

United States Department of the Interior
National Park Service

National Register of Historic Places
Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Downtown Commercial Historic District

other names/site number _____

2. Location

street & number Roughly nine blocks centered on 2nd Street between Pine and Mulberry not for publication N/A

city or town Muscatine vicinity N/A

state Iowa code IA county Muscatine code 139 zip code 52761

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (____ See continuation sheet for additional comments.)

Rowell J. Soltz

April 6, 2006

Signature of certifying official

Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Gibson H. Deall

Signature of Keeper

Date of Action

5.24.06

Downtown Commercial Historic District
Name of Property

Muscatine, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property
(do not include previously listed resources in count)

Contributing	Noncontributing	
<u>93</u>	<u>18</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>1</u>	<u> </u>	objects
<u>94</u>	<u>18</u>	Total

Name of related multiple property listing listed (Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously in the National Register

Historical and Architectural Resources of Muscatine, Iowa

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/TRADE / business
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / financial institution
- COMMERCE/TRADE / specialty store
- COMMERCE/TRADE / department store
- COMMERCE/TRADE / restaurant
- COMMERCE/TRADE / warehouse

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE / business
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / financial institution
- COMMERCE/TRADE / specialty store
- COMMERCE/TRADE / restaurant
- COMMERCE/TRADE / warehouse

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN / Italianate
- LATE VICTORIAN / Queen Anne
- LATE VICTORIAN / Romanesque

Materials

(Enter categories from instructions)

- foundation STONE
- walls BRICK
- WOOD
- roof ASPHALT
- other METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Downtown Commercial Historic District
Name of Property

Muscatine, Iowa
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8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

INDUSTRY

Period of Significance

1843-1958

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Hyland, Paul V.

Mills, Joseph E.

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Musser Public Library, Muscatine, Iowa

Downtown Commercial Historic District
Name of Property

Muscatine, Iowa
County and State

10. Geographical Data

Acreage of Property about 25 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>15</u>	<u>663162</u>	<u>4587380</u>	3	<u>15</u>	<u>663636</u>	<u>4587621</u>
2	<u>15</u>	<u>663441</u>	<u>4587667</u>	4	<u>15</u>	<u>663463</u>	<u>4587482</u>

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian

organization SPARK Consulting date February 27, 2006

street & number 1138 Oneida Avenue telephone 563-324-9767

city or town Davenport state Iowa zip code 52803

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name see continuation sheet (end of document)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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6. Function or use (continued)

Historic Functions

- SOCIAL / meeting house
- GOVERNMENT / city hall
- GOVERNMENT / public works
- RELIGION / religious facility
- RECREATION AND CULTURE / theater
- AGRICULTURE/SUBSISTENCE / processing
- INDUSTRY/PROCESSING/EXTRACTION / manufacturing facility
- HEALTH CARE / medical business/office
- HOUSING / multiple dwelling
- HOUSING / hotel

Current Functions

- SOCIAL / meeting house
- GOVERNMENT / city hall
- RELIGION / religious facility
- RECREATION AND CULTURE / museum
- INDUSTRY/PROCESSING/EXTRACTION / industrial storage

7. Description

Architectural Classification (continued)

- LATE 19TH & 20TH CENTURY REVIVALS/ Classical Revival
- LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS / Commercial Style
- OTHER / Commercial

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7. Narrative Description

The Downtown Commercial Historic District in Muscatine is centered on 2nd Street between Pine Street and Mulberry Street, with additional contributing properties on adjacent blocks (see Figure 1, page 17). Muscatine is located on the Mississippi River in southeast Iowa, and the original town was centered on a relatively flat section of land along the river, framed by the bluffs and hills. Residential development moved up the hills, leaving commercial and industrial development on the more level land near the river. By 1874, the 12-block area along Front Street (Mississippi Drive) and 2nd Street between Pine Street and Mulberry Street had developed as the commercial and industrial center of Muscatine. The Downtown Commercial Historic District represents the original and oldest commercial area of Muscatine. Overall, there are 114 resources located in the district, including the 2 properties previously listed on the National Register of Historic Places that contribute to the district. In addition to these 2 historic properties, there are 93 contributing buildings, 1 contributing object, and 18 non-contributing buildings (12 built prior to 1958). The district is characterized by the large number of 19th century commercial buildings, though many of these were modified in the first half of the 20th century. Of the 93 contributing buildings, 47 retain their 19th century design and 46 reflect a 20th century appearance through construction or modification. The most common building type is a three-story, brick commercial building. Overall, these buildings define the scale of the downtown district, and they provide a continuous and connected feeling throughout the historic district.

The Downtown Commercial Historic District is primarily commercial in its composition. Additional industrial/commercial buildings, an early settlement church, and public, civic, and religious buildings reflecting the early 20th century period of Civic Pride and Accomplishment are also found within the district boundary. The district includes parts of 12 blocks along Mississippi Drive, 2nd Street, and 3rd Street between Linn Street and Mulberry Avenue. The main streets are platted as 60 feet in width, with 20-foot alley running parallel to the numbered streets. The primary development is centered on these numbered streets, which run east-northeast / west-southwest, roughly parallel with the Mississippi River. The named streets provide additional cross street commercial development. All the buildings are substantial in nature, primarily with brick exteriors and a variety of storefront materials. The buildings are sited close together with no gaps between most of the buildings. Where historic buildings have been demolished, new construction has typically preserved the overall appearance of a solid street. The majority of the buildings are three stories in height, with an occasional two-story or one-story building. This overall massing is reflected with the infill buildings as well. The few buildings over three stories in height are historic, contributing buildings to the district, and all date prior to 1920. The buildings span the entire front portion of their lots, and many buildings have rear extensions that completely fill the lots back to the alley. The fronts of the buildings are typically flush with the adjacent buildings, creating a solid streetscape appearance with small setbacks. Even those buildings that have been later modified and are non-contributing typically continue to maintain this unified minimal setback. There are few separate outbuildings or substantial structures apart from the main buildings.

The Downtown Commercial Historic District has maintained a similar appearance throughout its period of significance from 1843 to 1958. The Downtown Commercial Historic District is characterized by the large number of buildings constructed in the 19th century. The earliest buildings within the Downtown Commercial Historic District reflect the early mixed use of the district in the early settlement period prior to the Civil War. These buildings primarily date to the 1850s, and they include commercial, industrial, and religious functions. Early industrial and commercial buildings are more vernacular in appearance, though reflecting substantial two, three, four, or five story brick construction. One extant building was constructed in the 1840s, 14 in the 1850s, and two around 1860. The earliest buildings were replaced in the 1850s and 1860s with substantial three-story brick buildings, mostly Italianate as noted previously. This type of building continued to define the district through the end of the 19th

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century and into the 20th century. A building boom following the Civil War in Muscatine, spurred by the end of the war and the growing lumber industry. Many early settlement buildings were replaced in this period with more substantial three story brick buildings. Nineteen extant buildings were constructed in the late 1860s, with 18 dating to the 1870s. The 1880s boast another 13 buildings that were constructed, and 15 date to the 1890s. Overall, 82 of the extant buildings in this district date to construction in the 19th century, though only 47 retain their 19th century design.

In the 19th century, the section of commercial 2nd Street in the four blocks from Pine Street to Cedar Street was the most developed, with additional commercial buildings in the two blocks further east to Mulberry Avenue. Additional industrial and commercial uses were focused on Front Street (Mississippi Drive) from the intersection with Pine Street to Sycamore Street. This street had more varied heights of buildings, from one to five stories. Brick Italianate buildings are the most common within the historic district and this period, built from the 1850s to 1880s. These buildings have features characteristic of this style, including tall arch windows with decorative hoods, decorative bracketed cornice, two-over-two-light double-hung windows, and storefronts with metal columns. Brick cornices are more common on early buildings, with metal cornices became typical on the later examples of these buildings. Later Romanesque Revival brick buildings are also found in the district, defined by their emphasis on arches. Additional lots were filled in with buildings in the 1890s, and some earlier buildings continued to be replaced in this period. There is a scattering of Queen Anne commercial buildings dating to around the turn of the 20th century. These commercial interpretations of this style share similar characteristics of the earlier buildings, such as decorative cornices, with the noticeable addition of oriel windows.

Construction slowed in the early 20th century in the Downtown Commercial Historic District, with several older buildings updated with new features such as oriel windows and metal façades. Between 1900 and 1920, 12 buildings were constructed. Another seven buildings date to the 1920s. With the popularity of oriel windows with the Queen Anne style at the turn of the century, they were also a common modification to an older building in this period. Three buildings also have full metal façades from this period. A period of civic pride and accomplishment resulted in a variety of buildings constructed in the first two decades of the 20th century in the downtown, including governmental, civic, and commercial buildings. Classical Revival was a popular choice for financial institutions, while the Craftsman style was reflected in simpler commercial buildings. Three-story brick buildings continued to define the appearance of the district in the early 20th century, though the first two decades saw the construction of four taller buildings in the downtown. Tall buildings somewhat reflect the Chicago style with some Art Deco detailing. Buildings taller than three stories were constructed between 1908 and 1917, including a four-story 1908 bank/office building, five-story 1908 bank/office building, seven-story 1915 hotel, and a six-story 1917 department store/office building. Two were located along 2nd Street, while one was along Mississippi Drive and one on 3rd Street. These four buildings, along with the five-story 1851 Bennett Mill on Mississippi Drive, remain the only buildings over three stories in the core of downtown Muscatine. Mississippi Drive from Linn Street to Sycamore Street continued to be a mixed industrial and commercial area. As 2nd Street was nearly completely filled in from Pine Street to Mulberry Avenue, additional development in the early 20th century expanded to 3rd Street. Commercial, governmental, and civic buildings were built along this corridor, continuing to follow the three-story height precedent with the exception of the one five-story building. Additional commercial buildings continued to be found on the cross street of Iowa Avenue, 100 block of Chestnut Street, and 200 block of Walnut Street.

By 1930, most of the construction was complete in downtown Muscatine. Construction slowed significantly in the 1930s and early 1940s, with only one governmental building dating to this period within the district boundary. The final five extant historic buildings in the district date to 1946, 1949, 1952, 1953, and 1958, through several older buildings throughout the district were updated with new façades and/or storefronts in this period. The older buildings maintained the continuous three-

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story appearance of the district during this period, with buildings evenly setback close to the street. New buildings in this period continued to maintain this setback, with some shorter buildings added. Buildings constructed or remodeled in the middle of the 20th century reflect a more vernacular “20th century commercial” style. These buildings have brick façades, with simple line or rectangular brick detailing. Renovations simplified façades with the addition of new façade brick and removal of projecting cornices. Brick was the most common choice for refacing a building from 1910 to the middle of the 20th century, though one building received a solid metal façade in 1952 and two adjacent buildings did in 1964. Storefronts were also remodeled with new materials, with the focus on large storefront windows continuing. However, the general three-story commercial appearance of the district has remained constant from 1843 to 1958 to today. Overall, 25 of the extant buildings in the district were built between 1900 and 1958, though an additional 21 modified older buildings reflect integrity from this period. The one contributing object, the Statue of Liberty, was erected in 1950 in front of City Hall. Six buildings have been constructed since 1958 within the district boundary, and an additional 12 older buildings were modified in this period, significantly impacting their historic integrity.

As such, the Downtown Commercial Historic District retains good integrity overall. Though some demolitions have occurred within the district and other buildings have been replaced with a handful of new buildings, the historic appearance generally remains intact. Modifications have been made to some buildings, focused on window and storefront changes. However, the sense of scale, design, and materials remains strong throughout the district, and nearly 85% of the buildings are contributing to the district. The association with the commercial history of Muscatine remains intact, as does the typical feeling and understanding of a historic downtown. The condition of the buildings in the Downtown Commercial Historic District is good. Generally, the buildings are well maintained. Many retain a high level of integrity dating to their construction. Others have modifications to the buildings that are within the period of significance, such as oriel windows and storefronts. Some buildings retain their historic appearance on the upper stories, while the storefront modifications are non-historic. These buildings are considered contributing within the district, unless the later modification has drastically altered the overall appearance of the building. A total of 12 buildings have later significant changes that have negatively impacted their integrity, and these buildings are classified as non-contributing. In recent years, several buildings throughout the district have been remodeled in a manner sympathetic to the original design. Though some of these modifications have reduced the historic integrity of the building, these buildings are in excellent condition. Finally, six non-contributing buildings within the district boundary date to construction after 1958, which are in good condition.

The overall commercial nature of the Downtown Commercial Historic District distinguishes it from the surrounding area. The district is characterized by these commercial and industrial buildings. The topography to the immediate west and southwest begins to get more hilly, as this area changes into a more residential area. This area has historically been residential, with the commercial and industrial uses confined to the more level terrain near the river. Likewise, the area to the north and northwest of the district is more residential, with some larger non-historic buildings. To the north of the east end of the district is the historic courthouse square with the associated historic jail buildings. The east end of the 2nd Street corridor, east of the district boundary, becomes less dense with a major road and non-historic buildings. Two 1960s buildings and parking lots are located in this area west of Mulberry, with parking lots and three historic commercial buildings east of Mulberry. The majority of this area east of Mulberry is industrial in nature, primarily occupied by HNI, Inc. Though this area was industrial historically, the current buildings are largely non-historic. The differing historic and current use of the area east of Mulberry distinguishes it from the Downtown Commercial Historic District. The area immediately to the south and southeast of the district is occupied by the riverfront and the Mississippi River. A number of buildings have been demolished along Mississippi Drive, and the area between Sycamore and Walnut streets has been significantly graded for parking. Though no historic archeological sites have

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been identified as part of this nomination, sites identified in the future may contribute to the district. The strongest potential for these sites is along Mississippi Drive where historic buildings have been demolished.

Block by block description and integrity

The following narrative descriptions are organized from west to east and south to north, beginning with the major streets (west-east) and then the cross streets (south-north) (see Figure 1, page 17). There are a total of 114 resources within the boundary. Overall, 93 contributing buildings, 1 contributing object, 12 non-contributing historic buildings, and 6 non-contributing non-historic buildings are located within the Downtown Commercial Historic District boundary. Additionally, there are 2 buildings listed on the National Register of Historic Places, which also contribute to the district.

300 block of W. Mississippi Drive, Map #92-94: This block has three contributing buildings within the district boundary. These contributing buildings are commercial/industrial structures with construction dating from the 1840s to 1940s. The older buildings have been altered with window modifications, but overall the block continues to convey its historic commercial/industrial appearance. The one building on this block that has been demolished is at the west end, outside the boundary of the district.

200 block of W. Mississippi Drive, Map #95: The Bennett Mill complex, with associated sections and additions, continues to stand in the 200 block of W. Mississippi Drive. This five-story building has been identifiable along the river since 1851, and the adjacent portions have been added as the building has continued to serve as an oatmeal mill, pearl button factory, and machine shop. Though some window modifications have been made, the complex continues to retain its historic appearance, defining this block within the district boundary. This complex is counted as 1 contributing building to the district. Additional commercial/industrial buildings on the east end of the block have been demolished, leaving parking areas.

100 block of W. Mississippi Drive, Map #96-97: The Hotel Muscatine defines the east end of this block. This individually significant building stands as one of two "tall" historic buildings in downtown Muscatine, built in 1914-15 through a community effort. A c.1975 building clad in metal is set back on the west half of the block, and a 2004 diner sits on the front portion of this parcel along Mississippi Drive.

100 block of E. Mississippi Drive, Map #98-99: This block is defined by commercial buildings on either corner of the block, dating to construction/remodeling in the middle of the 20th century. The southwest corner building is a three-story building remodeled in 1941 with a new brick façade. Three buildings once stood next to this building, which is now a small parking area. The east half of the block is defined by a large 1952 automobile dealership building. This continues the historic uses of this street for the automotive industry. With these two buildings, the block appears relatively dense, with the parking between the buildings not dominating the streetscape.

200 block of W. 2nd Street, Map #1-14: This block has 12 contributing and two non-contributing buildings within the district boundary. One non-contributing building is a c.1856 house with a commercial 1963 front addition, and a second non-contributing building in this block is a 1870s building with the top two-stories removed in 1960. Overall, the south side of this block is remarkably intact with several buildings recently remodeled as part of the Pearl Plaza project. This block is primarily three-story brick Italianate buildings. The Mull Grocery at the west end is a distinguished corner building. The north side has

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seen various historic alterations, dating from 1900 to 1960. This block ranges from two to three stories in height, with several oriel window additions.

100 block of W. 2nd Street, Map #15-22: This block has six contributing and three non-contributing buildings, though the corner building has an Iowa Avenue address. The demolition of one building in the south side of the block in 1969 led to the subsequent collapse of the next building and weakening of the third story on the next building. The non-contributing buildings include a c.1868 building with the third story removed in 1969, a 1890s building remodeled in 1981, and the corner tall two-story building built in 1994. Overall, the three-story historic height and even historic setbacks continue to define this block, even with these alterations. The north side of the block has three contributing buildings that fill the west half of the block, including the three-story 1854 Italianate Union Block, 1949 two-story Broud Department Store, and two-story Montgomery Ward Store with the 1929 artistic tile façade. The south side of the block has historic buildings clustered at either end, with the three-story Italianate buildings at the west end next to the non-contributing Italianate building modified to two-stories. The east end is anchored by the significant 1910 Muscatine State Bank.

100 block of E. 2nd Street, Map #23-38: This block has nine contributing and seven non-contributing buildings. These non-contributing buildings primarily represent modifications to historic buildings, and this block maintains a solid one to three-story appearance on either side of the block with no gaps occupied by parking. Thus, overall the presence of the non-contributing buildings blends into the historic, solid streetscape with even setbacks. The north side of the block is defining by the six-story Laurel Building at the west end, one of two "tall" historic buildings in downtown Muscatine. The Kresge Store, with height reduced around 1970, and a 1979 building are adjacent to the Laurel Building. The two-story Woolworth's, built in 1953, defines the remainder of the middle of the block, next to the one-story Wilson's Shoe Store, with height reduced in 1952 for the adjacent Woolworth's construction. The two three-story non-contributing Italianate buildings at the east end of the block were clad in solid metal façades in 1964. The south side of the block is more intact, with six contributing and three non-contributing buildings. The west half of the block is defined by four historic buildings with multiple storefronts. All date to the 19th century, with the corner building clad in new façade brick in 1956-57. Interestingly, the east end of the south side of the block is a historic building also clad in new façade brick in 1957, next to a c.1899 building remodeled in 1999, a three-story Italianate building, a 1880s building modified in 1967, and a non-historic building dating to 1979.

200 block of E. 2nd Street, Map #39-55: This block has 17 contributing buildings with no non-contributing buildings. The whole block remains nearly intact, with two buildings demolished at the east end of the south side outside of the district boundary. A 1964 one-story building and a parking lot now stand in this area. The north side of the block is completely intact, defined primarily by three-story 19th century buildings. Some windows and storefront modifications have occurred, but overall this block continues to reflect its historic appearance. The south side of the block has similar integrity. This side is also dominated by three-story 19th century buildings on the west two-thirds of the block. The west corner is defined by the four-story German American Saving Bank building. This is perhaps the most intact historic block in downtown Muscatine.

300 block of E. 2nd Street, Map #56-64: This block is defined by eight contributing buildings and one non-contributing building on the north side, and a newer 1979 two-story bank on the south side, which is outside the district boundary. While the 1979 bank on the south side is newer, its two-story presence contains to help convey the historic presence of buildings on either side of this block. This block reflects a later phase of construction as commerce interests continued to move east along 2nd Street. Nearly all the buildings are three stories. The west half of the block has four buildings dating to the middle of the 19th century, which were updated in the 1890s and early 20th century. One building near the middle of the block was remodeled in 1960.

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Three of the four buildings in the east half of the block date to construction in the 1890s and early 1900s, including the Batterson Department Store. The C.F. Schroeder Building at the east corner of the block dates to construction in 1922 for the Iowa Department Store. The only modifications are windows and storefronts, and this block retains excellent historic integrity. The non-contributing building is the c.1880 building modified in 1960 for the Iowa Employment Agency by reducing the height to one-story and remodeling the façade.

400 block of E. 2nd Street, Map #65-68: Only the north side of the west two-thirds of the block is within the district boundary, including four contributing buildings. Construction never occurred throughout the entire east portion of the block, with some vacant land historically vacant. Two 1960s buildings stand on site of earlier historic buildings on either side of the east end of the block. Thus, the west portion in the district boundary is primarily the historic section connected to the 2nd Street corridor. The north side of the block includes Trinity Church, one of the few non-commercial contributing buildings in this district, which dates to the Early Settlement period that saw mixed use throughout the downtown area. This building is listed individually on the National Register of Historic Places. The remaining three buildings on the north side of the block are two or three story commercial buildings, including the 1912 Bisesi Block and Barry Manufacturing offices. Similar to other blocks, some windows and storefront modifications have occurred, but this block continues to retain excellent historic integrity. The 1930 three-story, Spanish Revival building that dominates the south side of the block has been recently remodeled by HNI, Inc. With the significant exterior alterations, it no longer reflects its historic appearance and is not within the district boundary. However, it continues to provide a solid three-story appearance on this side of the block.

200 block of E. 3rd Street: This block is defined by City Hall (Map #102) on the west half of the south side and First Baptist Church (Map #69) on the east half of the south side. Commercial buildings on the north side of the block have been demolished for parking, which is outside the district boundary. Both these contributing buildings date to the downtown's move towards 3rd Street in the early 20th century, with commercial/civic/governmental uses built along this secondary corridor. City Hall was erected in 1914, followed by a new First Baptist Church in 1922. Both fall into the period of Civic Pride and Accomplishment that defined Muscatine from c.1890-c.1925.

300 block of E. 3rd Street, Map #70-72: Two additional contributing buildings on the north side of this block date to the period of Civic Pride and Accomplishment from c.1890-c.1925, including the 1919 Muscatine Journal building at the west end and the 1919-21 Masonic Temple at the east end. The south side of the block is defined by the side of buildings facing Walnut Street and parking in the place of demolished residential buildings. The non-contributing building on the north side is a 1880s building remodeled in the 1980s. The contributing buildings on the north side are significant buildings in this period of development in downtown Muscatine, and they continue to reflect their historic appearances.

100 block of Pine Street, Map #100: This block is defined mostly by the sides of contributing buildings facing 2nd Street and Mississippi Drive, with one contributing building facing Pine Street. This Muscatine Municipal Electric Plant retains excellent integrity, built in 1936 as the need increased to improve electrical service particularly in the downtown as well as the streetscape of the area.

100 block of Chestnut Street, Map #76-80: Historically, buildings in the south half of the block faced Mississippi Drive, while the north half was divided between two buildings facing 2nd Street and six facing Chestnut Street. The two buildings facing 2nd Street and five extant building facing Chestnut are contributing in this district, with the district boundary only including this north half of the block. The five buildings all date to construction in the middle of the 19th century, with buildings upgraded in

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the early 20th century as the area “improved” in character. A significant metal façade was installed on one three-story building around 1906, with oriel windows appearing on the adjacent building on the west side of the street around 1904. One of a pair of two-story side gable buildings on the east side was increased to three stories around 1909, with the other retaining its original height. The other building on the east side received new façade brick around 1956. These building do show some storefront and window modifications, but the overall features of the buildings and block remain intact.

200 block of Chestnut Street, Map #81-83: Historically, the only buildings facing Chestnut Street in this block have been located in the rear portion of the lots facing 2nd and 3rd Street, and these buildings remain standing. The three buildings include a contributing c.1880 horse collar factory, a non-contributing bake house remodeled in 2000 with a solid metal façade, and a contributing 1857 church remodeled into a commercial building around 1916. The contributing buildings are more functional in nature than other buildings in the district, and both have some window modifications. Overall, they continue to demonstrate their historic presence on this block.

100 block of Iowa Avenue, Map #84-85: This block is currently defined by the sides of contributing buildings facing 2nd Street and Mississippi Drive, and by two contributing building facing Iowa Avenue on the east side of the south half of the block. These three-story contributing buildings include a building with façade brick dating to around 1941 and the three-section 1885 Fitzgerald Block. Though historic maps show some small commercial buildings facing Iowa Avenue at the rear of the 2nd Street lots, the lack of these buildings is not noticeable within the block; the sites read as undeveloped rear sections of lots currently used for parking. The Hotel Muscatine at the corner of Mississippi and Iowa Avenue dominates this block.

200 block of Iowa Avenue, Map #86-91: The west side of the north half of the block retains its historic appearance with the Welch Apartments at the corner, a two-story historic building, and the 1904 Muscatine Journal Building. Likewise, the side of the historic Laurel Building defines the east side of the south half of the block. The demolitions in this block are more noticeable than some other blocks with the construction of the 1994 two-story building at the corner of 2nd Street and Iowa Avenue and the construction of the 1979 building at the corner of Iowa Avenue and 3rd Street. This building sits on the north half of the east side of the block, connected to the historic Laurel Building and historic Hershey Building on either side. Both retain the overall scale and brick design of the downtown.

200 block of Sycamore Street, Map #101-102: The historic Hershey Building and City Hall at the corner of Sycamore and 3rd streets define the north half of the 200 block of Sycamore Street; the south half consists of the sides of historic buildings facing 2nd Street. These two large buildings were built in 1908 and 1914 respectively, during the period of Civic Pride and Accomplishment as downtown uses expanded beyond the 2nd Street corridor to 3rd Street. Though the Hershey Building has window and storefront modifications, it continues to exert a historic presence on this block. City Hall retains excellent integrity as well as a contributing object, a 1950 miniature Statue of Liberty erected by the Boy Scouts of America.

200 block of Cedar Street, Map #74-75: Historically, this block has been defined by a combination of buildings facing Cedar Street and the sides of buildings facing 2nd and 3rd streets. The south half of the block continues to be defined by contributing buildings facing 2nd Street, and a contributing building at the rear of the 2nd Street lot on the west side facing Cedar Street. Also on the west side, a contributing commercial building faces Cedar Street at the rear of the 3rd Street lot, occupied by the 1923 First Baptist Church. Both these contributing building were built in the early 20th century, though one reflects stronger stylistic influences than the other. The east side of the block is defined by the side of a contributing building facing 2nd Street on the south half, and four demolished commercial and residential buildings on the north side. This site is now occupied by a parking

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lot. While this parking lot is a hole in this block, the streetscape is defined by the historic three-story buildings occupied three-quarters of this block.

200 block of Walnut Street and 400 E. 3rd Street, Map #103-112, 73: This block is defined by ten contributing buildings on the west side of the block, and one contributing building on the north half of the east side facing 3rd Street with a non-historic addition along Walnut. The historic additions to Trinity Church occupy the south half of the east side of the block. The ten contributing buildings on the west side of the building are primarily three-story, 1860s buildings, with later historic modifications. This block historically was one of the few cross streets with significant commercial development, and these buildings continue to convey this significance. The tire shop at the corner of 3rd and Walnut streets was built in 1958, replacing an earlier gas station on the site. A large addition with service bays was added in the late 1960s along Walnut Street.

List of buildings in the district by address

The district contains 93 contributing buildings, 1 contributing object, 12 non-contributing historic buildings, and 6 non-contributing non-historic buildings. Finally, 2 historic properties previously listed on the National Register of Historic Places are within the district boundary, and they contribute to the historic district. Thus, a total of 114 resources are within the district boundary. No other buildings, structures, or objects warrant individual tabulation. There are 24 key or exceptional buildings that have been identified in the Downtown Commercial Historic District, which are noted below with an asterisk (*). These buildings provide a key element to the historic district and have strong significance. These buildings generally have a high degree of integrity that reflect the historic commercial nature of this district. They also reflect certain trends in the history of the district. Most of the buildings are three stories in height. Two buildings reflect the effort to build higher in the early 20th century, and remain the tallest buildings in the downtown today.

