	2
		<i>Approximate number of total properties:</i>	<i>2240</i>	

Additional development of historic contexts

At this point, nine historic contexts have been developed that provide a basis for analysis of historic resources in Muscatine. Six have been included in the Multiple Property Document nomination of “Historic and Architectural Resources in Muscatine, Iowa” in February 2006:

- Early Settlement (c.1833-c.1865)
- 19th Century Business and Industry (c.1865-c.1900)
- Lumber Industry (c.1843-c.1960)
- Pearl Button Industry (c.1890-c.1966)
- 20th Century Civic Pride and Accomplishment (c.1890-c.1925)
- 20th Century Business and Industry (c.1900-c.1960).

Two additional historic contexts have been developed through the course of this project to a complete draft state, and these contexts are near ready to be added to the MPD:

- 19th Century Residential and Neighborhood Development (c.1833–c.1900)
- 20th Century Residential and Neighborhood Development (c.1900–c.1960)

It is anticipated that these historic contexts will be added to the Multiple Property Document through an amended nomination in the next year or two, revised as needed at the time. This will likely occur in conjunction with a “West Hill Historic District” nomination.

A third historic context was begun through the course of this project:

- Cultural and Ethnic Diversity (c.1833–c.1950)

This historic context has been completed with information that is available at this time within the scope of this project, and it is anticipated to have significant additional work completed prior to incorporating into the MPD, pending additional survey work and research. As resources in Muscatine more directly relating to the theme of cultural and ethnic diversity in Muscatine are surveyed and researched, additional information and conclusions can be added to flush out the details and overall context provided within this historic context. Many of these resources are located within the Original Town area, and some specific resources have been identified in the ““Original Town – East” section. The historic context within this report will provide the basis of and background information for a revised historic context that completes the primary research necessary to draw conclusions appropriate and necessary within a historic context included on a MPD. While some of this research can be completed with or without additional survey work, the research conducted for a historical and architectural survey is anticipated to be key to learn more about particular residents and neighborhoods.

Six additional historic contexts have been identified at this time that could be developed in conjunction with future survey projects. If they are developed at the same time as survey projects, the historic context chosen should relate in some respect to the survey project. It is not anticipated that more than one historic context would be developed as part of the survey project, though it depends on the project structure. The historic context of “Agricultural Processing and Food Products in Muscatine” is the most significant of these historic contexts, and it should be developed to complement the previously developed business contexts as the third of the major industries in Muscatine in the 19th and 20th century. The six recommended future historic contexts are:

- Agricultural Processing and Food Products in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th

centuries to the 50 year requirement around 1960. It will focus on development of Muscatine as an early agricultural processing center and the on-going role that food products, such as Heinz, have played in the local economy well into the 20th century. The property types associated with this context will primarily include commercial and industrial resources.

- **Musserville/South Muscatine (c.1845-c.1960):** This context will begin with the construction of the dam across the river at the north end of Muscatine Island and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of Muscatine Island as an agricultural resource, increased industrialization of the area by the lumber industry in the second half of the 19th century, shifting industrial focus to other business such as the pearl button industry, and associated neighborhood development. The property types associated with this context will primarily include commercial, industrial, residential, educational, and religious resources.
- **Neighborhood and Arterial Businesses (c.1833-c.1960):** This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of businesses outside of the downtown area along corridors or at neighborhood corners to serve residents in a growing community. The property types associated with this context will primarily include commercial and industrial resources.
- **Automotive Industry in Muscatine (c.1900-c.1960):** This context will begin with the early arrival of the automobile in Muscatine around 1900 and continue to the 50 year requirement around 1960. It will focus on development of businesses associated with the automotive industry, such as automobile dealers, gas stations, garages, repair shops, and parts dealers. The property types associated with this context will primarily include commercial resources.
- **Social, Religious, and Educational Resources in Muscatine (c.1833-c.1960):** This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50-year requirement around 1960. It will focus on the development of social, religious, and educational resources in Muscatine to serve a growing population. The property types associated with this context will primarily include social, religious, and educational resources.
- **Historic Contributions of Women in Muscatine (c.1833-c.1960):** This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50-year requirement around 1960. It will focus on the evolving role that women played in Muscatine from several aspects, including commercial, industrial, residential, educational, social, and religious. The property types associated with this context will primarily include commercial, industrial, residential, social, religious, and educational resources.

Possible future project structure

There would be several possible ways to structure future projects to incorporate these recommendations. The first recommendation – the West Hill Historic District nomination – is likely best achieved in the same manner as the nominations in 2005-2006, by hiring a consultant. The project should be structured to include the West Hill Historic District nomination as well as the amendment to the “Historic and Architectural Resources in Muscatine, Iowa” Multiple Property Document nomination to include the three historic contexts developed in this report.

