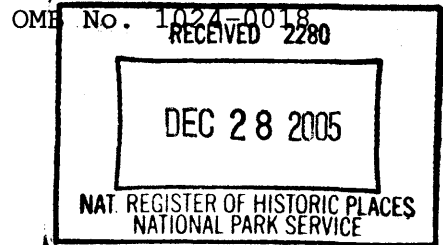


DEC 02 2005

NPS Form 10-900
(Rev. 10-90)



4

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION 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 Moeszinger-Marquis Hardware Co.

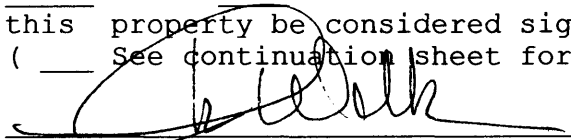
other names/site number C.E. Armstrong and Sons Co.

2. Location

street & number 721 Second Street South not for publication N/A
city or town Clinton vicinity N/A
state Iowa code IA county Clinton code 045 zip code 52732

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.)


Signature of certifying official

12-20-05
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

USDI/NPS NRHP Registration Form
Moeszinger- Marquis Hardware Co.
Clinton, Clinton County, Iowa

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat:	<u>COMMERCE/TRADE</u>	Sub:	<u>Warehouse</u>
	<u>COMMERCE/TRADE</u>		<u>Specialty Store</u>

Current Functions (Enter categories from instructions)

Cat:	<u>COMMERCE/TRADE</u>	Sub:	<u>Restaurant</u>
	<u>WORK IN PROGRESS</u>		

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Late Victorian/Romanesque

Materials (Enter categories from instructions)

foundation	<u>Stone</u>
roof	<u>Synthetics/rubber</u>
walls	<u>Brick</u>
	<u>Stone</u>
other	<u>Stone/Limestone</u>
	<u>Metal/Tin</u>

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

USDI/NPS NRHP Registration Form
Moeszinger- Marquis Hardware Co.
Clinton, Clinton County, Iowa

=====
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.)

- 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.

Areas of Significance (Enter categories from instructions)

Commerce
Architecture

Period of Significance 1898- 1955

USDI/NPS NRHP Registration Form
Moeszinger- Marquis Hardware Co.
Clinton, Clinton County, Iowa

Significant Dates 1898

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation _____

Architect/Builder Rice, Josiah
Lake, John

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

USDI/NPS NRHP Registration Form
Moeszinger- Marquis Hardware Co.
Clinton, Clinton County, Iowa

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9. Major Bibliographical References

=====

(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 # _____

- Primary Location of Additional Data
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

=====

10. Geographical Data

=====

Acreage of Property Less than one

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	733461	4635689	3	_____	_____
2	_____	_____	_____	4	_____	_____
	_____ 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.)

USDI/NPS NRHP Registration Form
Moeszinger- Marquis Hardware Co.
Clinton, Clinton County, Iowa

=====
11. Form Prepared By
=====

name/title Sam Erickson, Vice President e-mail address sam@chihousing.com
organization Community Housing Initiatives, Inc. date May 28, 2005
street & number 1505 Springs Drive telephone 515-262-4932
city or town Pleasant Hill state Iowa zip code 50327

=====
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 Community Housing Initiatives, Inc.
street & number 14 West 21st Street, Suite 3 telephone 712-262-5965
city or town Spencer state IA zip code 51301

=====
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
Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Moeszinger-Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Narrative Description

The Moeszinger- Marquis Hardware Company (C. E. Armstrong and Sons) building is a massive three story brick warehouse which sits on the corner of Second Street South and 8th Avenue South in downtown Clinton, Iowa. The original Moeszinger- Marquis Hardware Company warehouse was designed by architect Josiah Rice and fashioned in the Romanesque architectural style. The façade of the three story building faces West on Second Street South. Crafted of red brick, the building features several distinct Romanesque decorative features which remain in good condition.

Exterior- West (Second Street South) Facade- Front of Building

The exterior of the building's facade has sustained few alterations over the years. Most notably, alterations to the street level include removal of the original large storefront windows which have been replaced by newer smaller aluminum windows with brick applied to fill the space. Also on the street level, the two original main entrances have been replaced with modern glass doors. Throughout most of the second and third floors, original glass windows have been replaced with lower cost Plexiglas.

The street level space is highlighted by two dramatically arched entrance doors. Each of the entrance doors is nestled between two sets of large commercial windows. The building's symmetrical pattern is uniformly divided by a wide center column. It should be noted that the street level of the building's façade is stylistically unique from the remainder of the building. On this level, the windows and entry arches are framed by heavily textured granite, suggesting a Richardsonian Romanesque architectural influence inspired by the movement created by architect Henry Hobson Richardson in the latter part of the 19th Century. The Richardsonian Romanesque movement is characterized as an "Americanized" version of the classic Romanesque style which incorporates more rough textures and heaviness as compared to smooth finishes. Consistent with Richardsonian Romanesque design, the street level of the Moeszinger- Marquis Hardware Company building has stone construction emphasizing deep window reveals and cavernous door openings in a heavy granite that is a color contrast from the remainder of the red brick building.

The second and third story facades of the building more closely resemble traditional Romanesque style. The most dominant decorative features of the second and third levels are the ten window bays that are divided in half by a wide center pilaster of brick. Each of the ten window bays is lined symmetrically and is bordered by a smaller decorative brick pilaster. The second floor rectangular window bays are accentuated with contrasting limestone lentils. Elegantly arched windows on the third level are bordered by stone that has been covered with arched tin casings which have been painted green. The tin casings are not original and will be removed. The building has a flat roof which is accentuated on the front of the building by a decorative metal cornice and complementary ornamental band which has been painted green. A sign reading "C.E. Armstrong and Sons Co, Since 1870, Industrial and Contractor Supply" completes the décor at the top of the building.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Narrative Description

Exterior-North Facade- Side of Building

The North facade of the building is a solid brick wall which has been reinforced with concrete block as a result of a fire in the adjacent building. The fire destroyed the first Moeszinger- Marquis Hardware Company building and did cause significant damage to the second (existing) building. In order to minimize the effect of structural damage, the north wall of the warehouse building was reinforced with concrete block. This wall was painted in order to mask inconsistencies and window openings which had been filled in with brick. The window openings are visible on the interior of the north wall, but difficult to distinguish on the outside wall because of the uniform appearance of the paint. The only opening in the North face of the building is a single door entrance near the northeast corner of the building.

