

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

State Inventory No. 70-01144  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 John Delahan House  
 other names/site number Field Site #: WH-214a

**2. Location**

street & number 805 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) 85 Lot(s) 4

**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>	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ 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 A Historical and Architectural Survey of the "West Hill" neighborhood, Muscatine, Iowa Historical Architectural Data Base Number 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>09a04: Other / House / Side-Gabled Roof, Two Story</u>	foundation <u>10b: Concrete</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 805 W. Fourth Street

Site Number 70-01144  
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 1885  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 Peterschmidt/Carlson/Rudisill

organization Muscatine Historic Preservation Commission date 08/10/2007

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

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John Delahan House  
Name of Property

Muscatine  
County

805 W. Fourth Street  
Address

Muscatine  
City

## 7. Narrative Description

This is a two-story, three-bay, side gabled house with a two-story wing on the north. The house sits on a concrete foundation. The walls are wood, clad with aluminum siding. The gabled roof is clad in asphalt shingles. The house is elevated about four feet above West Fourth Street and is accessed in the rear by an alley.

The front, or south(east) facing, elevation shows a full width porch with a shed roof. It is supported by four, 20<sup>th</sup> century metal decorative columns. There is also a metal decorative handrail all around. A similar handrail extends down the access steps to Fourth Street. A third piece of the railing connects the east side of the house to a neighbor's wood fence. This railing was likely installed after the Hahn family purchased the property (1950s or 1960s). On the first story left and center, there are two two-over-one-light, double-hung windows. On the right a double-door, non-historic entry is found. On the second story above the porch, there are three equally-spaced one-over-one-light, double-hung windows, each with an aluminum awning.

The east elevation shows the east gable end of the house, the side of the north wing, a non-historic one-story addition to the north wing and the side of a non-historic concrete two car garage. There is a single two-over-one-light, double-hung window on the second story of the original house on this elevation. On the east elevation of the two-story north wing there are four, one-over-one-light, double-hung windows. The one-story addition projects about five feet to the east from the north wing and has a single-door entry facing south. A small one-over-one-light, double-hung window is seen on the east elevation of the addition.

The west elevation reveals the gable end with a single, two-over-one-light, double-hung window on each story. The windows have aluminum awnings mounted on them. Two additional one-over-one-light, double-hung, first-story windows are seen on the west elevation of the north wing. A smaller, two-over-one-light, double-hung window is located between these two. A three-light, sliding glass door unit is also located on the west elevation of the rear addition. A wood deck extends out from the entry and along this side of the house.

The rear, or north facing, elevation reveals the gable end of the north wing with a set of three paired one-over-one-light, double-hung windows on the left of the second story. The north elevation of the one story wing addition shows a set of three paired, large casement windows. The addition has a near flat asphalt roof. North of and attached to the addition is found a poured concrete two-car garage that is accessed from the alley.

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John Delahan House  
Name of Property

Muscatine  
County

805 W. Fourth Street  
Address

Muscatine  
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## 8. Narrative Statement of Significance

*This house was slightly west of the area included in the West Hill survey in 2005-06, conducted by the Muscatine Historic Preservation Commission under a CLG grant. It was noted to share a similar history within the houses included in the potential West Hill Historic District and likely be considered a contributing building in the district. This form has been researched and written by the commission in 2007 in preparation for the nomination of the district to the National Register of Historic Places.*

The house at 805 W. Third 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 house has been extensively remodeled, but it appears a portion was originally constructed around 1852 by laborer Thomas Woods. No information could be located on Woods, except for one entry in the 1856 city directory that listed his residence as 14 Water and his occupation. A land transfer record listed his wife as Mary. Because of the lack of information on Woods, it is assumed he likely did not significantly affect the history of Muscatine; and in any case, his contribution to the current building has been so modified it is of minor significance. A later owner, John Delahan (also spelled Delahant, Delehan and possibly other variations), appears to have completed the extensive renovations that have resulted in the building's current appearance. This would include at least one time between 1885-86 when a major expansion appears to have occurred. Delahan was a well-known and respected tailor in the community, but he does not appear to have substantially affected the history of the community. Nearly all the additions that have been completed on this house, including the most recent in 1954, are now historic. However, there are no significant architectural features shown in its relatively simple appearance. There are also a number of similar houses in the neighborhood and throughout the community. In addition, the property does not appear to have any association with any significant events in the community. Therefore, the property at 805 W. Fourth does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, 805 W. Fourth does appear to be a contributing building in a potential "West Hill" neighborhood historic district because of its association with 19<sup>th</sup> and 20<sup>th</sup> Century Neighborhood Development. At least portions of it appear to be some of the oldest in the neighborhood. It also appears to have had one of the most stable ownerships in the area, with the same family remaining in the house for nearly 100 years. Although the family did make some alterations to meet changing household needs and status, these are now all historic and therefore would contribute both historically and architecturally to a proposed West Hill Historic District.