Address	Name	Map #	State Inventory #	Dates	Status within District; Descriptive/Significance information
228 W. 2nd Street	* Mull Wholesale Grocery	001	70-00168	c.1891	1 contributing building; exceptional corner Italianate brick three-story building anchoring the west end of the 2 nd Street corridor and a significant history associated with Mull Wholesale Grocery
224 W. 2nd Street	Bridgman & Sons Insurance	002	70-00962	1899, 1930s/40s	1 contributing building; excellent example of an earlier one-story building remodeled in the 1930s/40s; historic brick work; non-historic metal cladding with sign on the frieze
222 W. 2nd Street	Joseph Bridgman House	003	70-00167	c.1856, 1963	1 non-contributing building; early brick two-story house that has been obscured with two-story front non-residential addition in 1963; integrity dates to 1963
218 W. 2nd Street	* Daut Grocery / Muscatine Pearl Works Building	004	70-00166	1890	1 contributing building; excellent Italianate two-story brick building with historic significance associated with Muscatine Pearl Novelty Company; retains original storefront columns
217-219 W. 2nd Street	Commercial Building	005	70-00960	1870s, 1890s	1 contributing building; three-story Italianate brick building remodeled in the 1890s with the addition of two sets of two-story oriel windows; significant history associated with W.H. Hoopes & Sons and <i>Der Herold</i>

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215 W. 2nd Street	Richards Meat Market	006	70-00165	1870s, c.1960	1 non-contributing building; three-story historic building with top two stories removed around 1960; retains recessed storefront entry and windows; originally Richards Meat Market
212 W. 2nd Street	Fred Daut Building / Batterson-Wessels Button Co.	007	70-00164	c.1870	1 contributing building; excellent Italianate three-story brick building with new (2002) recessed storefront, older columns; significant history associated with the Daut cigar business and Batterson-Wessels Button Company
209-211 W. 2nd Street	Commercial Building	008	70-00989	1870s, c.1920s, c.1950s	1 contributing building; three-story brick building with upper stories remodeled at different points with addition of new façade brick and oriel window to 209; storefronts date to 1967; 20 th century history associated with Luellen's Cleaners (209)
208-210 W. 2nd Street	Weed's Block	009	70-00959	c.1855	1 contributing building; excellent Italianate three-story brick commercial block with new (2002) storefront; significant history associated with Chester Weed, C. Weed & Company (208), and George Dillaway's queensware store (210)
207 W. 2nd Street	Commercial Building	010	70-00958	1870s, c.1938	1 contributing building; two-story brick building remodeled around 1938 – brick façade and bay likely date to this period; storefront dates to 1967; history associated with Vance Jewelry
206 W. 2nd Street	C. Weed's Building	011	70-00163	c.1856, c.1913	1 contributing building; good three-story brick building rebuilt in 1913 after fire; simple façade similar to original appearance, new (2002) storefront
205 W. 2nd Street	Commercial Building	012	70-00162	1860s	1 contributing building; good two-story brick building; storefront likely dates to 1960s; history associated with Chris Hetzel's meat market and Fred Leu's ice cream parlor
201-203 W. 2nd Street	J.A. Reuling Bakery / Mull Grocery	013	70-00161	c.1852, late 1940s	1 contributing building; two-story brick building with third story removed in late 1940s; windows retain historic hoods; storefront likely dates to 1960s; early history associated with Reuling's bakery (201) followed by several others and Mull Grocery (203)
200-202-204 W. 2nd Street	Tappe Block	014	70-00160	1871, c.1890	1 contributing building; excellent three-story brick commercial block with c.1890 rear addition; new (2002) storefronts; early history associated with Fred Tappe's dry goods store, Charles Tappe's liquor business, and Henry Bodman's grocery store
131-133 W. 2nd Street	Union Block	015	70-00159	1854	1 contributing building; three-story commercial block with two sections remaining (three demolished in 1949); 133 storefront dates to 1959, 131 is later; significant history associated with hardware stores (131 - Stone Brothers, Thompson Brothers) and saddlery/harness business of J. Rubelmann and then William Van Nostrand (133)
128 W. 2nd Street	Shamrock Hall	016	70-00158	c.1868	1 contributing building; three-story brick Italianate building with excellent metal cornice; removed window hoods and non-historic storefront; history associated with Byrne and Murphy grocery store followed by Henry Bodman's grocery store; Shamrock Hall on third floor used by various civic and fraternal organizations
124-126 W. 2nd Street	Commercial Block	017	70-00157	c.1868	1 contributing building; three-story commercial brick block built with Shamrock Hall; early history associated with Hampe Brothers harness shop (126)

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123-129 W. 2nd Street	Broud Department Store	018	70-00957	1949	1 contributing building; two-story brick department store built in 1949, demolishing earlier buildings on site including part of Union Block; history associated with Broud Department Store
120-122 W. 2nd Street	Commercial Building	019	70-00156	c.1868, 1969	1 non-contributing building; two-story brick Italianate building with third story removed in 1969 after adjacent collapse; storefront likely date to 1969 as well
117-121 W. 2nd Street	* Montgomery Ward Department Store	020	70-00155	1929 (c.1875)	1 contributing building; excellent example of an older brick building renovated in 1929 with the addition of a significant glazed tile artistic façade; history associated with Montgomery Ward Department Store
106 W. 2nd Street	Commercial Building	021	70-00956	1890s, 1981	1 non-contributing building; earlier three-story building remodeled with new façade and storefront in 1981
100-102 W. 2nd Street	* Muscatine State Bank	022	70-00152	1910, 1920	1 contributing building; excellent example of a Classical Revival building anchoring the corner of 2 nd Street and Iowa Avenue; significant history associated with Muscatine State Bank
100 E. 2nd Street	Henderson Building	023	70-00938	c.1857, 1956-57	1 contributing building; older building remodeled into one-story building with new façade brick and storefront in 1956-57; 20 th century history associated with Henderson Drugs through period of remodel
101 E. 2nd Street	* Laurel Building	024	70-00116	1917	1 contributing building; one of two "tall buildings" in downtown Muscatine, this seven story brick building was built with a department store on lower levels and offices on the upper stories; history associated with McColem and Company Department Store, J.C. Penney, and several smaller offices
102-104 E. 2nd Street	Commercial Building	025	70-00117	c.1876	1 contributing building; three-story brick commercial Italianate block; storefronts date to 1959; history associated Alice Anson and Company
106-108 E. 2nd Street	* Fisch Building	026	70-00939	c.1876	1 contributing building; an excellent example of a Late Victorian brick building with added oriel windows and a significant history associated with the Fisch Hardware Store and railway & interurban transportation
109 E. 2nd Street	Kresge's 5 and 10	027	70-00940	c.1880, c.1970	1 non-contributing building; earlier three-story building remodeled to one-story building around 1970 with new storefront
110-112-114-116 E. 2nd Street	Commercial Block	028	70-00118	c.1865	1 contributing building; two-story brick commercial block; one façade rebricked in 1966 after fire; 20 th century storefronts; history associated with Dr. Emma and Dr. Sarah Braunwarth (112) and Jacob and Charles Braunwarth's shoe business (110)
115 E. 2nd Street	Commercial Building	029		1979	1 non-contributing building (new); this one-story building was built in 1979 according to the assessor's office
120 E. 2nd Street	Commercial Building	030		1968	1 non-contributing building (new); this one-story building was built in 1968 according to the assessor's office; a three-story building on this site was destroyed by fire in September 1966
121-123 E. 2nd Street	Woolworth's	031	70-00941	1953	1 contributing building; one of two "department" stores built in the post-war period in downtown Muscatine reflecting the simple "20 th century brick commercial style
122 E. 2nd Street	Commercial Building	032	70-00942	c.1880, 1967	1 non-contributing building; this c.1880 was reduced to one-story and remodeled in 1967 after fire destroyed the adjacent building at 118-120 E. 2 nd Street in September 1966

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124 E. 2nd Street	* Pioneer Drug Store	033	70-00119	c.1859	1 contributing building; a key intact building in this 100 block of E. 2 nd Street associated with the early pharmacy history of Muscatine
126-130 E. 2nd Street	Commercial Building	034	70-00943	c.1899, c.1999	1 non-contributing building; a c.1899 three-story building that has been extensively remodeled around 1999
127 E. 2nd Street	Wilson Shoe Store	035	70-00944	1854, 1952	1 contributing building; three-story remodeled to a one-story structure with a new façade in 1952 with the demolition and construction of the adjacent Woolworth's; significant history with the shoe industry from 1854 to 2004
129 E. 2nd Street	Commercial Building	036	70-00945	c.1866, 1964	1 non-contributing building; c.1866 Italianate three-story building clad in a solid metal façade in 1964 and the storefront remodeled along with the adjacent building
130 E. 2nd Street	Houdek Block	037	70-00946	1899, 1957	1 contributing building (date); older building remodeled into one-story building with new façade brick and storefront in 1957; 20 th century history associated with Grimm Drug through period of remodel
131 E. 2nd Street	Commercial Building	038	70-00947	c.1856, 1964	1 non-contributing building; c.1856 Italianate three-story building was clad in a solid metal façade in 1964 and the storefront remodeled along with the adjacent building
200 E. 2nd Street	German American Savings Bank	039	70-00120	1908	1 contributing building; four-story Classical Revival bank building with upper office and significant history associated with Germans in Muscatine
201 E. 2nd Street	Commercial Building	040	70-00121	c.1896	1 contributing building; two-story Queen Anne building with metal façade and corner oriel window constructed after Papoose Creek was buried in 1895; storefront appears to date to 1952
203 E. 2nd Street	* C. Giesenhaus Building	041	70-00122	1882	1 contributing building; excellent example of a late Italianate brick building with significant commercial history associated with the grocery and pharmacy businesses
204 E. 2nd Street	* Commercial Building	042	70-00123	c.1883	1 contributing building; excellent example of a late Italianate brick building with historic wood storefront
205 E. 2nd Street	Commercial Building	043	70-00124	c.1896	1 contributing building; three-story brick commercial building with two-story oriel window and storefront likely remodeled in the 1960s
206 E. 2nd Street	* Otto & Sons Grocery	044	70-00125	c.1888	1 contributing building; excellent example of a late Victorian brick building with intact storefront and a significant history associated with Otto & Sons Grocery
207-209 E. 2nd Street	Commercial Building	045	70-00126	c.1860	1 contributing building; three-story, two section commercial brick block with removed metal cornice and storefronts dating to the early 1950s associated with several prominent businesses
208-210-212 E. 2nd Street	Commercial Block	046	70-00127	c.1882	1 contributing building; three-story, three section commercial brick block with removed metal cornice and storefronts dating to the 1970s/80s associated with several prominent businesses
211 E. 2nd Street	Kaufmann Cigars	047	70-00129	c.1875	1 contributing building; three-story Romanesque Revival brick building significantly associated with Kaufmann Cigars
213 E. 2nd Street	Gerdes Jewelry Building	048	70-00131	c.1892	1 contributing building; three-story late Victorian brick building with refined detailing significantly associated with Gerdes Jewelry; storefront appears to date to 1960

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214-216-218-220 E. 2nd Street	Commercial Block	049	70-00132	c.1865	1 contributing building; three-story, four section brick Italianate block with west two sections remodeled around 1972; associated with several prominent businesses, particularly a series of hardware stores
215 E. 2nd Street	Eaton Knitting Factory	050	70-00133	c.1875	1 contributing building; three-story Romanesque Revival building with storefront likely dating to the 1960s and history associated with the Eaton Knitting Factory and Leu's Ice Cream
217 E. 2nd Street	Hine Brothers Building	051	70-00134	c.1875, c.1903	1 contributing building; three-story Romanesque Revival brick building with two-story oriel window and storefront that appear to date to remodeling around 1903 when Hine Brothers' hat and dry goods store moved here
219-221-223 E. 2nd Street	* Commercial Block	052	70-00136	c.1873	1 contributing building; excellent example of a brick Italianate commercial block, modified with the historic addition of oriel windows on two sections; storefronts date to after 1960; significantly associated with several long running businesses
225 E. 2nd Street	Molis & Beil Gunshop	053	70-00138	c.1875	1 contributing building; three-story brick commercial building significantly associated with the Molis & Beil Gunshop from around 1875 to 1918 and shoe stores from 1919 to the 1950s
227 E. 2nd Street	Giesenhaus Grocery	054	70-00140	c.1876	1 contributing building; three-story brick commercial building significantly associated with Giesenhaus Grocery
229 E. 2nd Street	Commercial Building	055	70-00141	c.1921	1 contributing building; three-story brick building in a simple commercial style constructed for the pharmacy business
301 E. 2nd Street	Graham Drug Store	056	70-00948	c.1860, c.1930s	1 contributing building; three-story brick building remodeled in the 1930s; associated with Graham Drug Store until 1967
303 E. 2nd Street	* Commercial Building	057	70-00143	c.1865, c.1895	1 contributing building; exceptional example of a building modified with the application of a metal façade to the upper stories around 1895; storefront appears to date to 1957
305 E. 2nd Street	Commercial Building	058	70-00949	c.1865, c.1920/30s	1 contributing building; three-story brick building remodeled with new brick façade in the 1920s/30s, perhaps when the Muscatine Café moved to this location
307-309-311 E. 2nd Street	Commercial Building	059	70-00950	c.1885, c.1920s	1 contributing building; three storefronts in a two-story building remodeled together likely in the 1920s with new façade brick and oriel window
313 E. 2nd Street	Iowa Employment Agency	060	70-00951	c.1880, 1960	1 non-contributing building; c.1880 three-story building remodeled in 1960 for the Iowa Employment Agency to one-story with a new façade and storefront
315-317 E. 2nd Street	* Grossheim Building	061	70-00144	c.1898	1 contributing building; excellent example of a Queen Anne brick commercial building associated with prominent local photographer, Oscar Grossheim
319-321 E. 2nd Street	Batterson Building	062	70-00145	1898, 1904	1 contributing building; originally built as a commercial block and remodeled into Batterson Department Store in 1904, which continued to operate here until 1972
323-325 E. 2nd Street	Commercial Building	063	70-00142	c.1890	1 contributing building; three-story building with two two-story oriel windows and cornice with parapet; storefront dates to around 1980
327-329-331 E. 2nd Street	C.F. Schroeder Building	064	70-00952	1922	1 contributing building; three-story brick 20 th century commercial building constructed for the Iowa Department Store by father C.F. Schroeder

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411 E. 2nd Street	Trinity Church	065	70-00146	1851-55	1 contributing building listed on the National Register of Historic Places; early settlement stone church on the west edge of downtown reflecting the early mixed use nature of the downtown, later historic additions
413-415 E. 2nd Street	* Bisesi Block	066	70-00147	1912	1 contributing building; significant example of a early 20 th century Queen Anne commercial building associated with the grocery business
417 E. 2nd Street	Commercial Building	067	70-00148	c.1866	1 contributing building; two-story brick commercial building often associated with the adjacent 419, particularly while Barry operated here
419 E. 2nd Street	* Barry Manufacturing office	068	70-00149	c.1876	1 contributing building; interesting example of a building with a metal upper façade with significant history associated with Barry Manufacturing Company and the pearl button industry
224 E. 3rd Street	* First Baptist Church	069	70-00963	1923	1 contributing building; significant religious building in the corner of the district associated with early 20 th century development that reflects this period of civic pride and accomplishment with its construction and commercial block design
301 E. 3rd Street	Muscatine Journal Building	070	70-00964	1919, 1973	1 contributing building; one-story commercial building with Beaux Arts detailing built during the period of Civic Pride and Accomplishment on 3 rd Street; later 1973 side addition and windows
311 E. 3rd Street	Commercial Building	071	70-00965	c.1880, 1980s	1 non-contributing building; two-story commercial building remodeled with new brick façade in the 1980s
317 E. 3rd Street	* Masonic Temple	072	70-00966	1919-21	1 contributing building; historically and architecturally significant civic building in the section of the district associated with the theme of civic pride and accomplishment
400 E. 3rd Street	B.F. Goodrich Store	073	70-00967	1958	1 contributing building (date); last building constructed during the period of significance in the district reflecting the evolving styles of automotive service buildings with primarily glass walls; 1960s addition with service bays extends along Walnut Street
206-208 Cedar Street	Commercial Building	074	70-00363	c.1913	1 contributing building; two-story simple brick commercial building with two oriel windows, storefront appears to date to 1958
210 Cedar Street	* George M. Wittich Funeral Home	075	70-00971	c.1923	1 contributing building; excellent example of an early 20 th century brick commercial building with Craftsman influence built in the period of civic pride and accomplishment that is also associated with a significant funerary business
115 Chestnut Street	Schmidt Shoe Factory	076	70-00375	c.1870, c.1909	1 contributing building; two-story brick building with third story added around 1909 that is historically associated with the Schmidt Shoe Factory and store from around 1870 to 1918
116 Chestnut Street	H. Schroeder Building	077	70-00376	c.1865, c.1906	1 contributing building; earlier three-story building remodeled with metal façade around 1906 by owner H. Schroeder; storefront likely dates to the 1960s
117 Chestnut Street	Fisher-Foley Tin Shop	078	70-00377	c.1866	1 contributing building; two-story brick side-gable building reflecting an early commercial/industrial style; garage door inserted into storefront

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118 Chestnut Street	Commercial Building	079	70-00378	1870s, c.1904	1 contributing building; earlier three-story brick building updated with the addition of two-story oriel windows around 1904
119 Chestnut Street	Commercial Building	080	70-00972	c.1925, 1956	1 contributing building; earlier two-story building remodeled with new façade brick and storefront in 1956
212 Chestnut Street	Bake House and Oven	081	70-00973	c.1885, c.1925, 2000	1 non-contributing building; early brick bake oven associated with 201 W. 2 nd Street with 1920s additions and metal cladding in 2000
213 Chestnut Street	Van Nostrand Horse Collar Factory	082	70-00974	c.1880, c.1889	1 contributing building; four-story factory building construction around 1880 for Van Nostrand's Horse Collar Factory, one of few factories extant in downtown Muscatine
214 Chestnut Street	Meeting House (Congregational Church) – Record Printing Company	083	70-00379	1857, c.1916, c.1945, 2000	1 contributing building; church remodeled into commercial building for Record Printing Company with storefront remodeled around 1945 for Kurland Auto Sales; later remodeling in 2000
107 Iowa Avenue	Gaeta Fruit Store and Confectionary	084	70-00976	c.1885, c.1941	1 contributing building; earlier three-story brick building remodeled with new façade brick and storefront around 1941; two-story oriel window retained
109-111-113 Iowa Avenue	Fitzgerald Block	085	70-00458	1885	1 contributing building; three-story, three section commercial block with several significant businesses; storefront remodel dates to 1957
202 Iowa Avenue	Ron Carver Charitable Trust	086		1994	1 non-contributing building (new); two-story brick building constructed in 1994 according to assessor's office
209 Iowa Avenue	Stanley Consultants, Inc.	087		1979	1 non-contributing building (new); three-story brick building angled to the corner with 3 rd Street; constructed in 1979 according to assessor's office (address per assessor's office)
214 Iowa Avenue	* Muscatine Journal Building	088	70-00460	1904, 1920s	1 contributing building; significant example of an early 20 th century Queen Anne building with a significant late 1920s tile storefront, which is also associated with the history of the <i>Muscatine Journal</i> newspaper and early history of Lee Enterprises
214 ½ Iowa Avenue	Scott House Stables	089	70-00977	c.1851	1 contributing building; small brick building behind 214 Iowa Avenue that appears to have been built as stables for the Scott House around 1851; later remodeled after Scott House closed for automotive uses
216-218 Iowa Avenue	Commercial Building	090	70-00978	c.1866	1 contributing building; two-story brick commercial building with one storefront; associated with Red Paint Store before they expanded next door to 214 Iowa Avenue
220-224-226 Iowa Avenue	* Welch Apartments	091	70-00464	1851, 1923-24	1 contributing building listed on the National Register of Historic Places; remodeled as three-story Welch Apartments in 1923-24;
315-317 W. Mississippi Drive	Citizens Electric Light and Power Company	092	70-00527	1890	1 contributing building; industrial/commercial building constructed for the light and power company in 1890 and soon remodeled as pearl button factory; several additions while pearl button factory; J&K Button continues to operate here
305 W. Mississippi Drive	Sieg Auto Parts Building	093	70-00981	1946	1 contributing building; one of few buildings standing in downtown built for the automotive industry; one-story brick building with rear section

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Section 7 Page 16 Property name Downtown Commercial Historic District

County and State Muscatine, Iowa

Address	Name	Map #	State Inventory #	Dates	Status within District; Descriptive/Significance information
301 W. Mississippi Drive	Isett Warehouse	094	70-00536	c.1843, 1887, c.1915	1 contributing building; c.1843 pork packing/warehouse with new roof after 1887 fire in similar style and c.1915 rear addition; association with several prominent local businesses
221-225 W. Mississippi Drive	* Bennett Mill / Muscatine Oatmeal Mill complex	095	70-00535	1851, c.1860, c.1890, c.1902, c. 1964	1 contributing building/complex; significant early industrial buildings with additions reflecting the changing industrial uses of the building from an early mill to oatmeal factory to the pearl button industry; original building with c.1860 addition facing Pine Street, c.1890/c.1902 addition to east, and c.1964 partially rebuilt southwest corner while still associated with Ronda Button Company
119 W. Mississippi Drive	United Way / Red Cross Building and Clam Shell Diner	096		1975, 2004	2 non-contributing buildings; 1975 building clad in metal with later metal addition, 2004 small restaurant on front portion of site
101 W. Mississippi Drive	* Hotel Muscatine	097	70-00533	1914-1915	1 contributing building; one of two "tall buildings" in downtown Muscatine, this seven story brick building was built during a period of civic pride and accomplishment to provide a modern hotel in the downtown
101 E. Mississippi Drive	Commercial Building	098	70-00979	1920s, c.1941	1 contributing building; earlier three-story brick building remodeled with new façade brick and storefront around 1941 with adjacent building on Iowa Avenue
117 E. Mississippi Drive	Henderson Chevrolet-Oldsmobile Building	099	70-00980	1952	1 contributing building; only extant automobile dealership in downtown Muscatine; one-story building with large windows
126 Pine Street	* Muscatine Municipal Electric Plant	100	70-00986	1936	1 contributing building; a municipal building reflecting the Art Deco style built to serve the growing demand for electricity in the community after the electrical service converted from private to public control
214-216-218 Sycamore Street	Hershey State Bank	101	70-00987	1908	1 contributing building; five-story brick building constructed as a bank with upper story office space by Mira Hershey; later remodeled by Stanley Engineering in the 1960s
215 Sycamore Street	* City Hall and Stature of Liberty	102	70-00193	1914	1 contributing building and 1 contributing object; excellent example of the Classical Revival style built during a period of civic pride and accomplishment to create an independent building for City Hall with the contributing object of a Boy Scout miniature Statue of Liberty erected in 1950
206-208 Walnut Street	New Kemble Hotel and Globe Barber Shop	103	70-00991	c.1922	1 contributing building; three-story building constructed at same time as adjacent C.F. Schroeder Building on 2 nd Street for displaced hotel; remodeled in 2005
210 Walnut Street	Commercial Building	104	70-00992	c.1915	1 contributing building; two-story brick commercial building with original oriel window and later storefront remodel
212 Walnut Street	Bond Brother Bicycle Shop	105	70-00993	c.1895, c.1915	1 contributing building; building remodeled with adjacent construction around 1915 with oriel window and new storefront for the Bond Brother Bicycle Shop
214 Walnut Street	Commercial Building	106	70-00617	c.1866	1 contributing building; three-story brick commercial building with later square oriel window addition; storefront retains original columns with remodeled windows; initially associated with grocers and later with Anchor Mills

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Address	Name	Map #	State Inventory #	Dates	Status within District; Descriptive/Significance information
216 Walnut Street	Commercial Building	107	70-00618	c.1890	1 contributing building; last building built in this section of the block; three-story brick building with storefront remodel that likely dates to the 1960s
218 Walnut Street	C.C. Patrick Carpentry	108	70-00619	c.1866	1 contributing building; three-story brick commercial building originally associated with a carpenter, oriel window in early 1900s and storefront remodel likely in the 1960s
220 Walnut Street	Commercial Building	109	70-00620	c.1866, c.1915	1 contributing building; earlier three-story brick building remodeled with rusticated concrete block façade around 1915, only use of this material for façades in the downtown; storefront dates to 1958
222 Walnut Street	Commercial Building	110	70-00621	c.1866	1 contributing building; three-story brick Italianate building with early 1900s oriel window addition and 1957 storefront remodel
224 Walnut Street	Gottbrecht Cigar Factory	111	70-00622	c.1866	1 contributing building; three-story brick Italianate building with 1957 storefront in conjunction with adjacent building
228 Walnut Street	Manjoine's Confectionary and Corner Tavern	112	70-00994	c.1866, c.1925, c.1937	1 contributing building; earlier building remodeled with new façade brick, oriel windows, and rear addition around 1925 for use as commercial space and apartments; remodeled as tavern around 1937, storefront remodeling in 1970s; continuous association with Manjoine family since 1904

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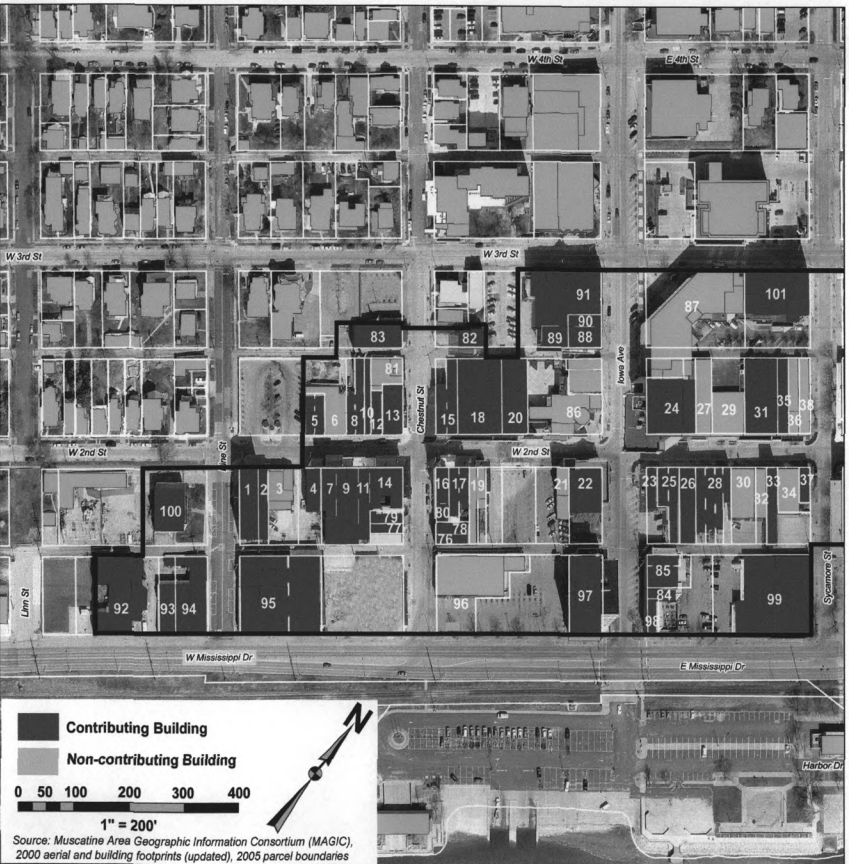


Figure 2a. West half of the Downtown Commercial Historic District showing boundary and building numbers.