Exterior- East Facade (rear of building)

The rear of the building faces east and is constructed of red brick. On the street level, the building has three large freight bays and two narrow windows. The second and third levels feature eight symmetrical window bays with gently arched narrow windows, with the exception of second window bay from the south on the second story. At this location, a wooden freight bay which has been painted green to match the front décor occupies the open space. Painted lettering reading "C.E. Armstrong & Sons wholesale hardware – plumbing supplies" is still visible from this elevation.

Exterior- South Facade (side of building)

The South face of the building is again constructed in red brick. Wrapped around the south side of the building on the street level is some of the Richardsonian Romanesque style granite detailing prevalent in the front of the building. The heavy textured granite encases two large commercial windows. Other South face features on the street level include two large freight bays and four gently arched narrow windows. The second and third levels feature ten symmetrical window bays with gently arched narrow windows. The metal fire escape is also visible on the south face of the building.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County Iowa
county and State

Narrative Description

First Story Interior

The interior of the Moeszinger- Marquis Hardware Company building features many elements original to its construction. The interior spaces on the upper floors are primarily vacant space with the exception of some wood shelving units. The uncluttered space provides many opportunities to view the original interiors of the building.

The first floor interior of the building has been adapted by the current owners to accommodate local businesses. The northwest quadrant of the first floor houses Papa Pete's, a restaurant which has incorporated several of the building's historic features into the restaurant's design. The stylish interior of the restaurant features original red brick walls and restored wood flooring.

The southwest quadrant of the building has been converted to office space and through the modernization process has retained little of the features original to the building. The east half (back portion of building) of the main level has undergone a few modern updates, but is primarily undisturbed and used for storage. The first floor is divided by brick walls into three bays. These first floor bays are also united by brick arched double doorways which have been painted. The east wall of the building on the first level has only two windows and three double door freight bays.

Second and Third Story Interior

The second and third floors were historically utilized as warehouse space and have sustained few alterations over the past decade. Both the second and third floors are divided into three rectangular bays by original red brick walls. On both levels, the rectangular bays are united by arched brick doorways. The south bays of the second and third floors house a rustic wood staircase and a large elevator shaft. The building's second staircase is also of rustic wood and is housed in the north bays of the second and third floors.

The second and third floors are vacant with the exception of some wood shelving units. Original brick exterior and interior bay walls are visible and in good condition. Also original to the second and third floors are reinforced wood support beams that are in good condition and rustic wood floors which are in very poor condition. Window glass on the second and third floors has been replaced with Plexiglass, and modernizations in electric and sprinkler systems are visible.

At some point in the building's history, the windows on the north face of the building were filled in with red brick. This alteration to the building is readily visible on the interior north wall and would be re-opened in the restoration process. The window openings on the west, east and south walls are original. Also original to the building is a double door freight bay which was originally used to load freight to the upper stories. The freight bay is located in the south bay on the east wall of the second story

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Narrative Description

Historic Integrity

The Moeszinger-Marquis Hardware Company remains a well-preserved example of Romanesque architecture among Clinton's commercial structures. Romanesque style is based on Italian usage of pre-Gothic architecture in Europe. It is noted for usage of round arches, corbels and historically correct features such as chevrons and lozenges. Buildings in the Romanesque style featured vertical silhouettes and smooth stone facings. In early American architecture, the Romanesque style was predominantly used in construction of churches and public buildings. In the 1870s and 1880s, Henry Hobson Richardson began to interpret the Romanesque style with a uniquely American approach. Round arches framing window and door openings were still present in the design, but heavy textured stone replaced smooth surfaces, giving buildings a more horizontal appearance. In Clinton, the Romanesque style is also exhibited in 620 South 4th Street (1888) and St. Boniface Hall located at 2518 Pershing Boulevard (1858).

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County Iowa
county and State

Statement of Significance

Moeszinger-Marquis Hardware Company (C. E. Armstrong and Sons) building achieves historic significance according to Criterion C of the National Register Criteria as a property that embodies the distinctive characteristics of the type of commercial construction represented at the turn of the 20th Century. The building meets the Registration Requirements for commercial buildings nominated under Criterion C of the Architectural Context (c.1850- c.1940), in the Multiple Property Document *Architectural & Historical Resources of Clinton, Iowa* (pages F46-F48). Furthermore, the limited alterations to the building over the years and the building's overall good condition render the building a prime example of Romanesque design. The building also achieves historic significance according to Criterion A because of its contribution to the series of events, activities and social patterns of development in Clinton. The building housed a hardware company that supplied building materials for a growing community and was the former home of the oldest Clinton business operated by one family. In summary, the Marquis Hardware Company building does contribute significantly to the history and architecture of the City of Clinton and the State of Iowa.

Significance Related to Patterns of Community Development:

The first sawmill was built in Clinton (formerly Lyons township) in 1855 by Samuel Cox and G. H. Stumbaugh. Over the course of the next fifty years, lumber mills in Clinton multiplied in order to meet the demands of a growing nation. Lamb and Sons, Union Grist Mill, Lyons Lumber Company, Joyce Lumber Company, W. J. Young and Co. and The Clinton Lumber Company operated mills which were willing to employ any man (or boy) willing to work the 10-12 hour day. As the lumber trade began to flourish in Clinton, so did the city itself. Records from the Iowa Census Services indicate that in 1870, Clinton's population was 6,129, in 1880, that number increased to 9,052. By 1900, the population of Clinton had swelled to 22,698

The growth of population in Clinton was partnered with industrial, retail and commercial development. Economic strength led many Clinton businessmen to erect large and impressive buildings as evidence of their financial success and to accommodate industrial growth. The Moeszinger- Marquis Hardware Company building represents this exciting period in the growth and development of Clinton, Iowa.