Property records indicate Thomas Woods built a house at this location around 1852, probably as a family residence. He originally purchased "Lot 4 of Block 85" from Charles P. and Jane Hastings on June 10, 1851 for \$100 (Book J, Page 615). Little information was found on Woods or his wife Mary. The 1856 city directory listed him as a laborer, and by then he had already moved from the property to 14 Water Street. Three years later, on August 1, 1854, he sold the parcel to James Bryne for \$650 (Book N, Page 334). The large boost in the land's value in that three-year period indicates a house was likely built there

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John Delahan House	Muscatine
Name of Property	County
805 W. Fourth Street	Muscatine
Address	City

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between 1851 and 1854 by Woods. The 1856 city directory listed James Bryne, a teamster, with a residence located on the “ns Fourth w of Cherry,” which would appear to be the location of the present house. Bryne apparently ran into financial difficulties and Lot 4, Block 85 was sold at a sheriff’s sale on May 15, 1858 to George Dennison for \$482.35 (Book T, Page 146). It is unknown who the residents were during this time.

On April 6, 1861, Dennison and his wife Margaret sold the property to John Delahan for \$500 (Book U, Page 485). No Delahan (or variants) was listed in the 1859-60 Muscatine City Directory, nor did it appear during a search of the 1860 or 1870 census reports. The Delehan family was first recorded at this location in the 1866 city directory, when John Delahan’s residence was identified as being on “4<sup>th</sup> n.s., 1 w Cherry.” This would correspond to the current location. He was recorded as being a tailor in that edition. In the 1869-70 directory, Delahan was recorded at “cor 4<sup>th</sup> & Cherry,” and continued to be listed as a tailor. The 1874-75 listing also identified him as a tailor, with his residence on the “ns 4<sup>th</sup> w Cherry.” In the 1876-1877 directory. Delehan’s address was listed as 98 W. 4<sup>th</sup>. Several additional members of the family began being listed in the 1877-78 city directory. In addition to the father, whose address was listed as “Cherry cor 4<sup>th</sup>,” another John, assumed to be his son, was listed at 98 W. 4<sup>th</sup>, which is assumed to be the same location. This John worked as a clerk at Dillaways. The 1880 census confirmed much of this information and provided other details. It showed John, 51; and Maria, 40, had both been born in Ireland. Eight children, ranging from 19 to three also were listed in the house. Kate, 19, worked as a milliner; John, 18, was a clerk in a crockery store; William, 15, also was a clerk in a crockery store. Other children in the home included Mary, 13; Nellie, 11; Paul, 8; Agnes, 6; and Thomas, 3. From the 1886-87 through the 1893-94 city directories, members listed as residents at this property included: John, tailor; John A., variously listed as a traveling salesman or travels- Dillaway; Miss Kate – milliner (Whites); Marie, no occupation listed; Agnes, no occupation listed; and Paul, clerk at Dillaways. Miss Helen Delahan was also listed as a resident in the 1889-92 directory, but since she was not listed in the 1880 census, it is unknown what her relationship was to the other family members.

It apparently was during the 1880s that Delahan completed most of the renovation on the house – most likely in reaction to his growing family. According to James Hahn, a former owner and resident, renovation work that he completed in the house after he bought it in 1966, showed the original Woods home was likely a one or one and one-half story, front-gable building (interview, August 10, 2007). Two front-gable houses are present in an 1874 birds-eye map of Muscatine, which would appear to confirm Hahn’s suggestion. Hahn said his renovation uncovered evidence that a side-gable addition was added to the front of this original house, creating the current appearance. A closet associated with this addition (now front portion of house) contained a date of 1885-86. Hahn reported it appeared the initial gable-front house was later extended on both sides and a second story was added to it. All of this work is assumed to have taken place as the family grew and continued to live in the house. The net affect was to basically enclose the original smaller house built by Wood.

