

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

State Inventory No. 70-01072 **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 C.A. Griffen House
 other names/site number Field Site #: WH-158

2. Location

street & number 420 West 4th 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) 52 Lot(s) 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 | If Eligible Property, enter number of: | |
| | 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>05F: Late Victorian/Shingle</u> | foundation <u>03: Brick</u> |
| _____ | walls <u>15B: Synthetics/Vinyl</u> |
| _____ | roof <u>08A: Asphalt/Shingle</u> |
| _____ | other <u>02B: Wood/Shingle</u> |

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 420 West 4th Street Site Number 70-01072
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)

031: Other/ Neighborhood Development

Significant Dates

Construction date 1887 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 Devin Pettit- Volunteer (R.L. McCarley, consultant)
organization Muscatine Historic Preservation Commission date 12/28/05
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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C.A. Griffen House
Name of Property

Muscatine
County

420 West 4th Street
Address

Muscatine
City

7. Narrative Description

This is a two story, three bay frame house; that sits on a brick foundation. The walls are clad in vinyl siding on the first story and wood shingles on the second story. The cross gable roof is clad in asphalt shingles. The house retains some features of the Shingle style, though some alterations have impacted the historic appearance. In 2004, vinyl siding was added, which was matched to duplicate the wood siding that still lies underneath, according to the neighbor. The decorative elements were preserved as well (Interview with Christine Compton, November 19, 2005).

The front (north) elevation includes a sidewalk that orients diagonally to a small concrete entry porch in the left bay. The porch has a decorative metal rail and metal columns that appear to date to the 1960s. The 1946 Sanborn map continued to show the original full front porch. There is an entry with a metal storm door and a wood door that is probably historic. The first story includes three non-historic, ten-light casement windows that are grouped together. The second story includes three one-over-one-light double-hung wood windows. Above the second story windows is a gable with exposed timber framing. There are decorative sunrise ornamentations on each side of the gable. The gable includes a small horizontal twelve-light casement window. The gable also has exposed timber framing as the decorative elements.

The east elevation has a nearly two-story square bay window with wood shingles cladding the walls above the first story windows. Twelve light casement windows are found on this bay, with one facing north on the first story, and two windows that face east with one on the first story, and another one in between the first and second story. All of the windows on the square bay are made of wood with little door knob openings behind the casement window. On the main section of the house, the east elevation has three windows. The first story includes a one-over-one-light double hung window behind a casement window. The second story on this elevation also has a one-over-one-light double-hung wood window. The gable includes an eighteen-light casement window. The east elevation cross gable does not have the exposed timber framing like the north facing (front) gable. There are two windows on the east elevation of the rear section of the house. Both windows are one-over-one-light double hung wood widows behind casement windows.

The west elevation has two one-over-one-light double-hung windows on the first story behind the one-story square bay window. There are also four one-over-one-light double-hung windows on the bay window, two that face west and one on the north and south sides. There is vinyl siding above and wood shingles below the windows on this bay window. The hip-roof is clad in asphalt shingles. The second story has three windows with two of them paired together toward the back of the main house and one above the west elevation bay. All three windows are one-over-one-light double-hung wood windows behind storm windows. The rear section of the house on this elevation has three windows that are one-over-one-light double-hung wood windows behind storm windows.

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| C.A. Griffen House | Muscatine |
| Name of Property | County |
| 420 West 4 th Street | Muscatine |
| Address | City |

The rear (south) section of the house has one modern entry and one one-over-one-light double-hung window.

There is a modern garage built in 1967 at the back of the lot along the alley, and in the same location as an old stable/garage (Muscatine Journal, December 29, 1967; section 3, pg. 14.). There is a brick sidewalk along the Spruce Street side of the house, as well as a wood fence around the perimeter of the back yard.

8. Narrative Statement of Significance

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

C.A. Griffin, who was involved in selling fish and oysters, became successful enough at his business to move into this relatively large new home in 1887, after having lived at 512 West 4th Street as indicated in the 1886-87 city directory. It does not appear to be associated with any significant events. There were only two families that lived in this house between 1887 and 1989 and neither family was particularly important in this community's development. Charles Griffen was in the fish business, as were a number of people at the time, and Phil Kopp was a postman in his early years at the house and then had various jobs. This house had vinyl siding added in 2004 on the lower portion of the house, as well as some window alterations. The original porch has been removed and now has just an entry porch. With these changes, it does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

This house appears to be a contributing building to a potential "West Hill" neighborhood historic district. It falls within one historic context identified for the district: "19th century residential and neighborhood development." This home was constructed about 1887, during a period that saw increased construction on vacant lots in this neighborhood. The overall shape and scale of the house remains the same of the original house. The windows although new, are generally in the same locations as they were originally. Vinyl siding has been added, but the scale of the siding appears to be the same as the wood that remains underneath. Additionally, the ornamental details were kept after the vinyl siding was added, according to next-door neighbor Christine Compton.