Located in the heart of downtown Clinton, the Moeszinger- Marquis Hardware Co. was an important hardware store and warehouse at the height of Clinton's growth in population and commerce. In fact, the Moeszinger-Marquis Hardware Co. played a role in the growth and development of Clinton as it supplied hardware and construction materials for much of the building that accompanied economic strength of the community. The Moeszinger- Marquis Hardware Co. also retains significant local historical value because it was commissioned by local businessmen, Louis C. Moeszinger and Charles B. Marquis, and was designed by local architect Josiah Rice and built by local builder, John Lake.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Statement of Significance

Louis C. Moeszinger

Louis Charles Moeszinger was born in the then city of Lyons, now a part of Clinton, September 20, 1862. Louis was a son of German immigrants Christian and Anne C. Moeszinger, who settled in Lyons in 1855, where his father was engaged in the foundry and machine shop business for more than twenty years. Louis graduated with honors from the local school and then attended Iowa State University in Ames. In 1879, he began his business career, as a clerk for Clinton hardware merchants, the Baldwin Bros. In October of 1886, he married Emilia Elizabeth Sheppard. That same year he purchased the interest of the elder of the Baldwin brothers share of the firm, then composed of Charles M. Baldwin, Louis C. Moeszinger and William Eakin Marquis.

Upon the death of Charles M. Baldwin, Louis C. Moeszinger and William E. Marquis first incorporated to carry on retail and wholesale hardware sales in 1890 as Baldwin Brothers Co. With a declared capital stock value of \$60,000, the partners set out to significantly impact and benefit from the thriving economy in Clinton in the late 1800's. In 1899, the company name was changed to Moeszinger- Marquis Hardware Company. In 1910, after the death of William Marquis, the firm was reorganized and Mr. Moeszinger served as president with William Marquis' sons, Guy F. Marquis acting as vice president and Charles F. Marquis acting as secretary-treasurer. The firm was responsible for supplying the retail hardware firms of eastern Iowa and western Illinois and occupies a prominent place in Clinton's business history.

Mr. Moeszinger was very active as a local leader. He was vice president of the Iowa State bank, president of the Lyons & Fulton Bridge Co., member and treasurer of the German association, a former member of the board of directors of the Lyons independent school district, a member of the Clinton police and fire commission and was a director of the Lyons Young Men's Library association, when that organization was active. He also was a member of and active in the Clinton Chamber of Commerce, Lyons Commercial club, the Clinton Coliseum company, the Clinton Airport company, the Clinton Manufacturers & Shippers association, the Clinton Rotary club, Clinton Country club, the Wapsipinicon club, the Clinton Masonic Temple association and Iowa Lodge of Perfection Benevolent society. He was elevated to high preferment in the Masonic fraternity, receiving the honorary thirty-third degree in Scottish Rite Masonry in 1907. He became a member of Lyons lodge, 93, A.F. & A.M., which he served as worshipful master and treasurer, holding the latter office, as he had for more than twenty-five years, until the time of his death. Other Masonic interests included membership in El Kahir Shrine, of Cedar Rapids, and in Keystone chapter, 32, Royal Arch Masons, of Clinton.

His business interests included investments in various undertakings. He was vice president of the Tri-City Telephone company, now merged with the Northwestern Bell Telephone company, and he had a variety of telephone and manufacturing interests in Clinton, Des Moines, St. Louis and other cities. Louis C. Moeszinger died on April 4, 1931 after a prolonged illness. He was survived by his wife Emilia and only child, Helena. Helena Moeszinger was married to Dr. Frank O. Kershner, a prominent medical doctor. The Kershners had two daughters, Elizabeth Jane and Frances Helena.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Statement of Significance

Research of local records did not provide a reason for the demise of the Moeszinger- Marquis Hardware Company. However, careful study of property abstracts suggests the reason for termination of the business may have been based on the death of the primary partners. Abstracts document the sale of the entire stock of the company to Louis C. Moeszinger in October of 1925. Following Louis Moeszinger's death in 1931, the building was sold to C.E. Armstrong & Sons Co. In 1932 the final lots on Block 7, owned by the Moeszingers were sold by Emilia Moeszinger, widow of Louis, to C.E. Armstrong & Sons in 1936.

C. E. Armstrong & Sons Co.- "The Oldest Clinton Business Operated by One Family"

Charles Emerson Armstrong, the founder of C. E. Armstrong & Sons Co. was born in 1845 near Castleton, Vermont. At the age of twenty three, he heeded the advice of famous New York editor, Horace Greeley, and went west to seek his fortune. Armstrong worked along the route west, and after ten years of work and travel finally arrived in Chicago. It was while living in Chicago that Armstrong learned of Charles Young, of Clinton, Iowa, a man who was seeking a partner to assist him with a Clinton based hardware store. Armstrong contacted Young expressed his interest in the proposed partnership, and headed to Clinton, Iowa in 1878.

Upon Armstrong's arrival in Clinton, the two men formed a hardware business named Young and Armstrong. The company's first retail site was at 202 Fifth Avenue, the location currently occupied by the Van Allen building, a National Historic Landmark designed by famed architect Louis Sullivan. Business boomed and the partners soon outgrew the 202 Fifth Avenue facility and moved the business a few doors west to 238-240 Fifth Avenue South. The physical move was not the only change to Young and Armstrong Hardware Co. In 1908 Charles Young sold his shares in the company to Chris Lorenzen and F.S. Roberts of Clinton. At this time, the name of the company was changed to C.E. Armstrong & Company.