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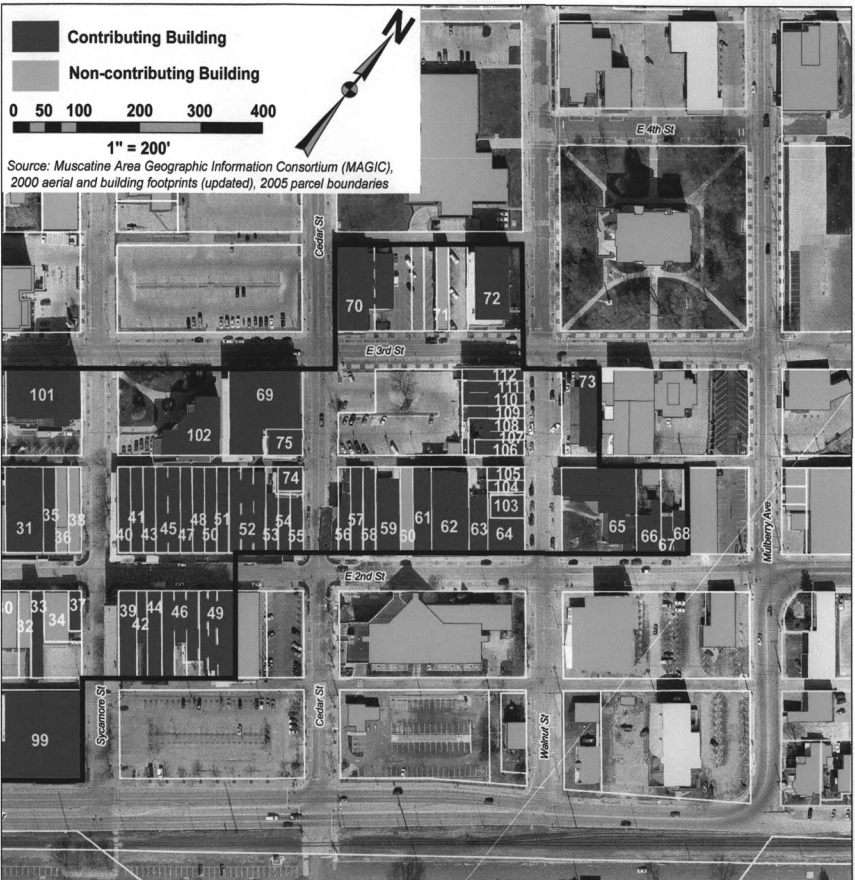


Figure 2b. East half of the Downtown Commercial Historic District showing boundary and building numbers.

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Illustrations Depicting Historic Development and Appearance of District through Period of Significance

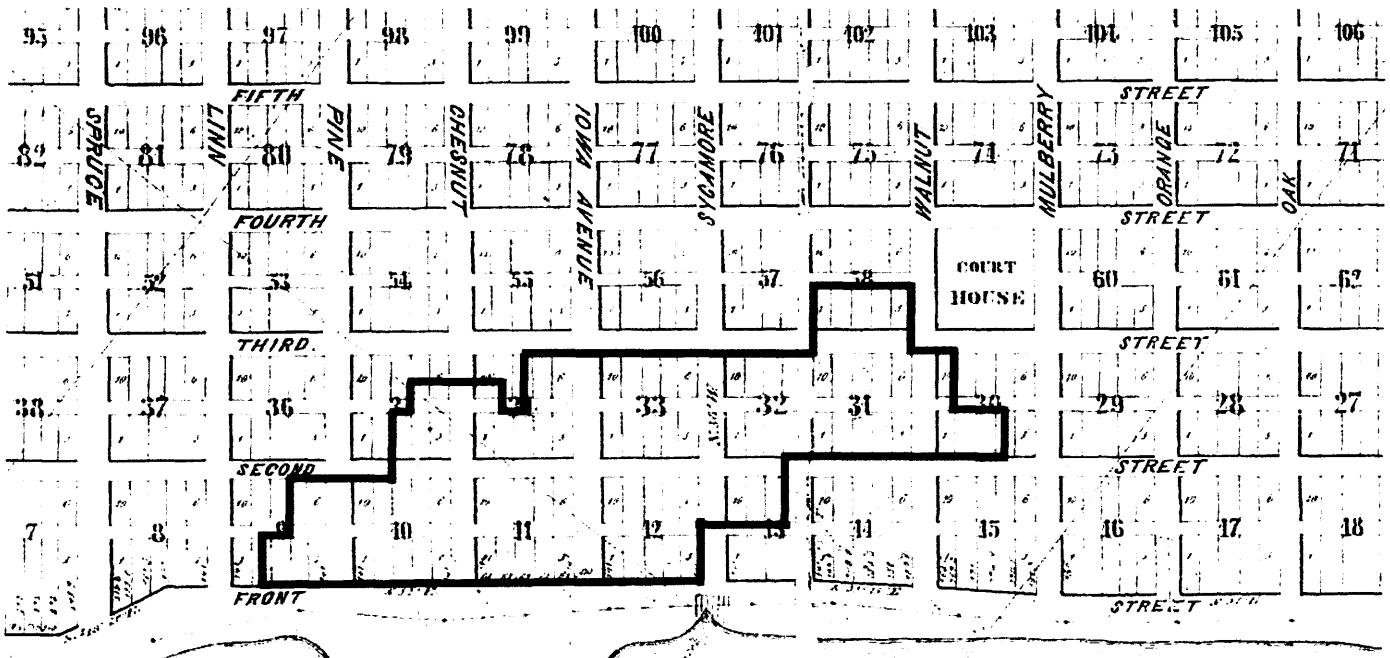


Figure 3. Section of the pre-1853 plat of Muscatine by Abraham Smally (sic) focused on the downtown district, with historic district boundary roughly outlined.

Smally, Abraham (sic). Map of Muscatine, Iowa. pre-1853. Map collection, Musser Public Library.

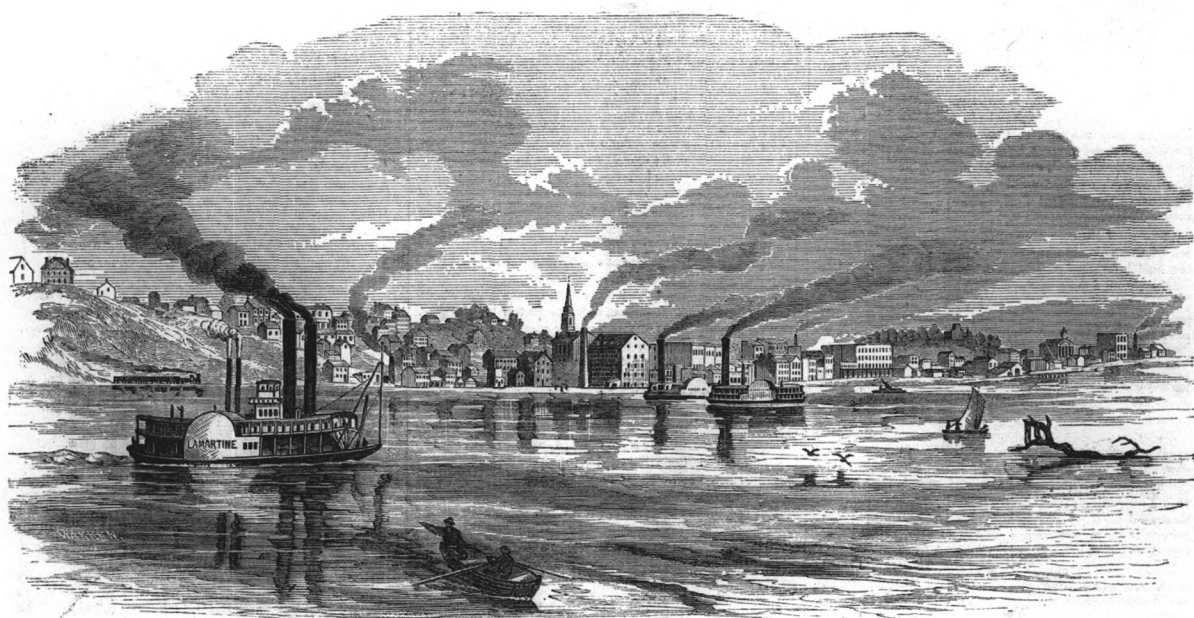
This early plat of the city of Muscatine shows the rectilinear plat of Muscatine parallel to the Mississippi River. The north-south, east-west township lines are dotted across the plat; local tradition dictates that the main numbered streets run east-east, while the named cross streets run north-south. Iowa Avenue, the main cross street, was wider than the other cross streets, and it separates the east and west ends of the streets. Early settlement focused on this area now occupied by the Downtown Commercial Historic District, which was relatively flat compared with the nearby hilly terrain within the original plat. This area is roughly within two blocks of the river, between Pine and Mulberry streets. The Downtown Commercial Historic District continues to adhere to this street, alley, and block layout. Most streets retain their original names, with the exception of Front Street that has been renamed Mississippi Drive.

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CITY OF MUSCATINE, IOWA.

Figure 4. View of Muscatine in 1855.

"City of Muscatine, Iowa," Ballou's Pictorial Drawing-Room Companion, Boston, MA: August 4, 1855, p. 73.

This early drawing of Muscatine shows the development in the downtown district by 1855, when the railroad arrived in town. The five-story Bennett Mill (221-25 W. Mississippi Drive, Map#95, State #70-00535) is visible near the center of the illustration, with commercial buildings seen to the right, along Mississippi Drive (Front Street) and 2nd Street. Most buildings in the downtown appear to be three stories in height, concentrated in the west half of the district. Smaller buildings are visible in the east half, with the courthouse between Walnut and Mulberry at the far right. This drawing clearly illustrates the topography difference between the area that would become the Downtown Commercial Historic District and the surrounding land, particularly the "West Hill" residential neighborhood at the left of the drawing.

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Figure 5. Section of a Bird's Eye View of Muscatine, 1874.

Koch, Augustus. Bird's Eye View of the City of Muscatine, Muscatine Co., Iowa. Augustus Koch, 1874.



Figure 6. Section of a Bird's Eye View of Muscatine, 1875.

Andreas, A.T. Illustrated Atlas of the State of Iowa. Chicago: Andreas Atlas Co., 1875.

The development of the Downtown Commercial Historic District after the Civil War is clearly illustrated in this pair of bird's eye views of Muscatine from 1874 and 1875. Three-story commercial buildings define the 2nd Street corridor from Pine to Walnut, with some two-story buildings also depicted. The block between Walnut and Mulberry is less dense with small and varied buildings. Additional industrial and commercial buildings are located along Mississippi Drive, between Linn and Cedar Street. The five-story gable-front Bennett Mill is clearly visible along Mississippi Drive at the right of both images. The main cross street of Iowa Avenue and the cross street of Walnut Street near the courthouse have additional commercial buildings. The block of Chestnut Street between Mississippi Drive and 2nd Street also has been developed.

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Figure 7. View of the 200 block of W 2nd Street in 1879, looking west from Chestnut.

Arch Built at the Corner of Second and Chestnut Sts, by the Excelsior Fire Hose Co. for the parade and celebration held July 4th, 1879. Original negative by J.P. Phelps, Graham Photograph Collection, Musser Public Library. Also online with the Upper Mississippi Valley Digital Image Archive: www.umvphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=262

A series of photographs taken in 1879-1882 of arches built for the 4th of July celebrations show the buildings along the 2nd Street corridor. This photograph of the arch at W. 2nd Street and Chestnut shows the block to the west as a solid series of mostly three-story brick buildings, beginning with the Tappe Block on the left (Map #14) and the Reuling Bakery on the right (Map #13). Most of the windows have some type of hoods, and bracketed cornices are seen along the street. Other photographs also show that three-story brick buildings dominate the 2nd Street corridor.

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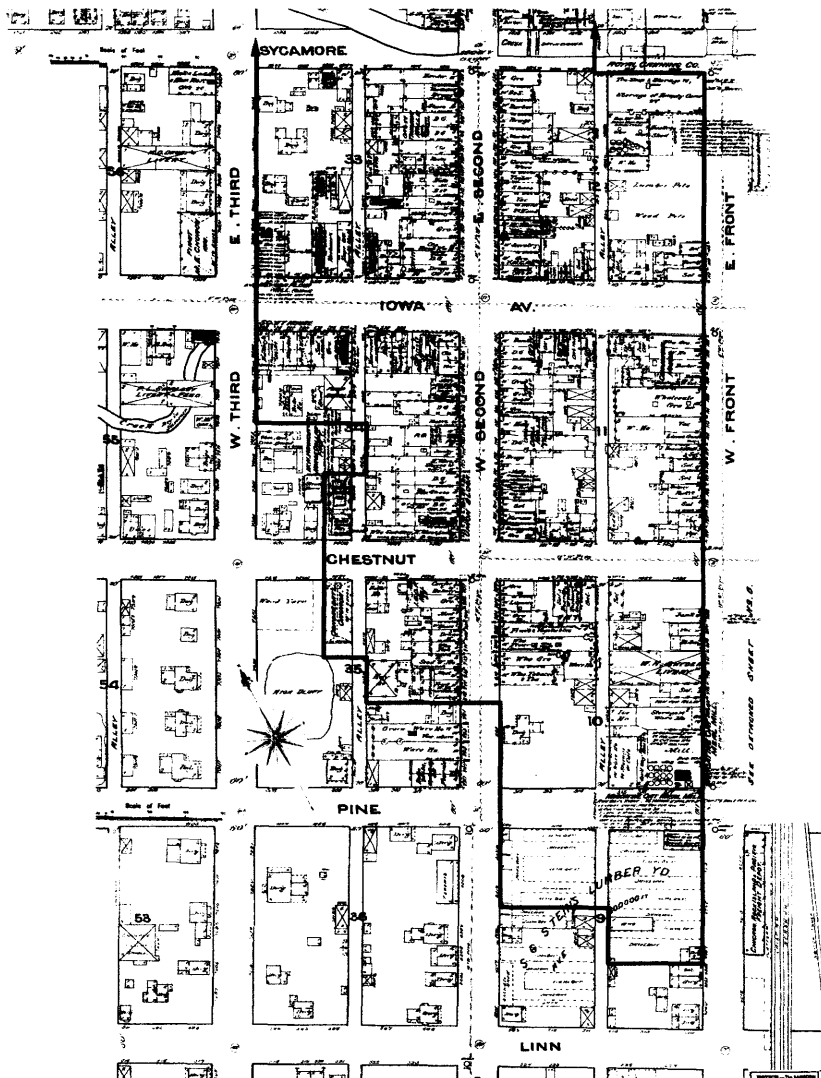


Figure 8a. West half of downtown in 1883 with historic district boundary roughly outlined.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1883.

The development of the Downtown Commercial Historic District is best illustrated through a series of Sanborn fire insurance maps from 1883 to 1946. In 1883, the west half of downtown is mostly built. Commercial buildings line the 2nd Street commercial corridor from Pine Street to Sycamore Street, with the exception of west half of the south side of the 200 block near Pine Street. Additional three-story commercial buildings face Iowa Avenue. Some additional commercial/industrial buildings are found along the 100 block of Chestnut. Further industrial and commercial uses are found along Front Street from the intersection with Pine Street to Sycamore Street. These buildings vary more in height, from one to five stories.

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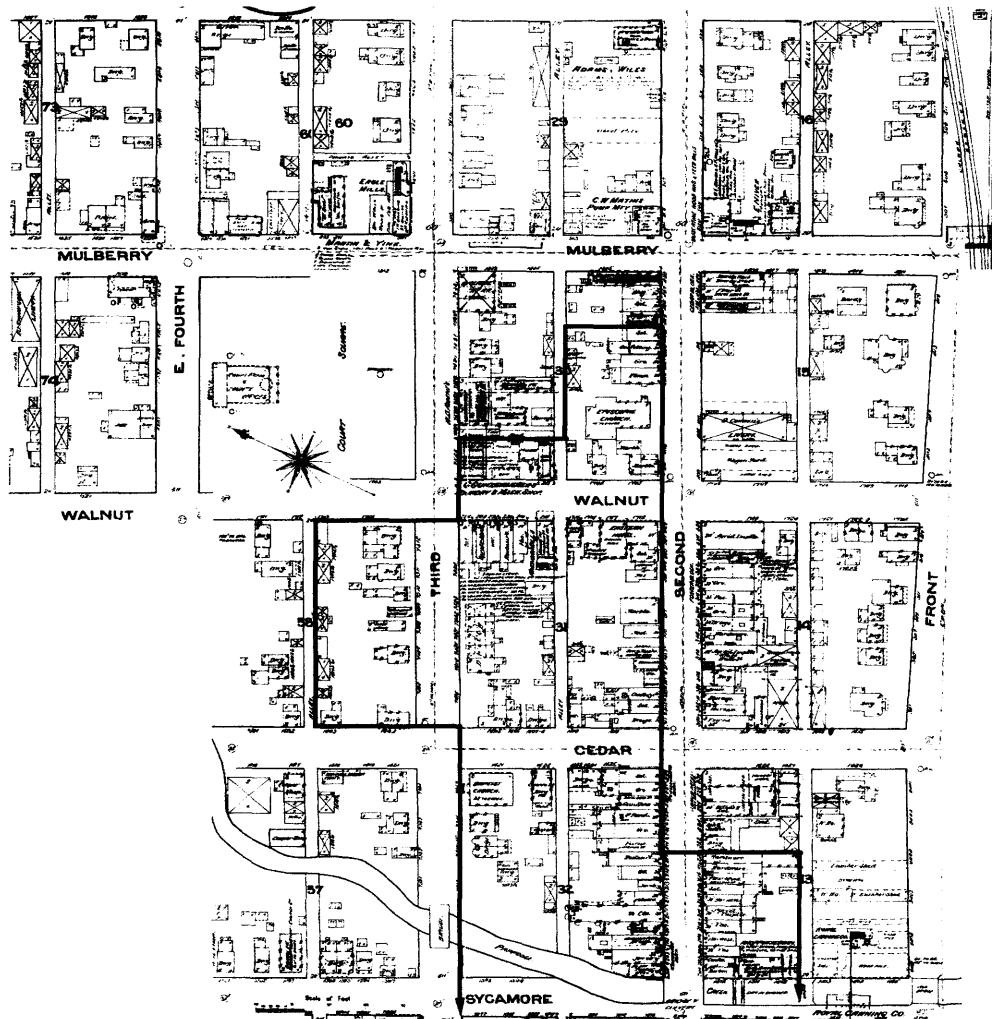


Figure 8b. East half of downtown in 1883 with historic district boundary roughly outlined.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1883.

In 1883, the east half of the Downtown Commercial Historic District is slightly less built up than the west half. The 2nd Street block between Sycamore and Cedar streets is fairly dense, with some holes still found in the block between Cedar and Walnut streets. As with the blocks to the west, most of these buildings are three-stories in height, with some two-story structures. The block between Walnut and Mulberry continues to show varied buildings, with Trinity Church and commercial buildings on the north side and largely vacant area on the south side. The 200 block of Walnut is also lined with three-story commercial buildings. Dwellings line this section of E. Front and E. 3rd streets, with the courthouse between Walnut and Mulberry streets. Notably, Papoose Creek runs through the blocks along Sycamore Street, with bridges that frequently washed out on Front, 2nd, and 3rd streets. This creek impacted development along this corridor in this period.

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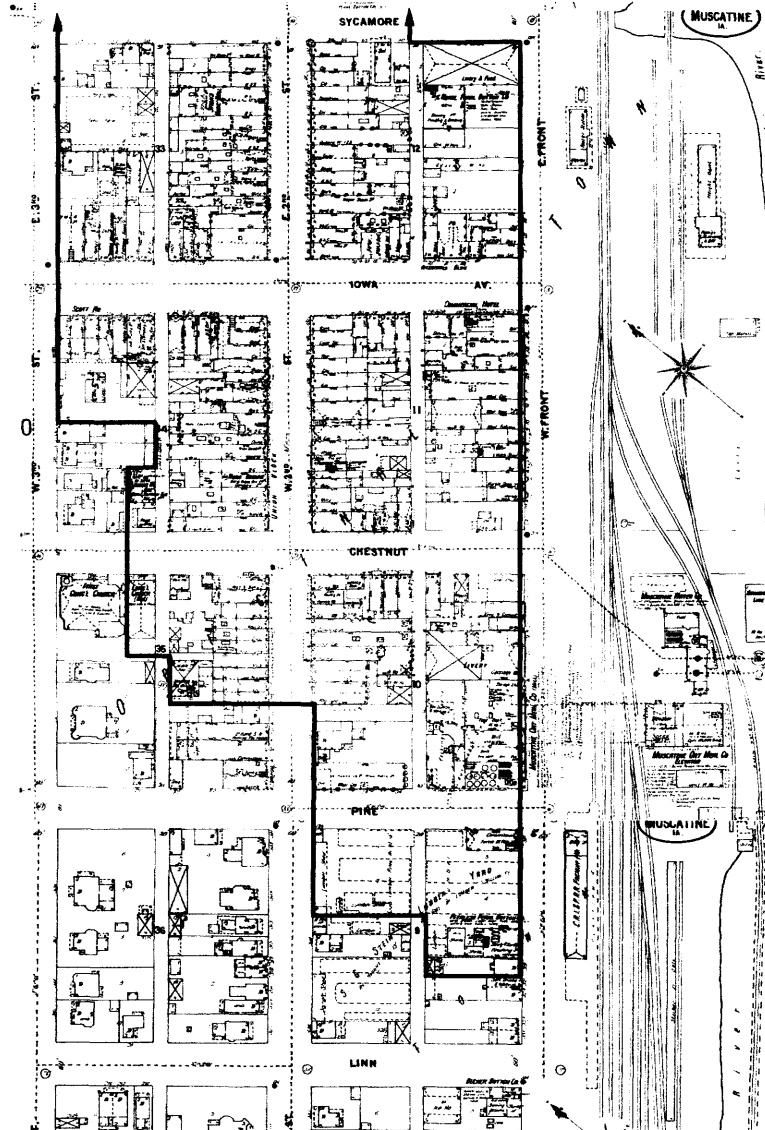


Figure 9a. West half of downtown in 1899 with historic district boundary roughly outlined.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1899.

The 1899 map shows a similar appearance in the west half of the district as 1883. A handful of buildings were built in the 200 block of W. 2nd Street between Pine and Chestnut streets, with some new construction also along Iowa Avenue. New industrial buildings have also been constructed in the 300 block of W. Front Street, west of Pine Street. Three story buildings continued to dominate the district.

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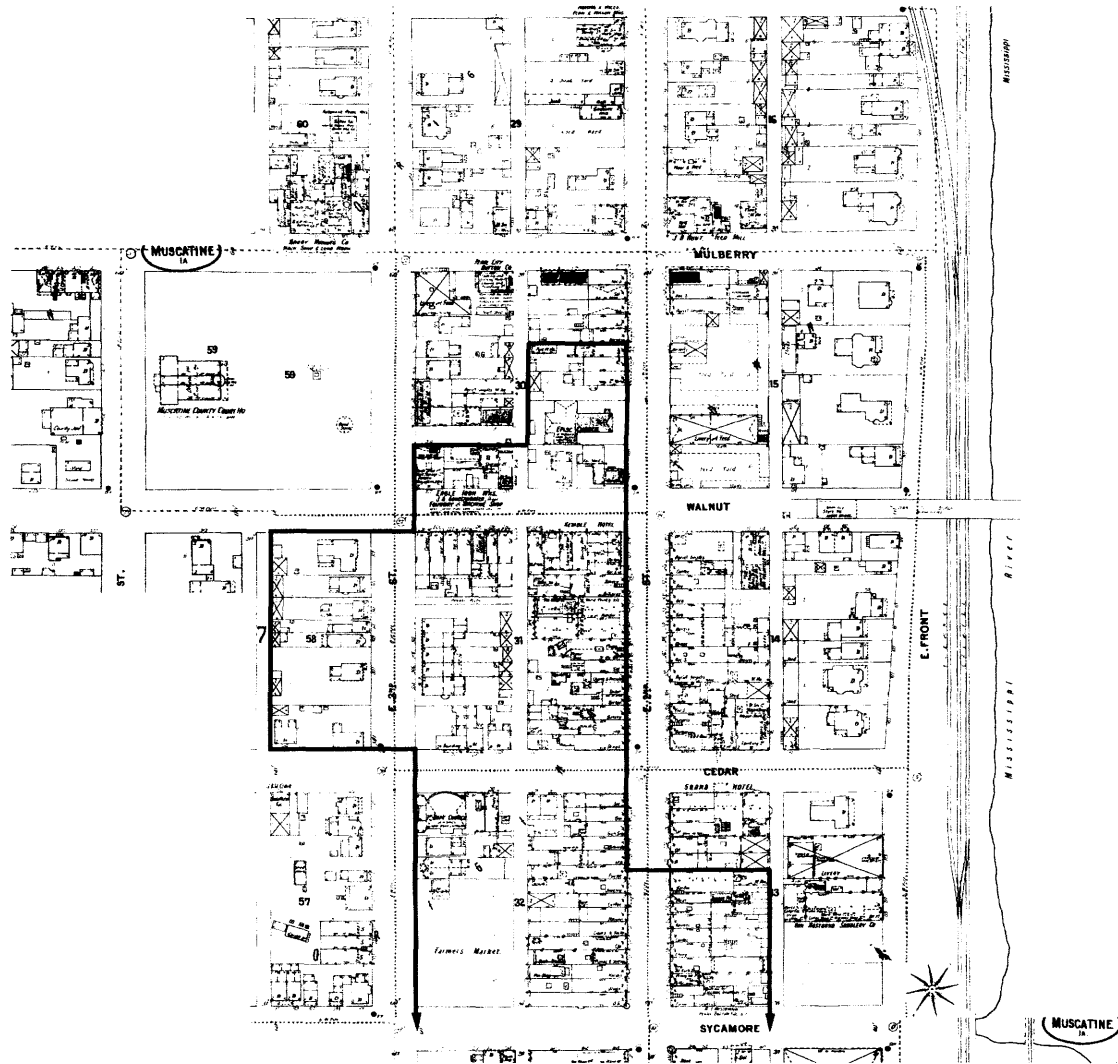


Figure 9b. East half of downtown in 1899 with historic district boundary roughly outlined.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1899.

Likewise, the east half of the Downtown Commercial Historic District is similar in appearance to 1883 as three-story commercial buildings dominate the district. Additional construction in the 300 and 400 blocks of E. 2nd Street between Cedar Street and Mulberry Avenue has increased the density of the streetscape in this section. With the burying of Papoose Creek in the downtown in 1895, additional lots along Sycamore Street were built on. Commercial/industrial uses have also expanded one block east along Front Street to Cedar Street. High Bridge also appears on this map, entering Muscatine at the end of Walnut Street. Residential uses continue to surround the district along the east end of Front Street and most of 3rd Street, with the courthouse between Walnut and Mulberry, and 3rd and 4th streets.

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Figure 10. View of the 100 block of W 2nd Street in the early 1900s, looking east from Chestnut.

Second Street, east of Chestnut. Oscar Grossheim, c.1900. Grossheim Photograph Collection, Musser Public Library.

Also online with the Upper Mississippi Valley Digital Image Archive:

www.umphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=383

Numerous photographs taken in the first quarter of the 20th century show historic appearance and development of the downtown by this point. This photograph and the following five photographs depict complete commercial blocks filled typically with three-story brick buildings along 2nd Street in the Downtown Commercial Historic District. 19th century styles dominate the streetscape, and photographs of the 1910s and 1920s show the appearance of oriel windows in the downtown. This photograph depicts Union Block (Map #15) at corner of 2nd and Chestnut streets and the buildings further to the east.

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Figure 11. View of the 100 block of E. 2nd Street in 1912, looking east from Iowa Avenue.

Second Street, east from Iowa. Oscar Grossheim, April 8, 1912. Grossheim Photograph Collection, Musser Public Library.

Also online with the Upper Mississippi Valley Digital Image Archive:

www.umvphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=118

This photograph depicts the three-story commercial blocks on either side of the 100 block of E. 2nd Street east of Iowa Avenue. The Fisch Building (Map #26), three in from the right, had been altered with the addition of two second-story oriel windows.