The home on this lot was apparently built in 1887. In 1853 John B. Dougherty Sr. and Henry W. Moore bought the west part of the property (Book L of lands: 455), and then in 1867, they both bought the easterly ten feet of the lot (Book of Lots 3:417). No people are listed living on this particular corner through the 1886-87 city directory, who still showed the future owner Charles Griffin living at 512 West 4th Street. In 1887 Charles Griffin bought the property (all of Lot 10) from the heirs of John Dougherty and Henry Moore (Lots Book 21: 409). Mr. Griffin likely built this home at this time. The 1889 city directory

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C.A. Griffen House
Name of Property

Muscatine
County

420 West 4th Street
Address

Muscatine
City

shows Charles Griffin living at this location, which at this time was known as 418 West 4th Street. This house became 420 around 1892.

Charles Asahel Griffin is shown from 1889 thru the 1916 city directories as living at this address, with his wife Lydia also listed starting in 1900. His occupation is listed as working at the Fish and Oyster Depot at 115 West Front Street through 1898, and then just as fish through 1907. After 1907, he is listed as retired. Meanwhile, his daughter Grace is first shown in the 1913 directory as a bookkeeper. The 1910 census shows Charles (68), retired and his wife Lydia (51) no occupation, and their daughter Grace (28), bookkeeper at sash and door mill living here. Charles Griffin died on September 22, 1918 (Index to Deaths; July 1918-July 1919).

Lydia then inherited the house, and the 1919 city directory shows Lydia and Grace still living together with Grace continuing to work as a bookkeeper. The 1920 census shows Lydia Griffin (61), with no occupation, and Grace (38), bookkeeper for sash and door mill at this address. In 1934, Lydia sold the house to Grace Griffin (Book of Lots 98:525), and Lydia Griffin died on June 20, 1941 (Record of Deaths Book A: 3). Grace Griffin is shown as living here together with her mom from the time of the death of her father Charles through the 1940-41 city directory. Initially Lydia is shown as working at Roach and Musser as a bookkeeper in 1919. From the 1921 thru the 1927 city directories, Grace is shown as a clerk for the county auditor. In the 1929 city directory lists Grace as the deputy county auditor. In 1931 Grace is listed as an office assistant in the offices of Madden and Madden. In 1934 Grace is listed as a stenographer. In 1936-37, Grace is shown as a bookkeeper, but where is not given. From 1938 to 1941 no occupation is listed for Grace. Grace continued to live here after her mother's death. In 1943 she is shown as a clerk for the Rationing Board, and this she continues through 1946. After 1946, no occupation is shown for Grace.

Grace Griffin sold this house to Phillip and Erma Kopp in 1951 (Lots Book 141: 47). Phillip Kopp was a postal carrier thru 1959, then had various jobs. His wife Erma was an office worker for Ronda Button Company. After it ceased operations in 1966, she worked for the Schmarjie Company, which was in the same building. Their son Fred Kopp lived with them through his college years in the 1970's, and has recently written a memoir of his life while he lived in Muscatine entitled *Everything is True Except the Parts I Made Up*. Phillip and Erma Kopp are listed here in city directories through 1989.

9. Major Bibliographical References

"Building Permits" Muscatine Journal Year-End Review, December 29, 1967, Section 3, pg. 14.

City Directories, Muscatine. Various publishers, 1879-1959. Available as the Musser Public Library.

Death Records, Records Office, Muscatine County Courthouse, Muscatine, Iowa.

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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Site Number 70-01072
Related District Number 70-01005

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| <u>C.A. Griffen House</u> Name of Property | <u>Muscatine</u> County |
| <u>420 West 4th Street</u> Address | <u>Muscatine</u> City |

Interview with Christine Compton, 414 W. 4th Street, neighbor, November 19, 2005.

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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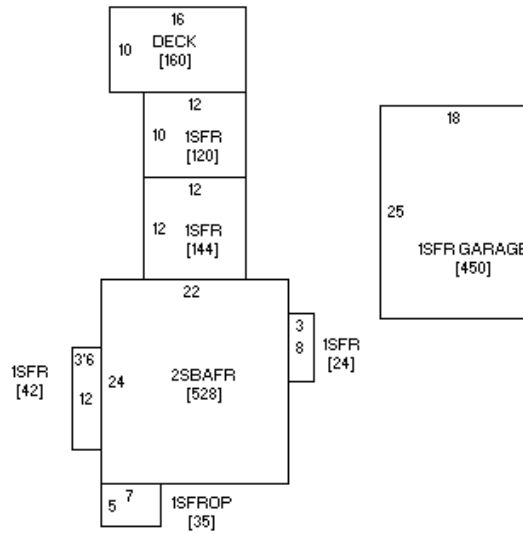
C.A. Griffen House
Name of Property

Muscatine
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420 West 4th Street
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Muscatine
City

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



(front – W. 4th Street)

Photograph of building (digital image)