John Delahan was listed as retired in the 1895-96 directory. John, Jr., continued to be listed as a traveling salesman and Kate was still listed as working at White’s as a milliner in that edition. John Delahan died on May 6, 1895 at his home on West Fourth (Muscatine Journal, May 6, 1895, 4).

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John Delahan House	Muscatine
Name of Property	County
805 W. Fourth Street	Muscatine
Address	City

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According to his obituary, he was survived by his wife, sons John and William and daughters Kate and Agnes. The other children had apparently preceded him in death. The 1897-98 and 1899-1900 city directories listed Maria Delahan (widow); John, Jr., no occupation listed; Agnes, milliner (Bankers) and Catherine, milliner (Bankers) as the residents.

The 1900 city directory only listed Mrs. M. Delahan as the resident. The 1900 census showed Maria Delehan, 64, living at 805 W. 4<sup>th</sup> with son John, 37, commercial teamster; daughter Catherine, 28, milliner; and daughter Agnes, 23, milliner. Catherine's age appear to be recorded in error in this census, as she should have been 38. The 1902-03 city directory continued to list all four family members, although the two daughters were identified as trimmers, while John was recorded as a clerk at the Hotel Grand. In addition, Joseph and Annie Lorber were listed as residents. No occupation was listed for him. This entry might have been an error, because subsequent directories did not include the Lorbers. From the 1904 to the 1908-09 directories, Mrs. M. Delahan, no occupation, was listed as a resident, along with John A., no occupation; and Agnes and Catherine, millinery. Maria apparently died sometime between 1908 and 1910 because she was not recorded in the 1910 records. Catherine, 45, was listed as the head of the household at 805 W. Fourth. Both she and Agnes, 36, were identified as working in dry goods. John A., 43, was also recorded as a resident, but his occupation was not decipherable. From the 1911 to the 1923-24 city directories, Kate and Agnes were listed as running their own shop, Delahan Millinery. John was identified as an agent for Northwest Mutual Life Insurance. From the 1927 city directory to the 1938-39 edition, Agnes and Catherine were listed as working at Delahan Sisters Millinery. John's occupation was not listed. Sanborn maps did not cover this block until 1928, when this house is shown. The 1930 census confirmed the three siblings continued to share the house, with John, 68; Catherine, 70, milliner; and Agnes, 56, milliner all recorded there in that census. The brother apparently died sometime after 1938, which is the last directory in which he is listed. Katherine (Catherine) is last listed in the 1943 directory. The property eventually passed to Agnes Delahan on July 16, 1943 (Book 105, Page 503). The last directory in which she is listed was 1952.

Fred Hahn purchased it from Agnes Delahan's estate on June 18, 1954 (Book 152, Page 50). His son James was listed as a resident in the 1954 and 1956 city directories. No occupation was listed for him. James F. and Beatrice Hahn were both recorded as the residents in the 1958 and 1959 city directories. He was identified as a mix operator for Hahn Bros Sand and Gravel in both editions. James and Beatrice Hahn bought the property from his parents on August 31, 1966 (Book 227, Page 767). James Hahn currently serves in the Iowa Legislature.

The current owners acquired it on October 25, 2005.

## 9. Major Bibliographical References

Census Records, United States Census Bureau, 1880, 1910, 1920.

City Directories, Muscatine. Various publishers, 1856-1959. Musser Public Library, Muscatine, IA.



# Iowa Site Inventory Form Continuation Sheet

Site Number 70-01144

Related District Number 70-01005

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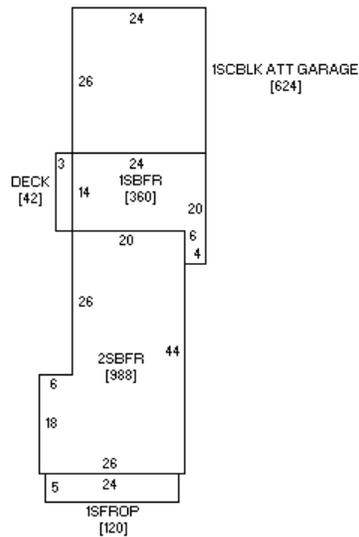
John Delahan House  
Name of Property

Muscatine  
County

805 W. Fourth Street  
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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)

