

Architectural and Historical Survey and Evaluation of the Downtown Commercial District, Muscatine, Iowa



July 28, 2005

Prepared for:

Muscatine Historic Preservation Commission

CLG Grant #04-05

Submitted by:



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1. Executive Summary

The Architectural and Historical Survey and Evaluation of Downtown Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The development of the historic contexts and survey of the downtown commercial district was recommended as the first phase of a comprehensive survey and evaluation program for the city of Muscatine.

Muscatine is the county seat of Muscatine County, which is located on the west bank of the Mississippi River, the fourth county north of the Missouri border. This area of Iowa was included in the Black Hawk Purchase and was opened for settlement in 1833 as part of the Wisconsin Territory. The City of Muscatine is one of the oldest in Iowa, having been surveyed and platted in 1836. It was originally known as Bloomington and was designated the county seat in 1837. The location on the Mississippi River directly led to the first two major industries in Muscatine, lumber and pearl buttons. Logs floated down the river provided the raw product to produce not just planks and boards, but more elaborate sashes, doors and millwork. In the 1890s mussel shells from the river provided the material for pearl buttons, which became the major product produced by Muscatine's industries at the turn of the century. In the 20th century Muscatine's industries expanded to include grain processing, furniture manufacturing and the retreading of automobile tires. The town has grown from a village of 71 in 1839 to a thriving city of over 22,000 today.

The purpose of this project is to undertake an intensive level historical and architectural survey of the central business district and develop historic contexts relevant to this area. The Central Business District was initially defined as the area from Mississippi Drive to Third Street and from Mulberry Avenue to Pine Street, which was expanded along certain edges to include adjacent historic resources. Research was conducted to develop six historic contexts for Muscatine: Early Settlement, 19th Century Business and Industry, Lumber Industry, Pearl Button Industry, 20th Century Civic Pride and Accomplishment, and 20th Century Business and Industry. These historic contexts were utilized to evaluate the historic resources identified during the downtown intensive survey.

A total of 131 historic resources in downtown Muscatine were surveyed as part of this project. Iowa Site Inventory forms were filled out for each resource, including name, date, address, a narrative description, and a statement of significance. A photograph and map accompanies each site inventory form. Each site was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a downtown historic district. Five properties were previously listed on the National Register of Historic Places, and three properties had been determined eligible. Through this survey, an additional 52 downtown buildings appear individually eligible for the National Register of Historic Places. Additionally, there appears to be an eligible Downtown Commercial Historic District that includes 111 surveyed resources, including 101 potentially contributing and 10 non-contributing historic buildings. Within the potential district boundary, there are 44 buildings that also appear individually eligible and two listed historic properties. Finally, three properties were demolished during the course of this project.

II. Project Design and Objectives

The Architectural and Historical Survey and Evaluation of the Downtown Commercial District in Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The survey of the downtown commercial district and development of selected historic contexts was recommended as the first phase of a comprehensive survey and evaluation program for the city of Muscatine. The purpose of this project is to complete an intensive level historical and architectural survey of the central business district and develop historic contexts relevant to this area.

The Central Business District was initially defined as the area from Mississippi Drive to Third Street and from Mulberry Avenue to Pine Street during the 2002-2003 study. The buildings within this area are primarily commercial, industrial, commercial / residential, and public / civic. However, upon further review, it was determined that some buildings immediately adjacent to this previously defined survey area also were of these types and would be potentially contributing to a downtown historic district. Thus, the survey area was expanded slightly to incorporate these additional buildings, including the county courthouse, old post office, a city garage, old jail, and miscellaneous commercial buildings (Figure 1). The revised area encompassed about 20 square blocks. The purpose of this survey was to identify all the historic resources in this downtown commercial area and evaluate these resources for their eligibility for the National Register of Historic Places utilizing the historic contexts that are to be developed as part of this project. The resources were evaluated individually as well as grouped for a potential historic district.



Figure 1. Map of survey area.

Two previous surveys of Muscatine included buildings within this survey area. Susan Appel completed the first survey in 1974. The purpose of this survey was to “identify structures of historic or architectural significance which might be eligible for the National Register of Historic Places” in downtown Muscatine. The boundary for this survey was roughly from the river to 3rd Street and Mulberry to Chestnut. The historic resources in this survey area (built prior to 1924) were ranked for their value and significance into four categories. Group I included 3 buildings already listed on the National Register of Historic Places. Group II included 20 buildings along E. 2nd Street between Sycamore and Cedar streets, identified as a historic district. Group III included other buildings of merit, particularly sections along Iowa and Walnut streets. Group IV included buildings of “minor” importance that were still recommended to be included in the state inventory. Of the 70 buildings included in this survey area, 49 buildings remain extant while 21 buildings have been demolished (Appel 1974).

The second survey was conducted by Environmental Planning and Research, Inc. in 1977. This survey included buildings throughout Muscatine, identified through a reconnaissance level survey and then further researched and documented. Of the 329 historic buildings (built prior to 1927) identified in this survey, 239 were evaluated as eligible for the National Register of Historic Places. These buildings, with a brief history, were included in a pictorial publication entitled *Historic Architecture of Muscatine*. This publication included a brief section on the history of Muscatine, prevalent building materials, and prevalent architectural styles (Environmental Planning and Research, Inc (EPRI) 1977). Of the buildings identified in this survey, 89 are located within the boundaries of the current downtown survey, including 77 that are extant and 12 that are demolished. All the buildings in the 1974 survey were included in the 1977 survey, with the exception of 13 of the 21 demolished buildings. These were likely demolished between 1974 and 1977 as part of an urban revitalization project.

Though these surveys provide a good basis, they leave several holes within the inventory record in Muscatine that the Intensive Survey and Evaluation of Downtown Muscatine intends to fill. First, these surveys are significantly out dated, having been completed in 1974 and 1977. Over the last 30 years, alterations have been made to several of the buildings previously surveyed. In some cases, these changes have affected the integrity and thus National Register eligibility of these buildings. Second, the research completed on the buildings at this time is sketchy. Little information was included on the 1976-77 survey forms on file at the Iowa State Historic Preservation Office, and errors have been identified in the additional historic information provided in the publication. Thus, additional research needs to be completed on these buildings to confirm and expand on the known information. Finally, many additional buildings have “become” historic in the last 30 years. For listing on the National Register of Historic Places, “historic” is defined as at least 50 years old. Thus 1924 and 1927 were the cut-off dates for the previous surveys, while 1955 is the current cut-off date.

Since 1974, 13 buildings in Muscatine have been listed on the National Register of Historic Places. Five of these buildings are located within the downtown survey boundary: Old Jail (411 E. 4th St, listed 1974), Trinity Episcopal Church (411 E. 2nd St, listed 1974), McKibben House (102-104 Walnut St, listed 1974), Welch Apartments (224 Iowa Ave, listed 1979), and Muscatine County Courthouse (401 E. 3rd St, listed 1981). As typical for the period, the nominations for these buildings include only basic historical information. These buildings were included in the survey, with additional research completed to flush out their significance.

Changes since their listing were also noted on the inventory forms. No historic districts are currently listed in Muscatine.

Additional buildings within the survey area were assessed in recent years as part of Section 106 compliance for various federal or federal funded projects. Two properties in the 500 block of E. Mississippi Drive were evaluated in 2004 as part of the U.S. Army Corps of Engineers review of the Floodwall Construction project, Mad Creek Section 205 Flood Control Project. The house at 501 E. Mississippi Drive (Peter Musser House – 70-00530) was evaluated as eligible for the National Register of Historic Places under Criteria A, B, and C, and the house at 505 E. Mississippi Drive (Garvin House – 70-00532) was evaluated as eligible under Criteria A and C. The stone wall associated with the properties were identified as a contributing feature to the buildings.

Two properties in the 100 block of W. 3rd Street have also been the subject of intensive review through their proposed demolition for a parking lot by the City of Muscatine using federal HUD funds. Initial comment was offered in March 2004, followed by request for official comment and concurrence in May. Letters dated June 2, 2004 from the Iowa State Historic Preservation Office identified that the properties at 126 W. 3rd Street (D.P. Johnson House) and 122-124 W. 3rd Street (Rebecca Hoopes Flats) had potential for eligibility for listing on the National Register of Historic Places. Additional information and evaluation of these properties was recommended. Further information was collected through the summer, and it became evident that the eligibility potential for both these properties was strong. In a letter dated September 3, 2004 from the Kansas City office of HUD, the office also disagreed with the city's earlier determination that no historic properties would be affected, based on the state's June comments. Alternatives for demolition were under consideration, but ultimately these properties were demolished in May.

A significant component of this project is the development of five historic contexts identified during the Planning for Preservation Project. Upon review, these historic contexts have been slightly revised during the final development of this project. The time frame for three of the identified contexts ended at 1950, as the definition of the 50-year mark. To better address buildings built in the 1950s, both those that have now become historic and those that soon will be historic, the time frame has been revised to end at 1960. The pearl button industry context, however, has been extended to 1966, as this was the last year the industry existed within the city. Finally, the 1865-1900 downtown buildings were noted to have a limited context to assess their significance. Additional commercial and industrial buildings, not directly linked to the lumber industry, were certainly built in response to a growing community and economy. Thus, a sixth context was developed to address these resources. Thus, the final six historic contexts that were developed as part of this project are:

- 1) **Early Settlement (c.1833-c.1865):** This context will begin with the Black Hawk Purchase and continue through the territorial and early statehood years, ending with the end of the Civil War. It will focus on the settlement along the Mississippi River and how the town grew up on the hills. This will include early industries such as mills, lumberyards, brickyards and early commercial development. The property types associated with this context will include: public, commercial, industrial, river-related, residential, religious and educational.
- 2) **19th Century Business & Industry (c.1865–c.1900):** This context will begin roughly where the Early Settlement context ends and continue to the end of the 19th century.

Muscatine grew significantly in this period in response to the lumber industry, spurring numerous other businesses and industries. The property types associated with this context will include: commercial, industrial, and some residential.

- 3) **Lumber Industry (c.1843–c.1960):** This context begins with the opening of the first sawmill in Muscatine and ends with the fifty-year requirement, although at least two of the sash, door and millwork companies were still in business until the 1970s. The primary focus will be on the lumber industry, the men that built it and the impact it had on the community. The property types associated with it will include sawmills; lumberyards; sash and millwork factories; the residences of those working in the lumber industry; and businesses, schools and churches associated with the lumber industry.
- 4) **Pearl Button Center of the World (c.1890–1966):** This context begins with John Fred Boepple setting up a small shop to drill buttons from mussel shells and ends with the change from pearl to plastic button manufacture. The focus will be on the pearl button industry, the men and women who worked it and the houses and buildings directly associated with it. The property types associated with this context will include: industrial, residential, commercial, educational and religious.
- 5) **Civic Pride & Accomplishment (c.1890–c.1925):** This context begins with the construction of the Grand Opera House and ends shortly after the construction of the Masonic Lodge. It represents the period when the lumber barons were sharing their wealth with the community with the donation of new buildings such as hospitals and libraries; and the city and county were ready to show their prosperity by the construction of new public buildings such as the courthouse and city hall. This was a city ready to show the world that it was not primitive or “behind the times.” The property types associated with this context will include: public, recreational, educational, religious, commercial, industrial and some residential.
- 6) **20th Century Business & Industry (c.1900–c.1960):** This context will overlap with the previous one, with both pointing to the construction of “modern” business buildings. New businesses and industries in Muscatine diversified the economic base and brought new people to the community. The property types associated with this context will include: commercial, industrial, recreation and some residential.

The methodology for this intensive level survey and evaluation of the central business district included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior’s Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24 (National Park Service 1985). The work for this project was divided between a consultant serving as Principal Investigator, Rebecca Lawin McCarley (d.b.a. SPARK Consulting); the local project director, Jim Rudisill; and the commission and volunteers. The original survey area, defined as from Mississippi Dr to 3rd Street and Pine to Mulberry, was expanded in the early days of the project through conversations between the consultant and the Muscatine Historic Preservation Commission to the revised survey area depicted in Figure 1. This area was primarily revised to include some adjacent buildings potentially contributing to this downtown district.

