

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

State Inventory No. 70-01007  **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 Lepha Crowley House  
 other names/site number Field Site #: WH-016

**2. Location**

street & number 406 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) Lot 7 & E 1/2 Lot 8

**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>	buildings
<input type="checkbox"/> district	_____ sites	_____	_____	sites
<input type="checkbox"/> site	_____ structures	_____	_____	structures
<input type="checkbox"/> structure	_____ objects	_____	_____	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 A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 70-016

**6. Function or Use**

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

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>06B: Late 19<sup>th</sup> &amp; 20<sup>th</sup> Century Revivals/Colonial Revival/ (Dutch Revival)</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 Address 406 W. Second Street Site Number 70-01007  
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  
1904 (construction of 406)  check if circa or estimated date  
Other dates  
c.1908 (construction of 404 addition)

**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 22, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 3

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Lepha Crowley House  
Name of Property

Muscatine  
County

406 W. Second Street  
Address

Muscatine  
City

---

## 7. Narrative Description

This is a two-story, two-bay Colonial (Dutch) Revival house with an irregular grouping of attached additions. The additions have been constructed, like the original house, to take advantage of a sharp declining grade that extends towards the back of the property. A detached garage is located at the rear of the property. A wide, wrapping elevated wood deck is attached to the rear of the house. The main section of the house has 406 W. Second as the address, while a small addition on the east side is identified as 404 W. Second.

The front (north) elevation's main feature is a wide, shed roof dormer that is centered on the front of the side gambrel of the original house. The dormer contains three thirty-six-over-one-light, double-hung windows equally spaced across its front. The first-story openings include an entry on the right bay. The entry, which is centered in the right half of the first story, is accessed by a brick stoop that contains dual sets of side access steps and a front non-historic railing. Decorative, non-functional brackets are set below the flared eaves of the roof on each side of the entry door and are used to highlight the entry. The remaining first-story openings include two windows centered across the left half of the first story. Each window contains thirty-six-over-one-light, double-hung sashes.

The east elevation consists of the side of the gambrel-roof house, a side addition constructed between 1905 and 1912, and a garage addition that was constructed between 1912 and 1919 and might have created a switch to a 408 W. Second address. The uncovered first-story east wall of the original house also contains a window with the typical first-story sashes. Two windows are also located in the original house's second story. Both contain nine-over-one-light, double-hung windows. One of the windows is centered in the east wall while the second window is located to the far left. The first east side addition is set on the slope, with a first story and a basement story. The north elevation of this addition has an entry under an overhang. The overhang extends about halfway to the front plane of the original house. The entry is accessed by a short set of steps that lead up to a small open porch that is under the addition's overhang. Similar railing to the main front entry extends around the porch. A single turned wood post supports the unattached corner of the overhang. A thirty-six-over-one-light, double-hung window is located to the left of the entry. A variety of openings are present on the east wall of the first addition. Three first-story windows are located in front of the garage addition. The two front windows are closely aligned with each other and nearly centered in the front half of the wall. The back window and a similar window directly above it on the second-story appear to be centered on the full east wall of the addition. The rest of the first-story of the first addition is covered by the garage addition. The remainder of the first addition's second-story openings includes a pair of windows located near the back of the wall and two windows in the front half. Each of the back windows and the first window in the front contain thirty-six-over-one-light, double-hung sashes. The second window in the front half of the addition contains fifteen-by-fifteen-light, sliding sashes. A second, one-story garage addition is attached to the east wall of the first addition. This second addition is set back considerably more than the first addition's set back and only covers about one-third of the wall at the back. Both additions use the natural slope of the property, with the first-story entries below the grade at the front of the lot. The one-stall garage addition includes a

# Iowa Site Inventory Form Continuation Sheet

Page 4

Lepha Crowley House  
Name of Property

Muscatine  
County

406 W. Second Street  
Address

Muscatine  
City

solid overhead door with a flush-mounted solid door located to the right of the overhead. The top gable of the main house section contains synthetic, decorative fish scale cladding with a serrated bottom edge.

The west elevation contains no additions and fewer openings. A single entry is located on the basement story at the back of the wall. A row of windows extends across the second story. The middle windows are centered on the gambrel peak, with two others equally spaced across the wall. A first-story window is directly aligned with the front window of the top group, while the remaining first-story window is located slightly to the right of the top middle window. All the windows contain thirty-six-over-one-light, double-hung sashes. The top of the gambrel peak continues the similar fish scale cladding seen on the east elevation. A portion of the wide elevated decking extends around the west side of the house, with a set of steps leading up to the front of the house.