In August of 1913, one of the largest fires in Clinton's history swept through Armstrong's 5th Avenue building, leaving nothing but a brick shell. Armstrong and his partners quickly set up a temporary retail store in a building across Fifth Avenue and then relocated fire salvage items to a warehouse on the 700 block of South Second Street, of the Moeszinger Marquis building. Also in 1913, partners Lorenzen and Roberts sold their shares of the company to Charles Armstrong.

Armstrong offered partnerships in the business to his two sons, Roscoe and Carroll, and changed the company name for a third time to C.E. Armstrong & Sons Co. The building gutted by fire on Fifth Avenue was rebuilt and in 1915 re-opened as one of the finest retail hardware stores in Iowa. Armstrong designated the first two floors for retail hardware and the top two floors for wholesale sheet metal, tin and plumbing supplies. The retail portion of the store featured a bicycle repair shop, a room for listening to phonograph records, and a film developing room which the Eastman Kodak Company declared to be "the most complete in the Midwest".

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Statement of Significance

By 1932, the great depression had taken a heavy toll on C.E. Armstrong & Sons. The decision was made to close the retail portion of the hardware business and focus solely on the wholesale hardware, plumbing and heating supplies. Armstrong sold the building on 5th Avenue and purchased the building located at 717-723 south Second Streets, former home of the Moeszinger- Marquis Hardware Company.

In the new location at 717 South Second Street, the business continued as a wholesale distributor of hardware, plumbing and heating supplies. Over the course of the next four decades, C.E. Armstrong & Sons adapted to meet changing markets. By 1978, the company had expanded to industrial supplies and wholesaling to heating and plumbing and building contractors. Advertisements from 1978 boast 15-20,000 different items in the warehouse supplied by over 500 manufacturers. The principal lines carried included abrasives, chucking equipment, cutting tools, fasteners, fire and safety equipment, hand tools, hardware, heating equipment, lubricants, maintenance supplies, pipe tools, valves, fittings, pipes, power tools, plumbing supplies and pumps.

The family of C.E. Armstrong continued to own and operate C.E. Armstrong & Sons for over one hundred years. According to a 1978 article in the Clinton Herald, C.E. Armstrong & Sons is believed to be the longest owned family business in the history of Clinton, Iowa. The building located at 717-723 Second Street South remained under the ownership of Kenneth S. Armstrong, grandson of Charles Emerson Armstrong, until his death in 1998 at the age of 83.

In 1998, the building was purchased by Grow Clinton, LLC, owned by Dorothy O'Brien, and Gene and Carol Machael. Grow Clinton made several investments in the building, including installation of a sprinkler system and restoration of the west half of the first floor. In 1999, a general contractor set up office in the southwest quadrant of the first floor. In 2000, a restaurant was opened in the northwest quadrant of the first level. The group was unable to find a suitable use for upper stories of the building and in 2005 sold the building to Community Housing Initiatives, Inc. and the Clinton Area Chamber of Commerce.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
county and State

Statement of Significance

Architect Josiah Rice

Josiah Rice was the architect of the Moeszinger- Marquis Hardware Co. building. Rice was born in Massachusetts in 1854. At the age of nine, Rice and his family moved to the Midwest. Rice practiced architecture in Davenport, Iowa for eight years before moving to Clinton in 1880 to work as a draftsman for the Curtis Company. By 1886, he was promoted to architect for the Curtis Company. Examples of Rice's work for the Curtis Company include the following Clinton buildings:

<u>Year</u>	<u>Building</u>	<u>Location</u>	<u>Style</u>
1884	St. Mary's Church	520 9 th Avenue South	Gothic Revival
1886	Lamb Block/Jacobsen Bldg.	242 5 th Avenue South	Second Empire/Victorian
1889	Clinton High School	620 South 4 th Street	Richardsonian Romanesque

In 1893, Rice opened his own independent practice and became supervising architect for the Clinton County courthouse. Controversy that had surrounded the courthouse project gave Rice significant publicity and notoriety. In March of 1892, voters of Clinton County approved construction of a new \$100,000 county courthouse. Plans for the building were drawn by Freeport, IL architect, G. Stanley Mansfield and G.L. LeVeille was hired as general contractor. By 1893, contractors had discovered that the site for the courthouse was on low swampland and requested an additional \$37,000 to provide a firm foundation for the building. The county supervisors denied the request for additional funds, fired LeVeille and hired Josiah Rice as supervising architect. At the time Rice took charge of the project, \$98,823.68 of the total \$100,000 had been spent and the building was less than half complete. The supervisors sued LeVeille for \$50,000 and for misrepresenting his professional experience. LeVeille sold his home and fled to Canada. Finally, in 1896, the county taxpayers provided \$75,000 in bonds to finish the project. Although he was not the original building architect, Rice did make several changes to the original plans, making the building his own.

Josiah Rice was an eminent local architect from 1886-1903 (practicing first with Curtis Company and then in private practice) at a time when the City of Clinton was developing as a major industrial and commercial center. In fact, the architectural firm started by Rice (which was later sold to John Morrell) is arguably the firm that had the most influence on the architecture of downtown Clinton. Several prominent downtown structures still standing today were designed by Rice, including:

<u>Year</u>	<u>Building</u>	<u>Location</u>	<u>Style</u>
1893	Clinton Co. Courthouse	612 North 2 nd Street	Romanesque- On National Register
1896	St. John's Episcopal Church	240 4 th Avenue South	Gothic Revival
1896	St. Mary's Rectory	516 9 th Avenue South	Queen Anne
1898	Moeszinger-Marquis	721 South 2 nd Street	Romanesque
1900	Howes Block	419 5 th Avenue South	Classic Revival- On National Register

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 10

Moeszinger- Marquis Hardware Co.
name of property
Clinton, Clinton County, Iowa
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Statement of Significance

Josiah Rice operated his independent practice in Clinton for ten years, relocating his practice in 1900 to an office of his own design within the Howes Block, a building that was placed on the National Register of Historic Places in 2004. In 1903, Rice decided to sell his architectural practice and go to work for the government. Later that same year, Chicago contractor and architect John Morrell, purchased Josiah Rice's architectural practice and moved his family to Clinton. In 1904, his son A.H. Morrell joined his father and the firm name was changed to John Morrell and Son.

