

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. 70-00175 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 70-01005
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name James Nealey (Nealley) House
 other names/site number Field Site #: WH-014

2. Location

street & number 326 W. Second Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 8 Lot(s) W 1/2 of Lot 10

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of:	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	<u>1</u>
<input type="checkbox"/> district	_____ sites	_____	_____
<input type="checkbox"/> site	_____ structures	_____	_____
<input type="checkbox"/> structure	_____ objects	_____	_____
<input type="checkbox"/> object	_____ Total	<u>1</u>	<u>1</u>

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa 70-016

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>01A01: Domestic / Single residence</u>	<u>01A01: Domestic /Single residence</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A04: Other House/Side-Gabled Roof, Two-Story</u>	foundation <u>10A: Concrete/Block</u>
_____	walls <u>15B: Synthetics/Vinyl</u>
_____	roof <u>08A: Asphalt/Shingle</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Muscatine
City Muscatine

Address 326 W. Second Street

Site Number 70-00175
District Number 70-01005

Criteria Considerations

- 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 of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

31: Other/Neighborhood Development

Significant Dates

Construction date

1843

check if circa or estimated date

Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1			2		
3			4		

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Jim Rudisill, Planning & CD Coordinator (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date December 21, 2005

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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<u>James Nealey House</u> Name of Property	<u>Muscatine</u> County
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7. Narrative Description

This is a two-story, two-bay, side-gable roof house. It sits on a concrete block foundation. The walls are brick. The gable roof is clad in asphalt shingles. A first-story, wood frame extension has been added to the rear of the house and the original roofline lengthened to cover the extension. Wood posts support the extension. An elevated wood deck has also been added to the rear section. The ground slopes towards the rear of the lot, putting the basement at ground level at the back of the house. A non-historic detached metal garage is located on the property. A wrought iron fence extends along the front of the house and winds down the west side of the property. Matching shutters have been installed on most of the front and side openings.

The front (north) elevation includes a gable-roof entry vestibule that extends out a short distance from the house and outlines the right bay. An entry porch is depicted in this location from the 1890s to 1920s, but this feature appears to be a later addition. The gable roof of the entry vestibule extends through the side gable of the main house roof, ending at the base of a full-width shed dormer. A first-story group of three one-over-one-light, double-hung windows is centered in the left bay of the façade. Roof brackets are located under the front eave. The shed-roof dormer contains a pair of windows containing one-over-one-light, double-hung sashes. This also appears to be a 20th century addition.

The west elevation shows three openings. A first-story three-light, fixed sash window is located on the west wall immediately behind the gable-roof entry extension. Also, on the first story, and slightly to the right of the elevation's midline, is a single one-over-one-light, double-hung window. The right shutter is missing on this window. The remaining opening on this elevation is a second-story window located in the upper gable. This window contains one-over-one-light, double-hung sashes and is also missing the right shutter.

All the openings on the east elevation are window pairs containing identical one-over-one-light, double-hung sashes with matching shutters. A single second-story window is centered in the upper gable. There are two window pairs on the first story. One pair is centered on the front half of the wall and the second pair is centered on the back half. The remaining window pair is located on the basement level, which is exposed because of the ground slope and excavation. This opening is aligned with the first-story window pair that is centered in the back half of the wall. Overhanging brackets on this elevation are only located at the roofline's bottom and peak.

The rear elevation shows the greatest variety of openings. An extension to the first-story has been constructed and creates an overhang of the basement level, which is exposed because of the property's ground slope and possibly excavation. An elevated wood deck, supported by simple wood posts, extends up two stories from the excavated level to the first-story overhang. A wood railing surrounds the deck perimeter. The deck extends across half of the elevation's width. There are no exterior steps to the deck, but an entry is located on the left side of the wall. It contains a one-over-one-light combination storm door. To the right of the door is a row of three windows containing one-over-one-light, double-hung sashes. A shed dormer, similar in size and shape as the façade dormer is located on the rear side gable.