The rear elevation also contains a complicated arrangement of decking, openings and building extensions. The main feature is an expansive full-width elevated deck that extends out from the house for over 30 feet. The deck is supported by a series of wood beams attached regularly along its front. A two-pole, wood railing runs around the perimeter of the deck. A second, elevated deck has been constructed on top of the main deck and provides access to the main houses middle story. This deck extends across the side of the main house, but does not extend beyond it to either addition on the east elevation. The main deck does extend to cover the back of the first east addition. A lean-to shed roof covers a rear addition to the main house. The second elevated deck is attached to this addition. The back wall of the lean-to addition contains a group of five windows and an entry, all aligned in a row across the wall face. The entry is located at the left end of the row. It contains a solid flush-mounted door. The five windows all appear to contain single-light, fixed sashes. The upper story of the main house is not covered by the lean-to addition. It contains a similar shed roof dormer as the front elevation, except the three windows in this dormer contains one-over-one-light, double-hung sashes. The rear elevation of the first addition contains a group of four openings across the back wall. It appears the middle pair of openings is a sliding glass door, while the other openings are single-light, fixed sash windows on each side of the slider. The back of the attached garage also contains two single-light, fixed sash windows centered across each half of the back wall. A side entry in the southwest corner of the building's extending west wall appears to contain a flush-mounted solid door.

The detached cement block garage that sets at the back of the lot has been built into an excavated section of the lot. The back slope of the gable roof extends below the grade, with nearly the entire back portion of the building's foundation is below the grade. There is a single-light casement window on each side of the building. The front contains two double-stall overhead doors and a flush-mounted solid door in the southeast corner.

A non-historic concrete block and metal garage is located at the rear of the property. The garage contains two doublewide, overhead access doors on the south elevation. A single-light casement window is located in each side. The rear of the lot has been partially excavated and the garage rear walls have been built into the excavation.

# Iowa Site Inventory Form Continuation Sheet

Page 5

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<u>Lepha Crowley House</u> Name of Property	<u>Muscatine</u> County
<u>406 W. Second Street</u> Address	<u>Muscatine</u> City

---

## 8. Narrative Statement of Significance

The Lepha Crowley 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.

This house does not appear on the 1899 Sanborn map, but it is present on the 1905 map. Lepha Crowley built this house around 1904 after she purchased several adjoining properties, including one that had an existing house that she likely demolished. She later constructed an addition to the east side of the house and a garage on the west side. Crowley does not appear in the 1900 or 1910 census, but city directories do identify her as the widow of J.G. Crowley. Crowley does not appear in any of the county biographical reports and her March 20, 1926 obituary did not include any information that showed her to have significantly impacted Muscatine's history. No significant historical event is known to have occurred at this property. Other Dutch Revival-style buildings are present in the neighborhood and community and provide a better example of that style. The general integrity of the building has been maintained, but vinyl siding, large rear additions and modifications and other details have altered the original design. The rear additions include the construction of a large wood deck. Thus, the Lepha Crowley House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Lepha Crowley House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Despite the sale and demolition of properties, both families showed a strong belief and interest in the neighborhood's development. The Grade family was a well-established neighborhood family and although they sold their property on Second Street, they stayed in the neighborhood by moving to 217 W. Third. Lepha Crowley also demonstrated her convictions of the neighborhood by building first the main house and later a small addition to provide rental property during the housing shortage in this period. Both families' decisions would have influenced other local residents' construction plans and contributed to the neighborhood's continued growth and prosperity. This house significantly contributes to the history and architecture of this potential historic district.

Lepha Crowley, a widow, appears to have built this house sometime in 1904, shortly after acquiring the W ½ of Lot 7 from Charles Grade on February 24, 1904 (Book 36, Page 576). That same day, she also purchased the vacant E ½ of Lot 8, Block 8, from John Foley (Book 36, Page 575). She then purchased the E ½ of 7 from Ferdinard Grade on May 5, 1905 (Book 38, Page 217). The 1899 Sanborn map shows an existing house was on the E ½ of Lot 7, which Ferdinard Grade bought on July 28, 1870 (Book 7, Page 35). Charles had bought the then vacant W ½ of Lot 7 from Lydia Price on November 23, 1896. The house on the east half of the lot, which the Sanborn maps identified as 404 W. Second, disappeared from the maps between 1899 and 1905. The new house appeared on the W ½ of Lot 7 during that same period and was identified on the Sanborn maps as 406 W. Second. The 1904 city directory identified F.M. Els, occupation unknown, as the resident at 404 W. Second, indicating Crowley built the new house at 406 W. Second in 1904, prior to the Sanborn maps being drawn in 1905.