Builder John Lake

The Moeszinger- Marquis Hardware Co. was constructed by local builder, John Lake. In addition to the Moeszinger- Marquis Hardware Co., Lake was busy at the turn of the century working on construction of several private homes as well as the St. John's Episcopal and First United Methodist churches. Both the Episcopal and Methodist churches still stand today and serve as anchors for the Clinton and DeWitt parks that define Clinton's downtown.

Future Plans

The limited alterations to the exterior of the Moeszinger- Marquis Hardware Co. have preserved the building as a shining example of turn of the century Richardsonian Romanesque style. Future plans for the building are to clean and restore the exterior of the building according to the Secretary of the Interior's Standards for Rehabilitation. Exterior brick will be cleaned and tuck pointed. Upper story metal replacement windows will be removed and replaced with historically appropriate wood clad units that resemble the original windows. The first floor exterior will have metal replacement windows replaced with more historically correct full size windows. An entry door more closely resembling the original door will replace the door on the first floor south corner.

The interior of the first floor of the Moeszinger- Marquis Hardware Co. will retain some of its historic integrity through the restoration process. The first floor will contain two local businesses, a restaurant with historic features called Papa Pete's and the Clinton Chamber of Commerce, Convention and Visitors Bureau and the Clinton Downtown Partnership will occupy the remainder of the first floor. The renovation for the Chamber offices will include plans to preserve historic integrity.

The upper stories of the Moeszinger- Marquis Hardware Co. will be adaptive re-use to residential rental units. The goal for the Moeszinger- Marquis Hardware Co. is to historically preserve the interior brick walls and exposed floor beams of this important structure while converting empty warehouse space to affordable rental apartments. Ceiling heights will be preserved. Total estimated project cost for restoration of the Moeszinger- Marquis Hardware Co. is 3.2 million dollars.

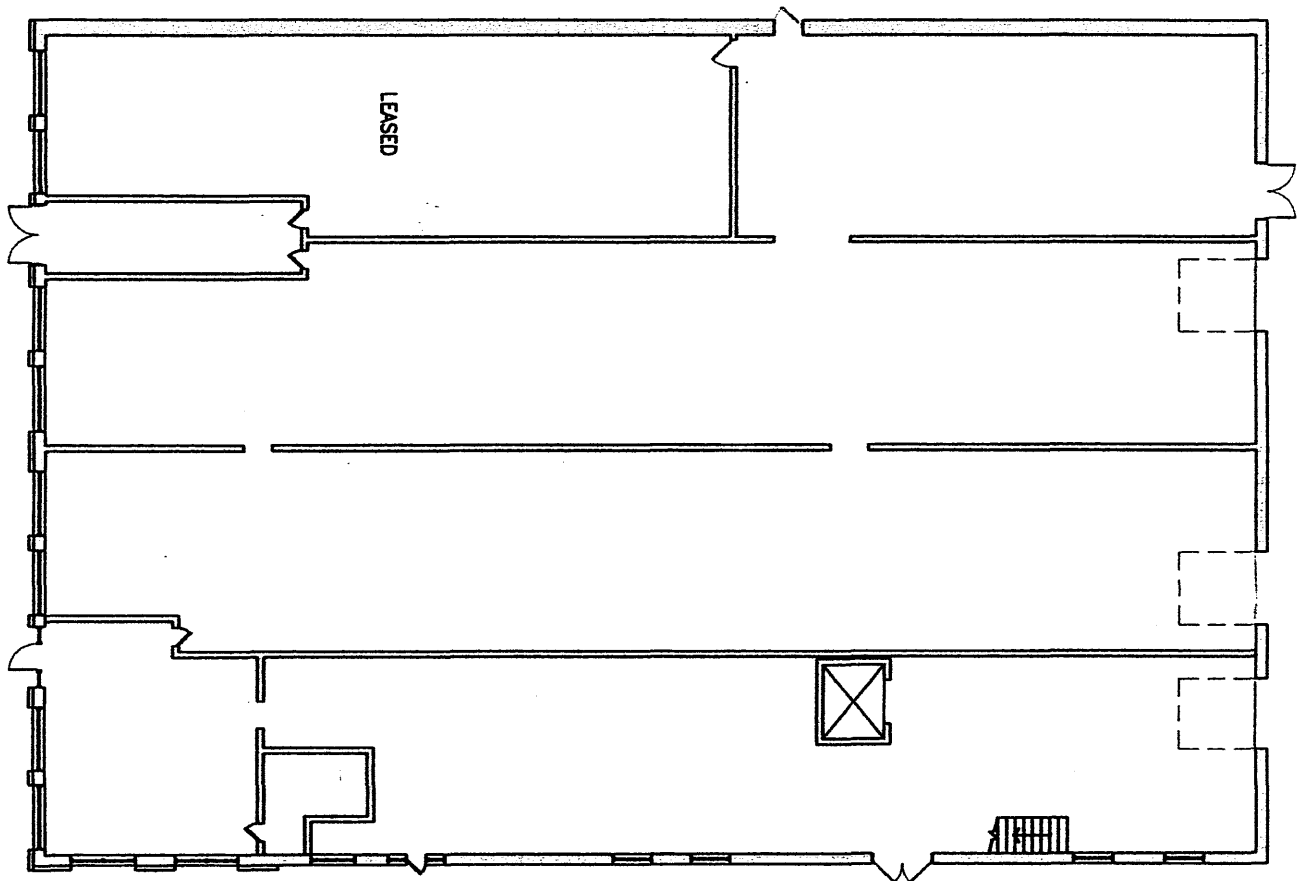
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Moeszinger- Marquis Hardware Co.
name of property
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First Floor Sketch