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Unlike the front dormer however, the rear dormer contains three openings. The opening on the far left contains a single one-over-one-light, double-hung window. There are two windows located on the far right of the dormer. Each contains one-over-one-light, double-hung sashes. The basement level of the elevation contains a centered entry with two one-over-one-light, double-hung windows on each side. The left window is centered in the left half of the wall, while the right window is located to the far right of the wall. The entry contains a flush-mounted crossbuck storm door with a single-light in the top half. Wood lattice partitions and wood railings have been installed on the left two-thirds of the basement level, creating a semi-private patio under the first-story overhang.

8. Narrative Statement of Significance

The James Nealey House does not appear to be individually eligible for the National Register of Historic Places, under Criteria A, B or C. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Based on ownership records, it appears James Nealey, Burlington, Iowa, constructed this house around 1843, most likely as an investment. There is no evidence he ever lived in Muscatine. Nealey is believed to be the father of Sarah Nealey, who married James W. Grimes, third governor of Iowa and U.S. Senator, in 1846. In fact, Grimes and Henry W. Starr, purchased Lot 10, Block 9 from Nealey, but there is also no evidence he lived in Muscatine or specifically this house. Neither individual therefore appears to have made a significant contribution to the history of the community. No significant event is known to have occurred at this property. In addition, although the house appears to date to some of the first brick buildings in Muscatine, later alterations have reduced its significance for that period. More recent alterations, especially in the back, which was likely the original front of the building, have substantially changed the appearance of that portion of the building. Thus, the James Nealey House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the James Nealey House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Although little is known of Nealey, especially his interest in Muscatine, it does appear he had a business interest in the community. That interest initiated his plan to construct houses and perhaps other development. He purchased Lot 10, Block 9 along with numerous other parcels in 1839 and apparently constructed this house for speculative purposes. The fact an individual living in Burlington, nearly 60 miles away, would be willing to invest in a small, unproven upstream community, would have generated both interest and confidence in the entire area and boost development efforts in the neighborhood. Although the mid-1800s integrity of the house has been altered, many of those changes were completed over 50 years ago and have now become historic. Some of the rear alterations are more recent, but they do not affect the current façade. This house contributes significantly to the history and architecture of this potential historic district.

This house has been previously identified as the Jerome Crocker House, but no record of ownership or a record of residency has been found. The evidence for the builder being James Nealey is much stronger. Nealey purchased Lot 10, Block 9 as part of a large group of parcels on May 25, 1839 for \$9.20 (Book B,

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Page 7). No record of anyone living at this property between the estimated construction dates of 1843 to 1856 has been found. The first city directory in Muscatine dates to 1856. Nealy sold Lot 10, Block 9 to James W. Grimes and Henry Starr on July 26, 1843 for \$400. The large increase in value is the primary basis for identifying a house on the property and Nealy as the builder. The brick construction and overall form of the house is compatible with construction in this period. Grimes and Starr sold the house, along with another lot, on November 12, 1849 to Jacob Butler, attorney, for \$750 for both properties (Book I, Page 159). Again the large increase in price indicates property values were climbing and this was not a bare lot.