Nominations could be prepared in summer 2006 for the September 1, 2006 deadline for the February 9, 2007 State Nomination Review Committee meeting, or by February 2, 2007 for the June 8, 2007 State Nomination Review Committee meeting. The historic district would likely be formally listed on the National Register of Historic Places about 2-3 months following the committee meeting. Another possibility is that the nominations could be developed and submitted by city staff and the Muscatine Historic Preservation Commission, utilizing information contained in this report and additional research to meet National Register and state standards. However, this may be less feasible than hiring a consultant

The eight individually eligible historic buildings could be nominated in any number of ways. The nomination process should be linked to property owner interest. The property owner or Muscatine Historic Preservation Commission could prepare a nomination, meeting the state's requirements for nominations. Formal concurrence from the State Historic Preservation Office on eligibility should be obtained based on the prepared survey forms prior to beginning the nomination process. Information collected for the survey forms would provide a basis for the nomination, though additional information may be required and the information would need to be written to meeting National Register of Historic Places standards. Alternatively, a consultant could be hired to write one or more of the individual nominations. A cost savings would likely be involved in doing more than one nomination at a time.

In terms of future survey projects, there are several possibilities as to the approach to complete this work. The downtown survey and West Hill survey projects have been completed with the same approach using Certified Local Government (CLG) grant funds. A consultant has been hired to supervise the survey project, complete a number of historic contexts, and compile a final report. At the same time, commission members and volunteers have been responsible for the research and completion of survey forms on each historic resource located in the survey area. The consultant has provided final evaluations of significance, based on the forms prepared. This approach is common for CLG grant projects. A weakness in this approach for Muscatine has been noted in the low numbers of volunteers willing to assist with the project and hesitation to write information for survey forms, particularly architectural descriptions. As such, this approach could be continued for future survey projects or another approach may be chosen.

Another approach would utilize the consultant for more aspects of the survey form completion, though continuing to utilize volunteers for a significant portion of the research. One key aspect of the CLG grant projects is the need for a local 40% match of the project budget for funds requested from the state. Without a local cash match, volunteer hours are typically utilized, as in the downtown and West Hill survey. In the prior two survey projects, the consultant hours have been committed to extensive historic context research and writing. However, if one or no historic contexts were part of future survey projects, the consultant hours could be more focused on aspects of survey form completion, such as writing architectural descriptions. Volunteer hours could still be utilized for historic research, such as city directories and deed information, and either the consultant or volunteers could be responsible for writing the history of the house. The consultant would continue to make final determinations of eligibility, and write or revise this part of the statement of significance on the survey form. Prior to applying for grant funds for this approach, the specific responsibilities and scope of the project should be determined and an estimated project budget obtained from a consultant.

A third approach would hire a consultant to complete all aspects of the survey project. While this eliminates the volunteer hours and possible issues, the cost of this approach would be significantly higher than the first or second approach. The consultant hours required for this approach would roughly be two or three times the number required for the second approach, which continued to utilize volunteers for most of the research. Likewise, if grant funds were obtained, a cash match would be required at the local level as no volunteer hours would be part of this project structure.

Recommendations summary

The recommendations listed above represent several years (or decades) of potential historic preservation activities for Muscatine. The key action point at this time would be the nomination of the West Hill neighborhood to the National Register of Historic Places, including the amendment to the “Historical and Architectural Resources in Muscatine, Iowa” MPD nomination. The second key recommendation would be to continue historical and architectural surveys in priority areas as determined in this report to further identify significant historic resources in Muscatine. Nomination of individually eligible properties and development of future historic contexts are also activities to be completed. To summarize, the recommendations from this historical and architectural survey include:

1. Development and submittal of a National Register of Historic Places nomination for the West Hill Historic District, utilizing the historic contexts in the MPD
2. Development and submittal of the amendment to the “Historical and Architectural Resources in Muscatine, Iowa” Multiple Property Document (MPD) National Register of Historic Places nomination; updating historic contexts as needed
3. Development and submittal of individual nomination forms for eight properties identified as individually eligible through the downtown and West Hill surveys but located outside district boundaries
4. Completion of future architectural and historical survey projects, utilizing the recommendations above
5. Completion of future historic contexts, as pertinent and outlined above

Though not specifically discussed previously, efforts to educate the community as well as visitors to the significant history and architectural resources of Muscatine is also a potential future activity of the Muscatine Historic Preservation Commission. This may be achieved through several activities and means. Discussion has begun regarding the compilation of a book on the buildings included in the downtown and West Hill survey areas. This book would ideally include a photograph and paragraph on the history and architecture of each resources. A short history of Muscatine may be provided, as well as information on historic preservation. The book should be carefully developed to ensure quality and accuracy, and several possible formats should be considered. Other education methods may include lectures or tours involving historic buildings or self-guided walking tour brochures that include some architecture and history of the historic buildings.

Finally, it is recommended that the Muscatine Historic Preservation Commission pursue funding to continue their survey and registration efforts throughout the community. Though the downtown and West Hill area were initially identified with the greatest concentration of potentially significant historic resources, thousands of historic resources in Muscatine are located

outside of these areas. With the nomination of the Multiple Property Document (MPD) for Muscatine to the National Register of Historic Places (MPD) with the developed historic contexts, the framework will be set for the future nomination of individual historic properties and historic districts. Muscatine has significant history within local, state, and national contexts, and the nomination of these related properties to the National Register of Historic Places will recognize the significance and uniqueness of its history.