

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

State Inventory No. 70-00177 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 Louis Springer House
 other names/site number Field Site #: WH-015

2. Location

street & number 400 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) 6

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	If Eligible Property, enter number of:	
Enter number of:	Contributing	Noncontributing	
<input checked="" type="checkbox"/> building(s)	_____	_____	_____ buildings
<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> Total

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>09A03: Other House/Side-Gabled Roof, One-Story</u>	foundation <u>03: Brick</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 Address 400 W. Second Street Site Number 70-00177
City Muscatine 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 1855 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 Dec. 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>Louis Springer House</u> Name of Property	<u>Muscatine</u> County
<u>400 W. Second Street</u> Address	<u>Muscatine</u> City

7. Narrative Description

This is a one-story, three-bay, side-gabled roof house with a two-story gable-roof rear addition that is attached to the southeast corner of the original house. An attached brick garage on the east elevation is recessed from the house façade. The ground slopes sharply down moving towards the rear of the lot. The builders have utilized the change in ground slope to construct a two-story rear extension and an attached, open wood deck with access stairs leading up from the back yard. The rear of the house overlooks the Mississippi River.

The front (north) elevation features a simple symmetrical front with an extended roofline that covers a small porch area along the entire width of the façade. Four, simple wood posts support the extended roof on the outside, while two pilasters provide support at each inside corner along the house. The porch provides an access to the house entry, which is centered on the façade. The entry contains a solid door. A one-over-one-light, double-hung window is found in each of the bays on either side of the entry. Although the main entry access is located in the center of the façade, a set of steps is present on the left side to provide access from the porch to the garage.

The west elevation has a limited visibility because the neighbor's garage to the west is located close to the house. The front and a portion of the rear addition of the house are not covered by the garage however. The end of the exposed side gable contains a single one-over-one-light window, possibly with hinged sashes. The top sash of the window is about two-thirds the size of the larger bottom sash. Another single replacement window, this one containing one-over-one-light, double-hung sashes, is located towards the front of the rear addition. It also is not covered by the garage.

The east elevation is partially covered by the one-story attached brick garage. Two windows are located on the gable end of the main house. A one-over-one-light, double-hung window is located immediately in front of the garage. Because of the sloping ground, it is at the ground level, but would be considered the basement of the original house. A taller one-over-one-light, double-hung window is located above and slightly to the right of the first-story window. The attached garage has a single one-over-one-light, double-hung window centered in the back half of the east wall. An overhead garage door is located on the addition's north wall. The east elevation of the rear extension contains several openings, including a ground-level entry in the addition's southeast corner. The ground elevation causes this entry to be located on the first-story of the rear extension. The entry contains a single-light aluminum storm door. The light covers the top half of the door. Other first-story openings include two windows to the right of the door. Each window contains two-over-one-light, double-hung sashes. The second-story windows include a pair of one-over-one-light, double-hung windows in the southeast corner. Two similar windows are located in the front half of the wall. The inside window is aligned over the inside window on the lower story, while the other window is located slightly to the right of the wall's center. The exposed south wall of the side gable also contains two openings. The second-story opening is a one-over-one-light, double-hung window, while the lower opening is an entry that contains a storm door.

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<u>Louis Springer House</u>	<u>Muscatine</u>
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The two-story elevated wood deck that spans the full width of the gabled rear extension dominates the rear elevation. The deck is supported by a series of posts arranged along the bottom perimeter of the deck. A wood railing also extends around the floor decking. A set of wood steps with railing extend up to the deck, which wraps around the southwest corner of the house. A row of four windows run along the ground story of the extension. Each window contains a one-over-one-light, double-hung sash. There are seven narrower one-over-one-light, double-hung windows in a row on the top story. These top story windows look out over the deck. An entry into the house is located at the far southwest corner. It appears to contain a solid door.

8. Narrative Statement of Significance

The Louis Springer House appears to be individually eligible for the National Register of Historic Places under Criteria C. It also appears to be a contributing building in a potential "West Hill" neighborhood historic district.

