

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

State Inventory No. 70-01122 **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 J.N. Greathouse Rental House #2
 other names/site number Field Site #: WH-063

2. Location

street & number 404 W. 3rd St.
 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) 37 Lot(s) N 79 1/2' E 1/2 Lot 7

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>1</u>	buildings
<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	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

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>06B: Late 19th and 20th Century Revivals/Colonial Revival (Cape Cod)</u>	foundation <u>Not Exposed (assumed to be concrete)</u>
_____	walls <u>03: Brick (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 404 W. Third Steet Site Number 70-01022
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 1941 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 Jim Rudisill (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 17, 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

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J.N. Greathouse Rental House #2
Name of Property

Muscatine
County

404 W. Third Street
Address

Muscatine
City

7. Narrative Description

This is a one-story, two-bay, Cape Cod house. It sets on an assumed concrete foundation. The walls are clad in clay tile blocks, and the 1946 Sanborn map notes "tile" as the material. The gable roof is clad in asphalt shingles. The house is located on a corner lot that slopes sharply down on the south elevation. The house has been built into the slope. This creates a first story that is at-grade on the north elevation and most of the west elevation, but then evolves into the second story at the back and east elevations. An attached, recessed garage is located on the west side of the house. The sills under each window are a single row of slightly projecting brick arranged in a rowlock pattern.

The front (north) elevation has a pair of windows centered on the left half of the façade. Each window has three-over-one-light, double-hung historic wood sashes. A wood shutter is present outside the pair of windows. An entry is also located on right portion of the façade. The entry contains a single, historic wood door with three lights at the top. A short shed-roof overhang is located over the door.

A 1941 photograph shows the house shortly after construction ("... Home Ownership," *Muscatine Journal Year-end Review*, December 30, 1941, Section 3, Page 8). There does not appear to have been any changes in the building or any of its doors or windows.

The west side elevation contains an attached one-stall garage that is recessed back from the front of the house. A four-light, overhead wood panel door covers most of the garage's north wall. The garage covers the back half of the house's west wall. Two windows are located in the uncovered front half of the wall. The left window is a typical three-over-one-light, double-hung wood window. The right window is a narrow, one-over-one-light, double-hung wood window. The west wall of the garage contains no openings.

The excavated, east side elevation contains two typical three-over-one-light windows in the upper story. The right window is centered on the front half of the wall. A brick chimney is located to the right of this window and extends up the entire wall and above the roof. The left window is centered on the back half of the wall. The excavation has exposed the basement wall, which contains several window openings. Two single-light casement windows are located in the front half of the wall, but left of the exposed chimney. The right casement window is aligned below the upper story's right window. The remaining windows of this lower story are located in the back half of the wall. These are three-over-one-light windows that are similar to the rest of the windows in the house. The window group is centered on the back half of the lower wall, but two of the windows are paired, while the third window is set slightly to the left of that pair.

The rear (south) elevation contains two three-over-one-light windows in the upper story and two entries on the lower story. None of the openings align with each other. The upper story windows are both located on the right half of the upper wall. Instead of being centered on that portion of the wall, they are shifted towards the left. The entries on the lower wall also are not centered. The right entry appears to be

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J.N. Greathouse Rental House #2
Name of Property

Muscatine
County

404 W. Third Street
Address

Muscatine
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historic. It contains a flush-mounted, aluminum combination storm door and an interior door that is similar in design to the front door. It is almost aligned between the two upper story windows, but is also shifted slightly to the left. The remaining opening on this elevation is a wider, non-historic metal door that appears to access the lower story under the garage. It contains a single light in the top portion. This door is centered on the entire back wall.

8. Narrative Statement of Significance

The J.N. Greathouse Rental House #2 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.

Factory owner J.N. Greathouse constructed this house as a rental in 1941. Shortly before retiring in 1942, he purchase several parcels of property near the corner of Linn and Third and constructed at least two houses, which he then rented. Neither he nor any of the tenants who have lived at 404 W. Third appear to have made any significant impact on the history of Muscatine. No significant event is known to have occurred at this location. In addition, the architecture of the house is not unusual or significant. The house was built shortly before America's entry into World War II, which initially saw a drastic reduction in construction. However, the style is typical of the houses built in Muscatine in the early 1940s, and several exist throughout the community. With further research, its significant among these houses may be established. Thus, the James Greathouse Rental House #2 does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C at this time.

However, the James Greathouse Rental House #2 does appear to be a contributing building in a potential "West Hill" neighborhood historic district. Greathouse had previously built other houses in the area, and his continued support of that area helped to maintain the stability and cohesion of the neighborhood. As each new house was constructed, new families would come into the neighborhood, helping to boost its attraction for others. Greathouse also appears to have come to the conclusion that rental housing needs would continue to grow. During this period, numerous houses in West Hill were converted to rental use, and the construction of rental homes was a growing trend. Greathouse's decision to build this house and others helped to tie the neighborhood together. This house contributes historically and architecturally to this potential historic district.