↑
North

Source: In/Vision Architecture, Sioux City, Iowa
Date: May, 2005

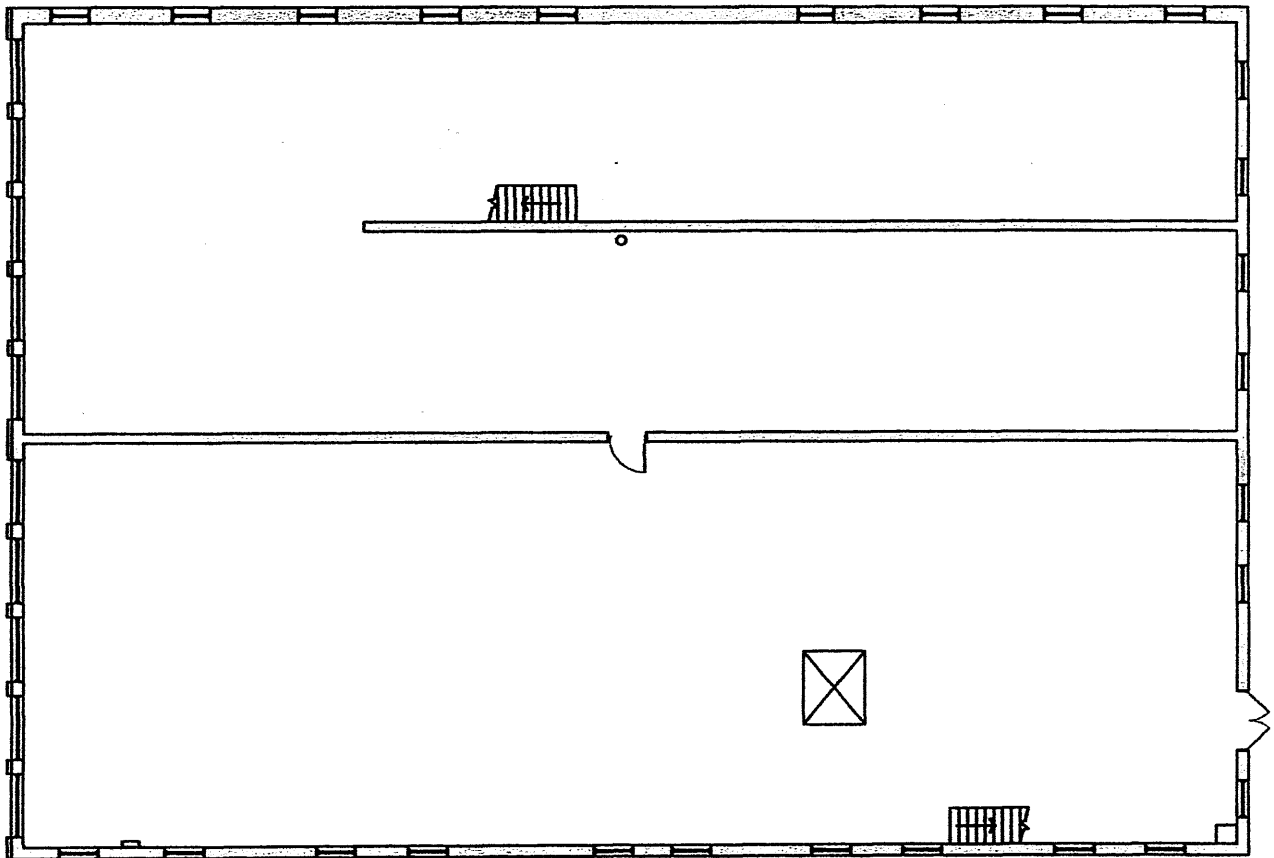
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Moeszinger- Marquis Hardware Co.
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Second Floor Sketch



↑
North

Source: In/Vision Architecture, Sioux City, Iowa
Date: May, 2005

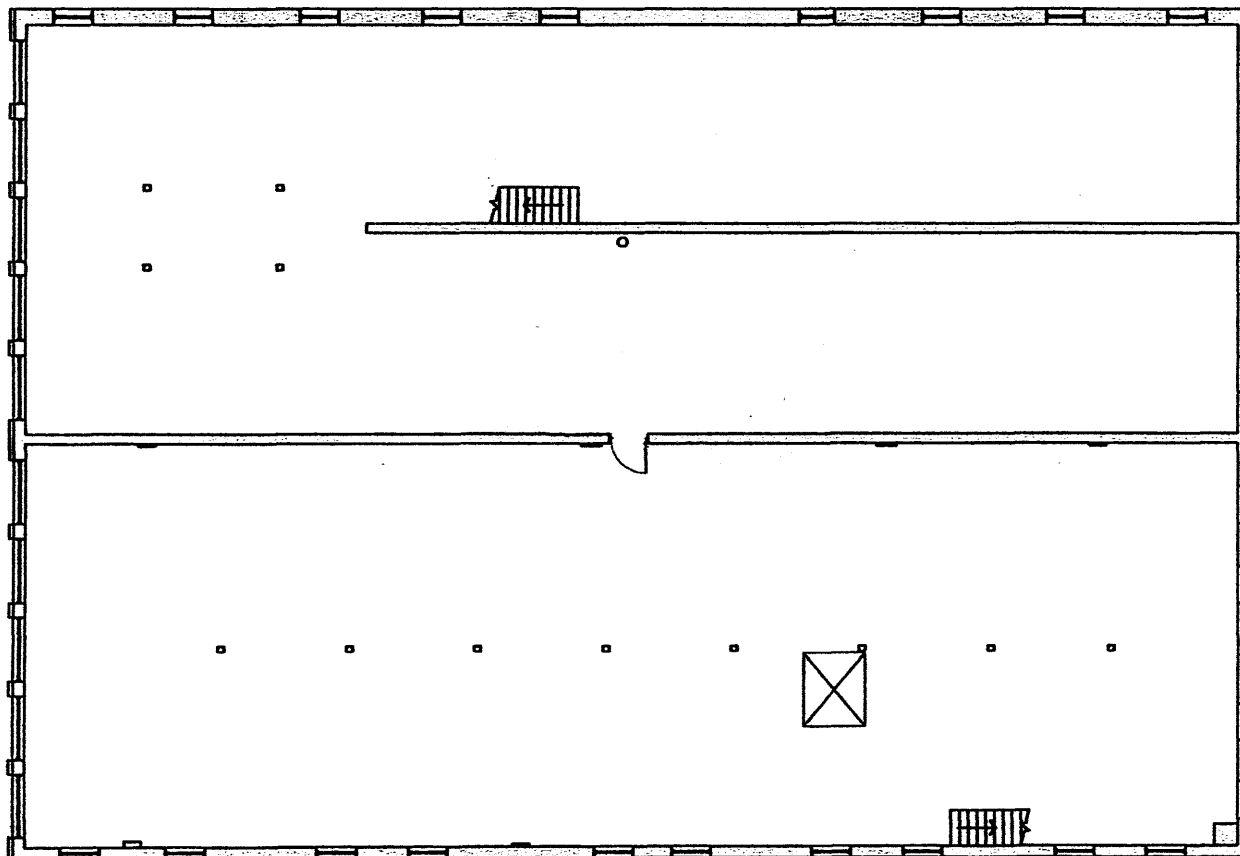
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Third Floor Sketch