# Iowa Site Inventory Form Continuation Sheet

Page 6

---

<u>Lepha Crowley House</u>	<u>Muscatine</u>
Name of Property	County
<u>406 W. Second Street</u>	<u>Muscatine</u>
Address	City

---

Lepha Crowley is first identified as the resident at 406 W. Second in the 1907 directory and she continues to be listed through the 1916 directory. According to Sanborn maps, Crowley constructed a small addition to the east side of 406 W. Second sometime between 1905 and 1912. The city directories from those years do not identify any new address there, or show any renters, indicating that was not the likely purpose for the addition. However, the Sanborn maps began identifying the new addition as 404 W. Second, the same address as the previous house that Crowley demolished had been assigned. Between 1912 and 1919, Crowley also constructed a garage on the west side of the main house. This was built on the E ½ of Lot 8, which she had acquired in 1904. The 1910 census identifies Lepha Crowley (Crowley) at a 65-year-old widow (white) that owned this property. She is identified as having "her own income." A maid, Leliah Pinelon (sp?, age 23, black) and her husband Benton (age 32, mulatto) also lived here with her. Benton was a button cutter at a button factory. The small addition on the east side may have provided living quarters for the maid's family. According to her obituary, Crowley died at the Muscatine Hotel on March 20, 1926. The only family information provided in the obituary was that she had been born in Vermont on December 1, 1844 and was the daughter of Lepha and Charles W. Woodhouse. She moved to Muscatine with her parents when she was a child, but returned to her native state shortly after the Civil War. She moved back to Muscatine around 1892, where she remained until her death (Muscatine Journal, March 20, 1926, Page 2).

James and Eliza Greathouse acquired the property on October 24, 1918 (Book 52, Page 287). Greathouse was president of Greathouse Manufacturing Company, a ladies garment maker. He formed the company in 1914, shortly after moving to Muscatine. The company first appears in the 1916 city directory. He continued operating it until 1925, when he became associated with the Iowa Pearl Button Company. The company does not appear to have been a large employer or made any significant economic impact on the community. The 1916 directory listed James as the president and general manager; E.J. Zeidler as vice president; Myrtle Greathouse, a daughter, was secretary; and W.E. Downer was the treasurer. The family appears in Muscatine's 1920 census. James, 47, is listed as the owner of 406 W. Second. He is identified as a manufacturer of women's wear. Eliza, 44, is listed as a forelady, apparently of the company's manufacturing plant. A daughter, Eve, 15, is also listed in the household. The Greathouses continued to be listed as the residents in the 1919 to 1947 directories. James continued to be employed by the Iowa Pearl Button Company as a traveling salesman. During the early 1930s, the Greathouses were active with nearby property acquisitions. They purchased Lot 6, Block 8 (400 W. Second) from George W. Downer (widower) on April 5, 1930 (Book 72, Page 373); and the W ½ of Lot 10, Block 9 (326 W. Second) from Christian Hetzel (widower) on June 29, 1932 (Book 76, Page 357). Their children later acquired Lot 6, Block 8; while their daughter and son-in-law, J.S. and Myrtle Conkling acquired the W ½ of Lot 10, Block 9. James died on July 25, 1948. Eliza Greathouse, widow, continued to be listed as the resident in 406 W. Second through the 1952 directory. She died November 6, 1953. Her obituary did not identify any occupation.

Although the addition at 404 W. Second was completed between 1905 and 1912, no residential listings are provided there until 1921. From construction until 1918, it was likely used by Crowley's maid. It was then converted to rental with the sale to Greathouse. The 1921 directory listed C.M. and Sarah Webber (also spelled Weber) at 404 W. Second. Webber operated a cigar store. J.R. and Nellie Giesler were living at 404 W. Second in 1923-24, according to that city directory. The 1927 to 1934 city directories listed

# Iowa Site Inventory Form Continuation Sheet

Page 7

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<u>Lepha Crowley House</u> Name of Property	<u>Muscatine</u> County
<u>406 W. Second Street</u> Address	<u>Muscatine</u> City

---

J. Steward and Myrtle Conkling as the residents of 404 W. Second. He was a salesman. Edward and M. Lou Webb were living at the house in 1936, according to the 1936-37 city directory. Webb was a construction engineer. Philip Hills, who was not included in the alpha listing, was identified as the resident of 404 W. Second in the 1938-39 directory. Insurance agent Paul G. Ridge and his wife Helen were the residents in 1940-41, according to the directory from that year. The residents of 404 W. Second between 1943 and 1946 were George B. and Esther Mark, according to those directories. Mark was a co-owner of J.B. Mark and Sons Real Estate and Insurance. The residents at 404 W. Second in the 1949 directory were Jas. A. and Ada Johnson and George and Mary Weltz. The occupations of neither were listed.

