

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

State Inventory No. 70-01067  **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 Minnie Betts House  
 other names/site number Field Site #: WH-162

**2. Location**

street & number 409 West Fourth 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) 81 Lot(s) W30' ex W5' Lot 3

**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)	_____	<u>2</u>	buildings
<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	objects
<input type="checkbox"/> object	_____	_____	Total
	_____	<u>2</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**

<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>09A02: Other house / Gabled Front and Wing</u>	foundation <u>03: Brick</u>
_____	walls <u>02: Wood</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 409 West Fourth Street

Site Number 70-01067  
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 1892  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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 2, 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**

- 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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Minnie Betts House  
Name of Property

Muscatine  
County

409 West Fourth Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, cross-gable house with a short side wing to the east. The house sits on a brick foundation. The walls are wood frame, clad in clapboards, covered with aluminum siding. The cross-gable roof is clad in asphalt shingles. This is a twenty-foot wide house on a twenty-five foot wide lot. The 400 block of West 4<sup>th</sup> Street was first drafted on the Sanborn maps in 1899. The house shown at 409 West 4th Street was shown at that time. It was shown with two open porches. It remained unchanged on the maps thru 1946.

The front, or south facing elevation, shows the front gable with a pair of narrow one-over-one-light, double-hung windows on the first story and a single one-over-one-light, double-hung window on the second story. At the right is an open porch that extends back to the side wing on the east side. The south side of this wing has a single-door entry. A single, one-over-one-light, double-hung window is above the porch, on the south elevation of the wing. The porch has decorative spindlework at the eave. A small opening is near the peak of the front gable. Also, a small, decorative cross bracket is at the peak.

The east elevation appears nearly symmetrical, with the centered gable-roof wing and the open porch at the left and an enclosed porch on the right. The wing is centered on this elevation with a single one-over-one-light, double-hung window on each story. In the front section, a one-over-one-light, double-hung window is seen facing the open front porch. There is a one-over-one-light, double-hung window on the second story above the open porch. The section behind the gable-roof wing also has a one-over-one-light, double-hung window. A small, fixed window is found on the enclosed porch of the first story of this rear section.

The west elevation has a cross-gable roof section opposite the wing on the east elevation, though no section is projected on this elevation. A one-over-one-light, double-hung window is on each story of the front section. Under the cross gable are a single one-over-one-light, double-hung window on the first story and two one-over-one-light, double-hung windows on the second story. The cross gable has a small, fixed window near its peak. The side of the rear section is slightly recessed from the main elevation on this side. It has a small, one-over-one-light, double-hung window on the first story and a one-over-one-light, double-hung window on the second story. A narrow, one-over-one-light, double-hung window can be seen on the north side of the wing on the first story.

The rear elevation is the north gable end of this building, with a single one-over-one-light, double-hung window on the second story. The enclosed porch on the left has a single-door entry. The porch was enclosed after 1960, according to the current owner.

This property is graded at almost a 45 degree angle from the alley at the rear to the level of the yard. Concrete steps adjacent to the garage on the east provide access to the yard. A concrete block garage is located at the northwest corner of the property. It has a single fixed window on the east side, a slightly

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sloped roof, and a wood door that operates on a track. The garage was shown larger, and was 2 stories high on the 1919 map. Sometime after 1946 the second story of the garage was removed. A small shed, covered with aluminum siding has been built near the top of the steps after 1960.

## 8. Narrative Statement of Significance

The house at 409 West 4<sup>th</sup> Street 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 property does not appear to be associated with significant events in the history of Muscatine. Also, the individuals who occupied this house were not particularly significant beyond the City of Muscatine. The architectural integrity of this building has been somewhat compromised by the addition of aluminum siding and the enclosure of a porch. The design is that of a simple cross gable building with some Queen Anne features and is not above average in total architectural impact. Thus, the House at 409 West 4<sup>th</sup> Street does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the House at 409 West 4<sup>th</sup> Street appears to be a contributing building in a potential "West Hill" neighborhood historic district. It blends well with the houses on this block and is in good condition for a house that is over one hundred years old.

The house appears to have been constructed around 1892 for the Betts family, who quickly began to rent it out. Minnie H. Betts, a 37-year-old widow, is recorded as the buyer of this property from Richard Brown on May 14, 1892 (Lots Book 24, page 242). Minnie H. Reynolds had married William C. Betts on August 10, 1875 in Muscatine. He died of consumption in October 1879 at the age of 25 (Iowa Marriages, 1851-1900; U.S. Federal Census Mortality Schedules, 1850-1880; Ancestry.com). She is shown in the 1880 Census as the mother of two children, Charles (3) and Alice (2). Mrs. Betts and her daughter, Alice are listed at this address in the 1895-1896 city directory. They are not listed in subsequent city directories.