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Figure 12. View of the 100 block of E. 2nd Street from around 1918, looking east from near Iowa Avenue.

East Second Street, downtown Muscatine. Oscar Grossheim, c.1918. Grossheim Photograph Collection, Musser Public Library.

Also online with the Upper Mississippi Valley Digital Image Archive:

www.umvphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=132

This photograph looks east from the Laurel Building at the corner of E. 2nd Street and Iowa Avenue at the 100 block of E. 2nd Street and the 200 block of E. 2nd Street past Sycamore Street. The four-story 1908 German American Savings Bank (Map #39) at the corner of E. 2nd Street and Sycamore Street stands out above the typical three story building. Closer to the forefront, the Pioneer Drug Store (Map #33) sports an added oriel window on the second story.

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Figure 13. View of the 200 block of E. 2nd Street in 1911, looking east from Sycamore Street.

Sycamore and Second, Iowa Telephone Company. Oscar Grossheim, March 4, 1911. Grossheim Photograph Collection, Musser Public Library. Also online with the Upper Mississippi Valley Digital Image Archive: www.umvphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=117&CISOMODE=grid

This photograph looks east from corner of 2nd Street and Sycamore Street at the 200 block of E. 2nd Street, with the Swan Building (Map #40) on the north side at the left and most of the south side of the block visible at the right. The tall two-bay building in the forefront on the right is the Otto & Sons Grocery (Map #44).

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Figure 14. View of the 200 block of E. 2nd Street around 1906, looking west from Cedar Street.

Second Street, Oscar Grossheim, c.1906. Grossheim Photograph Collection, Musser Public Library.

Also online with the Upper Mississippi Valley Digital Image Archive:

www.umvphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=239&CISOMODE=grid

This photograph looks west at the other end of the 200 block of E. 2nd Street from Cedar Street, showing more of the north side on the right as well as the south side on the left. Three-story brick commercial buildings define either side of the block. The three-section Italianate commercial block at 219-221-223 E. 2nd Street (Map #52) on the right is marked by the addition of a two-story oriel window in the first section (223).

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Figure 15. View of the 300 block of E. 2nd Street in 1920, looking west from the middle of the block at the north side.

Elk float, Labor Day, Oscar Grossheim, September 6, 1920. Grossheim Photograph Collection, Musser Public Library.

Also online with the Upper Mississippi Valley Digital Image Archive:

www.umvphotoarchive.org/cgi-bin/viewer.exe?CISOROOT=/muspl&CISOPTR=1076

This photograph shows the north side of the 300 block of E. 2nd Street looking toward the intersection with Cedar Street. The two-story building (Map #59) shows the addition of an oriel window, and the Grossheim Building (Map #61) is visible at the far right without the current name and date plate.

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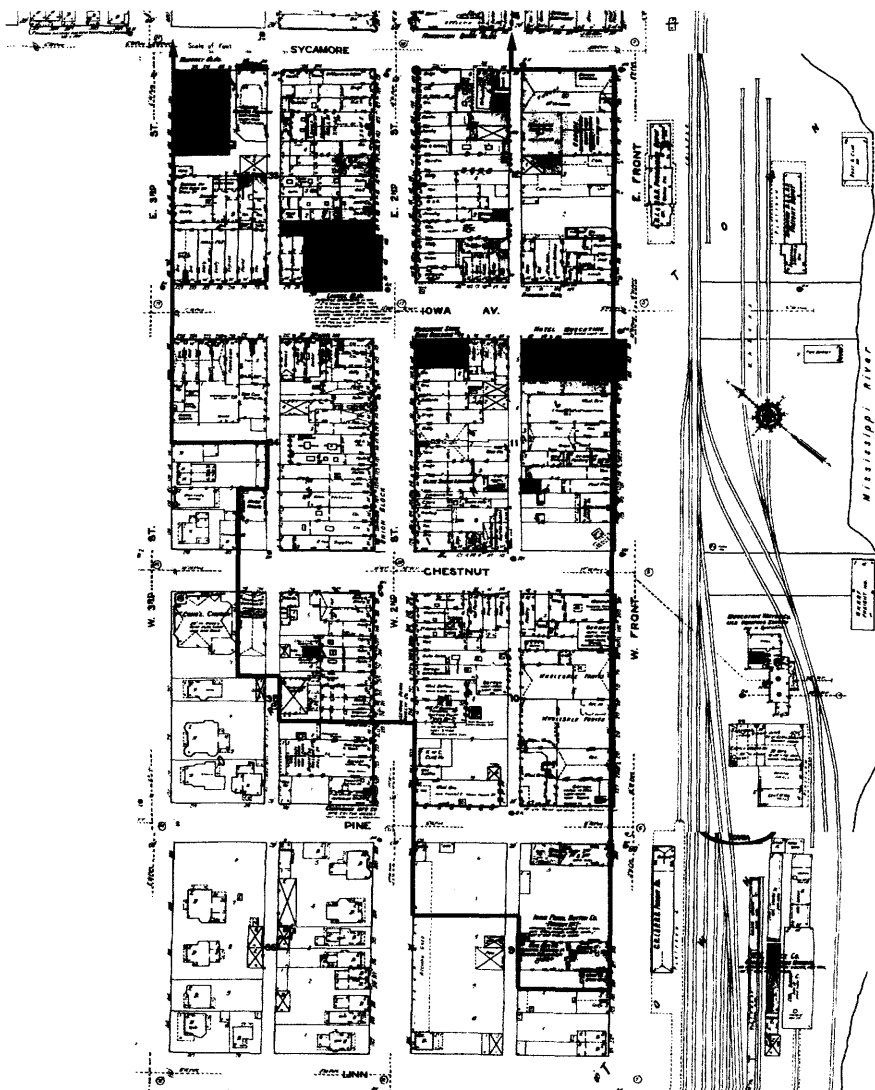


Figure 16a. West half of downtown in 1919 with historic district boundary roughly outlined.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1919.

The new construction in the first two decades of the 20th century continued to generally follow the three-story commercial building type, but “fireproof” construction became the preferred construction method for the larger buildings. The 1908 Muscatine State Bank at W. 2nd Street and Iowa Avenue is clad in stone, while the three other large buildings noted in the dark coloring are continued to be clad in brick. The streetscape maintains its three-story brick appearance in this period, with additions are the rear of buildings expanding the building size. Commercial buildings continue to line 2nd Street, the 100 block of Chestnut Street, and Iowa Avenue, with the noticeable addition of the Hershey Building on Sycamore Street at 3rd Street.

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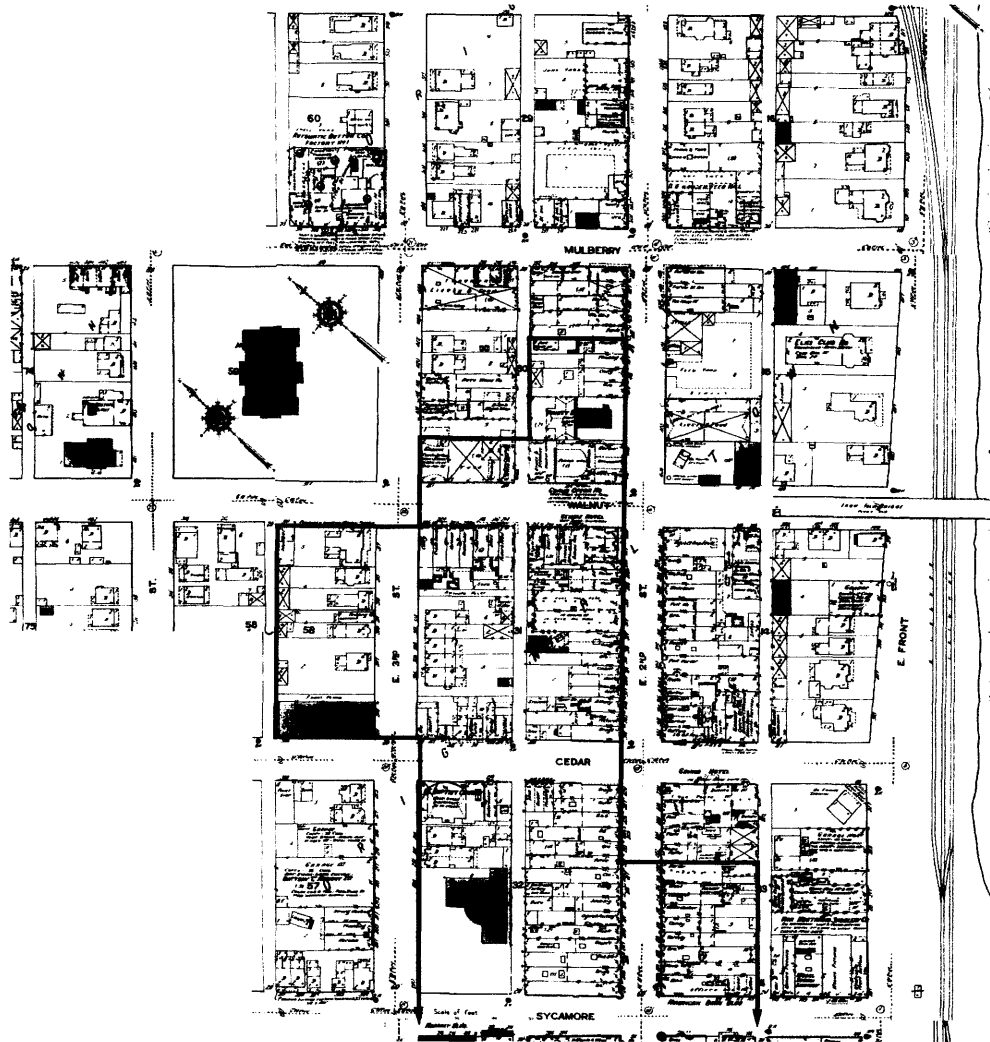


Figure 16b. East half of downtown in 1919 with historic district boundary roughly outlined.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1919.

In 1919, 2nd Street in the east half of the Downtown Commercial Historic District also continued to be lined with three-story brick commercial buildings, with some new construction seen in the east block between Walnut Street and Mulberry Avenue. This section of the district shows the expansion of non-residential uses along 3rd Street. Across from the Hershey Building on the west side of Sycamore Street at 3rd Street is the 1914 city hall, clad in stone. The new 1919 Muscatine Journal building on 3rd Street at Cedar Street is visible, though the Masonic Temple under construction at the east end of the north side of the block at Walnut Street is not depicted. The new stone courthouse in the middle of the square at Walnut/Mulberry and 3rd/4th streets perhaps is the cause of some of the new construction in this direction. The new stone jail at the corner of E. 4th Street and Walnut Street behind the courthouse is also depicted.

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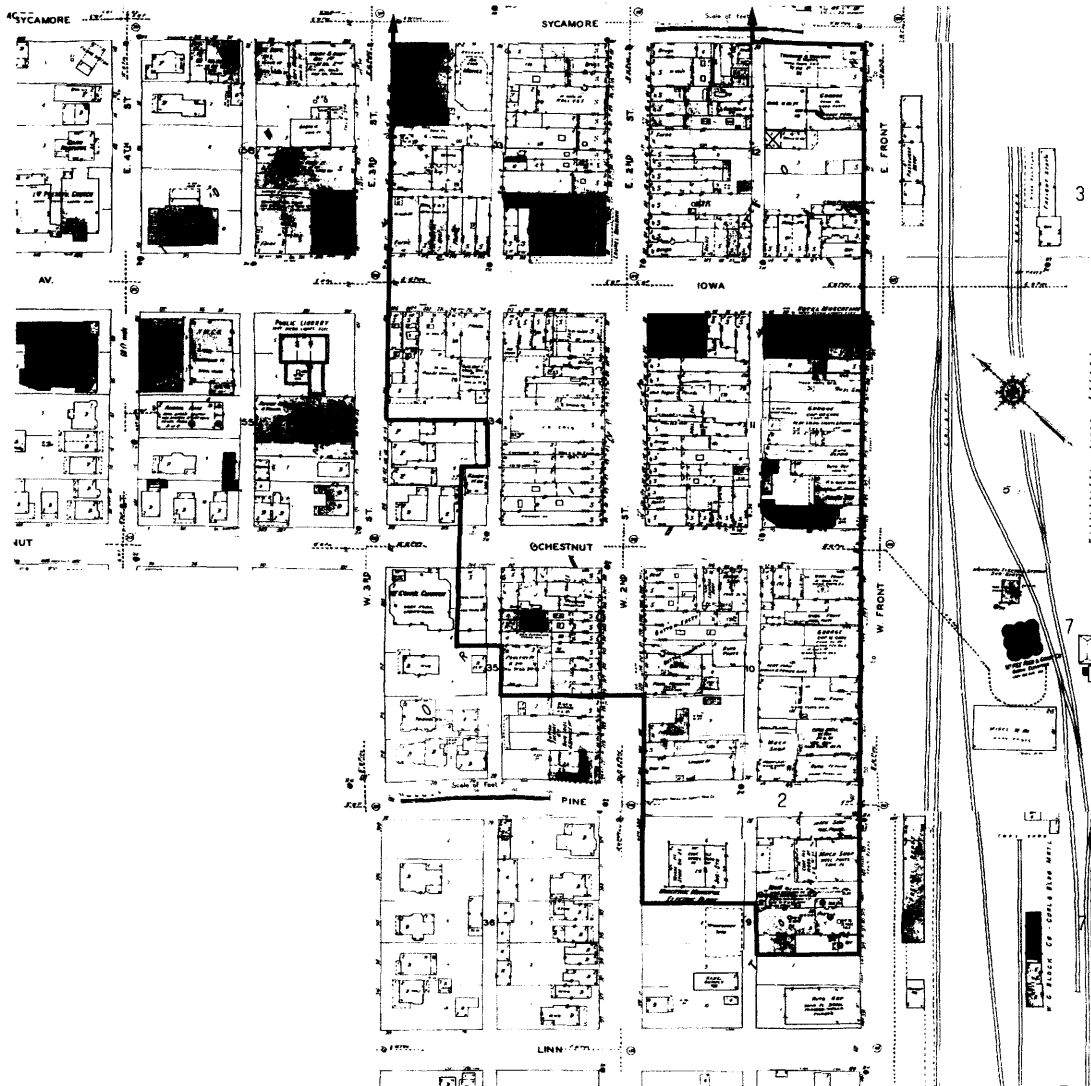


Figure 17a. West half of downtown in 1946 with historic district boundary roughly overlaid.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1946.

In 1946, 2nd Street in the west half of the Downtown Commercial Historic District looks much like it did in 1919. Little new construction has occurred in this area, though some buildings have been updated. With the exception of a gap in the block between Pine and Chestnut streets, the 2nd Street corridor is solid through this section. Additional commercial uses continue to line Iowa Avenue, and industrial/commercial uses are found along Front Drive.

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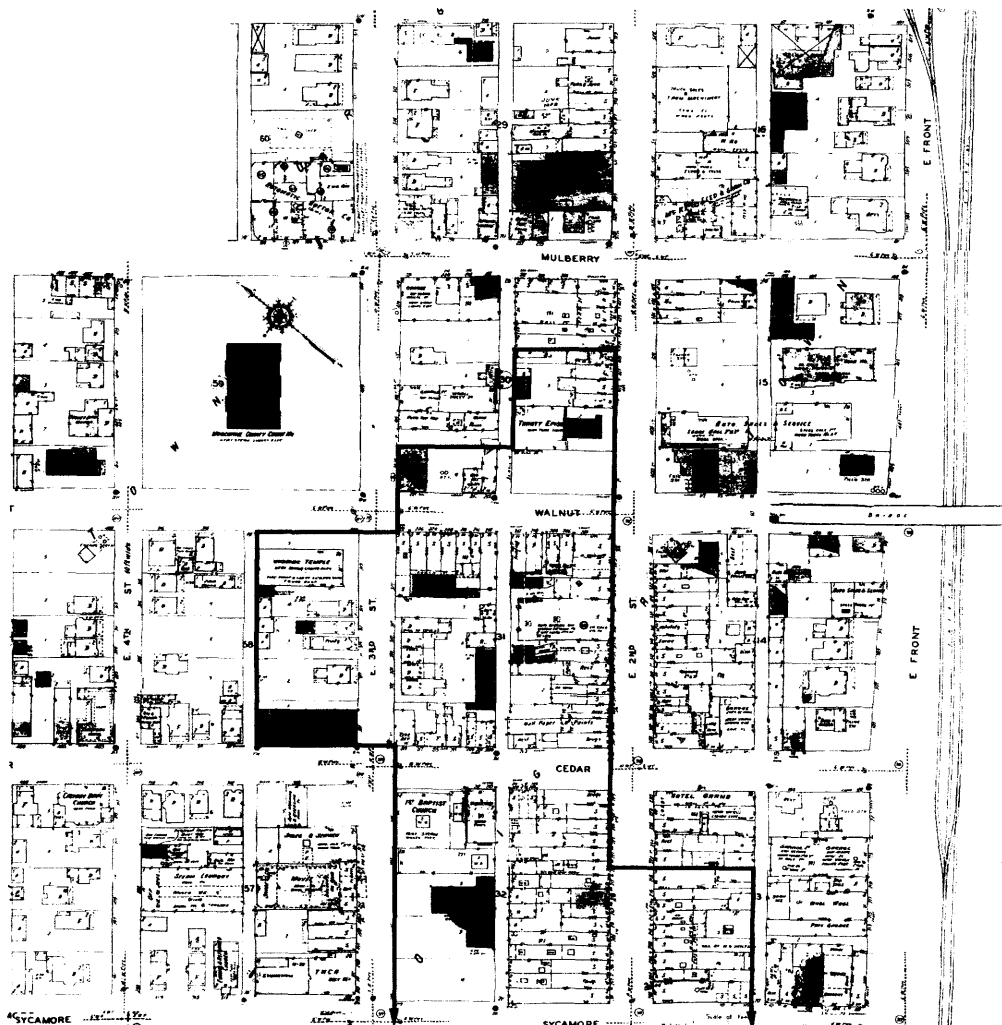


Figure 17b. East half of downtown in 1946 with historic district boundary roughly overlaid.

Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1946.

In 1946, 2nd Street in the east half of the Downtown Commercial Historic District also reflects its 1919 appearance. Some new construction is noted east of Walnut, though this block continues not to be completely filled in. Some new commercial uses are also seen on the east side of Mulberry along 2nd Street, though most of this area remains industrial. Walnut Street continues to have commercial uses in the 200 block, with some new businesses in the 100 block. While commercial development on 3rd Street is noted on this map, it remains a mixed-use street, with commercial, civic, governmental, religious, and residential uses.

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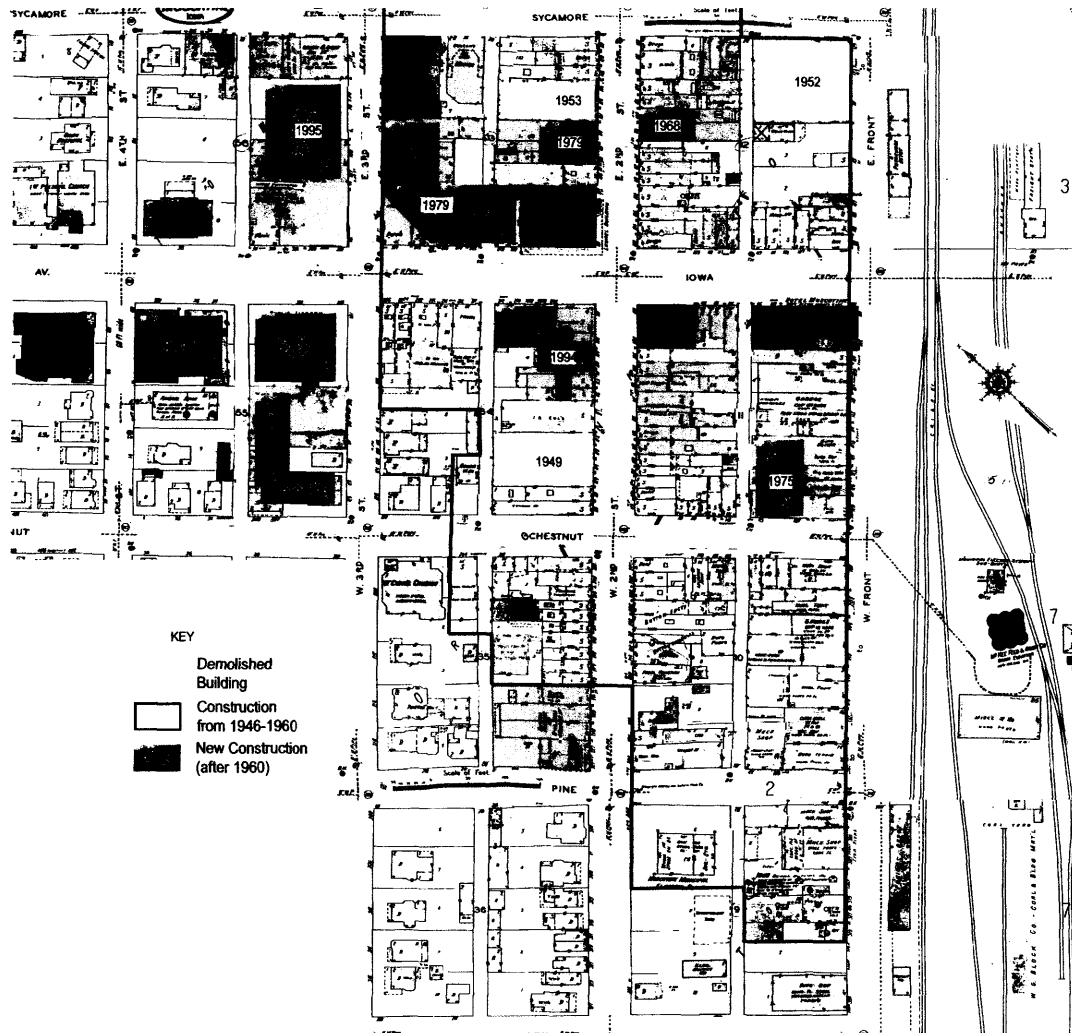


Figure 18a. General demolitions and construction in west half of downtown since 1946, overlaid on 1946 Sanborn map with historic district boundary outlined.

*Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1946.
Rebecca Lawin McCarley, SPARK Consulting, Davenport, Iowa, August 2005.*

This map illustrates the general changes within the west half of the downtown, particularly the district boundary, that have occurred since 1946. Commercial/industrial uses remain along Mississippi Drive (Front Street) near Pine, Iowa, and Sycamore streets. Most of the buildings standing in 1946 in the 200 block of W. 2nd Street remain standing, though additional demolitions and new construction has occurred in the 100 block of W. 2nd Street and along Iowa Avenue. Several historic buildings, however, remain standing on these blocks. The 100 block of E. 2nd Street retains the majority of buildings from 1946, with one later historic and two non-historic buildings.

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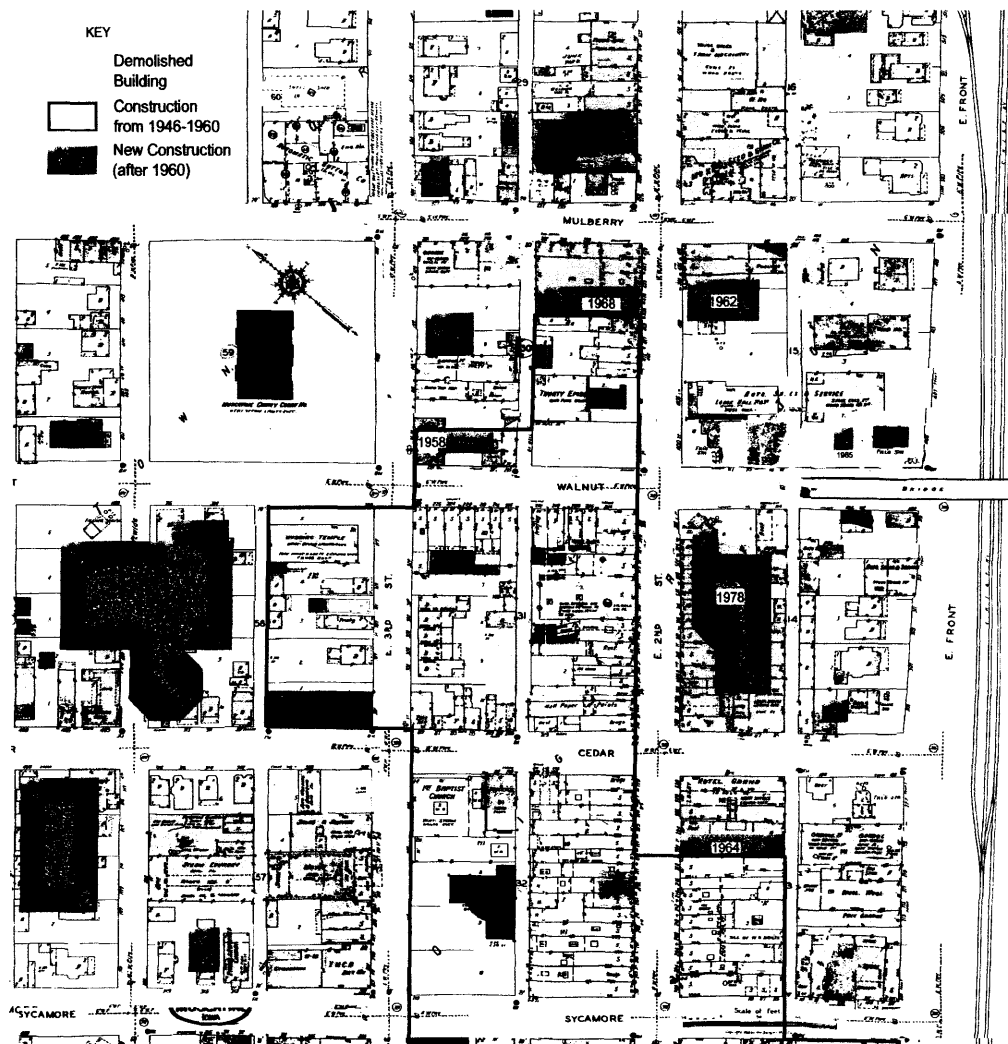


Figure 18b. General demolitions and construction in east half of downtown since 1946, overlaid on 1946 Sanborn map with historic district boundary outlined.

*Sanborn Map Company. Muscatine, Iowa; Fire Insurance Map. New York: Sanborn Map Company, 1946.
Rebecca Lawin McCarley, SPARK Consulting, Davenport, Iowa, August 2005.*

This map illustrates the general changes within the east half of the downtown, particularly the district boundary, that have occurred since 1946. The 200 block of E. 2nd Street remains mostly intact with the exception of a few buildings at the east end on the south side. The north side of the 300 block of E. 2nd Street is one of the best commercial blocks remaining in downtown, though the south side of this block has a newer three-story bank building. Few changes have occurred in the west two-thirds of the 400 block of E. 2nd Street, with demolitions at the east end. Some non-commercial buildings have been demolished in the 300 block of E. 3rd Street.

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8. Statement of Significance

Architect/Builder

Walton, Josiah P.

Young and Stanley

Zeidler, Henry W.