The project began with a field survey of the revised area to identify the historic resources in this area by the consultant. Individual folders were created for each resource, and volunteers

(including the historic preservation commission and project director) signed up for certain buildings. The project continued with site-specific archival research on the identified buildings by the volunteers, under the direction and supervision of the consultant. Simultaneously, the consultant conducted extensive research on the history of Muscatine to develop the historic contexts listed previously. The historic contexts and site-specific research were then utilized to evaluate the historic resources individually and as a historic district for potential eligibility for the National Register of Historic Places. Volunteers completed drafts of the Iowa Site Inventory Forms, which were then reviewed and revised by the consultant. The consultant finalized all the determinations of eligibility. The volunteers also took black and white photographs of all the buildings. Finally, this report was compiled for the project in the format of a Multiple Property document, which includes the historic contexts and associated property types, survey and evaluation methods, survey results, and recommendations. The project director administered the project by maintaining contact with city financial staff and state historical staff.

Extensive archival research was conducted on the individual properties as well as in the development of the historic contexts. These resources included county and local histories, Sanborn fire insurance maps, city directories, newspapers, and historic photographs and postcards. This research was conducted at the Musser Public Library and the State Historical Libraries in Iowa City and Des Moines. Legal research was conducted at the Muscatine County Courthouse and through the online resources of Muscatine Area Geographic Information Consortium (MAGIC).

As a result of the Intensive Survey and Evaluation of Downtown Muscatine, 131 historic resources in this survey area were identified. Iowa Site Inventory forms, including name, location, property type, current use, a narrative description, a statement of significance, photograph, and map, were compiled for each of these resources. A survey area map was created to show the location of all the buildings identified during this downtown survey. A potential downtown historic district including 107 of the surveyed properties was identified through this project. Additionally, 68 surveyed properties were evaluated with strong potential for individual listing on the National Register of Historic Places. This report, following the format of a Multiple Property Documentation Form (MPDF), includes the information collected and developed for this project.

It is anticipated this report and field site folders will be stored by the staff to the Muscatine Historic Preservation Commission at City Hall. Additionally, a copy of the report, including the survey forms, will be placed at the Musser Public Library. This will provide for public access under controlled conditions and the information will be readily available for community planning and economic development purposes. Photocopies of the report may also be placed at another repository in Muscatine.

The primary recommendation of this project is the submission of a National Register of Historic Places Multiple Property nomination for Muscatine. This nomination should include the six identified historic contexts and associated property types from this project, as well as historic contexts and associated property types from future projects. At the same time as this nomination is completed, a nomination for the Downtown Historic District should be completed and submitted to the state. Nominations for other individually eligible properties outside of this historic district may also be completed and submitted at this time or at a later date.

III. Historic Contexts and Associated Property Types

Six historic contexts for Muscatine were developed as part of this project: Early Settlement (c.1833-c.1865), 19th Century Business and Industry (c.1865-c.1900), Lumber Industry (c.1843-c.1960), Pearl Button Industry (c.1890-c.1966), 20th Century Civic Pride and Accomplishment (c.1890-c.1925), and 20th Century Business and Industry (c.1900-c.1960). Five of these historic contexts were identified during the 2002-2003 Planning for Preservation project, and the sixth (19th Century Business and Industry) was identified and developed through the research on the other five contexts. The time frame for three of the previously identified contexts ended at 1950, as the definition of the 50-year mark at the time of the earlier work. To better address buildings built in the 1950s, both those that have now become historic and those that soon will be historic, the time frame has been revised to end at 1960 for these three historic contexts.

Early Settlement (c. 1833-c.1865)

Located on the Mississippi River, Muscatine reflects some of Iowa's earliest history. The first settlement in the area that would become Muscatine occurred soon after Iowa was opened to settlement in 1833. Its location at a bend on the Mississippi River made it an excellent location for a community to blossom, though the topography was less than friendly. However, the potential steamboat landing, key to early success along the Mississippi, outweighed the negative aspects. The number of steamboats landing at Muscatine increased significantly through the 1840s, nearly doubling in the first five years. With this traffic, numerous buildings were found throughout the original section of the town by the end of the 1840s. The shipping industry continued to feed the local economy through the 1850s.

With the growing steamboat and shipping industry, other early businesses developed in Muscatine, supporting and supported by this industry. Agricultural processing and lumber formed the early backbone of Muscatine industry and commerce, both benefiting from the location on the river. The population of Muscatine grew to 2,520, with 453 buildings in the town, by 1850. Other businesses to meet the needs of the increasing population, providing necessary goods and services. These businesses began to form the downtown commercial area as early wood buildings were replaced with more substantial brick construction in the 1850s. Residential settlement became focused on the fringes of this downtown area.

These industries and Muscatine's prominence on the river were enhanced by the arrival of the railroad in 1855. The railroad spelled the key to future growth and development as it began to replace steamboats in the shipping industry. With the confluence of these two transportation types, Muscatine held a prominence in the 1850s and 1860s only shared by other Mississippi River communities in Iowa. With the increased settlement, the population grew to 5,374 in 1860. While the Panic of 1857 and the Civil War slowed development in the late 1850s through 1865, the earlier economic development of Muscatine sustained the community through this period of hardship.

This early settlement period in Muscatine is significant as it set the stage for the future growth and development of the community, as well as launching Muscatine as one of the early, prominent communities in Iowa. The remaining historic resources from c.1833 to c.1865 reflect this early history as Muscatine grew due to its location on the Mississippi River and ability to

attract business and industry. These resources primarily include commercial, industrial, and residential buildings. Many of these commercial and industrial resources are concentrated in the downtown area, but others are located along the two rivers or on Muscatine Island, the area that would become known as South Muscatine. Residential resources were concentrated on the edges of these commercial and industrial centers, providing nearby housing for workers. The significance of the early history of Muscatine is reflected in these historic resources.

Settlement and Early Buildings

Most early towns on the Iowa frontier developed along the Mississippi River as the major transportation route into and out of the territory. After Iowa was opened to settlement in 1833, Colonel George Davenport staked a claim to 160 acres at the bend of the river in the area that would become Muscatine. A cabin was erected near the current intersection of Iowa and Mississippi streets, and Russell Farnham, one of Davenport's men, reportedly operated a trading post here. Others settled further up and down the river around the same period, including James W. Casey immediately to the south near the foot of present-day Broadway. A nearby settler noted that this was the only building in the area in 1834. In February 1836, Colonel John Vanatta bought Davenport's claim, measuring about one-half mile by one-half mile. In May, Major William Gordon was hired to lay out a town on their claim, and Bloomington was settled on as the name. About twenty settlers arrived in town by the end of the year. Bloomington became the county seat of Muscatine County in 1837 (*History of Muscatine County* 1879: 501-502; Richman 1911, Vol. 1: 61; Lewis 1901: 8; Carlson 1984: 12; EPRI 1977: 3; Horton 1978: 289, 293-294).

While this location had the benefits of its location along the river, the terrain was less favorable for development. Josiah P. Walton observed that "If one would look up the roughest place in our county he would hardly find an equal to Bloomington in 1836. It was all hills and hollows. They were largely covered with trees and brush. The town was located between them and on four hills – one of them the highest for several miles away – with two large creeks and several small duck ponds to add variety to the wilderness." However, many of the towns along the river reflected the same characteristics, and the potential benefits of the steamboat landing outweighed the drawbacks of the terrain (Horton 1978: 290).

On January 23, 1839, Bloomington was incorporated as a second-class town with a population of 71 people and 33 buildings. By November, 84 buildings were found in town. Plans for a courthouse were quickly made on Block 24, which was reserved for governmental purposes by the city. The first jail, 16 by 24 feet, was erected on the northwest corner of the square in 1839, and Stephen Brophy designed the first courthouse. On March 30, 1840, George Baumgardner resurveyed the town to clarify some earlier errors. A post office was also finally established in town, as well as a school under the direction of John A. Parvin. Over the next year, settlers flocked to this area, attracted by its location on the Mississippi River, fertile soil, and available building materials. Josiah Parvin built the first brick hotel in 1841 at the corner of Second and Walnut, later known as the Kemble House. In 1842, a motion to change the town's name to Muscatine failed. 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, Vol. 1: 205, 448; Lewis 1901: 8; Carlson 1984: 12-14, EPRI 1977: 3).

The earliest buildings in the 1830s were constructed of log, built from timber on the site. The typical log house was described as 16 by 20 feet with a large chimney outside of one end, projecting out about 4 or 5 feet. William Gordon built the first frame structure for Robert C. Kinney to use as a hotel in September 1836. The one-and-one-half-story building measured 16 by 30 with three rooms on each floor, and it sat at Chestnut and Water streets. William Gordon also constructed the second frame structure the following spring for John Vanatta to use as a tavern at the southwest corner of Iowa and Second streets. Since oak was readily available near the site, all the timbers and weatherboards were made from this wood. Three carpenters operated in Muscatine by 1837: William Gordon, Henry Reece, and H.H. Hine. As Bloomington developed, the newspaper noted in 1841 that “almost every day adds another skeleton frame building to the place, and some of them large and substantial.” In the 1840s, log structures became outnumbered by this more refined type of building (*History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 343, 358-359; EPRI 1977: 4).

Across Iowa, the first commercial buildings in town were typically wood. The “style” of these buildings was similar to residential architecture, often evolving from early buildings that were both commercial and residential in nature. Most buildings had gable roofs in this period and sat on stone foundations. Most commercial areas developed in a linear format. The business district might stretch along one block or several blocks, depending on the community. Commercial uses were also often supported on nearby parallel streets. Lots along “Main Street” typically were divided into smaller narrow lots than the typical residential lot, permitting two or three commercial buildings to sit on a single platted lot (Nash 2002: E11-12, E25-26). While early commercial activity was focused on the road along the river (Front Street, currently Mississippi Drive), the commercial district developed one block inland along Second Street.

Since Muscatine is located on a loamy clay deposit, the manufacture of brick also began in the early years. Modest iron deposits are found in this clay, creating a distinctive color to the red brick. Hiram Matthews built the first brick building in 1839 for his brother Matthew. Bricks were advertised for sale as early as 1843. By 1844, a traveler docked at the landing described Muscatine as having “quite a number of handsome brick dwellings and mercantile establishments.” This red brick was used for several mid-19th century brick buildings in Muscatine; unfortunately, it is also very permeable, and many of these buildings have been painted to prevent moisture infiltration (*History of Muscatine County* 1879: 504; Richman 1911, Vol. 1: 65; Horton 1978: 344-345, 360-361; EPRI 1977: 4).

Early Business and Industry

The trading post and steamboat landing were the early focus of the economy in Muscatine. Steamboats began to land at this location in the 1830s, increasing significantly in the 1840s. While 339 landings were made in 1840, the number increased to 449 in 1843, 610 in 1844, and 710 in 1845. Ice prohibited travel in the winter, resulting in inflation of imported goods. The length of the closure of the river was crucial to the local residents. A typical winter consisted of four or five months of impassable waters, with the landing reopening as early as March 1 in 1844 and March 5 in 1842 (Horton 1978: 310-313).

With the influx of people, industry began to develop. The town became a regional commercial and trading center within a few years, shipping goods along the Mississippi River. J. Bennett & Company shipped the first shipment of wheat, consisting of 130 bushels, to St. Louis on October

15, 1842. Other produce was shipped over the next few years on nine different boats. Trade was further enhanced in 1844 when a road was extended further inland from the Illinois side of the river (Richman 1911, Vol. 1: 410; EPRI 1977: 3).