↑
North

Source: In/Vision Architecture, Sioux City, Iowa
Date: May, 2005

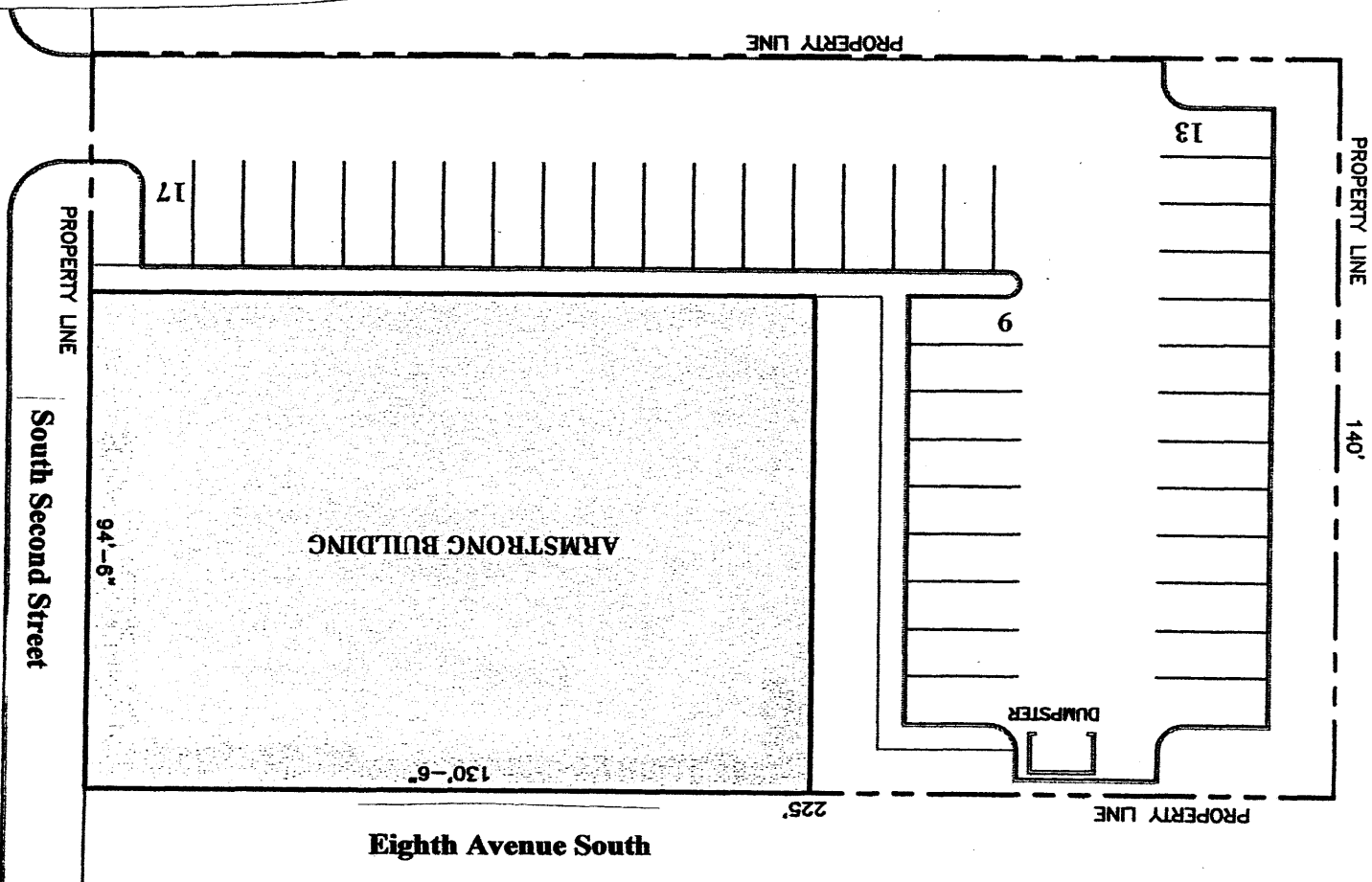
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Site Plan