Originally identified as the Robert Somerby House, this building appears to have been actually constructed by Louis Springer in the early 1850s. Springer is listed in the 1856 city directory as a plasterer, but in the 1859 directory as a grocer. There is no additional listing in any city directories or census records. He does not appear to have made a significant contribution to the community's history. Somerby was apparently associated with the property because he held a mortgage on it for a short time in 1856. However, he does not appear in any directories or census records and also did not make any significant historical contribution to the community. A later owner, William B. Langridge, was heavily involved with the Masons during the last quarter of the 19th century, but also did not significantly affect the history of the community. No significant events are known to have occurred at this property. However, the house does retain a significant amount of integrity. It is one of a few small brick houses from the pre-Civil War period that remains in Muscatine, in contrast with larger brick houses from this period. Its general footprint remaining intact since the 1883 Sanborn map. The only possible change shown on the maps might be a slight extension of the rear gable between 1912 and 1919. It is a modest building that still retains the double chimneys typical of Colonial houses, flat stone lintels above the windows and decorative wood porch supports. It is an excellent example of the smaller houses that were built in Muscatine in the settlement period. Thus, the Louis Springer House does appear to be individually eligible for the National Register of Historic Places under Criteria C.

In addition, the Louis Springer House also is a contributing building in a potential "West Hill" neighborhood historic district. As one of the earliest dwellings in this neighborhood, the building helped establish West Hill as a residential neighborhood for many of Muscatine's business and industry leaders. Later, as the community's middle class continued to flourish, the neighborhood, and specifically this building, provided a stable neighborhood for residents to raise families and participate in community affairs. This building contributes significantly to the history and architecture of this potential historic district.

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<u>Louis Springer House</u> Name of Property	<u>Muscatine</u> County
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Ownership records and city directories indicate Louis Springer built this house sometime between 1850 and 1856. Springer was primarily identified as a plaster during this time, although the 1859 directory lists him as a grocer and he could have made the occupational transfer in 1856, after the directory had been published. He purchased the "NW or upper half fronting 60' on Second Street and extending 70' on the _____ (not a proper name) street towards the Mississippi River," from Suel Foster on January 17, 1850 for \$200 (Book I, Page 505). The formal description became the N ½ of Lot 6, Block 8 and the street address eventually became 400 W. Second. Foster's acquisition of the property could not be located. He participated in a relatively large number of tax sale transactions prior to this sale and it is likely this parcel was included in one of them. The \$200 price indicates there was no building on the land at this time, or a smaller, less substantial house. The S ½ of Lot 6, Block 8 was sold by John G. Stein to Simon G. Stein on October 6, 1851, but the deed for that transaction is unavailable, so the price paid is unknown (Book J, Page 81). The 1856 city directory listed Springer as living at 67 Second. According to the directory, Conrad Stahl, his neighbor, was living at 69 Second. The current address for that house is believed to be 326 W. Second, which is across Linn Street from this address.

Springer sold the parcel on May 5, 1856 to Jarius B. Brown for \$1600. The significant increase in the value of the property confirms a house apparently had been constructed by Springer between 1850 and 1856. Brown quickly turned the property and sold it on December 12, 1856 to Robert Somerby for \$1650 (Book Q, Page 538). The property remained the N ½ of Lot 6, Block 8, although the description on the deed followed the footage description from the earlier deed. Somerby is not listed in the 1859 directory, indicating the parcel was likely used a rental. Somerby apparently was not able to maintain payments or met some misfortune and Brown recovered the house sometime prior to May 4, 1865.

May 4, 1865 is the date recorded for the sale of the same property by Jarius Brown to Frederick Phelps for \$1500 (Book 1, Page 30). Phelps appears to have made improvements, or skillfully negotiated a sale, because property transfer records show he sold the property on September 22, 1870 to Chas. V. Kirk for \$3000. During this period, Brown does not appear to have lived in the house. The 1859 directory identifies Brown's residence as being on the "ns 3d b. Pine and Linn." Phelps also does not appear to have lived there, since the 1859 city directory lists his location at the "n e c 3d and Linn." That would be one block north of 400 W. Second. A search of the 1859 city directory does record the following at the the "s e c 2d and Linn": Constable Wm Fesler, butcher John Mortis and Conrad Stahl. This could indicate the house was divided into apartments or sleeping rooms. It could also indicate an additional building.

Kirk sold the house on October 13, 1875 to Franklin Butterfield for \$2300 (Book 7, Page 657). It currently is unknown if Butterfield lived at this location. There also is a gap in the ownership records between Butterfield and the next known owner, William Langridge. Langridge is recorded in 1882 as purchasing the S ½ of Lot 6, Block 8 from Simon G. Stein for \$600 (Book 16, Page 404). There are also several quitclaim deeds issued in the 1870s to Langridge for the N ½ of Lot 6, Block 8. These included one from Butterfield to Langridge on August 10, 1874 (Book 8, Page 347; another from George Covelt to Langridge on August 10, 1874 (Book 8, Page 348) and finally a third on March 9, 1876 from Wm. H. Joy to Langridge (Book 8, Page 693).