Butler quickly turned the property, selling it on November 20, 1849 to Conrad Stahl, a butcher, for \$400 (Book I, Page 216). Stahl is listed in the 1856 city directory at 69 Second. Louis Springer is identified as the resident at 67 Second. Jerome Crocker is also listed in the 1856 directory as being a boarder at 70 Second. Which, if any of these properties, is the old address for the current 326 W. Second is unknown, but since Stahl was the owner in 1856, it is assumed his address is correct. Additionally, odd numbers were initially on this side of the street, which now has even numbers. The Stahl family continued to live at the house through much of the middle part of the 1800s. However, census and directory information creates some confusion on residency between 1859-60. According to the 1859 city directory, Conrad Stahl was at the "s e c 2d and Linn," while Henry Stahl, teamster, lived on the "s s Burlington Road w of Green." The 1860 census lists only Henry Stahl in Muscatine. Based on the location of the individuals listed on the census page with Henry Stahl, it appears he was still at the Burlington Road location in 1860. Conrad Stahl is not listed in the census. However, again comparing the 1859 addresses of individuals with the 1860 census, an unoccupied house is recorded near the "s e c of 2d and Linn." This could be Stahl's but why it is unoccupied is not known. To confuse the issue more, Conrad Stahl reappears in the 1866 city directory at 69 Second Street, while Henry Stahl's residence is listed on "Burl. Rd. 1 1/2 mi w Ct. H." Conrad's address is the same one recorded for him in the 1856 city directory. Conrad appears to have died sometime between 1866 and 1869. In the 1869-70 city directory Mrs. A. Stahl (wid) is recorded at the "cor 2d and Linn." This probably referred to Anna, who was believed to be the wife of Conrad. No obituaries for either Conrad or Anna were located. The 1870 census confirmed Anna was the lone resident of her household, but did not identify if she was a widow or not. It did list her as owning \$3000 in real estate.

Catherine Stahl, Conrad's daughter, split the property and sold the house on January 29, 1875 to Henry Stahl, Jr. for \$450 (Book 9, Page 107). Henry Stahl, Jr. was likely a cousin. The deed recorded the sale as the W 1/2 of Lot 10, Block 9. Henry turned the property back to Catherine on a quitclaim deed on March 9, 1875 (Book B, Page 494). However, the 1874-75 city directory listed Henry Stahl, teamster, at "s s 2d e Linn." There were three individuals, each with the name of Henry Stahl, living in the city during this time. Since Henry Stahl, Sr. was living in South Muscatine at this time, and Catherine Stahl had sold the property to Henry Stahl, Jr., it is assumed "Junior" was the resident. There was no Mrs. A. Stahl in the community.

Catherine Stahl then sold the property, the W 1/2 of Lot 10, Block 9, to Catherine G. Hetzel for \$1200 on May 24, 1875 (Book 10, Page 306). Catherine Hetzel and her husband Christian, also a butcher, are listed as the residents in the 1874-75 through the 1911 city directories. In the 1876-77 directory, he is

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listed as operating a meat market and living at the corner of Second and Linn. The following year the residence is identified as the southeast corner of Second and Linn, the current location of 326 W. Second. Hetzel continued to work as a butcher and operate the meat market until around 1896 when he becomes the city's weighmaster. Up until the 1895 directory, no other Hetzels were listed in the directory. In the 1895 directory however, William Hetzel and Anna Hetzel are both listed as residents of 326 W. Second. William is identified as a clerk in Achter's grocery store, while daughter Anna is listed as not working. William continued to be listed in later directories, but apparently returned to school. In the 1900 city directory he is recorded as a bookkeeper, but then disappears from the directories. Anna is still listed in the 1897-98 city directory as a resident, but then disappears in later editions. Edward and Herbert, two other sons of Conrad and Catherine, are listed in the 1897-98 through the 1899-1900 directory. Both are listed as clerks, although Herbert is further identified as a clerk in Achter's grocery. Herbert later becomes a driver for Achter's. Edward is not listed after the 1899-1900 directory. Christian worked as a city weighmaster until around 1907 when he is listed as a button cutter. The 1900 census lists Christian Hetzel (56, city weighmaster) living at 326 W. 2nd Street with his wife Catharine (46, married for 26 years with 4 children), son William C. (20, grocery bookkeeper), and son Herbert H. (18, grocery delivery clerk). Two boarders also lived with them: Nicholas Achter (56, grocer) and Nicholas Engel (43, grocery salesman). He and his wife Catherine are listed as residents of 326 W. Second until the 1911 directory. The couple apparently moved to Colorado to be near their daughter. Catherine Hetzel died on March 19, 1914, but no obituary could be found. Christian Hetzel continued to live in Colorado. He died there on November 25, 1933. In his obituary, it was noted he had left Muscatine around 1908. The obituary also noted that Hetzel had served on the city council. (Muscatine Journal, November 25, 1933, page 1). The Hetzel family continued to own the property until 1932.

