

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

State Inventory No. 70-01086 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 Duplex
other names/site number Field Site #: WH-189

2. Location

street & number 603 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) 83 Lot(s) W32.5'S2.8'NE 1/2 lot 7 & W32.45'NE 1/2 lots 8 & 9

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:
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing Noncontributing
<input type="checkbox"/> district	_____ buildings	<u>1</u> _____ buildings
<input type="checkbox"/> site	_____ sites	_____ sites
<input type="checkbox"/> structure	_____ structures	_____ structures
<input type="checkbox"/> object	_____ objects	_____ objects
	_____ Total	<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 _____ 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>01B01: Duplex</u>	<u>01B01: Duplex</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A10: Other / House / 1 1/2 Story</u>	foundation <u>10B: Concrete / Poured</u>
_____	walls <u>16: Clay Tile</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 603 West Fourth Street
City Muscatine

Site Number 70-01086
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

1947

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 February 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: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

Greathouse Duplex
Name of Property

Muscatine
County

603 West Fourth Street
Address

Muscatine
City

7. Narrative Description

This is a one-and-one-half-story, five-bay duplex. The house sits on a concrete foundation. The walls are wood frame, clad in brick. The side gable roof is clad in asphalt shingles.

The front, or south elevation, shows a building that has the first floor level approximately five feet above grade. There are two single entries on this elevation. They are located at the far left and the far right of the first story and are accessed from the front sidewalk by concrete steps up to a small concrete stoop at each entry. A lower level is seen at this elevation, below the first story. There are three sets of paired one-over-one-light, double-hung windows on this lower level with their sills less than a foot from grade. Directly above these windows, between the entries on the first story, is seen larger, paired sets of one-over-one-light, double-hung windows.

The east elevation reveals a gable end and another set of paired one-over-one-light, double-hung windows on the left of the lower level. Then, an exterior brick chimney rises above the roof, beginning at the lower level. To the right of the chimney an entry is located to the lower level, then a single one-over-one-light, double-hung window is at the right. Two single, one-over-one-light, double-hung windows are seen on the second story of this elevation.

A brick chimney is seen on the west elevation. It is identical the one found on the east elevation. There are no entries or windows on this elevation.

The lower level appears as a full story on the rear elevation. The rear elevation shows two, single, one-over-one-light, double-hung windows on the basement level, then a single-door entry, then a set of paired one-over-one-light, double-hung windows. The window pattern on the first story is identical to the first story.

8. Narrative Statement of Significance

The duplex at 603 West Fourth Street 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 in a potential "West Hill" neighborhood historic district.

This building was conceived and built around 1947 as an income producing duplex. It is still being used for that purpose. It was built in a gap between 601 and 605 West Fourth Street by an unknown builder. The gap is shown on the 1946 Sanborn map of this block. The architecture of the building has remained unchanged as far as can be determined. So, even though it is not stylish, or even attractive, the integrity of this building is intact, relative to 1947. However, it does not appear particularly significant. The post World War II years in Muscatine were years of economic growth. This growth demanded more short-term housing for new employees. This duplex helped provide that need. The tenants shown were workers at local factories as well as graduate engineers, starting their careers. None of them appear to be

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Greathouse Duplex</u>	<u>Muscatine</u>
Name of Property	County
<u>603 West Fourth Street</u>	<u>Muscatine</u>
Address	City

particularly prominent, and the duplex does not appear connected with any significant historic events. Thus, the Greathouse Duplex at 603 West 4th Street does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, the Greathouse Duplex at 603 West 4th Street appears to be a contributing building in a potential "West Hill" neighborhood historic district. This building is architecturally intact, relative to 1947, the date of its construction. The construction help provide additional housing in this neighborhood in this period. In that respect it contributes to the potential "West Hill" neighborhood historic district.

This duplex is located on the west half of east (northeast) half of the short block of Fourth Street between Broadway and Locust, which now has four buildings. The east half was owned by George and Helen Arnold, who sold it to James Healey in 1918. Mary Healy transferred ownership of the east half of this half block to her son Eugene on July 7, 1939 (Lots Book 89: 362), and apparently sold the west portion out of the family. George T. Robison sold this property to James N. Greathouse on December 30, 1939 (Lots Book 89: 481). The 1930 Census shows that Mr. Greathouse, age 57, was a traveling salesman, living with his wife, Eliza, age 54, at 406 West 2nd Street in Muscatine. The 1946 Sanborn map of this block shows a gap between 601 West 4th Street and 605 West 4th Street, where this duplex is now located. The Greathouse family owned several properties that they operated as rentals along 2nd Street. It is possible that this duplex was built before James died in 1948, or Eliza built it after his death as she prepared to sell the property. James N. Greathouse died in July 1948, leaving the property to his wife, Eliza. The 1947 city directory does not list this property, indicating a 1947 or 1948 construction date, as the 1949 city directory does list the property. Mrs. Greathouse sold the property to Myrtle Conkling in August of 1949.

The first city directory to list the duplex was the 1949 city directory. Mrs. Greathouse sold the property to Myrtle Conkling in August of 1949. According to city directories, the duplex at 603 West 4th Street was occupied by many different individuals from 1949 through 1960. In 1949, Thell Bailey and his wife, Sarah are listed. He was a technical director at Grain Processing Company. Florence D. Beebe and Eda C. Critz also were listed. Ms. Critz was a music teacher. In 1952, Ina Terrill, a technician at GPC is listed, along with Wanda Landon, a chemist at GPC and Richard Vanderhorn, who was employed at Oscar Meyer in Davenport, Iowa. In 1954 the tenants listed are Clark D. Crouse and his wife, Patricia. He was a civil engineer at Stanley Engineering Company.

The property was sold by Myrtle Conkling to Vesta Platt, Nelson and Eva Martin and George and Gladys Schmidt on September 20, 1955 (Lots Book 158: 152). The house continued to be used as a rental income property by the new owners. In 1956, the city directory lists Fred W. and Mildred I Lange as tenants. He was a produce manager at Markin Market in Muscatine. Perry A. Tanner and his wife, Irene R. were listed. He was an engineer at Stanley Engineering. Also, Robert E. Speer and his wife, Lavon, were listed as tenants. He worked at the H.J. Heinz plant in Muscatine. In the 1958 city directory, A. Maria Othmer is listed (occupation unknown), along with Larry R. and Margaret Smith. Ann Kranz, assistant treasurer at the Iowa Cemetery Company is also listed in 1958. The 1959 city directory lists

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

Site Number 70-01086
Related District Number 70-01005

Page 5

Greathouse Duplex	Muscatine
Name of Property	County
603 West Fourth Street	Muscatine
Address	City

Carole E. Mathias, an office worker at J & K Button Co., in apartment A, Albert Steiner, an employee at Skelgas in apartment B, and Elda J. Oepping, a file clerk at Stanley Engineering, in Apt. C.

9. Major Bibliographical References

Census Records. United States Census Bureau, 1930

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

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

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

Site Number 70-01086

Related District Number 70-01005

Page 6

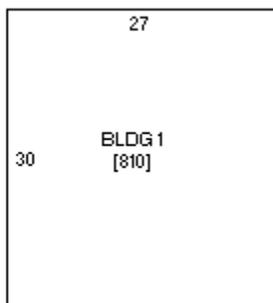
Greathouse Duplex
Name of Property

Muscatine
County

603 West Fourth Street
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Plans of buildings on site (from assessor's office)



(front – W. 4th Street)

Photograph of building (digital image)

