

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

State Inventory No. 70-01120 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 Greathouse Rental House #1

other names/site number Field Site #: WH-062

2. Location

street & number 212 Linn St.

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) 37 Lot(s) N 30 1/2 S 60 1/2 Lot 6 & N 30 1/2 S 60 1/2 E 1/2 Lot 7

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 | | |
|--|---|---|-----------------|
| <input checked="" type="checkbox"/> building(s) | <i>If Non-Eligible Property</i> Enter number of: | <i>If Eligible Property, enter number of:</i> | |
| <input type="checkbox"/> district | | Contributing | Noncontributing |
| <input type="checkbox"/> site | buildings | 1 | buildings |
| <input type="checkbox"/> structure | sites | | sites |
| <input type="checkbox"/> object | structures | | structures |
| | objects | | objects |
| | Total | 1 | 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)

01A01: Domestic / Single residence

01A01: Domestic / Single residence

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

06B: Late 19th & 20th Century Revivals/Colonial Revival (Cape Cod Revival)

foundation 10: Concrete (assumed)

walls

03: Brick

roof

08A: Asphalt/Shingle

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)

Yes No More Research Recommended

A Property is associated with significant events.

Yes No More Research Recommended

B Property is associated with the lives of significant persons.

Yes No More Research Recommended

C Property has distinctive architectural characteristics.

Yes No More Research Recommended

D Property yields significant information in archaeology or history.

County Muscatine Address 212 Linn Street
City Muscatine

Site Number 70-01120
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 Person

(Complete if National Register Criterion B is marked above)

Significant Dates

Construction date

1936

check if circa or estimated date

Other dates

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 (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 18, 2006

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**

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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/slave sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slave sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slave 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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
 - a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - b. A photograph of the loft showing the frame configuration along one side.
 - c. 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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|----------------------------|-----------|
| Greathouse Rental House #1 | Muscatine |
| Name of Property | County |
| 212 Linn Street | Muscatine |
| Address | City |

7. Narrative Description

This is a one-story, three-bay, side gable-roof house. The brick veneer extends below the ground level, masking the foundation, but because of its apparent age, it is assumed the foundation is concrete. The walls are brick, although a veneer cladding only. The veneer is noted on the 1946 Sanborn map. The gable roof is clad in asphalt shingles. The house is located on a relatively flat lot that is near the bottom of a slope. An earlier duplex on the site was demolished in the 1920s.

The front (east) elevation features a non-historic wood deck that provides access to the centered entry of the façade. A set of wood steps is present on the north side of the deck, which is bordered by two horizontal railings holding a series of balustrades. The entry contains a flush-mounted non-historic, aluminum storm door with two-lights. The interior door is wood and appears to be historic. A small shed-roof overhang is present over the entry. A bracket on each side of the door supports the overhang. Two pair of three-over-one-light, double-hung wood windows flank either side of the entry.

The south side elevation contains four openings. Three typical three-over-one-light, double-hung wood windows are aligned in a row across the first story. The shorter middle window is centered on the wall while the two outside windows are centered on each half of the wall. A one-over-one-light, possibly double-hung window is located in the upper gable.

The exterior brick chimney with low shoulders is present on the left half of the north elevation wall. An historic, three-light, fixed-sash wood window is centered between the chimney and the left edge of the wall. A similar window is located the same distance on the right side of the chimney, and a third similar window is located at the far right side of the north wall. A pair of three-over-one-light, double-hung windows is centered between the two smaller windows to the right of the chimney. A similar attic window as present on the south elevation is located on this side.

The rear elevation contains a centered entry that is accessed from an elevated wood deck that extends out from the entry. Access is from a set of wood steps on the south side of the deck. A two-board railing extends around the deck. An overhang that is similar in design and size as the entry overhang on the façade is present. The entry contains a non-historic aluminum storm door and an apparent historic wood door. A typical three-over-one-light wood window is centered between the entry and the right edge of the back wall. A bricked-over opening is centered between the entry and the left edge of the back wall. It might have originally contained a similar window.

8. Narrative Statement of Significance

The Greathouse Rental House #1 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.