Lumber was a typical early industry in many communities. David and Asbury Warfield built the first water mill on Mad Creek in 1838. They sold it to the Brooks Brothers in the 1840s, who continued to operate it until it washed out in August 1851. Several other small mills formed in Muscatine in the 1840s. Cornelius Cadle built the first steam sawmill in 1843 on Front Street near Oak. The earliest lumberyard was established by the fall of 1839, selling lumber from other areas. Pine lumber was sold from Pennsylvania and Wisconsin by J. Bridgman and Company in 1840. Additional lumberyards also began in the 1840s, typically selling lumber from other areas (“Centennial Edition” 1940: 76; Richman 1911, Vol. 1: 204-205; Walton 1899: 137-138; Horton 1978: 342-343, 346-347).

Muscatine developed an agricultural processing industry in the 1840s, based on the river access and surrounding countryside. Grist mills developed along creeks in the community. J.M. Barlow opened the first steam flour mill at 2nd and Sycamore in 1843, which sustained a fire in 1850. Isett & Blaydes packed the first pork in 1844, totaling 322 hogs. 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. Their 50 by 56 foot building provided sufficient space to slaughter 400 hogs daily with the labor of 10 men. As the pork packing industry grew, they shipped to farther markets, and the first shipment reached the Atlantic seaboard in 1859 (*History of Muscatine County* 1879: 508-509; Richman 1911, Vol. 1: 448-449, 453; Horton 1978: 318).

Joseph Bennett built a steam flour mill in 1849 along Front, later Mississippi, Street. The five story building measured 50 by 85 feet. In January 1850, his mill ground and packed 520 barrels of flour in a single day. The original mill sustained a fire on August 23, 1851, and a new five-story building was built from local brick within 90 days. It continued to operate as a flour mill until 1873, and it continues to stand on the riverfront today (Richman 1911, Vol. 1: 450-452, Carlson 1984: 21).

Another typical early business was the newspaper. The *Bloomington Herald* printed its first edition on October 27, 1840. The paper grew under the editorial direction of N.L. Stout in the mid-1840s before dying in 1849. In July 1849, Noah H. McCormick launched the *Muscatine Journal*, and he sold it to John and Jacob Mahin three years later. Orion Clemens (brother of Samuel Clemens) purchased interest in the newspaper in 1853, and over the next decade it passed through several owners. From 1857 to 1866, John A. Mahin operated the *Journal* himself. A second newspaper also operated in Muscatine throughout this period. H.D. LaCossit started the *Democratic Enquirer* in 1848, and it also passed through several hands in the 1850s. The name was later changed to the *Tribune*, and then the *News-Tribune* (Richman 1911, Vol. 1: 383-399).

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” (Horton 1978: 318-318).

Muscatine also offered the services of many professionals by the 1840s. Several physicians moved to this area, armed with the latest in medical care and technology. Various names are linked with this aspect of Muscatine history – Charles Drury, Eli Reynolds, McKee, Benjamin Reed, George Reeder, George Fulliam, D.P. Johnson, and James Horton – all of whom moved to Muscatine in the 1830s or 1840s. Dr. George Reed appears to have been particularly prominent among the early physicians, practicing from 1841 to his death in 1862. He was one of the founding members of the Iowa State Medical Society. Two physicians passed the trade down to their children, who continued to practice in Muscatine. Dr. Benjamin Reed began practicing out of a log cabin on 2nd Street in 1839, and his son James was also a physician. Dr. George Fulliam practiced medicine in Muscatine from 1843 to 1893, and two of his sons, Edward and Jefferson, continued the practice upon his death (Richman 1911, Vol. 1: 354-355).

Town Planning and Development

Early Muscatine consisted of the area north of the Muscatine Slough. The Muscatine Slough was a “river” that extended around a section of the land, making an island in the Mississippi. Muscatine Island was generally swampland, extending about 18 miles downstream. A dam was built across the Muscatine Slough in 1845, just south of the present day intersection of Mississippi Drive and Hershey Avenue. About 22,000 acres were reclaimed from swampland, and the fertile area was opened to settlement with safe and dependable access. Only three houses were built in this area by 1850, as the log levee habitually washed out. A more solid levee was built in 1851, and improvements were built on the island (Richman 1911, Vol. 1: 449). As settlement and industry increased, this area became known as South Muscatine.

An early plat of Muscatine shows the layout of the original town as well as the adjacent areas (Figure 2). The original town was laid out parallel to the river at this point in the bend, facing southeast. The block reserved for the courthouse appears on this map, as well as the public square on the west end of town. Adjacent lands are laid out on the typical north-south, east-west grid. Muscatine Slough is clearly depicted with one of the several dams at the head of Muscatine Island (Smally pre-1853).

Bloomington continued to develop as a community in the late 1840s. The telegraph line was completed to town on August 23, 1848. 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. Other reasons cited were the postal service confusion with nearby Burlington and Bloomington, Illinois. The petition was granted on June 7, and the town became Muscatine. The city of Muscatine officially incorporated two years later on February 1, 1851. The city was divided into three wards, with two aldermen representing each ward. Duties of all elected officials were specified as well. A special election approved the charter on February 21, and election of officials followed (Richman 1911, Vol. 1: 287-288; Horton 1978: 305-306).

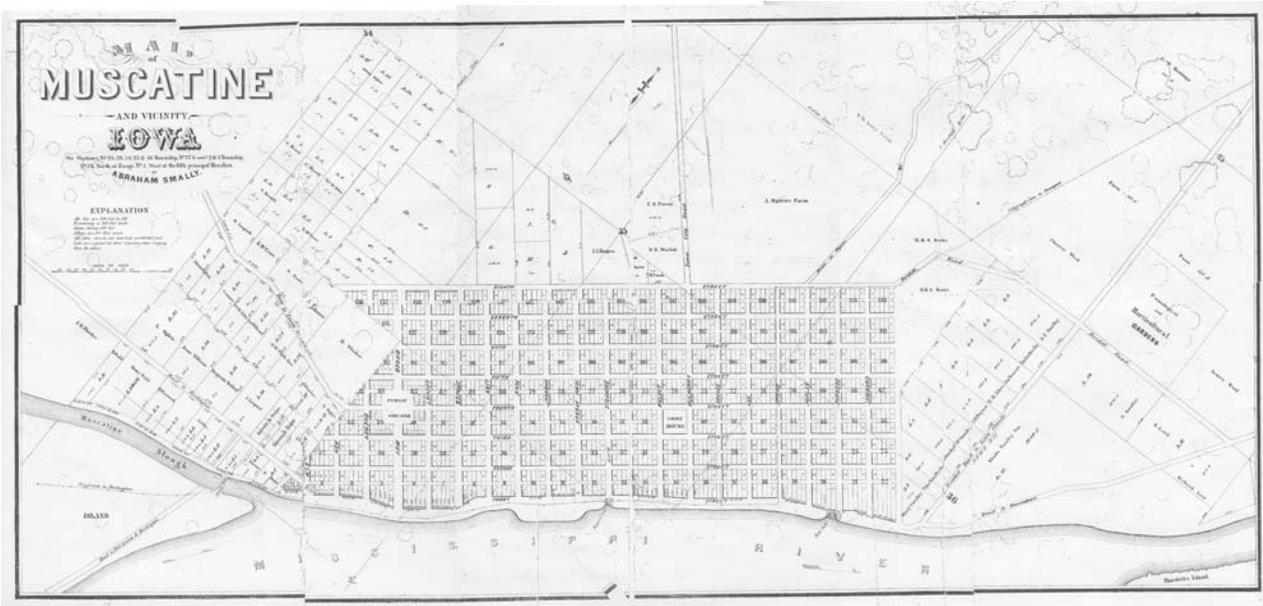


Figure 2. pre-1853 Plat of Muscatine by Abraham Smally (sic).

By 1848, an effort had begun to establish a public school system in Muscatine. John A. Parvin started the first school in 1839, teaching out of a “town house” on Iowa Avenue beginning in 1840. Two school districts formed. District 1 stretched east of Sycamore, south of 8th Street; District 2 covered the area west of Sycamore, south of 8th Street. District 2 voted in 1848 to construct a brick school, which was completed in 1851. Not to be outdone, District 1 voted in 1850 to build a larger brick school, measuring 40 by 45 feet, and it opened in 1853. John A. Parvin served as president of District 1, and N.L. Stout as president of District 2. The two districts were consolidated in 1858. By 1864, an African-American school also operated out of the Methodist Episcopal church on East 7th Street. In 1864, a graded system was established, including primary, grammar, and high schools (Richman 1911, Vol. 1: 342-345; *History of Muscatine County* 1879: 536).

With Papoose Creek meandering through town and running along Sycamore from Third Street to the river through the developing commercial area, bridges became crucial to maintaining circulation. A bridge on Second Street was built, and then rebuilt after washing out in a flood in July 1844. Flooding continued to be a severe problem for this bridge, as well as others in town. On August 10, 1851, a flood washed out the Papoose Creek bridge on Second Street as well as two others, destroyed a house, drowned four people, and resulted in \$12,000 property loss. The flood in 1859 washed out the Second Street bridge as well as collapsing two adjacent brick buildings, the J.B. Dougherty Drugstore and John G. Deshler Block (Horton 1978: 328).

By 1850, the population of Muscatine had grown to 2,520, with 453 dwellings in the town (Richman 1911, Vol. 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 that the success and progress has not been exaggerated – “it seems to have taken the lead of Burlington and of Keokuk.” 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).

Economic growth in the 1850s

The first bank opened in Muscatine in 1851. Joseph A. Greene and George C. Stone were previously engaged in the grain and pork packing business. They launched Green & Stone in a small frame building before building a brick building on the south side of Second between Iowa and Chestnut. With the financial panic in 1857, the bank closed. In the early 1850s, a second banking firm formed, Isett & Brewster, which soon became the Merchants Exchange Bank. It reorganized as the First National Bank in 1865 (Richman 1911, Vol. 1: 400-402).

In 1853, a new resident described Muscatine as one of Iowa's "few smart towns on the river which derive their business directly and indirectly from the agricultural resources of the surrounding county." In the business portion of town, lots sold for \$100 to \$125 per front feet. In the county, farmland could be bought for \$15 to \$25 per acre. The site of the town at the western end of the bend of the Mississippi was "very rough, a succession of hills and valleys" that were being graded and filled as the community grew (Reps 1994: 230).

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. In 1851, Rev. R.W. Brent started a small lumber company in Muscatine, which became the Brent Manufacturing Company. In the 1850s, S.M. McKibbin and Company operated briefly before closing in the panic of 1857. The four Chambers brothers – William, Vincent, Anderson, and John – also entered the lumber business in Muscatine. 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. Abraham Smalley and Jacob Pickel operated the earliest sash and door business around 1850 at their windmill on 3rd and Cherry. Sashes were not made in advance but custom made for the order of a builder, though some eight-light sash was kept on hand (*History of Muscatine County* 1879: 613-614; Richman 1911, Vol. 2: 67, 159; Walton 1899: 148-149, 170-171; Owen 1879: 21-22; "Centennial Edition" 1940: 76).

Other related business 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. In the late 1850s, S.G. Stein also manufactured bedsteads with George P. Vesey (Richman 1911, Vol. 2: 128; Carlson 1998: 21; *Portrait and Biographical Album* 1889: 312).

Muscatine boasted one famous resident in the mid-1850s. Samuel Clemens, later known as Mark Twain, lived with his mother and brothers in a house on Walnut Street near the river for a few months around 1854 at age 18. His older brother, Orion Clemens, owned half interest in the *Muscatine Journal* at the time. Samuel wrote several letters to the *Journal* early in his career, and later remembered Muscatine in *Life on the Mississippi* (Richman 1911, Vol. 1: 297-298; Carlson 1984: 15).

With the maturation of the community, several social or fraternal organizations formed in the 1850s and 1860s as well. Linked to the prevalent agricultural base of Muscatine, the Muscatine County Agricultural Society was organized on October 23, 1852, with officers of George Meason, Dr. James Weed, J.H. Wallace, and J.G. Jordon. Board members consisted of people from throughout the county. Membership grew to 399 by 1853. The first exhibition fair was held on October 12 and 13, 1853. Fairs were held annually through the end of the century (*History of Muscatine County* 1879: 552; Richman 1911, Vol. 1: 422-423).