Narrative Statement of Significance

The Downtown Commercial Historic District is nominated for its historical associations with the commercial history and development of Muscatine (Criterion A) and with commercial architecture (Criterion C) within the historic contexts defined in the multiple property document "Historical and Architectural Resources of Muscatine, Iowa." This nomination is submitted at the same time as the multiple property document. The district meets the registration requirements identified in Section F of this document. The initial multiple property document defines six thematic historic contexts and establishes registration requirements for nominated resources. The Downtown Commercial Historic District is associated with and represents all six historic contexts. The historic contexts include:

- Early Settlement, c.1833-c.1865
- 19th Century Business and Industry, c.1865-c.1900
- Lumber Industry, c.1843-c.1960
- Pearl Button Center of the World, c.1890-1966
- Civic Pride and Accomplishment, c.1890-c.1925
- 20th Century Business and Industry, c.1900-c.1960

The Downtown Commercial Historic District is locally significant for its historical associations with the commercial history and development of Muscatine (Criterion A) and with commercial architecture (Criterion C). Historically, the district reflects the commercial center of Muscatine from the early development in the 1840s and 1850s, significant growth in the second half of the 19th century, and changing uses in the first half of the 20th century. It interprets the changing nature of commerce from 1836 to 1960, and its reflection in the built environment. Additionally, it reflects the role played within the community by several key business firms, and the efforts of businessmen and community leaders to improve Muscatine. Architecturally, the district includes numerous excellent examples of commercial architecture in Muscatine from the 1840s to 1960. Prominent local and regional architects designed some of the key buildings within this historic district. Collectively, the buildings represent historic commercial architecture combined with upper level residences, updated with changing trends in the 20th century.

The period of significance for the Downtown Commercial Historic District begins with the construction of the first extant building in 1843 and ends in 1958, near the end of the decade of alterations of downtown in the 1950s. This period includes all six of the historic contexts listed above. The largest number of buildings falls within the second historic context, 19th Century Business and Industry. The oldest historic building dates to 1843, with several buildings in the 1850s. Additional buildings were constructed through the end of the 19th century. While fewer new buildings were constructed in the early 20th century, many older buildings were updated during this period with new features. This period is also reflected in the new buildings

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constructed, particularly from 1900 to 1930. A handful of additional buildings were built from 1940 to 1958, the last date of new construction in the downtown prior to 1960. Moreover, many buildings continued to be updated in this period, with new features, reduced height, new façades, and new storefronts. Thus, the history and architecture of the district reflects a period of significance from 1843 to 1958.

The Downtown Commercial Historic District retains a sense of cohesion as a historic district. Historically, the district has been united by function and use, and this remains intact with similar function and uses today. Non-contributing buildings in the district also reflect these uses, contributing to the cohesiveness of the district even if not to the historic significance. Historically, the district developed as the center of commercial activity in Muscatine. This area near the Mississippi River was more level than the surrounding topography, and settlement was focused on this area. While mixed uses were found throughout this area in the Early Settlement period, it became nearly completely commercial/industrial by the 1870s. The downtown is significant in the history of Muscatine as the core of commercial activity in town. Historically, this area supported the entire community. Even as commercial development has spread to more outlying areas, commercial uses continue to dominate the downtown. These uses historically and currently distinguish the downtown from the surrounding area, and these uses unite the historic district.

Overall, the Downtown Commercial Historic District retains good integrity. It maintains its current location and setting. The downtown has historically been surrounded by residential uses to the west and north, industrial uses to the east-northeast, and the Mississippi River to the south-southwest. This setting continues to exist around the district and continues to define the borders of this Downtown Commercial Historic District. The overall design of the downtown remains intact, with the rectangular block system and major east-west numbered roads parallel to alleys and perpendicular to named cross streets. Each block continues to be dominated and defined by three-story brick buildings, even though some alterations have occurred. The design of the district reflects the period of significance from 1836 to 1960, with construction and modifications occurring throughout this period in response to changing economic conditions. Overall, there are 95 contributing buildings, 1 contributing object, 12 non-contributing historic buildings, 1 non-contributing outbuilding, and 6 non-contributing non-historic buildings are located in the Downtown Commercial Historic District. The non-contributing buildings generally reflect the scale and material of the historic district, and they do not overpower any block. A few vacant lots, used for parking, are also found within the district. Brick, wood, and glass continued to be the dominant materials in the district, reflecting workmanship from throughout the period of significance. Later historic materials, such as tile and metals, are also found within the historic district. The appearance of the district continues to reflect its historic associations with early settlement, 19th century business and industry, lumber industry, pearl button industry, civic pride and accomplishment, and 20th century business and industry, as is illustrated in greater depth in the following sections. Overall, even with the alterations, the feeling of the Downtown Commercial Historic District continues to demonstrate the historic commercial nature of the 2nd Street corridor and the supporting cross streets, the historic commercial/industrial nature of Mississippi Drive, and the historic commercial/civic/governmental nature of the 3rd Street corridor. The Downtown Commercial Historic District retains the sense of the historic commercial center of Muscatine, reflected and provoked by the visual dominance of three-story brick commercial buildings throughout this district.

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Association with Early Settlement

The period of Early Settlement, c.1833-c.1865, is reflected within the Downtown Commercial Historic District in several respects. The overall layout of the area continues to follow that original rectangular survey of the town, which ignored the hilly terrain. The main blocks and streets reflect the original plat, and alleys continue to parallel the numbered streets. The downtown area represents the initial area of core development, as it was generally more level than the surrounding areas. Industrial uses sprung up along the river, supported by nearby commercial areas. Mixed uses were represented more fully in this area during this period, including educational, social, and religious uses as well as the typical industrial and commercial. This early history continues to be reflected in the district by early industrial and religious resources. With the arrival of the railroad in 1855, Muscatine boomed, and many new brick commercial buildings were constructed. Several commercial resources remain the district from this boom period of construction. Thus, the Downtown Commercial Historic District is significant within the period of Early Settlement of Muscatine as the focus of this early growth and development.

The historical information associated with this historic context is fully outlined in the multiple property document "Historical and Architectural Resources of Muscatine." Basic information is included here to provide context for the Downtown Commercial Historic District. Muscatine was originally platted as Bloomington in 1836, and the early plat was resurveyed in 1840. The early plat outlined the basic structure of community development. Though the hilly terrain was noted in several accounts, a layout based on block oriented south-southeast, relatively parallel to the river was laid out. Though some lots had significant grade issues, the area within three blocks of the river between Pine and Mulberry was relatively flat. Early settlement focused on this area now occupied by the Downtown Commercial Historic District, which was relatively flat compared with the nearby hilly terrain within the original plat. This area was initially mixed in use, including commercial, industrial, residential, religious, and educational functions. As the town developed, residential areas began to move further from this core area along the Mississippi River.

Bloomington benefited from the location on the river as the major transportation route into and out of the state, in addition to being the county seat of Muscatine County. On January 23, 1839, Bloomington was incorporated with a population of 71 people and 33 buildings. Over the next year, settlers flocked to this area, attracted by its location on the Mississippi River, fertile soil, and available building materials. Population grew to 507 by 1840, and to 911 by 1844 (Horton 1978: 304, 363-364; *History of Muscatine County* 1879: 507-508, 521, 535; Richman 1911, Volume 1: 205, 448). Development began in the area occupied by the Downtown Commercial Historic District with simple log buildings, followed by more substantial brick construction. Josiah Parvin built the first brick hotel in 1841 at the corner of 2nd and Walnut, later known as the Kemble House (demolished). The development followed the block layout of the original plat, which continues to define the downtown area today. Alleys running parallel to the numbered streets also remain visible. Though the current courthouse dates to 1908-09, it also continues to be located on Block 24 with the surrounding courthouse square reserved during this period of early settlement.

The trading post and steamboat landings were the early focus of the economy in Muscatine. The town became a regional commercial and trading center within a few years, shipping goods along the Mississippi River. Muscatine developed an agricultural processing industry in the 1840s, based on the river access and surrounding countryside. This early industrial activity was primarily located along the river near the core of the community. J. Bennett & Company shipped the first shipment of wheat, consisting of 130 bushels, to St. Louis on October 15, 1842. Joseph Bennett built a steam flour mill in 1849 along Front Street, later Mississippi, Drive, which was rebuilt in 1851 following a fire (221-25 W. Mississippi Drive, Map#95, State #70-00535). The original five-story section of the mill remains clearly visible, with the earliest additions that were built around

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1860. The complex also includes two later buildings associated with the later industries occupying the building without detracting from the presence of the original mill building. Pork packing also developed as an early industry, with Isett & Blaydes packing the first pork in 1844. By 1848, pork packing was a significant business in Muscatine. Green & Stone's slaughterhouse was described as "one of the more convenient in the west," outfitted with the necessary pens and equipment. As the pork packing industry grew, they shipped to farther markets, and the first shipment reached the Atlantic seaboard in 1859 (Horton 1978: 310-313, 318; Richman 1911, Volume 1: 410, 448-452, 553; *History of Muscatine County* 1879: 508-509; EPRI 1977: 3). Isett & Blaydes began in a building at Pine and Front Street, which was subsequently used by Green & Stone. This building (301 W. Mississippi Drive, Map #94, State #70-00536) remains largely intact though some modifications have occurred.

Other businesses also developed in this period to meet the needs of the local residents. Dry goods stores formed soon after settlement. By 1841, Henry Molis opened the first gun shop; A.M. Hare opened the first hat shop; and Joseph Brentlinger opened the first tin shop. The following year, P.W. Hamilton began the first cigar factory, and W.B. Fish started the first broom factory. By 1848, the newspaper reported that Muscatine had "a population of about 2000 and contains many handsome and permanent business houses, beside[s] a large number of near private residences." Though none of these early commercial buildings remain standing, many of the businesses continued in later buildings constructed in the Downtown Commercial Historic District. On June 6, 1849, a petition signed by about 200 citizens was filed with Richard Cadle, clerk of the county court, to change the name from Bloomington to Muscatine, like the county. The city of Muscatine officially incorporated two years later on February 1, 1851 (Richman 1911, Volume 1: 287-288; Horton 1978: 305-306, 318-319).

By 1850, the population of Muscatine had grown to 2,520, with 453 dwellings in the town (Richman 1911, Volume 1: 451). A Keokuk visitor published an account of Muscatine in the *Keokuk Dispatch* that was reprinted in the local newspaper in November 1851. The author notes the success and progress of Muscatine, and that many brick commercial buildings, churches, two schools, a Masonic Hall, and a hotel had recently been constructed or were under construction. A city tax had been levied to grade streets, which was reportedly "a work of more extent and difficulty than in Keokuk" ("Muscatine," 1851: 3:3). The non-residential uses continued to be centered on the core area near the river, now occupied by the Downtown Commercial Historic District. Trinity Church, constructed in 1851-54, continues to reflect this early history of mixed uses within the district (411 E. 2nd Street, Map #65, State #70-00146). This church retains its mid-1850s configuration and stone construction, though additions have been constructed on the north and west. Another religious resource, the Meeting House of the Congregational Church, was constructed within the district boundary in 1857, but later alterations have significant impacted its integrity from this period of settlement (214 Chestnut, Map #83, State #70-00379).

The local lumber industry continued to develop in the 1850s, shifting the focus to locally milled timber. Cadle continued to be involved in his mill operations into the 1870s, and his brother, Richard Cadle, began a complementary sash, door, and blind business by the mid-1850s. Benjamin Hershey entered the milling business in 1853, followed by Richard and Peter Musser in 1855. These early mills began to buy timber from the upper Mississippi River, rafting the logs to the mills in Muscatine. Other related businesses also grew due to the lumber mills in town. Reportedly, Simon G. Stein, Sr. arrived on a lumber raft in Muscatine in 1849, bringing a supply of lumber for a retail trade. He began manufacturing sash and doors with S.G. Hill in 1851 in a factory west of Pine on Front, continuing this business through 1865. On April 26, 1854, Stein entered into the furniture business with Philip Stein under the name of S.G. & P. Stein, manufacturing and selling furniture from their production and from Cincinnati. By 1858, they moved into a large new building, where they continued to operate through the end of the 19th century (*History of Muscatine County* 1879: 613-614; Richman 1911, Volume 2: 67, 128, 159; Walton 1899: 148-149, 170-171; Owen 1879: 21-22; *Portrait and Biographical Album* 1889: 312). The early location of the Stein & Hill's

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sash and door business was the former home of the pork packers Green & Stone, which was subsequently also used by Stein as a furniture warehouse. As noted previously, this building continues to stand with some modifications (301 W. Mississippi Drive, Map #94, State #70-00536). Most of the other lumber operations shifted to locations northeast or south of the downtown area, though the prosperity brought to the community by these businesses is witnesses in the downtown construction.

Muscatine continued to prosper with the arrival of a spur of the Mississippi and Missouri Railroad that connected Muscatine to Davenport in 1855. Goods could be shipped along this spur to Davenport, which would then connect to the Chicago, Rock Island, and Pacific Railroad in Rock Island. With the arrival of the railroad line in 1855, the town boomed. Richman notes "This year was signalized by a greater increase of business and the erection of more houses than during any previous year. More than forty business houses, mostly brick, were built and opened during the year, and about 200 dwellings, nearly all of substantial character." Produce shipped from the town included 125,000 barrels of flour and 375,000 bushels of wheat. During the 1854-55 season, the pork packing industry processed 17,000 hogs. Finally, 8,750,000 feet of lumber, 7,500,000 shingles, and additional logs and timber were bought in Muscatine (Richman 1911: Volume 1, 410-11, 451-52; Mahin 1856: 47-48).

The earliest extant brick commercial buildings in downtown Muscatine date to this boom period in the 1850s. Continued growth and prosperity, particularly with the arrival of the railroad, often led to increased density in commercial areas as well as rebuilding. The first settlement period buildings were replaced by more substantial buildings, predominantly brick. Additional undeveloped lots were built on, as the demand for new businesses increased. New settlers in the area continued to bring the latest architectural fashions with them, and older residents kept up with the latest styles through architectural patternbooks and agricultural journals. With the railroad connection, new building components could be shipped from production facilities (Nash 2002: E29). The growth of the town is reflected in the state census of Iowa in 1856. By 1856, the population had grown significantly to 6,173 from 2,520 in 1850. Additionally, 1,040 dwellings existed in town, compared to 453 in 1850. A large number of people were listed in the building trades, with apparently ample work in town. The census recorded 109 carpenters, 31 stonemasons, 14 brickmakers, and 5 bricklayers. Foundries listed in the 1856 city directory may have locally produced cast iron ornament for buildings as well (Richman 1911, Volume 1: 451; Horton 1978: 348-349).

Several commercial buildings in the Downtown Commercial Historic District continue to reflect this boom period of the 1850s. Most follow the Italianate style, though some reflected simpler commercial styles. Many were constructed as commercial blocks. All are brick construction. The 200 block of W. 2nd Street includes several storefronts dating to this period, including Weed's Block built around 1855 (208-210 W. 2nd Street, Map #9, State #70-00959) and Weed's Building built around 1856 (206 W. 2nd Street, Map #11, State #70-00163). Chester Weed was an early settler in Muscatine, with a successful insurance business as well as mercantile business in the 1850s, among other interests. C. Weed & Company operated its different interests in these brick Italianate buildings into the 1870s. Additionally, the successful queensware business of George Dillaway operated in Weed's Block from the 1850s to the 1870s. The Pioneer Drug Store (124 E. 2nd Street, Map #33, State #70-00119) also remains intact from this period, as well as two sections of Union Block (131-133 W. 2nd Street, Map #15, State #70-00159). These two buildings also reflect the Italianate style. John B. Dougherty operated the Pioneer Drug Store, and he was the only early pharmacist from the 1840s that continued to operate by 1859, around the time that he constructed this new building. The Stone Brothers, who operated out of the 131 storefront in Union Block, were one of the earliest hardware merchants, and their business was continued by the Thompson Brothers at this location until 1916. As early as 1866, J. Rubelmann operated a saddlery business in the 133 storefront, which was continued by William Van Nostrand until his death in 1889. Some additional buildings from this period have later been altered, impacted their historic integrity from this early period of settlement.

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Association with Commercial and Industrial History of Muscatine

The Downtown Commercial Historic District is most strongly and significantly associated with the commercial and industrial history of Muscatine. The commercial history of the community has been centered on this district since the Early Settlement Period in the 1840s and 1850s. This area continued to be the focus of commerce and industry through the second half of the 19th century. As the community grew, industry moved to areas close to but outside this core district, particularly businesses associated with the lumber industry. Though lumber interests were located outside the downtown, the prosperity that they brought to the community continues to be reflected in the large number of 19th century buildings. The downtown focused primarily on commerce, though small-scale industrial uses continued to occur. Additionally, the district offered supporting residential spaces on the upper stories for business owners and renters. In the early 20th century, buildings were updated and new construction occurred to reflect the prosperity of community from the boom of the pearl button industry. The downtown continued to focus on commerce, and upper stories provided additional revenue through rental residential units. The 1920s were the last period of substantial new construction in the downtown. While the downtown continued to serve as the commercial hub of Muscatine in the 1930s, 1940s, and 1950s, building efforts focused on renovation of existing buildings. Though several buildings were updated in the 1940s and 1950s, only five extant buildings were constructed in the downtown in this period. Commercial uses continued to dominate the district, and the focus of commerce remained on this area through 1960. Thus, the Downtown Commercial Historic District is significant within the historic contexts of 19th Century Business and Industry, c.1865-c.1900; Lumber Industry, c.1843-c.1960; Pearl Button Center of the World, c.1890-1966; and 20th Century Business and Industry, c.1900-c.1960. These historic contexts are described in detail in the multiple property document "Historical and Architectural Resources of Muscatine."

As noted previously, the early settlement of Muscatine focused on this area near the Mississippi River, currently the Downtown Commercial Historic District. Early industry developed near the river, and commercial interests were focused one block north-northeast along 2nd Street. Early industrial buildings from the 1840s and 1850s remain in the district near the river. The earliest extant brick commercial buildings in downtown Muscatine date to this boom period in the 1850s, following the arrival of the railroad in 1855. During this period, early buildings began to be replaced by more substantial brick buildings. Additional undeveloped lots were built on, as the demand for new businesses increased. Several brick commercial buildings in the Downtown Commercial Historic District continue to reflect this boom period of the 1850s. Most follow the Italianate style, though some reflected simpler commercial styles. Many were constructed as commercial blocks. Some additional buildings from this period were later altered, impacted their historic integrity from this early period of settlement, though their construction reflect this early history. The population grew significantly from 2,520 in 1850 to 5,324 in 1860.

New construction slowed during the war years of the early 1860s, followed by a boom as the war ended and the economy continued its pre-war growth. Muscatine continued to prosper as a regional commercial center and through its local businesses and industries. Railroad and steamboat trade formed the basis of the local economy, supporting and supported by the local businesses and industries. Numerous commercial buildings and blocks were erected in the late 1860s. In 1865, several new business blocks and dwellings were built around the town. Later accounts estimate that between 200 and 300 buildings were built in 1866, including L.W. Old's opera house block (demolished). By 1868, Muscatine had 16 dry goods stores, 37 retail grocery stores, 3 wholesale grocery stores, 7 drug stores, 5 boot and shoe stores, 7 cobbler stores, 5 jewelry establishments, 2 music stores, 6 hardware stores, 5 clothing stores, 8 tailors, 7 milliners, 5 stove and tinware stores, 4 furniture stores, 2 bookstores, 3 crockery stores, 3 cigar shops, 5 saddlery and harness manufacturers, 1 hat and cap store, 2 daguerrean galleries, 46 saloons, 7 barbers, 7 meat markets, 1 marble yard, 3 flour mills, 1 planing mill, 3 sawmills, 11 lumberyards, 10 hotels and

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boarding houses, 13 doctors, and 16 lawyers (Richman 1911, Volume 1: 458). Nearly all of these businesses were located within the downtown area. The downtown area was also improved with the appearance of the first macadamized streets in 1867 to address the significant mud issues noted in town (Horton 1978: 327). The population reached 6,718 in 1870.

Throughout the Downtown Commercial Historic District, approximately 18 extant buildings were constructed between 1865 and 1870, and 11 reflect little modification from this period. Similar to the construction in the 1850s, these buildings primarily follow the Italianate style, though some utilized simpler commercial styles. Some were built as commercial blocks, and all were constructed with brick. These buildings housed various businesses that served the needs of the residents. The simple two-story, four section, brick commercial block at 110-112-114-116 E. 2nd Street had a saloon, boot and shoe store, tailor, and general store by 1866 (Map #28, State #70-00118). Further to the east, the two-story brick building at 417 E. 2nd Street appears to have been constructed for jeweler Isidore Neirel around 1866 (Map #67, State #70-00148). The three-story brick Shamrock Hall (128 W. 2nd Street, Map #16, State #70-00158) and the associated two-section brick Italianate commercial block (124-126 W. 2nd Street, Map #17, State #70-00157) housed a grocery and harness shop in the 1860s. A carpenter operated from 218 Walnut in the early years of this three-story, brick Italianate building (Map #108, State #70-00619). This sampling of buildings demonstrates the variety of commercial interests represented in this period that continue to be reflected in the built environment. The two-story building at 117 Chestnut was built within this district for more industrial purposes, housing an early boots and shoe manufacturer (Map #78, State #70-00377).

Lumber became the dominant industry in the 1870s, though agricultural processing and shipping continued to play a significant role. With the demand for building materials in Chicago after the 1871 fire, the Muscatine lumber industry flourished. By 1876, the lumber industry was recognized as a leading factor in the local economy. The “island” of South Muscatine continued to develop as an industrial center in this period. Though the majority of the lower island was devoted to agricultural production, the northeastern upper portion within city limits was attractive for business and industry, including lumber interests. This development began to pull the early industry of Muscatine further south from downtown area, leaving the Downtown Commercial Historic District focus more on commercial interests and small-scale industrial firms. Additional industrial interests also developed to the north-northeast of downtown. With the lumber boom, commercial interests throughout town flourished, and the lumber companies also had a role in other business interests in Muscatine. 2nd Street, the main business street, was described in 1879 as outshining a much larger city. The *History of Muscatine County* notes “There are few finer blocks of buildings to be found in Iowa than those which give solidity and beauty to 2nd Street” (*History of Muscatine County* 1879: 613; Lewis 1901: 91-92; Richman 1911, Volume 2: 159). Fueled by the lumber industry, Muscatine grew significantly in the 1880s and 1890s, and many new commercial buildings were constructed to support the resulting business and industry. The population boomed, increasing to 8,295 in 1880 and then to 11,454 in 1890.

With the boom of the lumber industry, construction continued along the commercial corridor of 2nd Street from the 1870s into the 1880s. In the downtown, 18 extant buildings date to construction in the 1870s and 13 date to the 1880s. Many buildings in this period continued to be built in the Italianate style, with some Romanesque buildings also seen. Simpler commercial buildings were also constructed. All of the extant buildings from this period are brick, and most are three stories in height. The Kaufmann Cigar Store built around 1875 at 211 E. 2nd Street reflects a typical design in downtown from this period with arch windows on the third story and flatter lintels on the second story (Map #47, State #70-00129). The Molis & Beil Gunshop, also built around 1875, had identical lintels on the second and third stories of this brick building (225 E. 2nd Street, Map #53, State #70-00138). The C. Giesenhous Building, constructed for a jewelry business, is an excellent example of a three-story, brick Italianate building from 1882 (203 E. 2nd Street, Map #41, 70-00122). The Fitzgerald Block was constructed as a three-story,

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three-section commercial block incorporating an early three-story building in 1885 (109-111-113 Iowa Avenue, Map #85, State #70-00458). Finally, the c.1888 Otto & Sons Grocery begins to reflect a later Victorian style for the typical three-story brick commercial building (206 E. 2nd Street, Map #44, State #70-00125).

Industries focused on agricultural production also continued to flourish in the downtown through the end of the 19th century. In 1879, Simon G. Stein, Sr. and a group of businessmen established the Muscatine Oat Meal Mills in the former Bennett Mill building (221-25 W. Mississippi Drive, Map #95, State #70-00535). Stein developed special cutting machines for preparation of the oats, obtaining patent rights for the machines. At this time, this mill was said to be only one of two in the nation to use the process. The mill was known for its cleanliness. The mill became one of the largest of its type in the nation (Richman 1911, Volume 2: 128; Carlson 1984: 68). The W.H. Hoopes started his produce in 1876 when he purchased the land that later became the Island Garden Farm and formed a partnership with B. Middleton to ship produce. The 1877 City Directory lists the retail location of Hoopes & Middleton Produce on Front Street between Iowa Avenue & Chestnut Street (demolished). W.H. Hoopes inaugurated a system of wholesale gardening on the Island to produce for export outside of the community. In about a decade, the exporting of produce grown on the Island to other communities blossomed with some 20 Muscatine farmers involved in growing produce for export, with sweet potatoes and melons as the primary products. In January 1889, W.H. Hoopes & Sons was created in partnership with his two sons, Frank and Fred. The W.H. Hoopes & Sons wholesale retail house was located at 219 W. 2nd Street (Map #5, State #70-00960) (*Portrait and Biographical Album of Muscatine County, Iowa*, 1889: 317-318).

The 1883-1886 *Directory and Business Record of the City of Muscatine* highlights about 50 prominent businesses in Muscatine through a paragraph review of the business. Several typical downtown businesses appeared, including grocer J.W. Berry (322 E. 2nd Street), grocer H.F. Bodman (100 W. 2nd Street, Map #14, State #70-00160), druggist J.H. Canon (116 W. 2nd Street; demolished), clothiers S.&L. Cohn (209 E. 2nd Street, Map #45, State #70-00126), the Eastern House (325-329 E. 2nd Street, demolished), Jacob Fisch hardware store (106-108 E. 2nd Street, Map #26, State #70-00939), Fowler Brothers dry goods store (125 W. 2nd Street, demolished), druggist Henry Geiss (209 W. 2nd Street, Map #8, State #70-00989), grocer Frederick Giesenhaus (227 E. 2nd Street, Map #54, State #70-00140), Geo. Innes & Co dry goods (123-125 E. 2nd Street, demolished), Lilly & Hine dry goods store (103 E. 2nd Street, demolished), McQuesten & Sawyer hardware store (123 W. 2nd Street, demolished), druggist F. Reppert (101 E. 2nd Street, demolished), grocer J.A. Reuling (203 W. 2nd Street, Map #13, State #70-00161), F. Stewart's boots and shoe store (127 E. 2nd Street, Map #35, 70-00944), and Thurston & Dolson's boots and shoe store (117 E. 2nd Street, demolished). All of these businesses were located along the commercial 2nd Street corridor, forming the backbone of Muscatine.

Specialty stores also were highlighted in this 1883-1886 directory, including the confectionary and cigar business of Jerry Carl (220 Walnut, Map #109, State #70-00620), book and stationary store of A.F. Demorest (119 E. 2nd Street, demolished), china and glassware store of George Dillaway (118 E. 2nd Street, demolished), jewelry store of F. Gerdes (213 E. 2nd Street, Map #48, State #70-00131), jewelry store of Chas. Giesenhaus (203 E. 2nd Street, Map #41, State #70-00122), tobacco business of H.G.W. Gremmel (120 W. 2nd Street, Map #19, State #70-00156), A. Kemble's Vienna Bakery (305 E. 2nd Street, Map # 58, State #70-00949), druggist and optician J.T. Krehe (314 E. 2nd Street, demolished), photographer G.E. Phelps (117-119 E. 2nd Street, demolished), the piano, organ, and blank book business of G. Schmidt & Bro (207 E. 2nd Street, Map #45, State #70-00126), and hatters and men's clothing business of F. Stewert & Co (115 E. 2nd Street, demolished). These establishments were also concentrated along 2nd Street, and they represent some of the most prominent and significant business firms in Muscatine.

Professional businesses and services appeared in the summaries as well, including Bowman's Hack and Express Line (124 E.

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2nd Street, Map #33, State #70-00119), Cook, Musser & Co. (bank; 100 W. 2nd Street, demolished), Garrettson & Co (bank; 100 E. 2nd Street, demolished), Hardman & Son (dentists; 128 E. 2nd Street, demolished), John Hoehl (tailor; 201 E. 2nd Street, demolished), McCampbell & Day (funeral directors and furniture; 300 E. 2nd Street, demolished), Merchant's Exchange National Bank (101 W. 2nd Street), and Wm. Woodward (insurance and loan; 204 Iowa Avenue, demolished). Interestingly, the four banks in town were grouped on the four corners of the intersection of 2nd Street and Iowa Avenue.