The site was used around the turn of the 19th century as a neighborhood fire station. The Excelsior Hose Company's station was located here from 1900 to 1911, according to city directories. From 1916 to 1941 however, the directories do not record any 404 W. Third, and the 1919 Sanborn map shows that the fire company building has been demolished.

James and Eliza Greathouse acquired 404 W Third, legally identified as the N LY 79½' of Lot 6 and the S LY 29½' N 79½' E 30' of Lot 7, all in Block 37, from D.V. Jackson and William Kuebler on September 30, 1941 for \$1 (Book 98; Page 594). There is no indication of a family relationship between the parties, so

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J.N. Greathouse Rental House #2
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apparently this transaction was part of a larger exchange of property. A photograph in the Muscatine Journal Year-end Review for 1941 shows the house at 404 W. Third and identifies it as a newly constructed building. J.N. Greathouse is listed with the house. Greathouse was born June 17, 1873 near Kohoka, Missouri. For several years he traveled the Midwest for various companies. He arrived in Muscatine in 1914, and shortly after that formed the Greathouse Manufacturing Company, a ladies garments manufacturer. Greathouse Manufacturing did not appear to have been a large employer or made any significant economic impact on the community. The 1920 census indicates that James, 47, is the owner of 406 W. Second. He is identified as a manufacturer of women's wear. Eliza, 44, is listed as a forelady, apparently of the company's manufacturing plant. Eve (Eva), 15, is also listed in the household. The company continued to operate until around 1925, when he became associated with the Iowa Pearl Button Company. He remained with it until he retired in 1942. The Greathouses continued to be listed as the residents of 406 W. Second through the 1947 directory. The couple also invested in real estate and rental house construction during this time. In addition to the real estate purchase and construction of the house at 404 W. Third, they bought the N 30½' S 60½' of Lot 6 and the N 30½' S 60½' E½ of Lot 7, all in Block 37 and commonly known as 212 Linn, from J.B. Hartman (widower), on September 9, 1937 (Book 90; Page 180). James died July 25, 1948 at Bellevue Hospital in Muscatine. Eliza Greathouse, widow, continued to be listed as the resident in 406 W. Second through the 1952 directory. She died November 6, 1953.

Ralph and Dorothy St. Clair were the first residents listed in city directories after this house was constructed in 1941. They appear in the 1943 directory, with his occupation identified as a salesman for Carver Pump. Howard M. Cryder was the listed resident in 1946. He also worked as a salesman for the Carver Pump Company. The 1949 to 1954 directories identified Thos. A. Barry as the resident. His occupation was not listed in the 1949 directory, but the 1952 and 1954 editions both identified him as the treasurer and general manager of Barry Company, Inc.

On September 1, 1950, Eliza Greathouse (widow) sold the N LY 79½' of Lot 6 and the S LY 29½' N 79½' E 30' of Lot 7, Block 37, 404 W Third, to E. Gladys Schmidt, who likely was her daughter (Book 136; Page 55). According to J.N. Greathouse's obituary, Mrs. George Schmidt, a daughter, lived in Wadena, Minnesota. The house continued to be rented. Claire L. Smith was listed in city directories as the resident from 1956 to 1958. The 1956 directory listed Smith's occupation as a bacteriologist for Grain Processing while the 1958 directory listed it as a chemist for GPC. The 1959 directory identified Roger G. Swick as the resident. He worked as a laborer at GPC. The property appears to have remained in the family through the early 1960s.

There was a sale of the N 79½' E ½ of Lot 7, Block 37 from Viola and Ralph TeStrake to Roy E. and Joleen Schnedler on May 29, 1969 (Book 244; Page 175). No record could be located of when the TeStrakes acquired the property.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Site Number 70-01022
Related District Number 70-01005

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J.N. Greathouse Rental House #2
Name of Property

Muscatine
County

404 W. Third Street
Address

Muscatine
City

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.

"... Home Ownership," *Muscatine Journal Year-end Review*, December 30, 1941, Section 3, Page 8

"J.N. Greathouse Goes In Death; Rites Tuesday," *Muscatine Journal*, July 26, 1948, Page 2.

"Mrs. Greathouse Death Follows Lengthy Illness," *Muscatine Journal*, November 6, 1953, Page 19

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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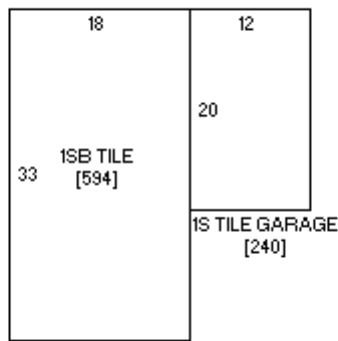
J.N. Greathouse Rental House #2
Name of Property

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404 W. Third Street
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Plans of buildings on site (from assessor's office)



(front – W. 3rd Street)

Photograph of building (digital image)