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Langridge, lived at the house with his wife Sarah, according to the city directories from 1874-75 to 1877-78. He was an insurance agent and bookkeeper for Thomas D. Smith who became especially prominent with the Masons. When he died in 1883, the Muscatine Journal printed stories or memorials about him on three separate days (Muscatine Journal, August 4, 1883, page 2; August 7, page 2; and August 8, page 2). Sarah continued to live at the house after her husband died. Around 1889 there apparently is an address switch that renumbers 400 W. Second to 402 W. Second. The 1883-86 and 1886-87 city directories continue to list Sarah Langridge at 400 W. Second. The 1883 Sanborn uses a different numbering system that prevents any direct comparison between the information sources. The 1888 Sanborn however identifies the corner house as 402 W. Second, an address the 1892 Sanborn also carries. The 1889-92 directory is the first to identify Langridge's residence as 402 W. Second. When she died in 1912 that is the address for the house. Although the city directories switch address numbers frequently, it appears a portion of 400/402 W. Second was used for apartments from around 1897 to at least 1909. Several individuals are listed in those directories as residents. These included William Fahey, a worker for T.D. Smith, in the 1897-98 and 1899-1900 directories and W.E. and Mabel Bullis in the 1900 directory. He was a conductor on the Muscatine North-South Railroad Company. The 1900 census confirms the Bullis family at 402 W. Second. Sarah Langridge is also recorded there, but her name is incorrectly transcribed as Lora.

On October 24, 1909, Sarah Langridge transferred ownership of the property to her son William J. Langridge (Book 42, Page 232). She continued to live in one of the apartments however, while the other was rented out to others. The 1910 census confirms this also. Sarah and a young girl who could be a caregiver are both identified as boarders at 402 W. Fourth. In addition, the other apartment is rented by John and Josie Graham. His occupation cannot be read in the census.

Sarah Langridge died April 14, 1912. Her son sold the house to George Downer on December 11, 1912 (Book 45, Page 163). Downer was a caretaker for S.G. Stein, who lived at 503 W. Second, according to the 1920 census. The Downers continued to be listed at 400/402 in the 1913 through the 1929 directories. The 1920 census listed their house as 400 W. Second.

J.N. and Eliza Greathouse bought the property on April 5, 1930 (Book 72, Page 373). They did not live there however and from 1931 to the 1940-41, according to the city directories, Raymond E. and Vesta Platt were listed as the residents. Platt was the department manager for H.J. Heinz. Directories identify Mrs. Platt as continuing to rent an apartment through the 1949 directory. She also is still listed as a resident after that, until the 1956 directory, but on August 1, 1950, she bought the property from Eliza Greathouse, widow (Book 143, Page 287). In addition to Platt living at 400 W. Second, the 1954 directory also listed Roy E. and Thelma Williams as residents. No occupation was provided for any of the residents.

The children of Vesta Platt sold the house to Bartus and Esther Busch on April 21, 1958 (Book 176, Page 581). They are listed in the 1958 and 1959 directories as the residents. Busch was identified as the janitor at the bowling alley.

<u>Louis Springer House</u>	<u>Muscatine</u>
Name of Property	County
<u>400 W. Second Street</u>	<u>Muscatine</u>
Address	City

9. Major Bibliographical References

"A Stroll Through Old Muscatine," Prepared by the Historic Homes Study Group, Muscatine Branch, American Association of University Women, 1976, page unknown.

Census Records, United States Census Bureau, 1860, 1870, 1900, 1910, 1920

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

"Death of W.B. Langridge," Obituary, *Muscatine Journal*, August 4, 1883, page 2

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

"Old Resident of City Passes Away," *Muscatine Journal*, April 15, 1912, page 4.

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.

"To The Memory of Wm. B. Langridge," *Muscatine Journal*, August 8, 1883, page 2.

"W.B. Baker Langridge," Obituary, *Muscatine Journal*, August 7, 1883, page 2.

Location Map



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Site Number 70-00177

Related District Number 70-01005

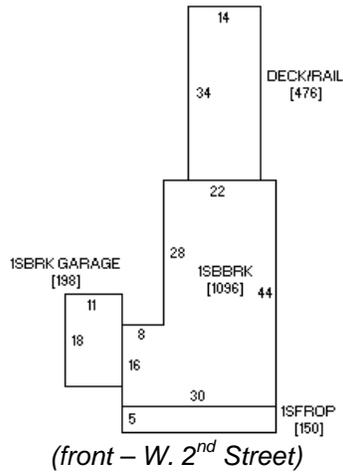
Louis Springer House
Name of Property

Muscatine
County

400 W. Second Street
Address

Muscatine
City

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



Photograph of building (digital image)