A number of liquor stores and related establishments were also listed among the prominent businesses: James Fitzgerald (109-113 Iowa Avenue, Map #85, State #70-00458), Keating & Zedeker (105 E. Front Street, demolished), Kleinfelder's Sample Rooms (218 Iowa Avenue, Map #90, State #70-00978), the Muscatine Brewery (700 Mulberry Avenue), James Weir (2nd Street & Cedar Street, demolished), and Robert Welch (107 W. Front Street, demolished). This type of use expanded into areas beyond the typical 2nd Street core. According to the 1883-1886 city directory listings, these businesses were concentrated on the cross streets, particularly the 100 block of Chestnut, and along the rougher Front (Mississippi) Street. Iowa Avenue, the main cross street in downtown, had more "upscale" uses, including physicians, lawyers, insurance agents, real estate agents, newspaper businesses, liquor business, and cigars and tobacco. Few businesses were located along Sycamore (Papoose Creek) or Cedar streets. The 200 block of Walnut Street was lined with a variety of businesses, including machinists, confectionary and ice cream businesses, cigar business, and liquor business.

In addition to the business establishments, manufacturing and industrial interests were also represented in the paragraph summaries in the 1883-1886 directory, including W.D. Ament (wagons; 412-418 E. 3rd Street), N. Barry & Son (foundry and plumbing; 419 E. 2nd Street, Map #68, State #70-00149), Huttig Brothers Manufacturing Company (lumber and sash; 619 E. 2nd Street), Joseph Kleinfelder (foundry and machine shop; Franklin Street), Musser Lumber Company (lumber and sash; 100 White), Stockdale & Logan (blacksmith; 306-308 Iowa Avenue, demolished), R.T. Wallace (coal and lime; 115 W. Front Street, demolished), and W.W. Webster (marble and granite; 319 E. 2nd Street, demolished). These interests were generally located on the periphery of the downtown 2nd Street commercial core, or within adjacent sections of town to the north-northeast and south.

Other types of industries were also established in Muscatine in the 19th century, which were located in the downtown area. The harness and saddlery business of William H. Van Nostrand began as J. Rubelmann and Company in 1861. In 1879, they tanned leather in Tennessee, finishing it in Muscatine. Their business in Muscatine was "the leading leather, saddlery and hardware house here, doing a large and extensive trade and an exclusively jobbing business" (*History of Muscatine County, Iowa 1879*: 618). By 1880, Van Nostrand was operating the business, which had the retail location at 133 W. 2nd Street (Map #15, State #70-00159) and a connected factory building at 213 Chestnut (Map #82, 70-00974). The business was incorporated as the Van Nostrand Saddlery Company in 1890. On November 20, 1889, John S. Sterneman, Phil J. Mackey, and W.F. Bishop established the Sterneman Clothing Company. It occupied the three-story building at 208 W. 2nd Street (Map #9, State #70-00959), with shipping and children's suits on the first story, men's suits on the second story, and overcoats and heavy garments on the third floor. In 1901, it was noted to be the only wholesale clothing house in the state (Lewis 1901: 84-85).

One business that would become significant in the pearl button industry also began in this period. Nicholas Barry, former superintendent of the gas works, began N. Barry & Sons in the 1870s to provide plumbing supplies. Along with his sons, Patrick and Nicholas, Jr., they strove to improve upon modern plumbing and gas fixtures. In 1889, they incorporated the company as Barry Manufacturing Company at 419 E. 2nd Street (Map #68, State #70-00149). The Barry lead trap, with its patented design, became the leading product of the firm by the 1890s. They expanded to the point of opening a branch on

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Fulton Street in Chicago to manufacture the trap. In 1894, Nicholas, Sr. retired, and the firm was continued by the three sons, Nicholas, Jr., Patrick, and Thomas (Richman 1911, Volume 2: 50; Lewis 1901: 67-68).

With the increased commerce and industry, the population grew to 11,454 in 1890 and 14,073 in 1900. At the end of the 19th century, Muscatine had a number of manufacturers, retail stores, service industries, and professionals listed in the 1899-1900. Overall, the number of these basic stores and services is not significantly higher in comparison to the listings in 1859. There were 9 dry goods stores, 34 retail grocers, 3 wholesale grocers, 6 meat markets, 6 bakeries, 10 confectionaries, 17 barbers, 12 drug stores, 3 clothing stores, 10 notions and fancy goods stores, 7 milliners, 7 boot and shoe makers and stores, 2 hat and cap stores, 8 tailors, 4 merchant tailors, 14 dress makers, 2 sewing machine dealers, 8 stove and tinware dealers, 6 watch makers and jewelers, 1 leather dealers, 6 book and stationary stores, 1 piano dealer, 1 gunsmith, 7 hardware and cutlery stores, 4 breweries, 5 wholesale dealers in wines and liquors, 22 sampling rooms, 10 restaurants, 3 ice dealer, 5 flour and feed store, 6 saddle and harness makers, 4 agricultural implement dealers, 11 blacksmiths, 3 coopers, and 3 undertakers. Significant increases were seen in the number of barbers and some specialty stores (confectionaries, notions and fancy goods, stove and tinware, book and stationary, hardware and cutlery, ice dealers, and flour and feed stores). Many of these increases reflect the development of the town, which is also reflected in the dramatic rise in the number of restaurants from 1 in 1859 to 10 in 1899. Additionally, there are some more specialized listings, including 7 clothing and gents' furnishings, 7 ladies furnishing goods, 3 china and queensware dealers, 6 silver and plated wares, 16 cigar dealers and manufacturers, 2 fish and oyster markets, 16 fruit and vegetable dealers and shippers, 5 ice cream rooms, 4 furniture manufacturers and dealers, 4 laundries, 2 music and musical instrument stores, 12 suppliers of paints, oils, and glass, 4 picture frame and molding dealers, 2 sporting good dealers, and 1 toy store (Williams 1859: 85-91; Barker 1899: 232-259). Nearly all of these businesses were located along the 2nd Street commercial corridor.

The white-collar professionals were also concentrated along the 2nd Street corridor in 1899, with a noticeable increased in the overall number since 1859. The number of lawyers, physicians and surgeons, insurance agents, real estate agents, public notaries, and music teachers has increased dramatically. The professionals listed in 1899-1900 include 2 architects, 3 artists, 25 lawyers, 27 physicians and surgeons, 4 banks, 7 dentists, 22 insurance agents, 2 justices of the peace, 21 real estate agents, 13 music teachers, 31 public notaries, 3 florists and gardeners, 5 photographers and jewelers, 1 locksmith, and 3 veterinarians. The industrial and more construction-oriented businesses generally located at the fringes of the commercial core, and in areas further to the south and north-northeast of the Downtown Commercial Historic District (Williams 1859: 85-91; Barker 1899: 232-259).

By 1900, about three-quarters of the 114 extant buildings in the Downtown Commercial Historic District had been constructed, though some would be updated and modified over the next few decades. *Picturesque Muscatine* (1901) provides an interesting snapshot of Muscatine at the turn of the century. Muscatine was described as having "steady and healthful" growth, never with a boom and then bust cycle. "Enterprise has never lagged," and the city was full of "substantial homes" (Lewis 1901: 13-16). Historic photographs show a generally fully built downtown, concentrated along 2nd Street. Three-story brick buildings defined the district. The core commercial and professional interests in Muscatine operated out of the downtown, providing goods and services for the community.

The largest new business around the turn of the century was the manufacture of pearl buttons. As the lumber industry declined, the pearl button industry solidified the local economy. A German immigrant and button cutter, J.F. Boepple, began making pearl buttons from mussel shells found in the Mississippi River around 1890. In the late 1890s, this industry boomed as an alternative to imported buttons with increased tariffs. Three button manufacturing companies operated in Muscatine in 1897,

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with Boepple’s as the largest. By 1897, there were 13 button or blank manufacturing establishments in 4 cities on the Mississippi, which increased to 49 businesses by 1898. As the industry spread, Muscatine remained the center, with 28 blank cutting plants and 5 full button factories in town (Coker 1919: 65-66). A December 13, 1902 article boasted that the button industry had claimed first place in Muscatine, finally outpacing the lumber industry. The products of the factories were valued at \$1,500,000. A total of 3,500,000 button blanks were cut with 2,750,000 buttons produced. The number of workers had increased from 1,200 in 1899 to 1,957 in 1902. However, most factories sat idle at some point due to lack of workers (“Button Industry Claims First Place,” *Muscatine Journal*, December 13, 1902).

Factories were divided into three types: cutting and finishing plants, blank manufacturers, and feeders for each finishing plants. They were reportedly scattered across the city to be near workers, as rental housing was scarce. The largest were Automatic Button Company, Boepple Pearl Button Company, Leo H. Hirsch & Company, Peerless Pearl Button Company, Royal Pearl Button Company, and Vienna Pearl Button Manufacturing. Smaller button blank manufacturers included Bishop & Hagerman, Boston Button Works, Co-operative Button Company, Giesler & Block Button Company, W.H. Franklin Company, Holzhauer & Bauerbach, Schmalz Brothers, and Schreurs Button Company. Teichmiller Brothers and Empire City Pearl Button Company specifically supplied eastern finishing plants (“Button Industry Claims First Place,” *Muscatine Journal*, December 13, 1902). Most of these companies were located near the downtown area, but outside the boundary of the Downtown Commercial Historic District. As the industry continued to develop, larger facilities were built for these companies to the north-northeast and south of downtown, often taking over buildings and area previously occupied by the lumber industry.

The early and smaller pearl button or blank manufacturing were located within the downtown area, many that briefly appeared and disappeared in the early, chaotic years of this industry. Most opened in earlier industrial buildings. The Peerless Button Company (James McKee and William E. Bliven) moved to 315-317 W. Front (Mississippi) Street (Map #92, State #70-00527) in 1899 from an earlier location along Front (demolished) into a building formed occupied by the Citizen’s Light and Electric Company. The factory was unique in town in that it had its own electric power plant. Around 1904, it became the McKee and Bliven Button Company, and they moved to 1000 Hershey Avenue by 1910, where it continues to operate as the McKee Button Company. From 1899-1900, the George Frey & Co (Beckie & Fry Pearl Button Factory) was located at 213 Chestnut, and they are noted in the 1900 city under button blank manufacturers (Map #82, State #70-00974). The December 9, 1899 “Pearls and Prosperity Edition” of the *Muscatine Journal* noted that George Fry & Co. was “a successful and one of the notable little button factories in the city for its size run in the lower part of the old Van Nostrand Saddlery Co. building on Chestnut street” (“Geo. Fry & Company,” December 9, 1899). The Batterson-Wessels Button Company started in the late 1890s by Elmer Batterson and J.E.T. Wessels as a wholesale distributor of buttons throughout the country. They operated at 125 W. Front Street (demolished) from 1904 through 1909, and then they moved to 212 W. 2nd Street (Map #7, State #70-00164) where they stayed until they closed in the late 1960s. By 1908 they were the only supplier of wholesale buttons listed in the city directories in Muscatine. During their tenure, they also utilized parts of the adjacent buildings. The Muscatine Pearl Novelty Company was started in 1898 making hat pins, pearl stick pins, pearl buckles, and pearl slides in a small shop on Mulberry Avenue, and soon moved to 218 W. 2nd Street (Map #4, State #70-00166). The name of the company was changed in 1920 to the Muscatine Pearl Works, and incorporated as such. They expanded into three nearby buildings in the 1930s and 1940s before moving from downtown in 1961. They were the first and largest company in the pearl novelty business in Muscatine.

The lack of good equipment design initially limited the gross production of buttons. However, the Barrys’ plumbing company designed a new machine that could produce better buttons with less labor. The Barry Manufacturing Company had been incorporated under this name in 1889 to provide plumbing supplies (419 E. 2nd Street, Map #68, State #70-00149). In 1895, the

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three sons of the original owner - Nicholas, Jr., Patrick, and Thomas Barry – devoted the company solely to the manufacture of pearl button machinery. They worked on machines for various aspects of button production, including cutting, classifying, hand facing, and drilling. To expand their operations, they moved their production facilities to a large brick building at Mulberry and 3rd Street (demolished). This building is depicted on the 1899 Sanborn map, with the office continuing to be located at 419 E. 2nd Street. Barry Manufacturing Co. is shown in city directories at 417-419 East 2nd Street until 1900. Their main focus was on the automatic button cutter, selling the first button machine to Henry Umlandt, founder of the Automatic Button Company. The Barrys continued to work on their machine, further reducing the number of steps required to produce buttons. In 1904, they patented the double automatic button cutting machine, further increasing production. By 1911, the Barry Manufacturing Plant was among the largest businesses in Muscatine, and one of the largest of its kind in the country (Carlson 1984: 38, 82; Richman 1911, Volume 1: 303; Richman 1911, Volume 2: 50; Lewis 1901: 67-68; Coker 1919: 66).

Additionally, the impact of the prosperity brought by the button industry at the turn-of-the-century was significant to the commercial interests of Muscatine. The 1905 Sanborn Fire Insurance Map depicts the businesses and industry throughout Muscatine. Though some commercial interests were located in neighborhood areas, the central business district continued to be concentrated in a six-block area along 2nd Street between Pine and Mulberry streets. A variety of businesses were located in the downtown area. For example, the western block between Pine and Chestnut included several groceries, furniture stores, ice cream factory and restaurant, printer, clothing store, saloon, undertaker, cigars, electrical supplies, meat market, tailor, plumber, marble shop, pearl novelty company, and a bowling alley. These types of businesses, along with banks, millineries, drug stores, dry goods stores, jewelers, and other commercial interests, were found along the blocks further to the east to Walnut. The block between Walnut and Mulberry was less commercial in nature, with the Grand Opera House, Trinity Church, livery and feed yard, plumber, saloons, awning factory, machine shop, and second hand stores (Sanborn Map Company 1905).

More industrial interests were focused along Front Street between Linn and Cedar streets in 1905. Button companies and storage areas were located along this strip, including the largest in this section of town, McKee and Bliven (demolished). The Great Western Cereal Company was the largest enterprise in this section of town, spanning Front Street to the river (221-25 W. Mississippi Drive, Map#95, State #70-00535). Van Nostrand Saddlery Company was also a significant business in this area of town (demolished). The Commercial Hotel serviced travelers disembarking at the passenger depot between Iowa Avenue and Sycamore Street (demolished). Other industrial and commercial enterprises along Front Street included a lime and cement dealer, livery and carriage house, blacksmith, saloon, machine shop, wholesale groceries, and storage piles and buildings.

With the prosperity, building improvements were seen throughout the city in the early 20th century. In 1906, over \$200,000 was invested in new buildings in the town, mostly in residences and small commercial buildings. With the new and remodeled businesses, the appearance of 2nd Street had changed substantially: “Many of the stores have made extensive improvements and in some instances double stores have been made in order to facilitate the rapidly increased trade of many of the commercial houses. Besides the home merchants several new business houses have opened up in this city and as a result the property owners were compelled to make improvements which have greatly assisted in changing the appearance of the main thoroughfare” (*Muscatine Journal*, December 20, 1906, 9).

A common change to the downtown commercial buildings around the turn-of-the-century was the updating of building façades, particularly with the addition of oriel windows. The 1905 Sanborn map depicts the appearance of these windows since the 1899 map, which is also seen in photographs from the period. While some commercial buildings were built with oriel windows in the 1890s reflecting the Queen Anne style, most of the downtown buildings with these windows reflect this period of commercial

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remodeling. Buildings such as the c.1859 three-story brick Italianate Pioneer Drug Store (124 E. 2nd Street, Map #33, State #70-00119) received these window additions. Improvements extended to the entire façade in a few cases, such as the c.1865 three-story building at 116 Chestnut that received a new metal façade around 1906 by building owner H. Schroeder (Map #77, State #70-00376). These windows continued to be added in the 1910s and 1920s. These changes showed the prosperity of the business and building owner, and worked to attract new customers to their updated building.

This period of civic pride and improvements extended throughout the downtown area with other civic, governmental, and commercial improvements. Governmental entities constructed the Muscatine County Courthouse in 1908-09 (401 E. 3rd Street), New Jail and Sheriff's Residence in 1908-09 (401 E. 4th Street), Muscatine Post Office in 1909 (315 Iowa Avenue), and City Hall in 1914 (Map #102, State #70-00193). Overall, commercial construction was down in this period compared to previous decades, with buildings remodeled rather than replaced, and only ten extant commercial buildings in the downtown date from 1900 to 1920. The banks constructed new buildings, including the extant German American Savings Bank in 1908 (200 E. 2nd Street, Map #39, State #70-00120), Hershey State Bank in 1908 (214-216-218 Sycamore Street, Map #101, State #70-00987), and Muscatine State Bank in 1910 (100-102 W. 2nd Street, Map #22, State #70-00152). New commercial blocks and buildings reflected the late Queen Anne style with integrated oriel windows, such as the 1904 Muscatine Journal building (214 Iowa Avenue, Map #88, 70-00460) and 1915 Bisesi Block (413-415 E. 2nd Street, Map #66, State #70-00147). There was a bit of an emphasis on taller buildings in this period, with the two 1908 bank boasting respectively four and five stories. Community efforts lead to the 1914-15 construction of the seven-story Hotel Muscatine, which remained the tallest building in town into the 1970s (101 W. Mississippi Drive, Map #97, State #70-00533). Also, the six-story Laurel Building, a combination department store and office building, was built in 1916-17 (101 E. 2nd Street, Map #24, State #70-00116). The McColm Department Store opened on five floors with a special grand opening that continued for three days.

The opening of the McColm Department Store in the Laurel Building reflects a trend towards the all-inclusive department store in the early 20th century. This commercial shift continues to be reflected in the Downtown Commercial Historic District. The earliest department store developed from earlier commercial enterprises. In Muscatine, Samuel M. Batterson established the Batterson Bee-Hive Store in 1885, and it was one of the largest commercial establishments in the city by 1891. He constructed a commercial block at 319-321 E. 2nd Street in 1898 (Map #62, State #70-00145). Individual stores identified in the 1900 city directory included M.N. Bond (hardware); Baker and Neidig (printers); and Mackey's Model Clothing. A newspaper advertisement for M.N. Bond in November 1898 indicated the store is moving from 310 E. 2nd Street to the "new Batterson Building" (*Muscatine Journal*, November 12, 1898, Part 2, p. 8). Batterson apparently did not intend to occupy the entire building at the time of construction, and instead built a typical business block. The presence of oriel windows originally on the façade may also indicate the second floor was intended for apartments. Batterson's continued to be listed at 117-119 West 2nd Street during this period (demolished). Though the rationale is unknown, Batterson apparently decided to remodel the entire building into a department store about five years after the original construction, perhaps sensing the trend toward larger stores over specialized small businesses. Interior walls were demolished, and the oriel windows were removed from the façade. When Batterson's opened the doors to the new store in 1904, it was well received by the community. The *Muscatine Journal* called the new store a "credit to Muscatine. The fact is that the Batterson Stores is a real surprise to those who visit the establishment for the first time, as it is found that it is being conducted on metropolitan lines, with a view of keeping apace with the times..." ("87-year Batterson history going to end in Muscatine," *Muscatine Journal*, April 26, 1972, 2). Even the company's 1913 motto, "Retailers of Everything," appears intended to convince consumers that Batterson's was their ultimate, one-stop convenience store. It was the first department store in downtown Muscatine, the only one noted on the 1905 Sanborn map.

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The trend toward the downtown department store continued over the next few decades. Similar to Batterson, the McColm Department Store transitioned from an earlier dry goods store at 123-125 E. 2nd Street (demolished), opening in the new Laurel Building in 1917. The 1921 city directory identified four department stores: Batterson's, 323-325 E. 2nd Street (Map #62, State #70-00145); Graham's Store, 117-119 E. 2nd Street (demolished); McColm Dry Goods (Laurel Building, 101 E. 2nd Street, Map #24, State #70-00116); and Glatstein Stores, 423-429 E. 2nd Street (demolished). The Iowa Department Store opened as a new business in the C.F. Schroeder Building at 327-329-331 E. 2nd Street in 1922 (Map #64, State #70-00952). Carl F. Schroeder built the new building on the site of the Kemble Hotel in 1922 for the department store, which was organized by Schroeder's son, H. Edward and his son-in-laws Frank E. Woods and Edward M. Warman. The Iowa Department Store occupied both the first and second floors of the building throughout the 1920s and into the 1930s. According to city directories and newspaper reports, items sold at the store included dry goods, notions, men and women furnishings and general merchandise ("Three Local Young Businessmen Incorporate Department Store; Secure New Building," *Muscatine Journal*, March 16, 1922, 2). The 1923 city directory lists the original four stores along with the Iowa Department Store and the Economy Store, 115 W. 2nd Street (demolished). The 1927 directory listed all the previous six stores except that Graham's has been replaced by Kinneer Stores.

Nationally oriented businesses also appeared in downtown Muscatine in the first decades of the 20th century. 5 & 10 cent stores became popular in this period, operating locally and as national chains. While department stores advertised many products under one roof, these stores focused on many products under one roof for less than one dollar, a precursor to the discount stores.

The Woolworth Company began operating in Muscatine in 1906 at 118 E. 2nd Street (demolished) and moved into the first story of Stein's Music Hall at 121-123 E. 2nd Street in 1919 (demolished and rebuilt in 1953). Frank Woolworth launched his first store in 1879, and the national company was incorporated as the F. W. Woolworth Company with over 1,000 five-and-ten cent stores in 1911. Sebastian Kresge began his chain of 5&10 cent stores in 1899 in Detroit, incorporating with 85 stores in 1912 as the S.S. Kresge Company (Kmart website: www.kmartcorp.com/corp, accessed on August 25, 2005). In 1916, after a fire destroyed an adjacent building and apparently damaged the building at 109 E. 2nd Street, the S.S. Kresge Company replaced P&L 5&10 store at this location (integrity compromised, Map #27, State #70-00940).

National department stores also entered downtown Muscatine in this period. The J.C Penney Company opened a store at 209 E. 2nd Street on August 15, 1924 (Map #45, State #70-00126). James Cash Penney began his first store in 1902 in Wyoming, and the J.C. Penney Company was incorporated in 1913. After opening 86 stores in the West, they moved into the Midwest in 1916. By 1920, they had 320 stores in 26 states, and, in 1924 as they opened in Muscatine, they had 500 stores in 41 states (J.C. Penney website: www.jcpenney.net, accessed on August 25, 2005). On February 9, 1929, Montgomery Ward and Company opened its doors for business at 117-121 West 2nd Street, replacing an earlier dry goods store at the location and remodeling the façade (Map #20, State #70-00155). The brick Italianate buildings were remodeled with the third story removed and glazed tile in subdued tones of green and ivory set in a mix of decorative styles applied to the façade. Ward's started in Chicago as the first mail order catalog business in 1872, expanding to retail stores in the face of competition in 1926. By 1928, it had opened 244 stores nationwide, and the number increased to 531 in 1929 (Wikipedia website: en.wikipedia.org/wiki/Montgomery_Ward, accessed on August 25, 2005). The opening of the store in Muscatine was part of this national business program.

While the department stores and national stores appeared in downtown Muscatine, the predominant downtown business continued to be the local specialty store. While 2nd Street continued to represent the core corridor for these companies, additional businesses were found on some cross streets and scattered within other neighborhoods in town. However, over 90% of these businesses were located downtown. The 1923 city directory continues to list the typical commercial enterprises seen in

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the 19th century, such as the 11 drug stores, 10 dry goods stores, 15 clothing stores, 9 gents' furnishings, 12 ladies' ready to wear garment stores, 15 boat and shoe stores, 7 millinery stores, 3 five and ten cent stores, 5 variety stores, 6 department stores, 6 hotels, 5 banks, 20 barbers, 3 beauty parlors, 5 hair dressers, 8 billiards and pool halls, 2 book and stationary stores, 2 tea and coffee stores, 4 china and glassware stores, 6 jewelers and watch dealers, 6 music and instruments stores, 3 sewing machine dealers, 7 stove and tinware stores, 9 carpet and rug stores, 12 coal and wood dealers, 3 wholesale grocers, 66 retail grocers, 5 commission merchants (groceries), 5 wholesale fruit and produce dealers, 8 fruit stores, 14 meat markets, 4 dairy and produce stores, 5 bakeries, 20 confectionaries, 9 ice parlors and manufactories, 15 restaurants, 3 ice dealers, 6 furniture stores, 1 gunsmith, 6 hardware stores, 2 house movers, 3 laundries, 3 newspapers, 3 piano stores, 3 printers, and 8 wallpaper stores. New businesses include 2 art goods stores, 2 advertising companies, a bee supply dealer, 2 bicycle shops, a carpet weaver, 9 electrical supply stores, 5 graphophone stores, 2 junk dealers, 4 stores with Kodaks and supplies, 4 moving picture companies, 11 paint and oil stores, 4 popcorn stands, 4 radio and supply stores, 6 second hand stores, 8 soft drinks and lunch counters, and 4 sporting goods stores. Finally, there are 2 bands and orchestras, 2 bath rooms, a business college, an express company, 3 florists, 3 hose and ladder companies, 2 hospitals, a library, 4 railroad companies, 2 telegraph companies, a telephone company, and 5 theaters listed in the 1923 city directory.

Additionally, a number of professionals continue to work in town, including 20 lawyers, 25 physicians, 4 ear, nose, and throat specialists, 3 oculists, 3 optometrists, 3 osteopath physicians, 35 nurses, 12 dentists, 3 chiropractors, 4 veterinary surgeons, 4 civil engineering firms, 20 fire insurance agents and companies, 14 life insurance agents and companies, 29 real estate agents, 18 loan agents, 10 tailors, 8 merchant tailors, 20 music teachers, 3 piano tuners, 4 photographers, 69 notaries, 10 blacksmiths, 9 cement contractors, 27 contractors and builders, 5 brick contractors, 4 paving contractors, 34 painters, and 3 plasterers. Henry W. Zeidler continues to be listed as the town's only local architect. Most of these businesses also continued to be located in the downtown. Industrial and manufacturing interests have almost completely left the downtown area by this point, focused on the areas to the north-northeast and south of this area. Additional industries, such as the H.J. Heinz plant, have also developed further to the west and northwest near railroad lines by this period.

Other than the major buildings, few small commercial buildings in downtown were constructed in the 1920s and 1930s. Most businesses continued to operate in buildings constructed in the 19th century, though façades may have been updated by this period. This may be reflective of the relatively stable population in this period – 16,178 in 1910, 16,068 in 1920, and 16,778 in 1930 – as well as a relatively built up downtown. One of the only true “new” commercial buildings in this period was the two-story Craftsman brick Wittich Brothers (later George Wittich) Funeral Home, built in 1923 at 210-212 Cedar Street (Map #75, State #70-00971). The business evolved from one of the earliest funeral businesses in town, which was continued by sons George and Werner Wittich after the death of their father Werner in 1894. They moved to this location by 1916, and it was likely demolished and rebuilt in 1923 with the adjacent First Baptist Church. The Wittich Brothers Funeral Home, in addition to being prominent among local funeral businesses, built the only “commercial” funeral home building in this period, located in downtown Muscatine.