On February 9, 1856, the Old Settlers' Association formed in the lecture room of the Congregational church. Joseph Williams, Sr., Thomas Burdett, and Theodore Parvin were elected as officers. A total of fifteen pioneers met for the first annual meeting. Meetings continued to be held yearly, and the members worked to preserve the history of the early settlement of the county. Papers were often read before the society on topics in the history of Muscatine (Richman 1911, Vol. 1: 420-421).

Fraternal organizations, a common feature of most early communities, also began in this period. The Iowa Lodge of the Free and Accepted Masons No. 2 organized on February 15, 1841, as the second masons' lodge in Iowa. The first lodge was built with Trinity Episcopal church later that year. With the growth of the lodge, a new lodge of the Free and Accepted Masons – the Hawkeye (initially Humphreys) Lodge No. 30 – was organized on September 5, 1851. The Muscatine Lodge of the International Order of Odd Fellows (I.O.O.F.) No. 5 formed on March 23, 1846. The Royal Arch Masons organized the Washington Chapter, No. 4, on September 17, 1852, followed by the second I.O.O.F. lodge, Prairie Encampment in 1853. Around 1850, the Masonic Hall Company was organized to build a lodge for all Masonic organizations, and they moved to this location on 2nd Street in 1854. Finally, the Knights Templar organized the De Moloy Commandery, No. 1, on March 14, 1855. (Richman 1911, Vol. 1: 423-429; *History of Muscatine County* 1879: 545-549).

A view of Muscatine appeared in *Ballou's Pictorial Drawing-Room Companion* of Boston on Saturday, August 4, 1855 (Figure 3). It depicted the density and general type of the buildings, as viewed from slightly downstream. Bennett's five-story, gable-front, brick mill is clearly visible facing the river on Front Street at Pine. The remainder of the core of downtown stretches to northeast (right). Small gable-front buildings are depicted in this area, as well as larger three-story buildings with flat roofs. While a number of buildings are depicted, there continues to be a general feeling of empty lots in the area. Houses are scattered around and to the southwest of the downtown area on a large hill. A few churches are also seen through the town (Ballou's 1855: 73).

Muscatine continued to prosper with the arrival of a spur of the Mississippi and Missouri Railroad that connected Muscatine to Davenport in 1855. The first passenger train on Iowa soil arrived in Muscatine on November 20. Goods could be shipped along this line to Davenport, ferried across the river to Rock Island, and then shipped to Chicago via the Chicago, Rock Island, and Pacific Railroad. (Richman 1911, Vol. 1: 410-411, 451-452; Carlson 1984: 14).

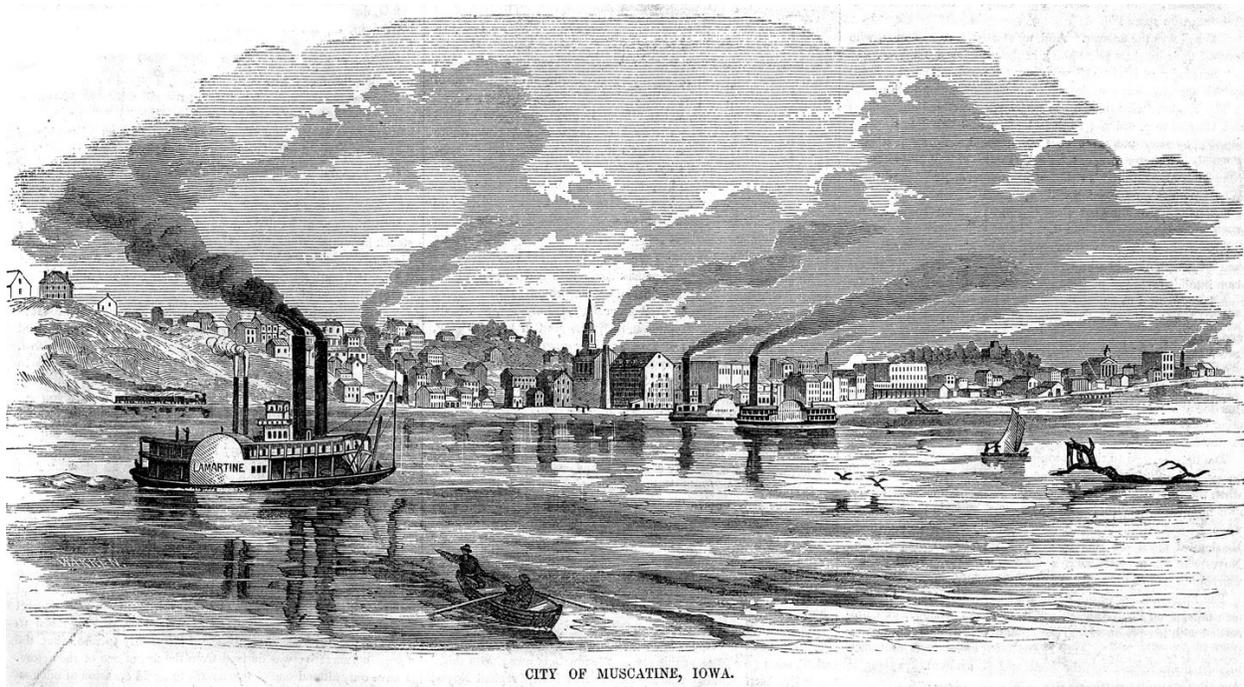


Figure 3. View of Muscatine in 1855 (Ballou's 1855: 73).

With the arrival of the railroad 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: Vol. 1, 452; Mahin 1856: 47-48).

By the late 1850s, several businesses had developed on the “island” of South Muscatine. The railroad built a brick engine house on the upper end of the island. The first Hershey sawmill was also built at this end of the island, later taking over the property of the railroad. Binz & Stengle ran a brewery for a number of years. An agricultural warehouse and factory operated until the panic of 1857. Green & Stone’s slaughterhouse was also located near this area. Other early businesses on the island included Leindecker & Zeigler’s foundry (later Kleinfelder’s), Coe & Wells’ cooper shop, and Greeley & Rockafellow’s wind mill factory. A number of dwellings were built on the island in the 1850s and 1860s. However, the majority of this island was devoted to agricultural production, particularly fruits and vegetables (Walton 1899: 160-162).

New Construction and Development 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 earliest extant brick commercial buildings in downtown Muscatine date to this boom period in the 1850s.

The growth of the town is reflected in the state census of Iowa in 1856. In 1850, the population of Muscatine stood at 2,520, with 453 dwellings in the town. By 1856, the population had grown significantly to 6,173. Additionally, 1,040 dwellings existed in town. 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, Vol. 1: 451; Horton 1978: 348-349).

Cyrus Hawley, after farming for several years outside of Muscatine, moved into the city in 1850 and opened a brickyard. He manufactured his brick locally, likely providing a significant amount of the building material used during this period. Another brickyard, operated by Samuel C. Adams, also apparently operated in this period, listed in the 1859 city directory. Fourteen carpenters were also listed in this directory, representing the major businesses in the city and likely employing several of the additional carpenters listed in the 1856 census. These carpenters include Brown & Mahlon, S.B. Hill, J.J. Hoopes, E.M. Kissinger, Magoon & Martin, Mayes & Coffman, Ed Olmsted, Purcell & Brothers, W.G. Ritchie, Swan & Madden, G.P. Van Kleeck, J.P. & J.W. Walton, David Washburn, and Christian Weaver (*Williams* 1859: 86; *Portrait and Biographical Album* 1879: 571).

While no “architects” are listed as such in the 1856 census of Muscatine, many builders both designed and constructed buildings in this period. Early bricklayers Matthew and Hiram Matthews likely designed the first brick house that they built in 1839 as well as the first Episcopal Church. When a new structure was built in 1851, New York architect Frank Willis designed the structure, but the subsequent wings added to enlarge the structure in 1855 were designed and built by local craftsmen Josiah P. Walton and J.P. Wand, blending into the earlier structure. Walton is listed as a local architect in the 1856 directory, as well as the 1859 directory. George Daniels was also listed in the 1859 city directory as an architect, though none of his designs are known (Horton 1978: 350-351).

Josiah P. Walton, who grew up nearby, moved to Muscatine in the 1840s to learn carpentry. He worked as an apprentice for J.J. Hoopes for two years. Around 1850, he began his own business as an architect and builder. His advertisement in the 1856 city directory states that “The undersigned is prepared to furnish DESIGNS AND DRAWINGS, provide material, superintend or erect Stores, Dwellings, Suburban or County Residences, in the most approved styles and on the lowest terms; also to lay out and plant ornamental gardens.” Over the next decades, he designed and built the Episcopal Church (addition), Dr. James Weed House, Dr. Horton House, Muscatine High School, Wilton Junction High School, B. Hershey House, Lindley Hoopes House, and several other buildings in Muscatine. In his 1899 reminiscences of the early days and businesses of Muscatine, he notes several other buildings that he built in Muscatine, including several buildings for the lumber industry (*History of Muscatine County* 1879: 621; Walton 1899; Horton 351-352).

As Muscatine developed, additions were platted outside the original town plat. The first addition was platted in 1853, followed by three additions in 1856, and five additions over the next three

years. The additions generally followed the layout of the original town and ranged in size from a few blocks to over 40 blocks. The largest addition in this period was Abraham Smalley's addition to South Muscatine in 1856, consisting of 45 full and fractional blocks. These lots tended to be smaller, about 70 by 40 feet, than the typical lot in Muscatine proper. Though South Muscatine technically developed independently, it was annexed by Muscatine before much building had occurred (Horton 1978: 306-307, 420; *Portrait and Biographical Album* 1889: 370).

Impact of the Panic of 1857 and Civil War

The banking interests of Muscatine sustained a blow with the Panic of 1857. The first bank, Green & Stone, closed in 1857. The second banking firm, the Merchants Exchange Bank, sustained the panic and continued to operate. The Muscatine branch of the State Bank began after the Panic of 1857 on the southeast corner of 2nd and Iowa with A.O. Patterson as president. This bank evolved into Hershey State Bank (Richman 1911, Vol. 1: 400-402).

The Panic of 1857 did affect business throughout the city, closing some establishments while merely cutting into profits of others. Notably, construction is described as grinding to a halt, not significantly picking up until after the Civil War. Overall the city weathered the panic and pushed forward with new conveniences and improvements. The Muscatine Gas Light and Coke Company was organized in 1857. On August 18, 1857, the city was first illuminated by gas (*History of Muscatine County* 1879: 550-551; Owen 1879: 19; Horton 1978: 323, 362).

According to the 1859 "business mirror" in the city directory, Muscatine had a number of manufacturers, retail stores, service industries, and professionals on the eve of the Civil War. In these listings, there are 12 dry goods stores, 38 retail grocers, 3 wholesale grocers, 1 produce dealer, 7 meat markets, 4 bakers, 5 confectionaries, 4 barbers, 5 drug stores, 4 clothing stores, 4 fancy goods and millinery stores, 9 boot and shoe stores, 3 hat and cap stores, 8 tailors, 2 dress makers, 2 sewing machine dealers, 1 stove dealer, 4 jewelry stores, 2 leather and hide dealers, 2 book stores, 1 piano dealer, 1 gun and pistol dealer, 4 hardware stores, 1 harness store, 4 breweries, 1 distillery, 3 liquor stores, 2 billiard saloons, 28 saloons, 1 bowling saloon, 1 restaurant, 1 ice dealer, 1 flour and feed store, 3 saddlery stores, 2 agricultural implement dealers, 12 blacksmiths, 7 coopers, 1 locksmith, and 2 undertakers (*Williams* 1859: 85-91).

