

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

State Inventory No. 70-01084 ☒ 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 Lee R. Ashcraft House  
other names/site number Field Site #: WH-174

**2. Location**

street & number 518 W. 4<sup>th</sup> 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) 51 Lot(s) W1/2 Lot 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)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

*If Non-Eligible Property*

Enter number of:

\_\_\_\_\_ buildings  
\_\_\_\_\_ sites  
\_\_\_\_\_ structures  
\_\_\_\_\_ objects  
\_\_\_\_\_ Total

*If Eligible Property, enter number of:*

Contributing Noncontributing

\_\_\_\_\_ 2 \_\_\_\_\_ buildings  
\_\_\_\_\_ \_\_\_\_\_ sites  
\_\_\_\_\_ \_\_\_\_\_ structures  
\_\_\_\_\_ \_\_\_\_\_ objects  
\_\_\_\_\_ 2 \_\_\_\_\_ 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)

01A01: Domestic / Single residence

**Current Functions** (Enter categories from instructions)

01A01: Domestic / Single residence

**7. Description**

**Architectural Classification** (Enter categories from instructions)

09A01: House / Front-Gabled Roof

**Materials** (Enter categories from instructions)

foundation 10A Concrete Block

walls 05E Metal- Aluminum

roof 08A Asphalt Shingles

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 checked="" type="checkbox"/> Yes <input 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 516 W. 4<sup>th</sup> Street Site Number 70-01084  
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

1921

Other dates

☒ check if circa or estimated date

### 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 Jay Brady, Chair (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date November 30, 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

Site Number 70-01084

Related District Number 70-01005

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Lee R. Ashcraft House

Name of Property

Muscatine

County

518 W. 4<sup>th</sup> Street

Address

Muscatine

City

### 7. Narrative Description

This is a two-story, two-bay, front-gabled house. The house sits on an early concrete block foundation. The walls are frame, clad in aluminum siding. The front gable roof is clad in aluminum siding. An earlier house is shown on the 1919 Sanborn Map. This house first appears on the 1928 Sanborn Map with the garage.

The porch extends across the front (north) elevation. The front porch is an open porch with two tapered rectangular wood box columns resting on short concrete piers. The wood floor sits above the ground with the gap enclosed with wood lattice. A low wall with slender vertical rectangular spindles and short vertical column at the porch entrance supports a horizontal rail. Two flights of concrete steps lead from the street level to the porch. The porch entry is located to the east side of the elevation in line with the house entry. The roof is a nondescript hip roof with plain eave. The house entry is located to the far east of the elevation and is a non-original half glass door with a two light storm door. A set of three windows is located slightly offset to the west. Another set of three windows is vertically aligned above in the second story. The windows are four-over-single-light double-hung windows with aluminum clad frames and outer aluminum storm windows. The front gable is plain with no openings.

The first story of the east elevation has one four-over-single-light double-hung window about three quarters of the way back from the front. The second story has three four-over-single-light double-hung windows with one located in the front third, one vertically aligned with the first story window, and one at the extreme rear. A single-over-single-light double-hung window is set high in the second floor elevation just to the front of the rear window.

The west elevation has four bays. The front and third bays of the first story have paired windows that are three-light-over-single-light double-hung windows. The second bay is a set of three windows that are three-light-over-single-light double-hung windows. The window in the fourth bay is a non-original swing type window with two side-by-side lights. The front bay of the second story contains a pair of non-original single-over-single-light double-hung windows. The second bay of the second story has two slightly separated single-over-single-light double-hung windows. The third bay of the second story has a set of two three-over-single-light double-hung windows. The fourth bay has a set of three three-over-single-light double-hung windows. The windows are clad in aluminum and have aluminum storm windows. The roof eave overhangs slightly more for the main portion of the house than the two-story back porch roof.

The rear entry is centered in the three bay rear elevation and has a metal storm door. The rear door is non-original. A non-original single-by-single-light side-by-side window is located on each side of the rear entry. The second floor has a three-window set slightly offset to the west of center. The windows are three-light-over-single-light double-hung windows with frames clad in aluminum and aluminum storm windows. The two story enclosed rear porch has a shallow sloped roof from the gable rear end of the main house.

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Lee R. Ashcraft House

Name of Property

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The c. 1921 gable-front garage is frame with wood weatherboard. The west elevation has a non-original overhead plastic garage door. The south elevation has exposed foundation that appears to be cemented brick. A wood paneled door with wood frame and sill is set about three-quarters of the way from the west (front). The east elevation has original four-over-four-light wood frame windows with wood muntins and sashes. The gable end is plain. The north elevation has a side entry located to the west of center. The wood door has three lower panels and a three-light window in the fourth upper section and is set in a wood frame. The garage has been altered by modifying the roofline with the addition of roof extension to the north to form an open carport. The carport roof is a sloped section resting on a beam that rests on steel circular post columns at each corner. The roof is enclosed with vertical wood siding.