A record in the Muscatine County Auditor's office indicated the property was transferred around August 11, 1949 from Eliza and James Greathouse to Myrtle and John Conkling and Gladys and George Schmidt. Both Myrtle and Gladys were daughters. A third daughter, Eve, was not included in the transfer. However, no record of that transfer could be located in the recorder's office. Eliza Greathouse continued to be identified as the resident at 406 W. Second in the 1952 directory. Louis W. Faville and his wife Kathleen were listed as the residents of 404 W. Second. He was a bacteriologist with Grain Processing.

On September 20, 1955, Myrtle and John Conkling and Gladys and George Schmidt sold their interest in the property to their sister, Eva Martin, Richmond, Virginia (Book 158, Page 154). The 1954 directory identified new residents for both 404 and 406 W. Second. The residents in 404 were Maurice and Donna Reed; while the 406 W. Second resident was Wilma Bolthouse. Reed was a chemist at Grain Processing, while Bolthouse was a department manager at Battersons. Robert and Ruth James were listed as the residents of 404 W. Second in the 1956 city directory. He was a machine operator at ALCOA. That year's directory also listed Martin Nelson and William and Marsha Bartenhagen as the residents in 406 W. Second. Nelson's occupation was not listed, while Bartenhagen worked as a salesman for the Farm Bureau. Nelson and the Bartenhagens continued to be listed as the residents at 406 W. Second in the 1958 directory, while Raymond and Nancy Lasell were the residents at the 404 address. Lasell was an engineer-in-training at Stanley's. The 1959 directory continued to list Nelson at 406 W. Second, but the Bartenhagens had apparently moved. The resident at 404 W. Second was Earnest Young, whose occupation was not recorded.

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1920.

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

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

"J.N. Greathouse Goes In Death; Rites Tuesday," *Muscatine Journal*, July 26, 1948, Page 2.

"Mrs. Greathouse Death Follows Lengthy Illness," *Muscatine Journal*, November 6, 1953, Page 19

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01007

Related District Number 70-01005

Page 8

Lepha Crowley House  
Name of Property

Muscatine  
County

406 W. Second Street  
Address

Muscatine  
City

"Mrs. Lepha R. Crowley," Obituary, *Muscatine Journal*, March 20, 1926, Page 2.

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



# Iowa Site Inventory Form Continuation Sheet

Page 9

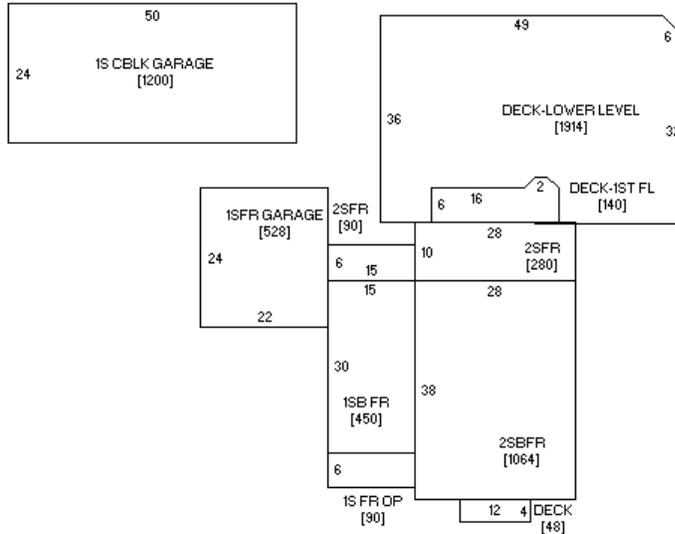
Lepha Crowley House  
Name of Property

Muscatine  
County

406 W. Second Street  
Address

Muscatine  
City

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



(front – W. 2<sup>nd</sup> Street)

## Photograph of building (digital image)