The more industrial and construction oriented listings in 1859 include 7 wagon manufacturers, 2 carriage manufacturers, 2 plow manufacturers, 3 flour mills, 3 pork packers, 1 coal and lime dealer, 1 coal yard, 3 stove manufacturers, 1 iron foundry, 1 machine shop, 3 soap and candle manufacturers, 1 vinegar manufacturer, 5 lumber dealers, 2 saw mills, 2 planing mills, 3 sash and door manufacturers, 1 wood yard, 14 carpentry firms, 4 cabinet companies, 2 brickyards, 2 carpet dealers, 1 supplier of iron and nails, 1 marble works, 3 painters, 2 wallpaper dealers, 2 paper hangers, 1 tin, copper and sheet iron dealer, and 2 nurseries (*Williams* 1859: 85-91).

A number of professionals are also listed: 2 architects, 14 lawyers, 11 doctors, 3 banks, 1 civil engineer & surveyor, 2 dentists, 6 insurance companies, 2 justices of the peace, 2 land agents, 2 real estate agents, 1 music professor, 12 public notaries, 2 photographers, and 2 auctioneers. Other listings in the 1859 business mirror include 3 livery and sale stables, 4 boarding houses, 4 hotels, 1 gas company, 3 newspapers, 4 printing companies, 1 express company, 1 telegraph company, 2 steam boat agents, and 1 house mover (*Williams* 1859: 85-91).

With the large German population immigrating to Muscatine, several specifically German organizations were also formed in the 1850s and 1860s. The Muscatine Turnverein started in 1856, and reorganized several times. Two aid societies were also organized: German-American Roman Catholic Beneficial Society in 1859 (renamed Street Joseph's Mutual Aid Society) and the German Mechanics' Aid Society in 1865 (*History of Muscatine County* 1879: 548-549; Richman 1911, Vol. 1: 432-433).

During the Civil War, Muscatine continued to prosper. It did not develop significantly, nor were many buildings constructed in this period, as typical of many communities in this period. A number of local residents enlisted in the Union troops. Muscatine County was represented in nine military organizations. Two of the regiments were organized at Muscatine and rendezvoused at Camp Strong, on Muscatine Island. The first was the 35th Iowa Volunteer Infantry. Eight of the ten companies were Muscatine residents. The regiment was attached to Sherman's troop, fighting at Vicksburg and throughout Kentucky, Tennessee, and Alabama. The second was the 37th Iowa Infantry, better known as the "Greybeards," men who did not meet the war department's criteria from across the state of Iowa. They were organized under special authorization of Edwin M. Stanton, secretary of war in August 1862. Officers included: George W. Kincaid, colonel; George R. West, lieutenant colonel; and Lyman Allen, major. They served primarily as prison guards (Richman 1911: 129-130).

Summary

Throughout the period from 1833 to 1860, the economy of Muscatine focused on the production, processing and distribution of agricultural products as well as providing goods and services for the local population. Development occurred slowly in the 1830s, picking up in the 1840s with increased steamboat landings. With increased business in the early 1850s and the arrival of the railroad in 1855, Muscatine boomed. Many additional residential, commercial, and industrial buildings were erected in this period. Their initial period of prosperity was cut short by the panic of 1857, but Muscatine continued to push forward in the late 1850s, sustaining the businesses that were developed. At the eve of the Civil War, Muscatine sat as a prominent river town in Iowa, and it entered the post-bellum period ready to capitalize on its early significance.

Associated Property Types: Early Settlement

Commercial buildings – c.1833-c.1865

Description: Commercial buildings from c.1833 to c.1865 reflect the earliest buildings in Muscatine. Most of the first generation buildings were small log or frame buildings, usually with a gable roof. As the community developed, two or three story brick buildings replaced these early commercial buildings. These second generation buildings began appearing in Muscatine in the 1850s. These buildings can be either a single storefront or multiple storefronts in width. They typically reflected the Italianate style, with stylistic features such as a bracketed cornice, arches, and detailed window treatments.

Significance: The significance of these buildings lies in their reflection of the early commercial history of Muscatine. As Muscatine continued to develop, many of the buildings from this period were replaced by later buildings, increasing the significance of the remaining buildings. The significance of individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the settlement period of Muscatine's commercial districts and will have served an important role on "Main Street" or in a neighborhood commercial node.

Criterion B: Resources will have an association with an important business man or woman or other key individual responsible for establishing the location and configuration of commercial areas.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to commercial architecture, such as the Italianate style; or resources will be contributing to a significant and distinguishable historic district.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement commercial buildings; archaeology was not included as part of this project.

Integrity Considerations: Early settlement commercial buildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility. These alterations should also be considered significant when they are over 50 years old. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Most individual commercial resources from the settlement period will likely be eligible as contributing features of a commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Change is a constant for commercial buildings as owners worked to “update” their buildings to attract customers to their store. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of times, perhaps by several tenants or owners. These changes are significant as they reflect the development of a commercial district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the downtown survey area only:

- 124 E. 2nd St., Pioneer Drug Store (c.1859) - 70-00119, FS-054
- 127 E. 2nd St., Wilson Shoe Store (1854, 1952) - 70-00944, FS-057
- 131 E. 2nd St., Commercial Building (c.1856, 1964) - 70-00947, FS-058b
- 131-133 W. 2nd St., Union Block (1854) - 70-00159, FS-024
- 201-203 W. 2nd St., J.A. Reuling Bakery / Mull Grocery (c.1852, 1950s) - 70-00161, FS-015
- 206 W. 2nd St., C. Weed's Building (c.1856, c.1913) - 70-00163, FS-019
- 208-210 W. 2nd St., Weed's Block (c.1855) - 70-00959 (70-00163), FS-018
- 214 1/2 Iowa, Scott House Stables (c.1851) - 70-00977, FS-042

Industrial Buildings – c.1833-c.1865

Description: Industrial buildings from c.1833 to c.1865 reflect the earliest buildings in Muscatine. Most of these surviving industrial buildings reflect the larger and more substantial brick properties. These buildings may reflect a particular style, but they are usually more utilitarian in nature. Cornice and window treatments are typically simpler than in a commercial structure from this period, and these buildings may also contain a storefront area for sale of their products.

Significance: The significance of these buildings lies in their reflection of the early industrial history of Muscatine. As Muscatine continued to develop, many of the buildings from this period were replaced by later buildings, increasing the significance of the remaining buildings. The significance of individual industrial properties may be established as contributing resources of a industrial or commercial district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with industry during the settlement period of Muscatine and will have served an important role in the industrial history of Muscatine.

Criterion B: Resources will have an association with an important business man or woman or other key individual related to the establishment or growth of industry in Muscatine.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement industrial buildings; archaeology was not included as part of this project.

Integrity Considerations: Early settlement industrial buildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to an industrial building are expected, such as a storefront remodeling. These alterations should also be considered significant when they are over 50 years old. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Individual industrial resources from the settlement period may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

217-225 W. Mississippi, Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c. 1964) - 70-00535, FS-005, FS-006, FS-007

301 W. Mississippi, Isett Warehouse (c.1843, 1887, c.1915) - 70-00536, FS-004

Residential buildings – c.1833-c.1865

Description: Residential buildings from c.1833 to c.1865 reflect the earliest buildings in Muscatine. The earliest residential buildings typically were log or frame buildings. As the community developed, more substantial brick or frame buildings replaced these earliest houses. It is these buildings that typically survive in Muscatine. These buildings are often vernacular in nature, reflecting the single pen, double pen, or central passage types. Some of these buildings are more sophisticated renderings of particular architectural style, such as Greek Revival, Gothic Revival, or Italianate. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features.

Significance: The significance of these buildings lies in their reflection of the early history of Muscatine. As Muscatine continued to develop, many of the buildings from this

period were replaced by later buildings, increasing the significance of the remaining buildings. However, a number of residential buildings remain from this period, and their significance and integrity must be established to be individually eligible. The significance of individual residential properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the settlement period of Muscatine's residential neighborhoods and will have served an important role in the residential development of Muscatine.

Criterion B: Resources will have an association with important men or women in the history of Muscatine or a significant group of people. To be eligible under this historic context, the person must be individually significant within this early settlement period. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be an excellent example of an architectural style with good integrity, such as the Greek Revival, Gothic Revival, or Italianate style; or resources will be an intact example of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrative their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement residential buildings; archaeology was not included as part of this project.

Integrity Considerations: Early residential buildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the structure. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building.

Individual residential resources from the settlement period may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered

significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of times, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

222 W. 2nd St. (Joseph Bridgman House) - 70-00961, FS-132 - (1856, 1960s remodel, not eligible)

Other early settlement resources – c.1833-c.1865

Description: Other early settlement resources include any other building, structure, or site dating to c.1833 to c.1865. These resources include public, governmental, river-related, religious, and educational properties. Sites include early squares or parks, while structures include early bridges or culverts. The earliest buildings were typically log or frame with a gable roof. As the community developed, larger brick or frame buildings replaced these early properties. These buildings may reflect a popular architectural style of the period, such as the Greek Revival, Gothic Revival, or Italianate style, through their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. The properties may also reflect a more utilitarian nature, with their function clearly defining the appearance of the building or structure.

Significance: The significance of these buildings lies in their reflection of the early history of Muscatine. As Muscatine continued to develop, many of the buildings from this period were replaced by later buildings, increasing the significance of the remaining buildings. However, properties must retain a strong historical associative or architectural characteristics to this period of significance to be considered eligible. These properties may also be contributing features in a historic district.

Registration Requirements:

Criterion A: Resources will be associated with the settlement period of Muscatine and will reflect a strong contribution to and association with the settlement and development of Muscatine.

Criterion B: Resources will have an association with important men or women in the early settlement period of Muscatine or a group of people. To be eligible under this historic context, the person must be individually significant within this early settlement period. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style applied to commercial architecture, such as the Italianate style; or resources will be contributing to significant and distinguishable

historic district. Architectural types, styles, and designs will be demonstrated to be significant in comparison to other resources within the community.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to the historic early settlement resources; archaeology was not included as part of this project.

Integrity Considerations: Early settlement buildings and buildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to an early settlement resource may be tolerated, particularly if they have occurred at the rear of the structure and do not significantly impact the appearance and significance of the resource. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, and materials. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building.

Individual resources from the settlement period may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district may be considered significant. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

411 E. 2nd St., Trinity Church (1851-54) - 70-00146, FS-111

411 (405) E. 4th St., Old Jail (1856-57) - 70-00246, FS-125

214 Chestnut St., Meeting House - Congregational Church (1857) - 70-00379, FS-033

3rd/4th St. & Mulberry/Walnut, Courthouse Square (1838, 1875) - 70-00196, FS-123

19th Century Business and Industry (c.1865-c.1900)

Following the Civil War, 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. Population continued to grow from 5,324 in 1860 to 6,718 in 1870. Numerous commercial buildings and blocks were erected in the late 1860s.

Muscatine's early prominence as a Mississippi River commercial center had begun to fade as railroads replaced the steamboats. The railroad connection sustained some of the prominence, but other communities boomed with the arrival of the railroad. However, the lumber industry grew significantly in the 1870s, contributing considerably to the local economy. Agricultural processing also remained a strong factor, and population rose to 8,295 in 1880.

Fueled by the lumber industry, Muscatine grew significantly in the 1880s and 1890s, and many new buildings were constructed to support the resulting business and industry. Additional development was planned throughout the community, and neighborhood commercial districts were constructed to provide nearby services for expanding residential areas. In the 1890s, the pearl button industry developed, which would soon become the backbone of Muscatine's economy. With the increased industry, the population boomed, increasing to 11,454 in 1890 and 14,073 in 1900.

The 19th century business and industry in Muscatine is significant as it reflects the boom of Muscatine in the 1870s, 1880s, and 1890s. While other Mississippi River towns faded, Muscatine sustained its growth and prosperity, due to the lumber industry and the strong commercial and industrial development in this period. The commercial and industrial historic resources from c.1865 to c.1900 reflect this growth. Many of these commercial and industrial resources are concentrated in the downtown area, but others are located in the more industrial South Muscatine and in neighborhoods.