### 8. Narrative Statement of Significance

The Lee R. Ashcraft 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.

The architecture of the house is relatively nondescript with the vertical three and four light over single light double-hung windows of some interest. The house has lost some integrity due cladding in aluminum siding. There have been some window replacements but most of the original windows remain intact. The social history is plain, associated with typical working class. There were several entrepreneurs who were proprietors of their own business. None were prominent members of the community. The house is not significant for its architecture or its social history. Thus, the Lee R. Ashcraft House does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Lee R. Ashcraft House does appear to be a contributing building in a potential "West Hill" neighborhood historic district. The house has enough integrity to contribute to a historic district. Most of the windows are original, with early 20<sup>th</sup> century three or four light over single light double hung windows. The social history is interesting from the aspect of the several entrepreneurs who were proprietors of their own business who lived here. The house reflects the evolution of the neighborhood as it is one of the later houses in this block to be constructed.

Mrs. Celia Cosgrove, widow of Michael, lived in an earlier home from 1908 to 1921 after Michael's death in 1907. Michael and Celia had lived at this location since early 1890s. After Mrs. Cosgrove's death in 1921, it appears that there was an issue over the property with a V.P. Byrne transferring the property to Titus Loan & Investment by Referee Deed on June 9, 1921 (Book of Deeds, 55:657). H.F. & Della Bosten purchased the property on August 16, 1921 (Book of Deeds, 56:576) and conveyed it to Anna W. Ashcraft on December 15, 1921 for \$1.00 and other valuable consideration (Book of Deeds 59:395).

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Lee R. Ashcraft House

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The current house is shown on the 1928 Sanborn, with the older one on the 1919 Sanborn. After Lee and Anna Ashcraft bought it on December 15, 1921, they may have constructed the current house. Or Bosten may have built it and then transferred it to Ashcraft. They owned and lived in the property from 1921 to 1925. Lee Ashcraft was the proprietor of Plumbing and Mill Supply trading in electric supplies and gasoline engines. They sold the property to J.C. Broun on May 8, 1925 for \$1.00 and other valuable consideration (Book of Deeds 63:578, City Directories). It is also possible that it was not until this time that the house was built. Joseph C. Broun was formerly at McQuesten Hardware Co, and was proprietor of the Army Store. They lived here into 1928.

Joseph C. Broun and his wife Kate S. owned the house until April 24, 1928, when they sold to Ida Hutchinson for \$1.00 and other valuable consideration (Book of Deeds, 70:360, City Directories). Mrs. Clara H. Hutchinson, widow of Zell, lived at the home from 1928 to September 10, 1930 when she sold to Charles and Gertrude Halling (Book of Deeds, 72:500, City Directories).

Mrs. Elda E. Folsom, widow of Henry D. lived at the house from 1931 to 1939. W. Howard McIlrath, high school teacher, and his wife Helen were listed also at 518 W. 4<sup>th</sup> in 1934.

Mrs. Helen Davis, widow of George, was residing here from 1940 to 1943.

W. Howard McIlrath, teacher, and his wife Helen, then were living here again from 1946 through 1949.

Leo Kolpack, Manager of Kolpack Auto Supply, and his wife Lois lived here from 1952 through 1961.

### 9. Major Bibliographical References

Census Records, United States Census Bureau, 1900, 1910, 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.

"Passes Away After Prolonged Illness - Michael Cosgrove Dies At Home This Morning", Obituary,  
*Muscatine Journal*, December 7, 1907, P 5

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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

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 Related District Number 70-01005

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Lee R. Ashcraft House  
 Name of Property

Muscatine  
 County

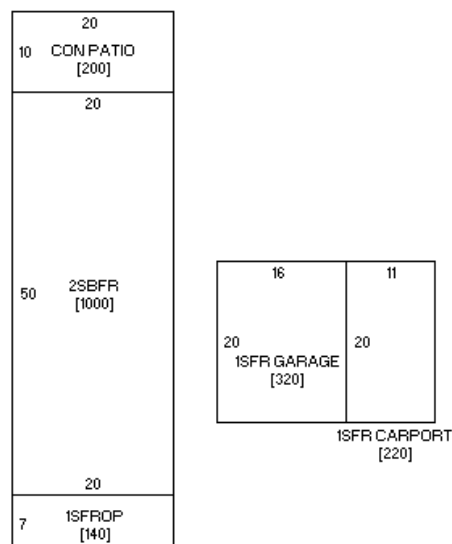
518 W. 4<sup>th</sup> Street  
 Address

Muscatine  
 City

**Location Map**



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



(front – W. 4<sup>th</sup> Street)

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Lee R. Ashcraft House  
Name of Property

Muscatine  
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518 W. 4<sup>th</sup> Street  
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## Photograph of building (digital image)