The economy of Muscatine is noted to have remained relatively stable through the 1930s, faring better during the Depression than many other communities. While part of this is attributed to the draw of the Norman Baker enterprises in town, perhaps the more solid economic factor of the pearl button industry sustained the economy. By 1927, there were eight major button manufacturer, as well as 25 smaller companies and seven listed specifically as blank manufacturers. According to a 1932 study, about 69% of the pearl buttons manufactured from mussel shells were made in Iowa, primarily Muscatine. There were 16 plants in the United States producing buttons from mussel shells – ten in Iowa (mostly in Muscatine), three in New York, and one each

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in New Jersey, Wisconsin, and Missouri. Additionally, two plants in Iowa manufactured shell novelties (Johnson 1934: 9-12). In the downtown, the Batterson-Wessels Company operated at 212-14 W 2nd Street (Map #7, State #70-00164), Muscatine Pearl Works at 218 W. 2nd Street (Map #4, State #70-00166), and Iowa Pearl Button Company at 315-319 W. Front Street (Map #92, State #70-00527). With the shift to plastic buttons in this period, the exact number of true pearl button companies in the late 1930s is unclear in Muscatine. Regardless, the industry continued to employ a significant number of people. Most of these interests were located outside the downtown commercial area, but the button industry helped sustained the local economy and downtown businesses in the 1930s. Population grew during this decade for the first time since the first decade of the century, increasing from 16,778 in 1930 to 18,286 in 1940.

Many downtown businesses continued to operate through the 1930s. A number of storefronts, however, saw periods of vacancy during this period and short-lived businesses also appeared in some storefronts. The economy had an effect on a few larger businesses as well. For example, the Iowa Department Store closed by 1934 (327-329-331 E. 2nd Street, Map #64, State #70-00952). However, overall business health was relatively good for the period. No extant commercial buildings were built in the downtown from 1931 to 1939, and few remodeling efforts were noted. With the conversion of private services to governmental operations, the Muscatine Municipal Electric Plant was built at 126 Pine Street in 1936, reflecting a simplified Art Deco style (Map #100, State #70-00986). Prior to the construction of this building, Muscatine was struggling to provide the downtown and neighboring parts of the community with electrical power with the aging substation across the railroad tracks at the foot of Chestnut Street. The city also felt the need to improve its distribution system to the downtown and was interested in beautifying the area. The construction of the new substation offered that opportunity to the electrical board of directors, which agreed to install underground wiring to the downtown as part of the construction project. According to news reports, officials expected the underground lines to be safer, perform better in storms and improve the attractiveness of the downtown ("Light Board To Build New Sub Station," *Muscatine Journal*, April 2, 1936).

The rise of the automobile in the 1910s and 1920s led to the need for showrooms, repair shops, garages, and gas stations, which continued to grow in the 1930s and 1940s. Several additional automobile related businesses opened around Muscatine in this period, though few buildings remain from this era. Two buildings remain standing east of the Downtown Commercial Historic District boundary, separated by new construction, vacant sites, and a major thoroughfare: a 1920 automobile garage (507-511 E. 2nd Street) and a tire shop and a 1933 gas station (111 Mulberry Avenue). To the south of the east end of the district boundary is the 1940 American Petroleum Company Gas Station. Automobile-oriented businesses continued to increase into the early 1950s as the automobile became more common in the prosperity following World War I. In comparison with the 1923 listings, the number of gas or filling stations in 1952 increased from 10 to 36 stations and the repair shops increased from 17 to 24. At the same time, 12 automobile accessory and parts dealers remained in town, including Sieg Auto Parts who built a new building at 305 W. Mississippi Drive in 1946 (Map #93, State #70-00981). Some of these businesses reused buildings in the downtown; many are not extant. The 13 automobile dealers remained in town in 1952, while 1 dealer sold motorcycles and 3 dealers sold trucks. A new category for used automobiles was created by 1952, with 15 listings. In the downtown, the large Henderson Chevrolet-Oldsmobile showroom was built at 117 E. Mississippi Drive in 1952 (Map #99, State #70-00980).

Though some commercial interests were located in neighborhood areas on the 1946 Sanborn map, the central business district continues to be concentrated in a twelve blocks along either side of 2nd Street between Pine and Mulberry. City directories reveal that a variety of businesses continued to operate in this area. This area continued to focus on white-collar professional, service, and retail interests. More industrial interests continued to be focused along Front Street between Linn and Cedar streets in 1946, expanding further east to Mulberry Avenue with the addition of numerous businesses catered to the automobile,

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including several previously listed. Additional garages, repair shops, and filling stations were found in the area between Linn and Cedar streets, as well as a wholesale wool business, restaurant, wholesale grocery, furnace shop, wholesale fruit, machine shops, and the Iowa Pearl Button Company (315-317 W. Mississippi Drive, Map #92, State #70-00527). A number of manufacturing companies also continued to be found further east of the downtown area, east of Mulberry, along E. 2nd and E. 3rd streets. Among other businesses, these included a remnant of the lumber industry, Huttig Manufacturing Company, as well as two of the large button factories that still operated in town, the Automatic Button Company and Hawkeye Pearl Button Company. The HON Company is not yet shown in the old button factory at Oak and 3rd streets on this map, though they had recently moved here. Over the next decades, HON would slowly take over most of this section of Muscatine, reusing some old buildings and demolishing others for new buildings. South Muscatine also continued to evolve in this period, attracting new industries to this area as older ones declined (Sanborn Map Company 1946). The population began to grow again, reaching 19,041 in 1950 and 22,997 in 1960.

With the end of World War II, some new construction occurred in the downtown, though it was limited to a handful of buildings. Most of the area was developed by this time, leaving the choice of demolishing and rebuilding or remodeling an older building. Two new large stores were built in the late 1940s in the downtown, choosing to demolish older buildings. Broud's Army Store first appears in Muscatine city directories at 123-125 W. 2nd Street in 1927, which were remodeled as a hardware store in 1940. Broud then purchased the two properties at 127 and 129 West 2nd Street and undertook a major remodeling of the entire business complex, which included three sections of the five section 1854 Union Block at 125-133 W. 2nd Street (now 131-133 W. 2nd Street, Map #15, State #70-00159). As the remodeling for the new Broud's Department Store was near complete in September 1948, fire broke out and completely gutted the building. The rebuilt structure completed in 1949 was only two stories with a yellow brick facade almost identical to the 1948 remodeled appearance of the three story structures (123-129 W. 2nd Street, Map #18, State #70-00957) ("Blaze Destroys Broud's Store," *Muscatine Journal*, September 12, 1948, 1; "Business And Recreational Facilities Expansion," *Muscatine Journal*, December 30, 1949, 11). Broud only operated in this new building for a few years, selling his business in 1952 to the W.T. Grant Company, a chain department store company, which continued to prosper at this location into the 1960s. Further east, Woolworth Company rebuilt their building at 121-123 E. 2nd Street in 1953 in a similar style to Broud's (Map #31, State #70-00941). They had located here in 1919 the Woolworth Company, which originally began operating in Muscatine in 1906, moved into the first floor of the Stein Music Hall and remained there until the building was razed in February 1953 ("Crowds Throng Woolworth Store For Formal Opening," *Muscatine Journal*, September 3, 1953, 20).

However, remodeling of older buildings in the downtown began in full force in the 1940s and continued through the end of the 1950s. A review of the *Muscatine Journal* during the first half of 1953 shows at least five businesses reported expansion or remodeling of their buildings during this time that Woolworth was under construction, including Ficken's Furniture, Reynolds, Minton's, Tradhome Shoe Store, and Sterneman Clothing. Major alterations included reducing the overall height of buildings and applying new façades. Height reductions were the result of various circumstances, demolition of adjacent buildings or the apparent lessening demand for upper story downtown housing. New façades were often applied at the same time, and they were also applied to other older buildings. These façade changes reflected a move in downtown Muscatine in the late 1940s and 1950s to update existing buildings. While little room was available for new construction, remodeling a building reflected the prosperity and modern nature of the business operating there. Smaller scale alterations limited their remodeling efforts to the storefront area. New windows and entries were installed throughout several buildings in the downtown to appeal to customers at the ground level.

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Several buildings in the downtown reflect this period of commercial history of Muscatine. Though the reason for the change is unknown, the three-story building at 201-203 W. 2nd Street (Map #13, State #70-00161) lost its third story in the late 1940s. Meanwhile, the Gaeta family applied a new yellow brick façade to their fruit store at 107 Iowa Avenue (Map #84, State #70-00976) and the adjacent commercial building at 101 E. Mississippi Drive (Map #98, State #70-00979). Metal clad façades entered a new era of style in the early 1950s, as Wilson's Shoe Store (127 E. 2nd Street, Map #35, State #70-00944), which traces its roots to this building in 1854, agreed to remodel their building from a three story structure to one story to accommodate the rebuilding of the adjacent Woolworth's in 1952. A vertical metal façade was applied to the remaining upper portion of the façade, and the storefront was also remodeled. A new brick façade was applied to the Henderson Building in 1955-56 as the building height was reduced from three to two stories (100 E. 2nd Street, Map #23, State #70-00938). A similar change occurred at the other end of the block in 1957 as the three-story Houdek Block was reduced to one story with a new brick façade (130 E. 2nd Street, Map #37, State #70-00946). A new brick façade also appears to have been applied to the commercial building at 119 Chestnut in 1956 (Map #80, State #70-00972). At least 12 extant buildings in the Downtown Commercial Historic District retain remodeled storefronts from the 1950s. For example, the storefront on the c.1896 Queen Anne building at 201 E. 2nd Street appears to date to remodeling efforts in 1952 (Map #40, State #70-00121). The c.1875 building at 303 E. 2nd Street, already updated with a metal façade around 1895, received a new storefront in 1957 (Map #57; State Inventory #70-00143). Two storefronts on the three-section 1885 Fitzgerald Block were remodeled with permastone applications in 1957 (109-111 Iowa Avenue, Map #85, State #70-00458).

The increase in renovations and construction in the 1950s marked one of the last major upgrading of retail businesses in the downtown. Storefronts continued to be remodeled in the 1960s and 1970s, as building owners sought to update their buildings. By the 1960s, long running businesses in the downtown began to close, and other businesses moved to or started at more outlying areas. Kresge's closed in downtown in 1963, followed by Montgomery Ward in 1968. Four new buildings were constructed along 2nd Street between Mulberry and Pine in the 1960s (1962, 1964, 1968, 1968). Urban revitalization dominated the downtown area in the 1970s, with much of the work involving demolition of "blighted" properties with little new construction to replace buildings that were torn down. Other buildings continued to be remodeled with the removal of upper stories, new façades, and new storefronts. The first historic surveys in Muscatine, conducted in 1974 and 1976, were spurred by these changes and proposed changes in the downtown. Two large buildings (1978 and 1979) and one smaller building (1979) were built in the late 1970s on lots previously occupied by older buildings. These seven newer buildings continued to respect the two to four story height of the historic downtown buildings. The result became a more open downtown with many of the open lots converted to parking. Only one building has been built along the 2nd Street corridor since 1979, a three story building constructed in 1994. While the downtown retains several commercial interests, the focus of the commerce has moved significantly to the north along Park Avenue stretching out to the Highway 61 bypass.

Association with Civic Pride and Accomplishment

The period of Civic Pride and Accomplishment, c.1890-c.1925, is reflected within the Downtown Commercial Historic District in several respects. With the growth and success of Muscatine, thoughts of the leading businessmen and the city government turned to ensuring the continued prosperity as the town entered the 20th century. This was a period instigated at the peak of the lumber industry and at the beginning of the boom of the pearl button industry. Significant improvements were made throughout the community in this period, reflecting the maturation of the town. These associated resources include public buildings, social buildings, parks, churches, schools, transportation structures, commercial buildings, and facilities associated with improved city

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services. The resources are significant as they reflect the significant community pride in the early 20th century. Most of these commercial, civic, and public/governmental resources are concentrated in the Downtown Commercial Historic District. This theme significantly impacted the construction in the downtown in this period, and the district continues to reflect this period. While 2nd Street remained the commercial core, new buildings along 3rd Street reflected the expansion of the downtown and this era of improvements. Thus, the Downtown Commercial Historic District is significant within the period of Civic Pride and Accomplishment as improvements throughout the district occurred in this period.

The historical information associated with this historic context is fully explained in the multiple property document “Historical and Architectural Resources of Muscatine.” Basic information is included here to provide context for the Downtown Commercial Historic District. Transportation was key to the appearance and success of a community, and early civic pride efforts focused on these improvements. After years of discussion, the Mississippi River bridge project at the end of Walnut Street was passed in 1889, and High Bridge was completed in May 1891. One stone pier continues to stand on the south side of Mississippi Drive. The Commercial Club organized in 1892, perhaps truly beginning this era of improvement. By 1901, they were described as being “behind all important public improvements and pushed them to successful termination.” They were credited with movements to pave 10 miles of streets with bricks, construct a new sewer system, bury Papoose Creek in the downtown, replace the old railway system with an electric street railway, build the new Grand Opera House, and the future development of Weed Park (Lewis 1901: 26-27; Richman 1911: Volume 1, 305, 435). They met in downtown locations, finding a permanent home in the Hershey Building in 1908 at its completion (214-216-218 Sycamore Street, Map #101, State #70-00987).

Many of their initial projects focused on street and transportation improvements for Muscatine, which would enhance business development. On September 19, 1894, the first brick for the street paving was laid on 2nd Street between Pine and Chestnut at 9:00 a.m. (*Muscatine Journal*, September 19, 1894, 3). Brick paving projects continued throughout the following year. By the end of 1895, Paving District No. 3 (Mulberry Avenue from 10th to Parham streets), District No. 8 (12 blocks east of Iowa Avenue on 3rd and Walnut streets), and District No. 9 (12 blocks west of Iowa Avenue) were complete. The most important improvement in 1895, however, was the burying of Papoose Creek between Front Street and 4th Street, opening up new lots along Sycamore Street in downtown Muscatine. The burying of Papoose Creek improved the conditions in downtown, as well as reducing the threat of floods (Richman 1911, Volume 1: 283, 473-474; *Muscatine Journal*, December 14, 1895, 1). Several new buildings were quickly constructed along this route, including the commercial building at 201 E. 2nd Street (Map #40, State #70-00121). The lot at the southeast corner of Sycamore and 3rd Streets was also filled in, creating a new building site that would be utilized for the new City Hall in the next decade (215 Sycamore Street, Map #102, State #70-00193).

Significant improvements were also made with the street railway system in this period. The Muscatine Street Railway Company built the original system in 1883, and on May 29, 1893, the system was electrified. The name of the operation became the Muscatine Electric Railway with this change. The name changed to Citizen’s Railway and Light Company in the 1904 directory, after lumber barons Harry W. Huttig and William Musser bought out the other investors. In addition to servicing 2nd Street in the Downtown Commercial Historic District and enhancing access to businesses along this corridor, the street railway also located their offices in various downtown buildings: in 1886 to 1892 at the corner of 3rd and Mulberry streets (demolished), in 1893-94 at 225-233 Oak (demolished), in 1897-98 at 317 E. 2nd Street (demolished – newer c.1898 building on site); in 1900 at 315 E. 2nd Street, in 1903-07 at 405 E. 2nd Street (demolished), and in 1908-12 at 108 E. 2nd Street (Map #26, State #70-00939). In 1911, the Citizens Railway & Light Company served the city in a three-fold capacity. It furnished the gas, electricity for light and power, and street railway service (City Directories, Muscatine; Richman 1911, Volume 1: 412). When the

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Davenport & Muscatine Interurban Railway Company opened their line to Davenport in 1912, they continued to operate their office at 108 E. 2nd Street. In 1919, it became the Clinton, Davenport & Muscatine Railroad, the office moved to 220 Iowa Avenue (remodeled into Welch Apartments in 1923-24, Map #91, State #70-00464).

This period of civic pride and accomplishment was marked by the generosity of some of Muscatine's most significant families, such as the Mussers and Hersheys. Many of the prominent businessmen and their families contributed to the community through the construction of several public and social buildings throughout Muscatine. A c.1910 publication entitled *Muscatine Boosters* boasted many buildings in town were "examples of Muscatine public spirit and generosity," highlighting the Musser Public Library, Hershey Memorial Hospital, Greenwood Chapel, and Weed Park as examples of the gifts of private citizens to the community. In addition to these projects, the German Lutheran Orphan Home, Old Peoples' Home, and Old Ladies Home were also formed to serve the needs of the community (*Muscatine Boosters* 1910; Richman 1911, Volume 1: 442-445, 478, 484; Lewis 1901: 23-24).

Though this string of projects included only the library (demolished) and Y.M.C.A. building (demolished) in the downtown, this sense of pride and community improvement extended to other commercial enterprises in the downtown. Several buildings were constructed and others were updated in the first decade of the 20th century. Construction on the Grand Opera House (demolished) on the northeast corner of 2nd and Walnut streets began and finished in 1900 (Richman 1911, Volume 1: 306). The *Muscatine Journal*, newly bought by Lee Enterprises, constructed their new building at 214 Iowa Avenue in 1904 (Map #88, 70-00460). The banks also sought to improve their facilities and the community. The new German American Savings Bank (200 E. 2nd Street, Map #39, State #70-00120) and Hershey State Bank (214-216-218 Sycamore Street, Map #101, State #70-00987) were completed in 1908, each boosting significant office space above their storefronts in their respective four and five story buildings. This height above the typical two and three story downtown building emphasized their role and contributions in the community. The Muscatine State Bank, completed in 1910, was a more traditional, three-story height, with a strong Classical Revival style (100-102 W. 2nd Street, Map #22, State #70-00152). Oriel windows became a popular addition to improve and update commercial buildings throughout the downtown after the turn of the century, and some owners went as far as installing complete new façades, such as the H. Schroeder Building (116 Chestnut, Map #77, State #70-00376).

At the same time, the city and county governments strove to improve their facilities and services offered in the community, improving areas beyond the traditional 2nd Street core. A bond issue for \$150,000 was passed on May 7, 1907 for the construction of a new courthouse and jail on 3rd and 4th Streets between Walnut and Mulberry. J.E. Mills, an architect from Detroit, was selected for both projects, and the buildings were completed by spring 1909 within budget (extant). Construction expanded to include other types of facilities, and the new post office was completed in 1909 at the corner of Iowa Avenue and 4th Street (extant). Similar to the county buildings, this Beaux Arts structure was also built of Bedford limestone. As the community boomed, the city lobbied to erect a new building for their offices as well. A bond issue passed in 1913 for the new structure, and Detroit architect J.E. Mills returned to town to design the structure. After debate, they decided that Haymarket Square would be the site of the new offices. This square had been reclaimed as a building lot through the burying of Papoose Creek in 1895. The Classical Revival building was completed in 1914, and it was the first structure in Muscatine built for the sole purpose of city administration (215 Sycamore Street, Map #102, State #70-00193). The police also received their first permanent home at this time, the lower level of this building (Richman 1911, Volume 1: 98-102; Carlson 1984: 90, 140, 146).

Evidence of the civic pride and accomplishment is revealed through a c.1914 publication *Muscatine, Iowa, The Pearl City: Pearl Button Center of the World*. The publisher presents photographs of the community with a glowing introduction about the

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city. Various aspects of community life are highlighted, including strong financial institutions, educational support and funding, numerous fraternal organizations, water and electric companies, streetcars, businesses and industries, and the low cost of living. Over 38 miles of water mains stretched through the city, with 390 fire hydrants, by 1914. Additionally, eleven miles of electric streetcars were found in Muscatine. Muscatine also boasted street lights and telephone service. The Iowa Telephone Company had around 4,000 phones installed locally by 1914. In 1915, the city council created the Muscatine Levee Improvement Commission to manage the lands along the Mississippi River. Overall, Muscatine is promoted as a thoroughly modern, clean, and attractive community (RPC 1914). This publication emphasizes the importance of business and industry to this theme of civic pride and accomplishment, as well as social, civic, and educational resources. Not only is the new major industry of pearl buttons at the heart of the publication, the success and variety of other businesses is also significant to the feeling of civic improvement and pride.

Additional significant downtown buildings were completed in Muscatine in the 1910s that reflected this period of pride and accomplishment. The Hotel Muscatine, designed by architect Paul Hyland, was built in 1914-15 (101 W. Mississippi Drive, Map #97, State #70-00533). Its costs of \$215,000 plus another \$40,000 for furnishings put it at one of the most expensive buildings constructed thus far in Muscatine. The construction was feasible due to a large number of citizens who bought the common stock which help build it. At seven stories, it remained the tallest building in downtown Muscatine until the 1970s ("Beautiful New Hotel," *Muscatine Journal*, December 12, 1914, 1-2). Within a couple years, Hyland also designed the six-story Laurel Building, a combination department store and office building (101 E. 2nd Street, Map #24, State #70-00116). Completed in 1917, the McCole Department Store opened on five floors with a special grand opening that continued for three days ("Laurel, Home of McCole & Co. is Formally Dedicated," *Muscatine Journal*, October 9, 1917, 2).

Smaller commercial buildings were also built in the downtown as the community strove to reflect its pride. The *Muscatine Journal* constructed a larger, Beaux Arts building at 301 E. 3rd Street in 1919, moving from their 1904 building and continued the move to 3rd Street (Map #70, State #70-00964). The Bisesi Block was constructed at 413-415 E. 2nd Street in 1915 (Map #66, State #70-00147), followed by the C.F. Schroeder Building at 327-329-331 E. 2nd Street in 1922 (Map #64, State #70-00952). These new buildings, among others, reflected the push to improve the appearance of the downtown and the individual business. Other businesses continued to update their buildings with new façades and oriel windows. The conversion of the Scott House into the Welch Apartments in 1923-24, including the addition of several oriel windows, marks one of the major remodeling projects in the downtown in this period (220-224-226 Iowa Avenue, Map #91, State #70-00464).

In addition to the commercial and governmental buildings, social and civic buildings were constructed in the downtown near the end of this period of civic pride and accomplishment. The masons worked to leave their mark on the community with the construction of a new building. Though claiming the first lodge building in Iowa, they always shared their building with other organizations. Plans were laid to construct their own Masonic Temple at the corner of 3rd and Walnut streets (317 E. 3rd Street, Map #72, State #70-00966). Due to costs restraints, brick was used instead of stone. Construction proceeded throughout 1920 and early 1921 on the three-story building, culminating in a formal dedication on May 26, 1921. Cost of the building, excluding furnishings, was in excess of \$104,000 (Carlson 1984: 107; Randleman 1981: 53). Nearby, the First Baptist Church built a new building at 224 E. 3rd Street, adjacent to the 1914 City Hall, in 1923 (Map #69, State #70-00963). The style and material were similar to the Masonic Temple. Rather than a traditional religious form, the First Baptist Church followed a three-story block form that reflected the nearby commercial architecture. The adjacent George M. Wittich Funeral Home was also built around 1923, presenting an unified new section for the block (210 Cedar Street, Map #75, State #70-00971).

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Architectural Significance

Overall, the Downtown Commercial Historic District comprises a distinctive and well-preserved group of primarily commercial buildings. Collectively, the commercial buildings represent the typical three-story commercial building type and a range of commercial architectural styles. The district is characterized by the large number of 19th century commercial buildings. Brick Italianate buildings are the most common within the historic district, built from the 1850s to 1880s. Later Romanesque Revival brick buildings are also found in the district, as well as a scattering of Queen Anne commercial buildings. Early 20th century buildings reflected a number of architectural styles. Classical Revival was a popular choice for financial institutions, while the Craftsman style was reflected in simpler commercial buildings. Tall buildings somewhat reflect the Chicago style with some Art Deco detailing. The majority of the commercial buildings represent the architectural combination of one or multiple storefronts with upper level residential living. Larger 20th century buildings boasted office space on the upper stories. Thus, in addition to historical significance, the Downtown Commercial Historic District also has architectural significance for its strong reflection of significant commercial and industrial architecture.

The Downtown Commercial Historic District reflects the development of the earliest commercial building types and styles in Muscatine. As the community boomed in the 1850s with the arrival of the railroad and 1860s with the end of the Civil War, first generation buildings were replaced by more substantial brick structures. Though Italianate dominated the 19th century architectural styles, the general building type was uniform across the more vernacular and stylized buildings. Most buildings were three stories in height, with two stories of residential use above a commercial storefront. Smaller, simpler buildings were constructed at a two-story height, with one story of residential use above a commercial storefront. This architectural form reflected the early use of the buildings by the business owner as both a commercial outlet and a residence. As owners moved into residential neighborhoods, upper stories became a source of income through rental housing or smaller businesses. This basic building type continued to be built into the 20th century. While a handful of notable buildings topped the three-story height, most buildings remodeled or built continued to follow this form with commercial first stories and residential upper stories. In this period, some upper stories were built as office spaces or converted to this function. The taller buildings were constructed with office use in mind, and the tallest building within the Downtown Commercial Historic District continues to be the seven-story 1915 Hotel Muscatine (101 W. Mississippi Drive, Map #97, State #70-00533).

As the core district stretches along the six blocks of E. 2nd Street in a fairly unified fashion, few distinctive corner buildings are found in this district, anchoring the block. While the corner buildings have a secondary façade along the cross street, the overall composition of the building is not of the typical “book-end” type seen in distinctive commercial corner building architecture. Three exceptions are noted in the district, with the most notable being the Mull Grocery Store, anchoring the west end of the 2nd Street corridor at the corner of Pine Street (228 W. 2nd Street, Map #1, State #70-00168). The late Italianate architecture of this c.1891 three-story brick building is oriented to the corner with a diagonal entry in the fully rounded corner of the building. The design of this building draws the shopper from the residential area to the west into the downtown for their goods and services.

Early commercial uses replaced by later commercial uses in the 19th and 20th century is reflected in the surviving architecture. Industrial uses began along the river, supported by nearby commercial areas concentrated along 2nd Street from Pine to Mulberry. Development began with simple log buildings, followed by more substantial brick construction. Josiah Parvin built the first brick hotel in 1841 at the corner of 2nd Street and Walnut Street, later known as the Kemble House. By 1851, a visitor from Keokuk noted the presence of several brick buildings (“Muscatine,” 1851: 3:3). Early industrial and commercial buildings

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were constructed with brick, including the vernacular c.1844 Isett Warehouse (301 W. Mississippi Drive, Map #94, State #70-00536) and Bennett's Mill, rebuilt in 1851, at 221-25 W. Mississippi Drive (Map#95, State #70-00535). The original five-story section of the mill remains clearly visible, with the earliest additions that were built around 1860. The complex also includes two later buildings associated with the later industries occupying the building without detracting from the presence of the original mill building.

The earliest extant brick commercial buildings in the Downtown Commercial Historic District date to this boom period in the 1850s. Continued growth and prosperity, particularly with the arrival of the railroad, often led to increased density in commercial areas as well as rebuilding. Additional undeveloped lots were built on, as the demand for new businesses increased. New settlers in the area continued to bring the latest architectural fashions with them, and older residents kept up with the latest styles through architectural patternbooks and agricultural journals. With the railroad connection, new building components could be shipped from production facilities (Nash 2002: E29). Several commercial buildings in downtown Muscatine continue to reflect this boom period of the 1850s. Most follow the Italianate style, though some reflected simpler commercial styles. Many were constructed as commercial blocks. All are brick construction. The 200 block of W. 2nd Street includes several storefronts dating to this period, including Weed's Block built around 1855 (208-210 W. 2nd Street, Map #9, State #70-00959) and Weed's Building built around 1856 (206 W. 2nd Street, Map #11, State #70-00163). Additionally, the Pioneer Drug Store (124 E. 2nd Street, Map #33, State #70-00119) remains intact, as well as two sections of Union Block (131-133 W. 2nd Street, Map #15, State #70-00159). These four examples follow the Italianate style. Some additional buildings from this period had later been altered, impacted their historic integrity from this early period of settlement.