Development and Growth After the Civil War

One of the early improvements in Muscatine following the Civil War was the rebuilding of the courthouse. After a fire in December 1864, J.C. Farrand rebuilt the courthouse in 1865. The square was described as a "spacious park with numerous trees." As an early civic activity, a monument was erected in the courthouse square for the soldiers that had died in the Civil War. The Soldiers' Monument Association was formed in September 1867. Around \$700 was raised by 1874, and local craftsman W.B. Sprague designed the 11-foot monument. The names of those who died were inscribed on the sides (Richman 1911, Vol. 1: 100, 189-191; *History of Muscatine County* 1879: 515).

With the end of the war, business boomed in Muscatine. 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. 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 boarding houses, 13 doctors, and 16 lawyers (Richman 1911, Vol. 1: 458).

With the growth and prosperity following the Civil War, downtown Muscatine continued to develop, replacing settlement period wood buildings and increasing the overall density. 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. The majority of buildings in this period were brick, with features characteristic of the Italianate style. Details were often reflected in intricate brick work in Muscatine. Additional materials were also sometimes incorporated, such as stone, tin, and cast iron. Sandstone was quarried locally, and limestone was imported from Bedford, Indiana (Nash 2002: E19, E29-31; EPRI 1977: 4).

Cast iron elements and stamped sheet metal architectural details became available in the 1860s and 1870s. With the railroad connection, new building components could be shipped from distant production facilities, ordered from catalogs. Entire cast iron storefronts arrived, while local foundries might provide supplemental details. Cast iron was used for storefronts as well as other decorative features, such as cornices, window lintels and hoods, and columns or pilasters. Cast iron replaced the storefront brick columns, providing increased sizes of storefront windows to display merchandise. Lightweight sheet metal was often stamped into patterns for interior ceilings and exterior elements like cornices and window hoods. Styles became more ornate through the 1880s and 1890s. Two of the largest Midwest suppliers were George L. Mesker & Company of Evansville, Indiana, and the Mesker Brothers of St. Louis, Missouri. Often name plates appear on the storefront columns from these companies (Nash 2002: E19-21, E29-31).

With the new construction came an additional demand for carpenters and bricklayers. Little information is known about many of these craftsmen, though the pattern is likely similar. For example, in 1857, Peter Maher, native of Ireland, moved to Muscatine from Trenton, New Jersey. In New Jersey, he had learned the trade of carpenter and builder. He began a contracting and building business in Muscatine, building some of the finest buildings in Muscatine over the next two decades. As the lumber mills supplied the wood building materials, brickyards also grew to supply the demand for this “fireproof” material. Two major early brickyards include those of G.J. Nyenhuis and Henry Fuller. G.J. Nyenhuis, native of Holland, moved to Muscatine from Baltimore in 1853. He worked in town for several years before establishing his own brickyard on Lucas Grove around 1864. In 1854, Henry Fuller, native of Germany, moved to Muscatine from St. Louis and began to manufacture brick. By 1879, his brickyard produced between 2,000,000 and 3,000,000 bricks annually (*History of Muscatine County* 1879: 603, 611, 614).

Muddy streets were a typical problem in early communities. In the 1850s, the newspaper commented that “We have heard of muddy towns before this, but if any person has seen one which can beat certain portions of Muscatine at this present writing, he can take our hat, that is all. Second Street has very recently been filled up, the mud ranges from three to six inches in depth – if a rain at this season of the year renders it so nearly impassible, it will be entirely so in the Spring when the frost comes out of the ground.” This issue was finally addressed in 1867 as the first macadamized surfaces appeared in Muscatine. The typical macadam surface consisted

of gravel pressed with a heavy roller. With the paving, the typical sidewalk width was reduced from ten feet to four feet or completely eliminated (Horton 1978: 327).

Roads throughout town were also improved through grading and fill in the 1850s and 1860s. The hilly terrain gradually became more level, leaving earlier buildings significantly higher or lower than the adjacent street and creating a new business, moving houses. Architect and builder Josiah P. Walton, who began his practice as an architect and builder around 1850, continued his business through the 1890s, building several notable buildings including the Dr. James Weed House, Dr. Horton House, Muscatine High School, Wilton Junction High School, B. Hershey House, Lindley Hoopes House, and several buildings for the lumber industry. Additionally, he moved houses, including raising or lowering them, becoming a local expert by 1891: “He is one of the most successful house movers. He has had forty years experience in the business, and several of our largest brick buildings have been raised or moved by him” (Horton 1978: 353).

Growing Businesses and Industries in the 1860s and 1870s

Agricultural processing and shipping continued to play a significant role in the Muscatine economy in the 1860s and 1870s. Overall, pork packing declined and rebounded, with 12,000 hogs packed in 1868. In 1866, 659,334 bushels of grain were bought and shipped. In 1868, Charles Stone shipped 4,000 osage oranges to Ireland. Flour mills shipped 1,030,970 bushels of grain in 1869. Hagens & Co. alone slaughtered 12,000 hogs in 1871 (Richman 1911, Vol. 1: 458-462).

The “island” of South Muscatine continued to develop as an industrial center in the 1860s and 1870s. 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. With the pork packing, foundry, cooper shop, and Hershey’s lumber mill, residential development followed on the island in the 1860s on the high ground. On April 25, 1870, flood waters rose to a record height, breaking through the levee. Most of the lower section of the island was flooded completely. Flood waters subsided, and agricultural and industrial production resumed. In 1871, Musser & Company built a new sawmill on the island, further south from the Hershey mill. This section of the island boomed as new workers built houses near the mill, creating an area that soon became known as Musserville. Around 1875, the Musserville school and Methodist church were built to serve these residents. Brent Brothers also built a window shade and washboard factory on the upper part of the island, and in 1875 the Union Lumber Company built a large facility. Though lumber interests were beginning to dominate industry on the city portion of the island, other businesses like Barlett & Hoopes’ pork packing and ice house also developed (Walton 1899: 162-163).

With the demand for building materials in Chicago after the 1871 fire, the local lumber industry flourished, resulting in Muscatine feeling little impact of the 1873 national depression. By 1876, the lumber industry was recognized as a leading factor in the local economy. With the lumber boom, commercial interests throughout town flourished. The lumber companies also had an impact on other business interests in Muscatine. For example, Silverman, Cook, & Co. established their bank in 1870, which became the banking firm of Cook, Musser & Co. in 1876 with Peter M. Musser, S.B. Cook, and H. Funck. In December 1896, it reorganized as Cook, Musser, & Co. State Bank and Trust Company, which organized as the Muscatine State Bank in

the early 1900s (*History of Muscatine County* 1879: 613; Lewis 1901: 91-92; Richman 1911, Vol. 2: 159).

Prosperity and Growth

By 1875, the population of Muscatine had grown to 7,537 from 5,324 in 1860. The number of males and females were nearly evenly divided, with a total of 1,495 families. A total of 130 African-Americans lived in Muscatine, comprising less than 2% of the overall population. Building improvements in 1875 were valued at \$169,000. In 1877, building improvements were valued at \$104,000, with 5,400,000 bricks made by the four brickyards (Richman 1911, Vol. 1: 465).

The 1875 *Andreas Atlas of Iowa* includes an aerial of Muscatine, showing significant development in comparison with Ballou's 1855 aerial with the near doubling of the population (Figure 4). Not nearly all the area platted is developed, including a significant portion of the original town plat. Commercial development is concentrated along 2nd Street, parallel to the river. The majority of the buildings depicted along this street are two or three story buildings. The courthouse and courthouse square are visible on 3rd between Walnut and Mulberry. Large industrial buildings are found on Front Street from Pine to Iowa. The five-story Bennett Mill is clearly depicted at Front and Pine. Residential development is concentrated further west and north of the downtown area, extending up to about 5th Street.

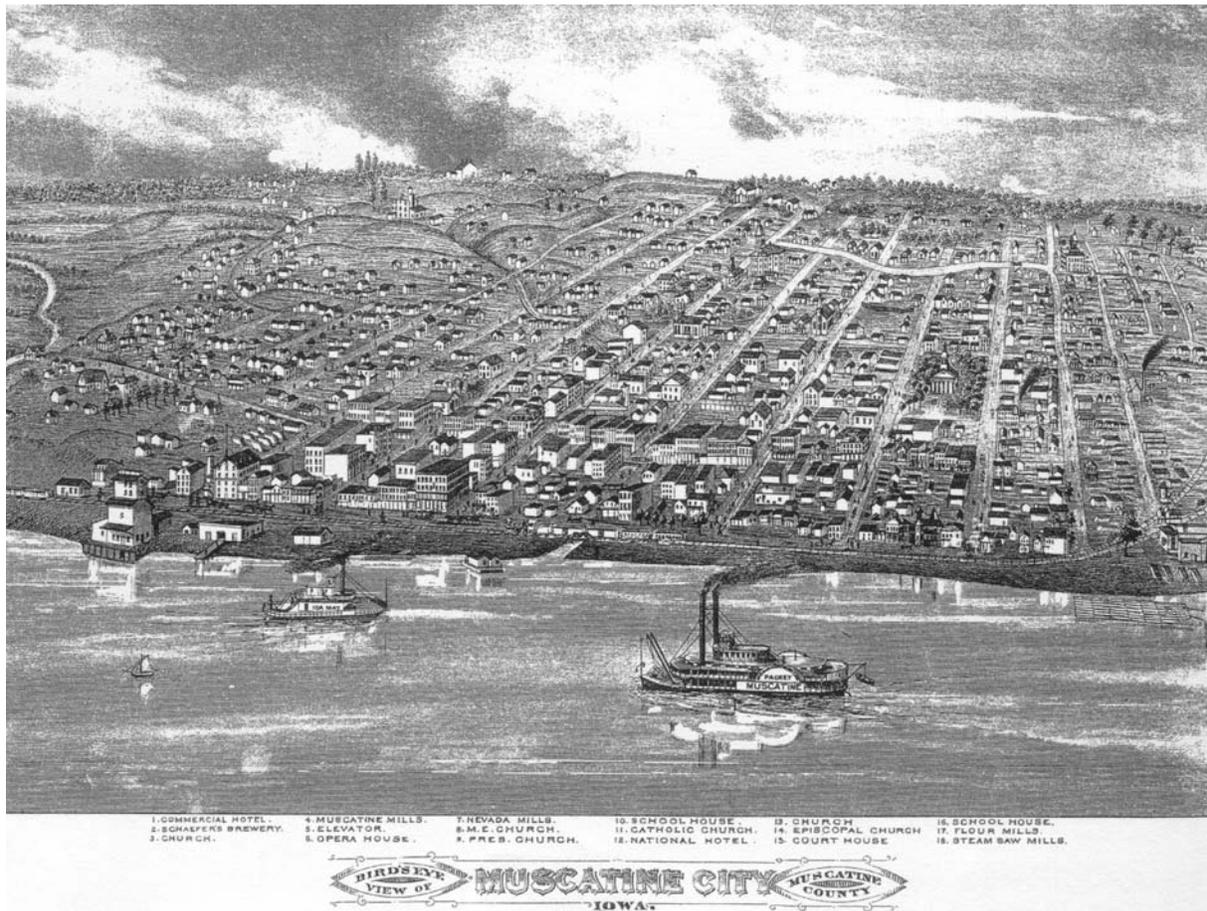


Figure 4. Birdseye View of Muscatine (Andreas 1875).

The Andreas atlas also included a plan of Muscatine (Figure 5). The original town is easily identifiable as parallel to the river, rotated about 45 degree off the typical Midwestern grid. Both major creeks, Mad Creek to the east and Papoose Creek through the mid-section of town, are noted on this map. A small portion of Muscatine Slough has been filled in on this map, providing more dependable access to Muscatine Island. South Muscatine has begun to develop at the head of the island, with an additional area further to the south that was noted as A. Smalley's Addition. This area would become known as Musserville. These additions are aligned on differing grids. Two additions, Ogilvie's Addition and "North Muscatine," have also been laid out on the north/northeast side of town, in line with the original plat. Scattered other property to the northeast and northwest have minimal development (Andreas 1875).