The Betts moved out and rented the property to Henry Fack. City directories show that the Henry H. Fack family lived at this address from 1897 until after the turn of the 20<sup>th</sup> century. Henry was born on November 27, 1866 in Wisconsin and moved to Muscatine in his early years. He married Amelia Schmidt, who was born in Germany, on September 27, 1888 in Muscatine. They had one daughter, Elsa Marie. Henry was a dry goods merchant, working at Battersons during the 1890's. Turnover of occupancy was rapid in the first two decades of the 20<sup>th</sup> century in this house. In the 1904 city directory, the Reverend J.P. Clyde lived at 409 W. 4<sup>th</sup> Street, followed by DeWitt C. Berntheisel and his wife, Mattie, in 1907. He was a travel agent in Muscatine. G.W. Gause, a clerk and his wife, Ella is listed in 1909, followed by Frank E. and Cora McMains in 1911. Mr. McMains was employed by Standard Oil Company.

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Minnie Betts sold the property to Eliza R. Moffitt on April 25, 1911. (Lots, Book 43, page 353) Eliza R. Moffitt, a widow, and her daughter, Effie are listed in the 1913 city directory at this address. Mrs. Moffitt then sold the property to J.J. Stapp on November 9, 1914. (Lots, Book 48, page 146).

Charles J. Dyche bought the property from the Stapp's on December 31, 1915 (Lots, Book 48, page 380). There are no listings at this address in the 1916 city directory. Charles J. Dyche was the occupant as listed in city directories from 1919 to 1924. Charles was born to John G. and Alice Boyd Dyche on January 11, 1880 on a farm in Louisa County, Iowa. The 1900 Census lists him as a 20-year-old farmer, born in Louisa County, Iowa. The 1920 Census shows Charles Dyche as the owner of a garage and was married to Anna May McCormick. Also, daughters Nella (16) and Irma (14) are listed. Mrs. Dyche died in March of 1922. She was 37 years of age. According to city directories, he owned and operated the Dyche and Webster automobile sales and service garage around 1923. The Dyches moved out, and Pearl Shay, a widow, lived here in 1927, followed by John P. and Nellie Nugent in 1929. Mr. Nugent is listed as a switchman on the Chicago, Rock Island and Pacific Railroad.

Charles J. Dyche returned to this address in the early thirties. The city directories from 1934 through 1943 list him at 409 West 4<sup>th</sup> Street. In the late 1920's Mr. Dyche was married for a second time. He married Elizabeth Burnett Blean, who had two children, Mary Alice and Harold, by her first marriage ("Charles J. Dyche Longtime Local Resident, Dies", Muscatine Journal, March 14, 1949, 14). He is then listed in 1934 as a salesman at the Ed Leu Garage and from 1936 to 1943 as a salesman at the Henderson Garage. Charles J. Dyche died on March 12, 1949.

Charles J. Dyche had sold 409 West 4<sup>th</sup> Street to Mary B. Mickey on April 21, 1945 (Lots Book 112, page 92). Mrs. Mickey sold the property on August 17, 1945 to August and Dora Briegel (Lots Book 111, page 401). August and Doris Briegel lived at 409 West 4<sup>th</sup> Street from 1946 to 1954. August Briegel was born in Oberheim, Germany on January 30, 1866, the son of Jacob and Anne Marie Briegel. August arrived in the United States with his parents when he was two years of age. He married Dora L. Morris on December 20, 1894 in Tindall, Missouri. ("August Briegel Funeral Rites Will Be Sunday", Muscatine Journal obituary, May 17, 1946, page 4) The Briegels were living in Montpelier, Iowa in the 1920 Census. It was noted that he was born in Germany and she was born in Missouri. The 1930 Census shows them living in Washington, Missouri.

Then, in June 1957, Burdette F. Boulton and his wife, Velma bought the property. He worked for many years at the Alcoa Aluminum Company in Bettendorf, Iowa. Mr. Boulton is the current owner and occupant.

## 9. Major Bibliographical References

"August Briegel Funeral Rites Will Be Sunday", Muscatine Journal obituary, May 17, 1946, page 4.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Census Records, United States Census Bureau, 1880, 1900, 1920, 1930.

“Charles J. Dyche Longtime Local Resident, Dies”, Muscatine Journal obituary, March 14, 1949, page 14

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

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

“Iowa Marriages, 1851 – 1900”, online at Ancestry.com

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.

“U.S. Federal Census Mortality Schedules, 1850 – 1880”, online at Ancestry.com

**Location Map**



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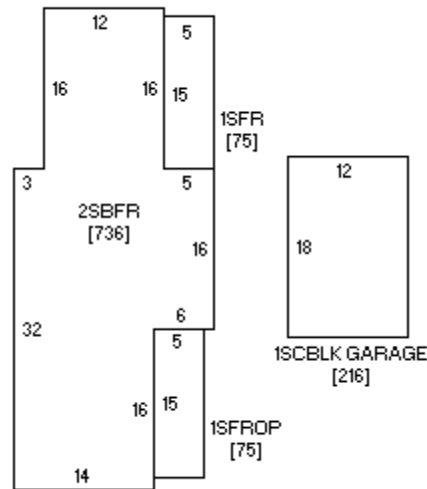
Minnie Betts House  
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## Plans of buildings on site (from assessor's office)



(front – W. 4<sup>th</sup> Street)

## Photograph of building (digital image)