During this time, they apparently rented the house. The 1913 city directory identifies Robert and Rose Bauer as the residents. He operated a cigar store. Phil J. Stein, identified as the owner of a newsstand, is listed as the resident from the 1916 to 1923-24 directories. Mrs. Caroline Stein, widow of Philip, is listed as the resident in the 1927 and 1929 directories. It is unknown what relationship this individual had with Philip Stein, the furniture storeowner, who died in 1908, with only daughters and a wife Elizabeth surviving him. It is assumed Phil J. Stein was a nephew, or the similar names could simply be a coincidence. Laborer Oscar Stennett and his wife Tessie were living in the house in 1931, according to that directory.

Christian Hetzel, widower, sold the property on June 29, 1932 to J.N. Greathouse (Book 76, Page 357). Greathouse continued to rent the house. The directories from 1934 until 1940-41 listed Leonard C. and Frances Aspergren as the residents. Aspergren was a salesman. Leonard and Margaret Donahue were the residents from 1943 through at least 1946, according to the directories from those years. Donahue worked for the Addleman Agency, although his specific job is unknown.

The 1949 to 1958 directories identified John S. and Myrtle Conkling as the residents. Myrtle Conkling was the daughter of Greathouse. John Conkling was listed in the 1949 directory as a traveling salesman, but later directories did not list any occupation. Greathouse sold the property, still identified as the W 1/2 of Lot 10, Block 9 on March 22, 1957 to the Conklings (Book 121, Page 73). They apparently began to

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rent it, because the 1959 directory listed Larry and Jane Miller at the house. He worked for Grain Processing.

The Conklings sold the property in 1968.

9. Major Bibliographical References

Census Records, United States Census Bureau, 1860, 1870, 1900.

City Directories, Muscatine. Various publishers, 1856-1959. Available as the Musser Public Library.

“Chris Hetzel,” *History of Muscatine County, Iowa, Biographical Section* Chicago: Western Historical Company, 1879.

“Christian Hetzel Dies In Colorado,” *Muscatine Journal*, November 25, 1933, Page 1

Deed/Abstract Records, Recorder’s Office, Muscatine County Courthouse, Muscatine, Iowa.

Sanborn Map Company. “Muscatine, Iowa,” Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at: Sanborn.umi.com.

Location Map



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Related District Number 70-01005

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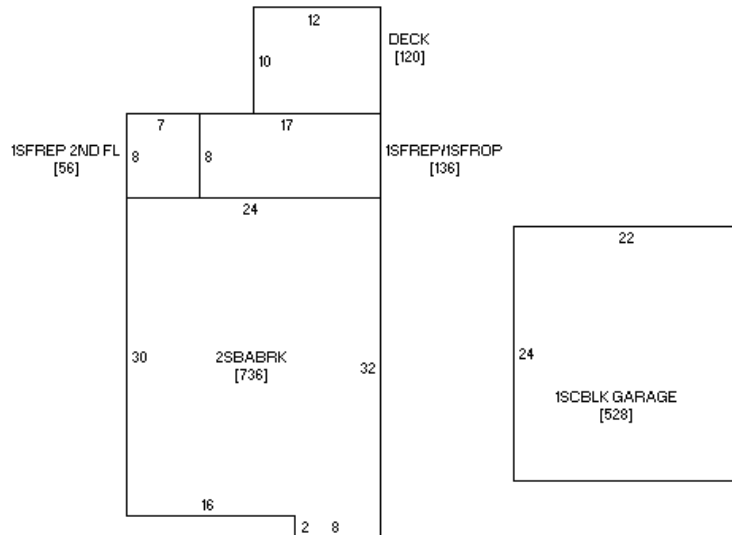
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Plans of buildings on site (from assessor's office)



(front – W. 2nd Street)

Photograph of building (digital image)