Figure 5. Plan of Muscatine (Andreas 1875).

By 1879, Muscatine had a police department and fire department. The fire department was formed in 1875, and it was considered fully organized by 1877 with several hose companies. The Muscatine Water Works Company was formed on November 9, 1875 to create a water system for protection from fire and domestic use. The reservoir and pumping works were completed by April 1876, with several branches to the main line laid over the next few years. A reservoir was built on the “public square” at Fourth and Broadway to hold about 2 million gallons. The waterworks on West hill were successfully tested on July 12, 1878. By 1883, five miles of pipe had been installed as well as 54 hydrants. By the turn of the century, eleven miles of mains were laid, providing water to 125 hydrants (*History of Muscatine County* 1879: 515-521; Holland 1883: 20; Richman 1911, Vol. 1: 290-291, 466; *Journal* 1906, Dec. 20: 9).

The Muscatine Gas Light and Coke Company continued to prosper through this period. R.T. Coverdale sold the gas works to T. Cowell for \$55,000 on December 23, 1879. By 1883, the gas works occupied three lots on Oak Street. Over eight miles of mains and over 200 street lamps were found in Muscatine. The management and production of the company was known to be excellent (Richman 1911, Vol. 1: 466; Holland 1883: 21).

Several new lodges and benevolent organizations were established in the 1870s and 1880s. A third aid society, Muscatine Catholic Mutual Aid Society, started in 1871. The Electa Chapter of the Eastern Star, No. 32, began on January 10, 1875. Two lodges of the Ancient Order of United Workmen formed in Muscatine as well, the Eagle Lodge, No. 10, on June 9, 1875, and the Muscatine Lodge, No. 99, on February 16, 1877. On May 18, 1882, the Wyoming Lodge, No. 76, of the Knights of Pythias began. The Elks did not organize in Muscatine until 1895 (Richman 1911, Vol. 1: 427-430; *History of Muscatine County* 1879: 545-549). These organizations continued to operate out of buildings in the downtown area.

Other businesses and industries also grew and prospered, including those that catered to the German population. Two main German newspapers operated throughout this period. *Deutsche Zeitung* (*German Newspaper*) was established by J.W. Weippiert in 1874, and the paper sold to Rev. Gass and Herman Stoltzenan in 1881, who renamed it *Die Wacht am Mississippi* (*Awake on the Mississippi*). *Der Correspondent* (*The Correspondent*) began in 1889 under the direction of Henry Heinz. In 1896, Gustav Weis bought the *Die Wacht am Mississippi*, renaming it *Deutscher Anzeiger* (*German Indicator*). These two German newspapers were consolidated in 1907 as the *Muscatine Herald*, managed by Weis and Heinz (Richman 1911, Vol. 1: 271-272; Carlson 1984: 38).

In 1879, Simon G. Stein, Sr., president of First National Bank and engaged in the furniture business of S.G. & P. Stein, and a group of businessmen established the Muscatine Oat Meal Mills in the former Bennett Mill building. 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, Vol. 2: 128; Carlson 1984: 68).

Second 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 Second Street.” Business was also found

“scattered over a large area” rather than merely confined to this street (*History of Muscatine County* 1879: 555).

The 1879 *Gazetteer and Directory of Muscatine County* highlighted the prominent businesses of Muscatine in their narrative front section. The directory notes that the largest industry is the lumber trade, surpassed in the state only by the lumber industry of Clinton. Profiles of the Musser & Co and the Hershey Lumber Company are included. The dry goods businesses of the Fowler Brothers (Opera House Block) and C.C. Weeks & Co. (Olds Block) are discussed in detail, as well as the china and queensware business of George Dillaway, the furniture business of C.T.M. Campbell, and the foundry and machine shop of J.G. Gunzenhauser. Other prominent businesses highlighted with a brief description include the dry goods and carpet store of McColm & Son, real estate and loan business of Thompson & Tallant, photographer J.P. Phelps, blacksmith and wagon makers Elicker & Adams, carriage manufacturer A.S. Knowles, restaurant and confectionary of E.M. Van Patten, livery stable of T.J. Thompson, and the Nevada Mills flour business (Owen 1879: 22-24).

For the residents of Muscatine, the most significant commercial enterprises were those that provided basic everyday goods, such as groceries. By the early 1880s, at least 11 grocers serviced Muscatine, with 8 located along 2nd Street. Two others were located nearby on Front and Mulberry streets, with the grocer of Frank Eitman near South Muscatine at 1065-1067 Burlington (now Hershey) Road. Grocers often continued for several years, with the business continuing in the same location with a new owner after the first retired. Frederick Giesenhaus opened his grocery store in 1867 in a three-story block that he built for the store, continuing the business through the 1890s. Byrne and Murphy operated a grocery at 128 W. 2nd Street for two decades in the 1870s and 1880s. In 1872, Henry Bodman bought out the Huttig & Brothers grocery as they focused solely on the lumber industry. In 1889, he moved his grocery into the Byrne and Murphy store. Additional wholesale grocers operated in Muscatine in this period, such as Charles Mull. He began in the retail business in 1856, switching to wholesale in 1864. Along with his sons, the business continued into the 1890s as the oldest wholesale grocer in Muscatine under one ownership (*History of Muscatine County, Iowa* 1879: 596, 613; *Portrait and Biographical Album of Muscatine County, Iowa* 1889: 283, 289, 308).

With the booming town came the demand for additional services. Telephone service began in Muscatine on June 7, 1881. The need for a street railway system surfaced by the early 1880s. In 1883, a company was formed to construct the railway, with the officers of Peter Musser, George Dillaway, T.R. Fitzgerald, and Orange Chapman. Over two miles of tracks were laid by September 11, 1883, and the system began operations. The cars were pulled by horse and mule power (Richman 1911, Vol. 1: 412, 467).

The actual development of Muscatine in this period is better reflected by the 1883 Sanborn Fire Insurance Map than the 1873 map of Muscatine. These maps focused on the most concentrated areas of development, thus the greatest fire risk. The 1883 map shows that the development has yet to completely occupy every block in the original town plat (Figure 6). The most concentrated areas rated individual pages showing the buildings on each block, while additional residential blocks have a notation as to the number of houses. The commercial area is concentrated primarily along 2nd Street from Pine to Mulberry. Additional commercial buildings are found on the adjacent blocks. Commercial and industrial interests are mixed along Front Street from Linn to Cedar. Additional industry is found on the (north)east end of town.

their General or Local Agent, and with the further agreement that, if not so used, one of the two copies will be returned to said Company.

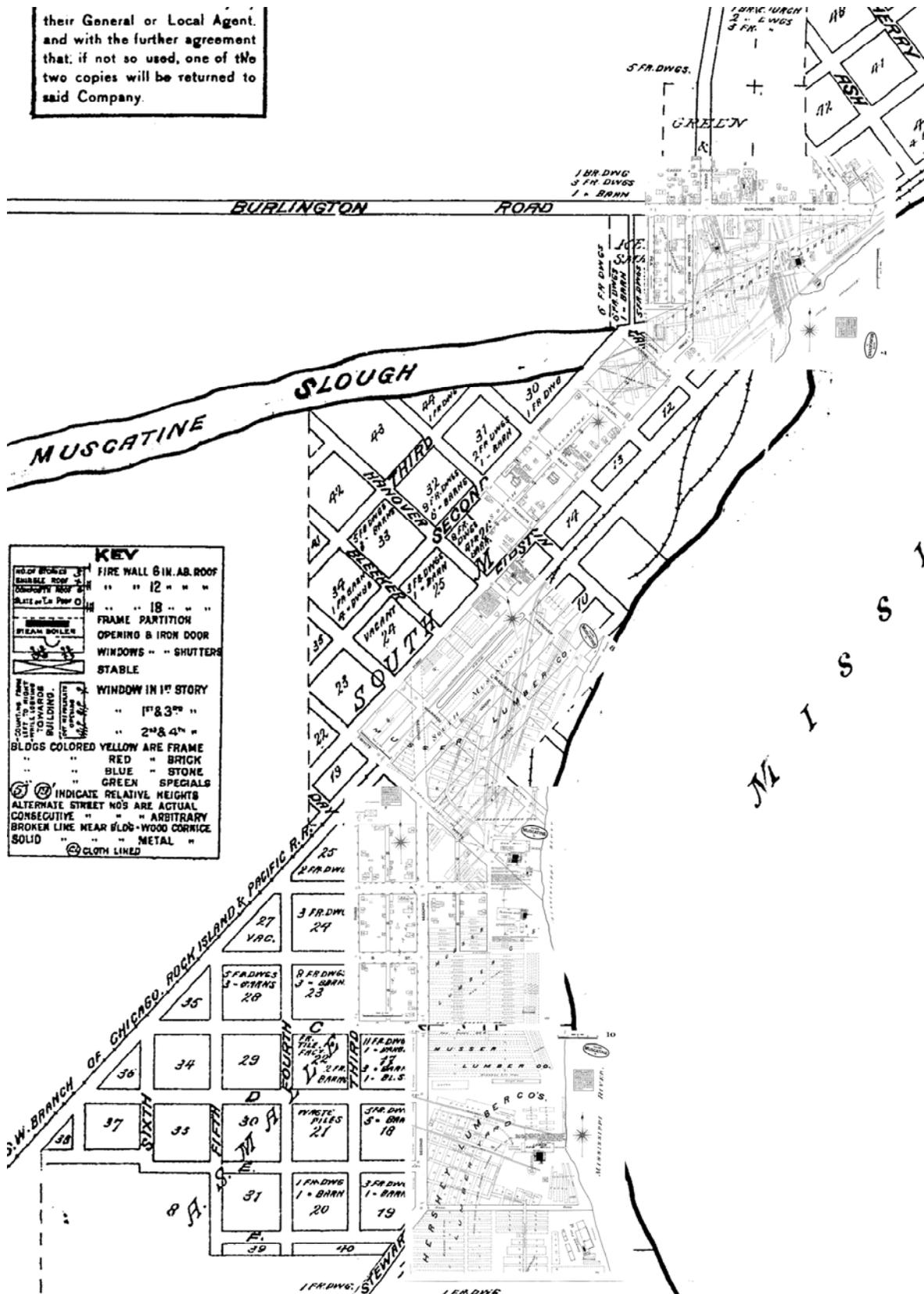


Figure 7. 1883 Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

The 1883-1886 *Directory and Business Record of the City of Muscatine* highlight about 50 prominent businesses in Muscatine through a paragraph review of the business. Several typical downtown business appeared, including J.W. Berry (grocer), H.F. Bodman (grocer), J.H. Canon (druggist), S.&L. Cohn (clothiers), the Eastern House, Jacob Fisch (hardware), Fowler Brothers (dry goods), Henry Geiss (druggist), Frederick Giesenhaus (grocer), Geo. Innes & Co (dry goods), Lilly & Hine (dry goods), McQuesten & Sawyer (hardware), F. Reppert (druggist), J.A. Reuling (grocer), F. Stewart (boots and shoes), and Thurston & Dolson (boots and shoes). Specialty stores also were highlighted, including the businesses of Jerry Care (confectionary and cigars), A.F. Demorest (books and stationary), George Dillaway (china and glassware), F. Gerdes (jeweler), Chas. Giesenhaus (jeweler), H.G.W. Gremmel (tobacco), A. Kemble's Vienna Bakery, J.T. Krehe (druggist and optician), G.E. Phelps (photographer), G. Schmidt & Bro (pianos, organs, blank books), and F. Stewert & Co (hatters and men's clothing). A number of liquor stores and related establishments were also included: James Fitzgerald (liquor), Keating & Zedeker (liquor), Kleinfelder's Sample Rooms, the Muscatine Brewery, James Weir (liquor), and Robert Welch (liquor) (Holland 1883: 22-40).