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| <u>Greathouse Rental House #1</u> | <u>Muscatine</u> |
| Name of Property | County |
| <u>212 Linn Street</u> | <u>Muscatine</u> |
| Address | City |

Land transfer and Sanborn maps indicate that this house was built around 1936 as a rental unit. County assessor records indicate a 1936 date, and J.B. Hartman sold the property to James and Eliza Greathouse in September 1937. If the assessor records are correct, the house was built and then quickly sold to the Greathouses, who then rented it out through 1950 when it was sold. Greathouse was a local manufacturer who lived on 2nd Street but owned a number of rental properties in this area around this period. None of the renters in this house appear particularly significant, for the period of time spent in this property. No significant event is known to have occurred at this location. The house retains much of its integrity, including most of its historic windows, with the possible exception of the upstairs windows. However, there are numerous houses of this style/type in Muscatine. Thus, the Greathouse Rental House #1 does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Greathouse Rental House #1 does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Construction of this house around 1936 continued the development of the neighborhood by filling in vacant areas. Sanborn maps show older housing had been removed several years earlier and nothing had been constructed as a replacement. This loss of any housing could have seriously impacted the stability of the neighborhood, but that did not happen because of the construction of this new housing. This house significantly contributes to the history and architecture of this potential historic district.

James and Eliza Greathouse acquired the N 30½' S 60½' of Lot 6 and the N 30½' S 60½' E½ of Lot 7, all in Block 37 on September 9, 1937 from widower J.B. Hartman for \$1 and other consideration (Book 90, Page 180). There is no evidence of any family relationship between Greathouse and Hartman that would explain the cost, but there may have been a collaborative construction effort. Hartman, a teamster, had originally acquired the property from Fred Garrison on April 19, 1933 for \$100, which indicates there was no house on the property at that time (Book 82; Page 305). Sanborn maps also show no house on this portion of the lot in 1928. Because of the age of the house and the dates of acquisition by Greathouse and Hartman, it is possible Hartman might have constructed 212 Linn between 1933 and 1937. County assessor records indicate a 1936 construction, and Hartman did not sell the property until September 1937. The first recorded residents of 212 Linn were listed in the 1938-39 city directory, suggesting construction either construction in 1936 or 1937. Greathouse was president of Greathouse Manufacturing Company, a ladies garment maker. The company was founded in 1914, shortly after Greathouse and his wife arrived in Muscatine. Greathouse 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 Greathouse family appears at 406 W. Second in Muscatine's 1920 census: James, 47, manufacturer of women's wear; Eliza, 44, forelady at manufacturing plant; Eve, 15. The Greathouses continued to be listed as the residents of 406 W. Second through the 1947 directory. Thus, their history and any significance is associated with this house. The couple also invested in real estate and rental house construction during this time. In addition to the real estate purchase and construction of the house at 212 Linn, they bought

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| Greathouse Rental House #1 | Muscatine |
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the N LY 79½' of Lot 6 and the S LY 29½' N 79½' E 30' of Lot 7, all in Block 37 (adjacent properties) from D.V. Jackson and W.F. Kuebler on September 30, 1941.

The first recorded residents of 212 Linn were Ralph and Ruth Cullen. They were listed in the 1938-39 city directory. He was a clerk for the CRI & P Railway Company. Wayne Eckhardt and his wife Maxine were listed as the residents in the 1940-41 city directory. Eckhardt was an attorney. Interestingly, Roy J. Carver, founder of one of Muscatine's foundation industries, Bandag Incorporated, lived in the house with his wife Lucille between 1943 and 1946. Although he was identified as the president of Bandag during this time, he is more strongly associated with other buildings in the community. He also did not live in this house long enough for it to be significant. Arthur G. Bardwell, an engineer for Stanley Engineering, and his wife Helen were identified as the resident in the 1949 directory.

Eliza Greathouse, widow, sold the property on August 1, 1950 to Eva J. Martin, probably their daughter (Book 136; Page 58). Eva and Nelson Martin are identified as the residents in the 1952 city directory. The occupation listed for Nelson is "aud Kansas City," which is assumed to be an auditor headquartered out of Kansas City. Robert P. and Karolyn Jacobs, Jr. were the residents in 1954, according to the directory. He worked as an accountant for James Kent at Grain Processing. Between 1956 and 1959, city directories show Earl E. Peters and his wife Betty were the resident. Peters was a physician and surgeon.

9. Major Bibliographical References

Census Records, United States Census Bureau. 1920.

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

"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

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.

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Greathouse Rental House #1

Muscatine

Name of Property

County

212 Linn Street

Muscatine

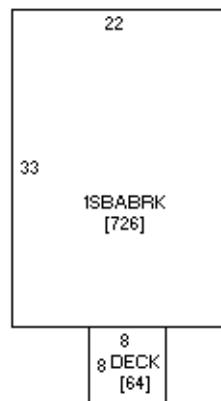
Address

City

Location Map



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



(front – Linn Street)

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Greathouse Rental House #1

Muscatine

Name of Property

County

212 Linn Street

Muscatine

Address

City

Photograph of building (digital image)