The three-story brick Italianate building remained the preferred commercial style following the Civil War, though some utilized simpler commercial styles. Throughout the Downtown Commercial Historic District, approximately 18 extant buildings were constructed between 1865 and 1870, and 11 reflect little modification from this period. An additional 18 extant buildings date to construction in the 1870s. Some were built as commercial blocks, and all were constructed with brick. Most originally had two-over-two-light double-hung windows; many have full or segmental arch windows. While nationwide Italianate buildings often had elaborate metal cornices, the extant buildings in Muscatine suggest that most of the buildings had various levels of detailed brick cornices. The three-story brick Shamrock Hall (128 W. 2nd Street, Map #16, State #70-00158) continues to retain its elaborate metal cornice. The two-story, four section, brick commercial block at 110-112-114-116 E. 2nd Street, on the other hand, reflects a simpler interpretation of architecture of this period with a simple brick cornice, segmental arch windows, and little additional detail (Map #28, State #70-00118). The Kaufmann Cigar Store built around 1875 at 211 E. 2nd Street reflects a typical design in downtown from this period with arch windows on the third story and flatter segmental arch lintels on the second story (Map #47, State #70-00129).

With the boom of the lumber industry and vibrant local economy, construction continued in full force along the commercial corridor of 2nd Street from 1880s and into the 1890s. In the downtown, 13 extant buildings date to construction in the 1880s and 15 date to the 1890s. Many buildings in this period continued to be built in the Italianate style, with some Romanesque Revival buildings also seen. These buildings are similar in appearance to the Italianate buildings, with an emphasis on arches. Simpler commercial buildings were also constructed. All of the extant buildings from this period are brick, and most are three stories in height. While some buildings were constructed on vacant lots, many of these buildings replaced earlier buildings. The C. Giesenhaus Building, constructed for a jewelry business, is an excellent example of a three-story, brick Italianate building from 1882 (203 E. 2nd Street, Map #41, 70-00122). The Fitzgerald Block was constructed as a three-story, three-section commercial block incorporating an early three-story building in 1885 (109-111-113 Iowa Avenue, Map #85, State #70-00458). Finally, the

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c.1888 Otto & Sons Grocery begins to reflect a later Victorian style for the typical three-story brick commercial building (206 E. 2nd Street, Map #44, State #70-00125). By the 1890s, the Queen Anne style began to influence architecture in downtown Muscatine. This style promoted oriel and bay windows, as well as decorative surfaces, and new buildings in this period were often constructed with these features. Decorative cornices also continued to be emphasized, and more buildings from this period retain metal cornices. Though the storefront have been modified, the building at 323-325 E. 2nd Street reflects typical Queen Anne commercial architecture in Muscatine with two-story oriel windows and a bracketed cornice with pediment (Map #63, State #70-00142).

By 1900, about three-quarters of the 114 extant buildings in the Downtown Commercial Historic District had been constructed, though some would be updated and modified over the next few decades. In the 1890s, the pearl button industry began to develop in Muscatine as the lumber industry declined, leading to increased prosperity in the first decade of the 20th century. The industry officially became number one in 1902, and commercial interests in the downtown saw increase profits. While some new construction continued to occur in this period, most of the downtown lots have been built on. Thus, efforts to improve appearances of the downtown focus on building remodeling. The year end edition of the *Muscatine Journal* in 1906, the substantial changes to the 2nd Street corridor was noted: "Many of the stores have made extensive improvements and in some instances double stores have been made in order to facilitate the rapidly increased trade of many of the commercial houses. Besides the home merchants several new business houses have opened up in this city and as a result the property owners were compelled to make improvements which have greatly assisted in changing the appearance of the main thoroughfare" (*Muscatine Journal*, December 20, 1906, 9).

As building owners sought to update their buildings, new metal elements were available to "modernize" their buildings. The addition of oriel windows or full upper metal façade was a popular architectural modification in the late 1890s and early 1900s. The Niver Iron Works of Muscatine, advertised cast and wrought iron building work by 1898 ("Niver Iron Works Co," *Muscatine Journal*, December 7, 1898, 21). According to the 1897-98 city directory, its plant was located between the railroad tracks at 2nd and Spring Streets. The Niver Iron Works continued to operate into the 1920s. Two popular regional manufacturers of such metal building elements, including façades and storefronts, were the George Mesker Company of Evansville, IN and Mesker Brothers of St. Louis, Missouri. These companies provided pre-fabricated metal elements around the Midwest, which probably helped spark production by other local companies around the country. The 1905 Sanborn map depicts the appearance of oriel windows since the 1899 map, which is also seen in photographs from the period. Buildings such as the c.1859 three-story brick Italianate Pioneer Drug Store (124 E. 2nd Street, Map #33, State #70-00119) received an oriel window addition. Improvements extended to the entire façade in a few cases, such as the c.1865 three-story building at 116 Chestnut that received a new metal façade around 1906 by building owner H. Schroeder (Map #77, State #70-00376). These oriel windows continued to be added in the 1910s and 1920s. These changes showed the prosperity of the business and building owner, and worked to attract new customers to their updated building.

Scattered new buildings continued to be constructed in the early 20th century, divided between the typical three-story building type and larger buildings. Only ten extant buildings were constructed between 1900 and 1910, followed by an additional seven extant buildings that were constructed from 1920 to 1930. In the first decade of the 20th century, three new banks were constructed reflecting the Classical Revival style, and the Muscatine State Bank built in 1910 is an excellent three-story example of this style (100-102 W. 2nd Street, Map #22, State #70-00152). Other smaller commercial blocks and buildings reflected the late Queen Anne style with integrated oriel windows, such as the 1904 Muscatine Journal building (214 Iowa Avenue, Map #88, 70-00460) and 1915 Bisesi Block (413-415 E. 2nd Street, Map #66, State #70-00147). A few buildings reflected basic

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elements from the Craftsman styles, such as the Wittich Brothers Funeral Home, built in 1923 at 210-212 Cedar Street (Map #75, State #70-00971) and the C.F. Schroeder Building in 1922 (327-329-331 E. 2nd Street, Map #64, State #70-00952). Though this was not a period of extensive remodeling, some notable updates were made in this period, such as the significant and unique Art Moderne storefront on the 1904 Muscatine Journal building as it was remodeled in the 1920s for the Red Paint Store (214 Iowa Avenue, Map #88, State #70-00460).

A handful of larger buildings were built in the downtown in the first three decades of the 20th century, though the three-story building type continued to define the streetscape. These buildings are significant in the commercial architectural history of Muscatine as they do reflect taller buildings. The first taller buildings were the four-story German American Savings Bank in 1908 (200 E. 2nd Street, Map #39, State #70-00120) and the five-story Hershey State Bank in 1908 (214-216-218 Sycamore Street, Map #101, State #70-00987). Both reflected the Classical Revival style applied to a building with three distinct vertical zones. They were followed by community efforts to built the seven-story Hotel Muscatine in 1914-15 (101 W. Mississippi Drive, Map #97, State #70-00533). Also, the six-story Laurel Building, a combination department store and office building, was built in 1916-17 (101 E. 2nd Street, Map #24, State #70-00116).

While commercial blocks were built since the middle of the 19th century in the downtown, new buildings in this period reflected a massive appearance that incorporate the width of several storefronts within an unified building. While the Batterson Department Store was built as a commercial block remodeled to a department store in 1904, the appearance created was that of a large unified building (323-325 E. 2nd Street, Map #62, State #70-00145). The C.F. Schroeder Building, constructed in 1922 for the Iowa Department Store, continued to have multiple entries but the overall appearance was that of one large building with no interior divisions. The Montgomery Ward Department Store remodeled an earlier set of storefronts into one building with the application of a glazed art tile façade in 1929, the only one of its type in downtown.

Few buildings in the downtown reflect changes made in the Depression era of the 1930s or war years of the early 1940s, but a new period of improvements and alterations followed the end of World War II in the late 1940s and 1950s. This second “face-lift” period focused on the renovation of older buildings, particularly with the renovation of the storefront or application of new façade material. The resulting styles were simpler in appearance, generically called “20th century commercial” façades. Brick was the common material, with simple detailing creating lines or rectangular patterns within the brick on the upper façade. Some buildings were also reduced in height, reflecting a variety of circumstances various circumstances such as the demolition of adjacent buildings or the apparent lessening demand for upper story downtown housing. While little room was available for new construction, remodeling a building reflected the prosperity and modern nature of the business operating there. Smaller scale alterations limited their remodeling efforts to the storefront area. New windows and entries were installed throughout several buildings in the downtown to appeal to customers at the ground level.

Several buildings in the downtown reflect this period of commercial architecture in Muscatine. For example, the Gaeta family applied a new yellow brick façade to their fruit store at 107 Iowa Avenue (Map #84, State #70-00976) and the adjacent commercial building at 101 E. Mississippi Drive (Map #98, State #70-00979). Metal clad façades entered a new era of style in the early 1950s, as Wilson’s Shoe Store (127 E. 2nd Street, Map #35, State #70-00944), which traces its roots to this building in 1854, agreed to accommodate the rebuilding of the adjacent Woolworth’s in 1952 by remodeling their building from a three story structure to one story, which included the application of a vertical metal façade and new storefront. A new brick façade was applied to the Henderson Building in 1955-56 as the building height was reduced from three to two stories (100 E. 2nd Street, Map #23, State #70-00938). A similar change occurred at the other end of the block in 1957 as the three story Houdek

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Block was reduced to one story with a new brick façade (130 E. 2nd Street, Map #37, State #70-00946). At least 12 extant buildings in the Downtown Commercial Historic District retain remodeled storefronts from the 1950s. For example, the storefront on the c.1896 Queen Anne building at 201 E. 2nd Street appears to date to remodeling efforts in 1952 (Map #40, State #70-00121). The c.1875 building at 303 E. 2nd Street, already updated with a metal façade around 1895, received a new storefront in 1957 (Map #57; State Inventory #70-00143).

The limited new construction in this period in the Downtown Commercial Historic District also reflected the simpler “20th century commercial style” characterized by simple detailing creating lines or rectangular patterns within the brick on the upper façade. Overall, these buildings were typically shorter, one or two story buildings. These new buildings also had an emphasis on larger first story windows. The 1946 Sieg Auto Parts Building has simple brick detail with large first story windows (305 W. Mississippi Drive, Map #93, State #70-00981), and the 1952 Henderson Chevrolet Oldsmobile showroom was designed with an emphasize on large first story windows to showcase their inventory (117 E. Mississippi Drive, Map #99, State #70-00980). When the Broude Department Store was rebuilt in 1949, it had simple horizontal brick detailing as the only decoration on its yellow brick facade (123-129 W. 2nd Street, Map #18, State #70-00957), and the Woolworth Company rebuilt their building in 1953 in a similar style to Broude’s, also utilizing a yellow-orange brick (121-123 E. 2nd Street, Map #31, State #70-00941). These four buildings also continue to reflect the 20th century trend to a building with a larger footprint. The last building constructed in the downtown area in the 1950s was the nearly all glass B.F. Goodrich store built in 1958 at 400 E. 3rd Street (Map #73, State #70-00967).

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10. Geographical Data

UTM References (continued)

	Zone	Easting	Northing
5	<u>15</u>	<u>663466</u>	<u>4587359</u>
6	<u>15</u>	<u>663103</u>	<u>4587097</u>

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Verbal Boundary Description

The following set of maps depicts the boundary for the Downtown Commercial Historic District. This map shows the entire district on one page, while the following 1=200' set of maps depicts the district boundary on two images.



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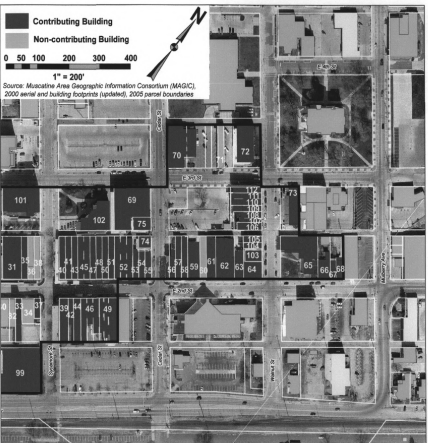
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West half of the Downtown Commercial Historic District showing black boundary following white parcel lines.

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East half of the Downtown Commercial Historic District showing black boundary following white parcel lines.

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Boundary Justification

The boundary for the Downtown Commercial Historic District has been drawn to include parcels that reflect the significant historic associations of the district, including early settlement, 19th century business and industry, civic pride and accomplishment, and 20th century business and industry through 1960. Parcels that do not reflect these historic associations have been excluded from the district boundary, or are classified as non-contributing. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall commercial nature of the Downtown Commercial Historic District distinguishes it from the surrounding area, and its historic nature has guided the determination of the district boundary. The topography to the immediate west and southwest begins to get more hilly as this area changes into a more residential area. This area has historically been residential, with the commercial and industrial uses confined to the more level terrain near the river. Thus, the west-southwest boundary cuts diagonally between the differing uses of these areas. Likewise, the area to the north and northwest of the district is more residential, with some larger non-historic commercial and civic buildings. The boundary cuts across this area to include historic buildings and exclude non-historic buildings. To the north of the east end of the district is the historic courthouse square with the associated historic jail buildings. The east end of the 2nd Street corridor, east of the district boundary, becomes less dense with a major road and non-historic buildings. Two 1960s buildings and parking lots are located in this area west of Mulberry Avenue, with parking lots and three historic commercial buildings east of Mulberry Avenue. The majority of this area east of Mulberry is industrial in nature, primarily occupied by HNI, Inc. Though this area was industrial historically, the current buildings are largely non-historic. The differing historic and current use of the area east of Mulberry Avenue distinguishes it from the Downtown Commercial Historic District, and the non-historic buildings and vacant lots separate the few historic buildings from the remainder of the district. Thus, the boundary has been drawn through the middle of the 400 block of E. 2nd Street to include the historic buildings on this block retaining historic integrity and exclude all non-contributing resources to the east from the district, such as the non-historic buildings, vacant lots (sites of demolitions), and major road (Mulberry Avenue). The area immediately to the south and southeast of the district is occupied by the riverfront and the Mississippi River. Historically, Mississippi Drive (Front Street) has several industrial/commercial buildings facing the river, dominated by automotive uses in the early 20th century. The remaining industrial/commercial buildings along this corridor have been included in the district. Though historic archaeology sites have not been identified at this time, they could potentially contribute to the Downtown Commercial Historic District. If necessary, the boundary could be adjusted to include these sites. Several sites of demolished buildings, particularly along Mississippi Drive, have been included within the boundary. They have not been evaluated for archeological potential or significance.

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Location Map



Aerial photograph of Muscatine depicting the location of the Downtown Commercial Historic District.

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Photographs

All photographs of the Downtown Commercial Historic District, Muscatine, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on August 16, 2005. She retains the negatives for the photographs. A sketch map depicting the location of the photographs is found on the following page.

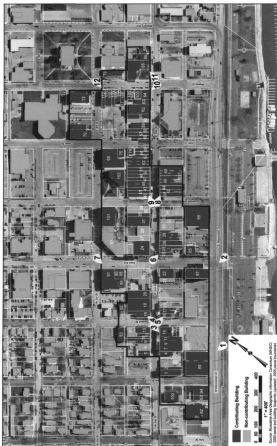
1. 300 and 200 blocks of W. Mississippi Drive near the intersection with Pine Street, looking west-northwest.
2. Hotel Muscatine at 101 W. Mississippi Drive at corner with Iowa Avenue, looking west-northwest.
3. South side of the 200 block of W. 2nd Street at intersection with Chestnut Street, looking south-southwest.
4. North side of the 100 block of W. 2nd Street at intersection with Chestnut Street, looking north-northeast.
5. Corner of the south side of the 100 block of W. 2nd Street and east side of 100 block of Chestnut Street, looking east-southeast.
6. South side of the 100 block of E. 2nd Street at intersection with Iowa Avenue, looking east-southeast.
7. West side of the 200 block of Iowa Avenue at intersection with 3rd Street, looking south-southwest.
8. South side of the 200 block of E. 2nd Street at intersection with Sycamore Street, looking east-southeast.
9. North side of the 200 block of E. 2nd Street at intersection with Sycamore Street, looking north-northeast.
10. North side of the 300 block of E. 2nd Street at intersection with Walnut Street, looking west-northwest.
11. North side of the 400 block of E. 2nd Street at intersection with Walnut Street, looking north-northeast.
12. West side of the 200 block of Walnut Street at intersection with 3rd Street, looking south-southwest.

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White arrows and black numbers indicated the location of photographs accompanying the nomination.

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Appendix A: List of Property Owners

The following people were identified as owning property within the boundary of the Downtown Commercial Historic District as of August 2005. A total of 76 distinct property owners are included on this list, which is organized according to address and map number with additional properties owned by the same person included under the first occurrence of the owner.

Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
Investment Enterprises, Inc.	301 E. 2nd Street Muscatine, IA 52761	228 W. 2nd Street	1
Moody-Hawley Heating and Air Conditioning, Inc.	224 W. 2nd Street Muscatine, IA 52761	224 W. 2nd Street	2
Pearl Plaza, LLC c/o Thomas Meeker	217 W. 2nd Street Muscatine, IA 52761	222 W. 2nd Street, 208-210 W. 2nd Street, 206 W. 2nd Street, 200-202-204 W. 2nd Street , 217-219 W. Mississippi Drive, parking at 215 W. Mississippi Drive (between 95 and 96)	3, 9, 11, 14, 95
Brent W. or Torina Hill	218 W. 2nd Street Muscatine, IA 52761	218 W. 2nd Street	4
Thomas O. or Ann K. Meeker	710 W. 2nd Street Muscatine, IA 52761	217-219 W. 2nd Street, 215 W. 2nd Street, 209-211 W. 2nd Street, 207 W. 2nd Street, 205 W. 2nd Street, 201-203 W. 2nd Street, 124 W. 2nd Street, 100 E. 2nd Street, 102 E. 2nd Street, 211 E. 2nd Street, 327-329-331 E. 2nd Street, 212 Chestnut Street, 206-208 Walnut Street	5, 6, 8, 10, 12, 13, 17, 23, 25, 45, 47, 64, 81, 103
Marvin or Vicki R. Plank	116 Clinton Street Muscatine, IA 52761	212 W. 2nd Street	7
Terri A. Burroughs	230 Main Columbus Junction, IA 52738	131 W. 2nd Street	15
Welch Apartments	323 E. 2nd Street Muscatine, IA 52761	133 W. 2nd Street	15
Robert B. Martin	5627 Oakbrook Road Davenport, IA 52806	128 W. 2nd Street, 119 Chestnut Street	16, 80
Metcalf, Conlon & Siering	126 W. 2nd Street Muscatine, IA 52761	126 W. 2nd Street	17
Marie C. Lindsay Trust	129 W. 2nd Street Muscatine, IA 52761	123-129 W. 2nd Street	18
J. William Mark	105 E. 7th Street Muscatine, IA 52761	120 W. 2nd Street	19
Steve Lange	122 W. 2nd Street Muscatine, IA 52761	122 W. 2nd Street, 115 Chestnut Street, 117 Chestnut Street	19, 76, 78
Historic Muscatine, Inc. c/o James Nepple	216 Sycamore Street, Suite 500 Muscatine, IA 52761	117-121 W. 2nd Street, 124 E. 2nd Street	20, 33
Casper & Associates, Inc.	100 W. 2nd Street Muscatine, IA 52761	104 W. 2nd Street, 100-102 W. 2nd Street, parking lots at 112-118 W. 2nd Street (between 20 and 21)	21, 22

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Seco Investment Company Stanley Building	209 Iowa Avenue Muscatine, IA 52761	101 E. 2nd Street, 214-216-218 Sycamore Street, 209 Iowa Ave	24, 87, 101
Gregory A. Johnston	323 E. 2nd Street Muscatine, IA 52761	104 E. 2nd Street	25
Cohn's Downtown Apartments, LLC	145 Bickford Drive West Branch, IA 52358	106-108 E. 2nd Street	26
C&J Holdings, LLC c/o Clyda Lodge	9601 Callaway Court Denton, TX 76207	109 E. 2nd Street	27
NOD, LLC c/o Don Brown	116 S Iowa Avenue Washington, IA 52353	110 E. 2nd Street	28
Twyla J. Woodward Trustee	291 Burnside Avenue Muscatine, IA 52761	112 E. 2nd Street	28
David S. Moody	101 E. 7th Street Muscatine, IA 52761	114 E. 2nd Street	28
Virginia M. Hetzler	118 Emerald Lane Fruitland, IA 52749	116 E. 2nd Street	28
W-M, LTD	PO Box 8127 Muscatine, IA 52761	115 E. 2nd Street	29
Rex L. Carlson Trustee (1/2) and Harold R. Zahn Trustee (1/2)	PO Box 182 906 Cottage Road New Boston, IL 61272	120 E. 2nd Street, 122 E. 2nd Street	30, 32
L&H Holdings, LLC	121 E. 2nd Street Muscatine, IA 52761	121-123 W. 2nd Street	31
RMI Investments	PO Box 627 Muscatine, IA 52761	126-128 E. 2nd Street	34
James W. or Grace E. King	2485 Mulberry Avenue Muscatine, IA 52761	127 E. 2nd Street, 210 Walnut Street, 212 Walnut Street	35, 104, 105
Karen J. Diercks	131 E. 2nd Street Muscatine, IA 52761	129 E. 2nd Street, 131 E. 2nd Street	36, 38
WSSM, LLC c/o Quad City Safety Co.	PO Box 1720 Davenport, IA 52809	130 E. 2nd Street	37
Carver Riverfront Real Estate, Inc	2415 Park Avenue Muscatine, IA 52761	200 E. 2nd Street, 203 E. 2nd Street, 216-218 E. 2nd Street, 229 E. 2nd Street	39, 41, 49, 55
Nadezhda V. Guseva	802 Colver Street Muscatine, IA 52761	201 E. 2nd Street	40
Thomas R. Bankhead Trustee	204 E. 2nd Street Muscatine, IA 52761	204 E. 2nd Street	42
Ronald D. or Kay L. McGowan	809 W. 3rd Street Muscatine, IA 52761	205 E. 2nd Street, 13 E. 2nd Street	43, 48
Muscatine Welfare Association	315 Iowa Avenue Suite A, PO Box 106 Muscatine, IA 52761	206 E. 2nd Street, 208-210-212 E. 2nd Street	44, 46
Lucas M. Meeker	711 Mississippi Drive Muscatine, IA 52761	209 E. 2nd Street	45

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Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
James L. or Janet R. Sichterman	207 E. 2nd Street Muscatine, IA 52761	207 E. 2nd Street	45
David J. or Linda J. Bird	903 E. 2nd Street Muscatine, IA 52761	214 E. 2nd Street	49
Majetek3, LLC c/o Doug Ricklefs	2741 Oak Drive Muscatine, IA 52761	215 E. 2nd Street	50
GVA Properties, LLC c/o Brenda Garcia Van Auken	2074 Jasper Avenue Muscatine, IA 52761	217 E. 2nd Street	51
Terry Mowl	PO BOX 221 Muscatine, IA 52761	219 E. 2nd Street	52
Dorothy M. Cockshoot	223 1/2 E. 2nd Street Muscatine, IA 52761	221-223 E. 2nd Street	52
Joseph R. Schaapveld	2252 Funks Hill Road Muscatine, IA 52761	225 E. 2nd Street	53
Terry M. Sherwood	323 16th Avenue East Moline, IL 61244	227 E. 2nd Street	54
Loretta B. Mealy	1821 Briarwood Lane Muscatine, IA 52761	301 E. 2nd Street, 303 E. 2nd Street	56, 57
Neal or Betty M. Kleindolph	1111 Lincoln Blvd Muscatine, IA 52761	305 E. 2nd Street	58
Jerry N. or Linda K. Kleindolph	3118 Tipton Road Muscatine, IA 52761	307-309-311 E. 2nd Street	59
Salvatore Vitale	1955 Sweetland Road Muscatine, IA 52761	313 E. 2nd Street	60
James C. or Gail N. Wester	315 E. 2nd Street Muscatine, IA 52761	315-317 E. 2nd Street	61
Duane J. Goedken	105 Deerpath Lane Muscatine, IA 52761	319-321 E. 2nd Street	62
Beegee Enterprises	323 E. 2nd Street Muscatine, IA 52761	323-325 E. 2nd Street	63
Parish of Trinity Church	211 Walnut Street Muscatine, IA 52761	411 E. 2nd Street, 413-15 E. 2nd Street	65, 66
David E. or Leanne Manley	417 E. 2nd Street Muscatine, IA 52761	417 E. 2nd Street, 419 E. 2nd Street	67, 68
Vineyard Christian Fellowship of Muscatine	224 E. 3rd Street Muscatine, IA 52761	224 E. 3rd Street	69
Journal Printing Company Lee Enterprises	301 E. 3rd Street Muscatine, IA 52761	301 E. 3rd Street, parking lots at 307-309 E. 3 rd Street (between 70 and 71)	70
Patty A. Wolfe	233 Dillaway Street Muscatine, IA 52761	311 E. 3rd Street	71
Masonic Temple Association of Muscatine	317 E. 3rd Street Muscatine, IA 52761	317 E. 3rd Street, parking lot at 313 E. 3 rd Street (between 71 and 72)	72

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Section Owners **Page** 79 **Property name** Downtown Commercial Historic District
County and State Muscatine, Iowa

Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
John D. or Connie L. Wiemers	1998 Keener Road Muscatine, IA 52761	400 E. 3rd Street	73
Terrence L. Mealy	1821 Briarwood Lane Muscatine, IA 52761	206-208 Cedar Street, 210 Cedar Street, 213 Chestnut Street	74, 75, 82
Gene M. or Janice N. Benninger	1023 Sunrise Circle Muscatine, IA 52761	116 Chestnut Street	77
Roger L. Tompkins Trust c/o Ms. Ruby Tompkins	610 E. 9th Street Muscatine, IA 52761	118 Chestnut Street	79
Randy L. or Debra J. Duncan	2015 Burnside Drive Muscatine, IA 52761	214 Chestnut Street	83
Avenue Properties, LLC c/o David Armstrong	PO Box 153 Muscatine, IA 52761	107 Iowa Avenue, 109-111-113 Iowa Avenue, 101 E. Mississippi Drive	84, 85, 98
Roy J. Carver Charitable Trust	202 Iowa Avenue Muscatine, IA 52761	202 Iowa Avenue	86
Ronald L. Bryant	214 Iowa Avenue Muscatine, IA 52761	214 Iowa Avenue, 216-18 Iowa Avenue	88, 90
Welch Hotel, LP	1601 W. 12th Street Davenport, IA 52804	214 1/2 Iowa Avenue, 220-224-226 Iowa Avenue	89, 91
River Bend Realty Company c/o J & K Button Co.	319 W. Mississippi Drive Muscatine, IA 52761	315-317 W. Mississippi Drive, 305 W. Mississippi Drive, 301 W. Mississippi Drive	92, 93, 94
Ronald or Lou B. Schmarje	109 Pine Street Muscatine, IA 52761	221-225 W. Mississippi Drive (109 Pine Street)	95
201 WMD, LLC	217 W. 2 nd Street Muscatine, IA 52761	Parking lot at 201 W. Mississippi Drive – corner (between 95 and 96)	-
Riverfront Property, LLC	101 W. Mississippi Drive Muscatine, IA 52761	101 W. Mississippi Drive, 119 W. Mississippi Drive, associated parking	96, 97
Daniel L. or Cheryl J. Werner	11500 128th Street Wapello, IA 52653	117 E. Mississippi Drive	99
City of Muscatine	215 Sycamore Street Muscatine, IA 52761	126 Pine Street, 215 Sycamore Street, parking lot at 304 E. 3 rd Street (between 69 and 112)	100, 102
Ralph E. Price	1809 Hammann Street Muscatine, IA 52761	214 Walnut Street	106
Willard D. Zaehring	216 Walnut Street Muscatine, IA 52761	216 Walnut Street, 218 Walnut Street	107, 108
Mary M. Berry and Evelyn Larsen	220 Walnut Street Muscatine, IA 52761	220 Walnut Street	109
John P. Manjoine Trust	1980 Geneva Hills Road Muscatine, IA 52761	222 Walnut Street, 224 Walnut Street, 228 Walnut Street	110, 111, 112