↑
North

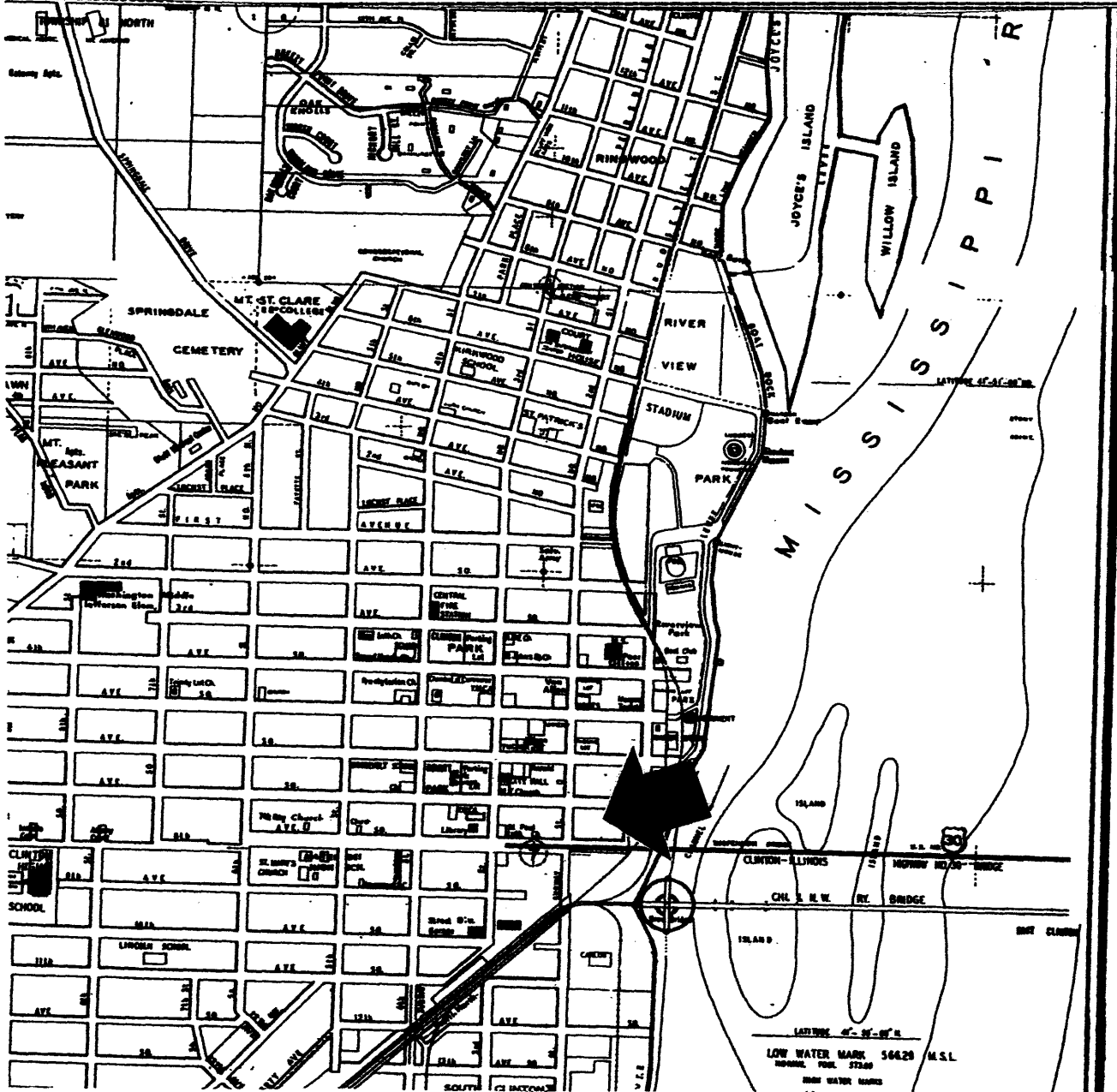
Source: In/Vision Architecture, Sioux City, Iowa
Date: May, 2005

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↑
North

Source: City of Clinton, Iowa Public Works Department
Date: 1995

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Moeszinger-Marquis Hardware Co.,
Clinton, Iowa.

Photo: Moeszinger Marquis Hardware Co. circa 1912
Source: Gideon Postcard

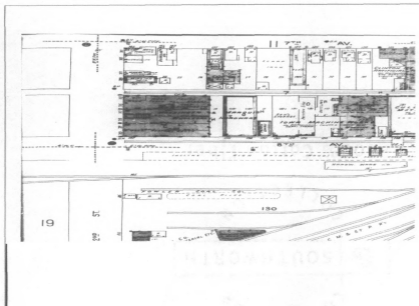
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Sanborn Map- 1925



↑
North

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Moeszinger- Marquis Hardware Co.
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VERBAL BOUNDARY DESCRIPTION

Moeszinger- Marquis Hardware Co.- Legal Description

The building located on Lots eleven (11), twelve (12), and thirteen (13) and the north forty six and two thirds (46 2/3) feet of lots fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18) and nineteen (19), in Block 7 (seven) of the City of Clinton, Clinton County, Iowa.

VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Moeszinger- Marquis Hardware Co.

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Photographs:

All Photographs #1-7

Moeszinger- Marquis Hardware Co.
Clinton, Clinton County, Iowa

Photographer- Dale McKinney, In/Vision Architecture, Sioux City, Iowa
Photo Date- May 2005

Negative Location- Community Housing Initiatives, Inc. Spencer, Iowa

Photo #1- Moeszinger- Marquis Hardware Co. camera facing East front facade

Photo #2- Moeszinger- Marquis Hardware Co. camera facing South side facade

Photo #3- Moeszinger- Marquis Hardware Co. camera facing West, rear facade

Photo #4- Moeszinger- Marquis Hardware Co. camera facing North, side facade

Photo #5- 2nd floor cargo door

Photo #6- 3rd floor windows

Photo #7- 1st floor restaurant