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), N. Barry & Son (foundry and plumbing), Huttig Brothers Manufacturing Co. (lumber and sash), Joseph Kleinfelder (foundry and machine shop), Musser Lumber Co., Stockdale & Logan (blacksmith), R.T. Wallace (coal and lime), and W.W. Webster (marble and granite). Professional businesses and services appeared in the summaries as well, including Bowman's Hack and Express Line, Cook, Musser & Co. (bank), Garrettson & Co (bank), Hardman & Son (dentists), John Hoeth (tailor), McCampbell & Day (funeral directors), Merchant's Exchange National Bank, and Wm. Woodward (insurance and loan). Finally, Phelps & Battey provided a roller skating facility that was noted to provide both fun and healthy activity for the residents of Muscatine (Holland 1883: 22-40).

Improvements in the 1880s and 1890s

As building continued through the 1880s and 1890s, the commercial styles developed with the current architectural fashions. Brick continued to be the dominant material for commercial buildings. Terra cotta elements were also common in this period, either a standard brick red or a glazed white or colored surface. These elements were imported from regional manufacturers, particularly in Chicago, as well as made locally. Stone was used primarily as a foundation or accent material for sills, lintels, coping, or trim. Additional manufactured building materials, including cast iron and stamped metal elements, were increasingly incorporated into buildings. The upper facades projected over sidewalks with oriel windows, conical towers, and exaggerated cornices, reflecting the decorative influences of the Queen Anne style. Details became increasingly decorative through this period (Nash 2002: E18, E29-31).

With the prosperity and increasing population in the last two decades of the 19th century, several improvements occurred throughout the city. In 1887, there were 196 businesses with 2,560 employees in Muscatine. Over \$200,000 in building improvements occurred in Muscatine that year. The city worked on transportation improvements to enhance movement throughout the city. In 1885, Front (Mississippi) Street was macadamized. The stone arch bridge over Pappoose Creek on 3rd Street was built in 1887. After nearly twenty years of lobbying, the high bridge was finally constructed over the Mississippi River at Muscatine, completed on May 8,

1891. The street railway, previously operated by the Street Railway Company by mule and horse power, converted to electric streetcars on May 28, 1893. On September 19, 1894, the first brick for the street paving was laid on 2nd Street between Pine and Chestnut. In 1895 Papoose Creek was buried, opening up new lots along Sycamore Street in downtown Muscatine (Richman 1911, Vol. 1: 283, 305, 470, 473-474; *Journal* 1894, Sept. 19: 3; Carlson 1984: 15).

New Businesses

Other types of industries were also established in Muscatine in the late 19th century. 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. The company installed piping in homes for gas and water. In 1889, they incorporated the company as Barry Manufacturing Company. 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 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, Vol. 2: 50; Lewis 1901: 67-68; Petersen 1952: 33?).

On November 20, 1889, John S. Sterneman, Phil J. Mackey, and W.F. Bishop established the Sterneman Clothing Company. John S. Sterneman later purchased the other interests. The company purchased piece work from New York to produce its own clothing. It occupied the three-story building at 208 W. 2nd Street, with shipping and children's suits on the first story, men's suits on the 2nd story, and overcoats and heavy garments on the 3rd floor. In 1901, it was noted to be the only wholesale clothing house in the state (Lewis 1901: 84-85).

Though certainly not the first photography business in town, one of the most prominent developed in the 1880s and 1890s. Two brothers, Alexander and Oscar Grossheim, opened their photography business in Muscatine on May 16, 1886. In the late 1870s, Oscar was an apprentice in J.G. Evans' studio as he completed high school. The elder brother, Alexander, traveled to Berlin to study photography in 1883, returning to Berlin a year later to continue his studies. Upon his return, he and Oscar opened the Berlin Studio in Muscatine at 117-119 E. 2nd Street. Oscar's training was more local, working with his brother and other artists. Around 1891, they parted ways, each continued with his own studio. In 1897, Oscar Grossheim opened his new studio in the building at 317 E. 2nd Street. It was described as a thoroughly modern facility, preparing him better than ever to "do his usual high grade art work." By 1901, the Grossheim prints were recognized superior to the work of other artists (*Portrait and Biographical Album* 1889: 506; Lewis 1901: 100; Bublitz et. Al 1996: 1, 35, 40).

Several pharmacies operated in town through this period. Graham's Drug Store began in the 1850s, continuing to operate in this period. Havercamp's Pharmacy, established in 1879, was known to be "one of the most modern pharmacies in Eastern Iowa" by the turn of the century. It carried a complete line of drugs, chemicals, perfumes, and toilet goods (Richman 1911: 10; Lewis 1901: 102-103).

The largest new business of the late 19th century was the manufacture of pearl buttons. 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, 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). This industry would define the economy of Muscatine in the early 1900s.

With the booming lumber and pearl button industries, it is important not to forget the significant contributions that agriculture continued to make to the local economy. At the turn of the century, "food products" still stood as one of the three leading industries in Muscatine. Muscatine Island was divided into large fruit and vegetable farms. Sweet potatoes, watermelons, and muskmelons were leading products. The amount of produce shipped nationally significantly increased in the 1890s with the completion of the Muscatine North and South Railroad across the island. W.H. Hoopes was the leading producer of Muscatine Island in the late 19th century, with a grocery business in the town. His irrigation system was well-known. Charles B. Vail also had a large farm on the island in this period (Lewis 1901: 63-64).

This aspect of the economy would lead to a significant 20th century industry for Muscatine, which began in 1894. H.J. Heinz began producing ketchup in Pittsburgh in 1875 and expanded to include other condiments and canning products. As business boomed, they searched for a location for their first canning plant outside of Pittsburgh in 1892. Reportedly, W.H. Hoopes, a wholesale grocery who did national melon business, knew Heinz. Company history states that it was Muscatine's central location and surrounding fertile countryside that brought Heinz to Muscatine. He struck an agreement with the Muscatine Improvement and Manufacturing Company in January 1893 to build a factory for the Heinz Pickling Works in the new Park Place industrial addition. They also leased 52 acres for growing vegetables. The three-story brick building between Monroe Street, the railroad, and Mad Creek opened in 1894 under the management of John Koehrer. The first products made in Muscatine were pickles, kraut, and tomato products. Horseradish was soon added to their line (Lash 1993: 2-4; "Local Company" 1948; Richman 1911, Vol. 1: 303).

New development and business growth in the 1890s

In 1893, the Muscatine Improvement and Manufacturing Company issued a new map of Muscatine showing the extensively platted area and promoting their recently platted Park Place addition (Figure 8). Though not nearly all the area on the map was developed, the map demonstrates the extent of the area opened for development. The original town is easily identifiable as parallel to the river, with the closest additions platted in line with this area. A number of new additions have been platted in the last 20 years since the 1875 map. Both major creeks, Mad Creek to the east and Papoose Creek through the mid-section of town, are noted on this map. Additions beyond the west end of town are more irregular. A significant portion of Muscatine Slough has been filled in on this map, providing more dependable access to Muscatine Island. South Muscatine has developed at the head of the island, with an additional area further to the south that was known as Musserville. These additions are aligned on differing grids. The additions to the east and northeast of town are primarily laid out in the north-south-east-west pattern. Park Place is the most extensive of these additions, having been recently platted and opened for development (Muscatine Improvement and Manufacturing Company 1893).

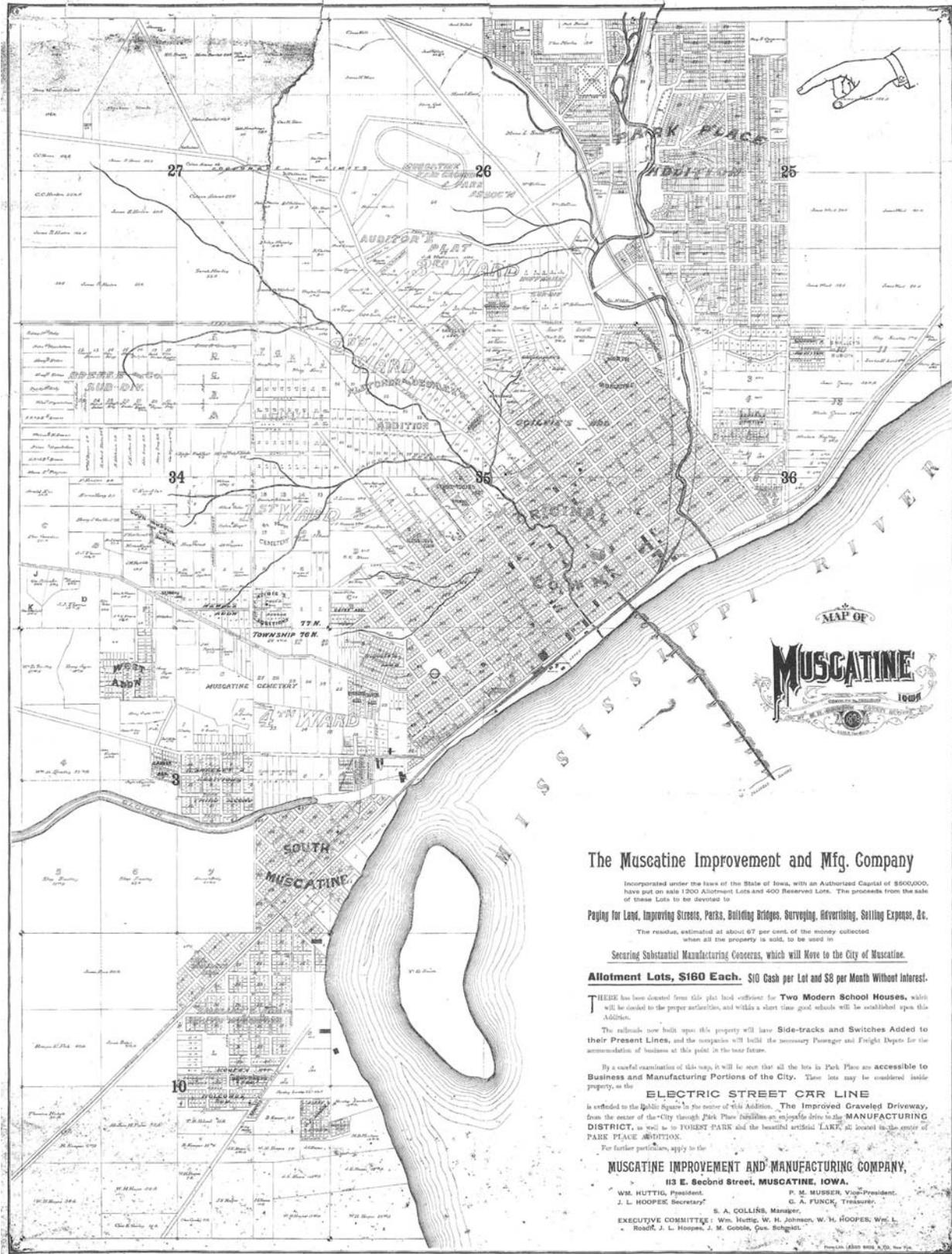


Figure 8. Map of Muscatine (Muscatine Improvement and Manufacturing Company 1893).

The 1899 Sanborn map shows increased development throughout town, though it has yet to fill up the extent of its platted areas. The 1899 map shows significant additional residential development throughout the original town area (Figure 9). The general land use had not changed, though the commercial and industrial areas show greater density. The commercial area continues to be concentrated primarily along 2nd Street from Pine to Mulberry. Additional commercial buildings are found on the adjacent blocks. Commercial and industrial interests also are mixed along Front Street from Linn to Cedar. Additional industry is found on the (north)east end of town. Scattered commercial interests are also located along Mulberry, particularly concentrated near 5th Street. Development in South Muscatine focused around the two major lumber companies (Figure 10). Additional residential buildings are found on the island, as well as smaller manufacturing interests.

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. 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.

In these 1899-1900 listings of basic stores and services, there are 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 (*Williams* 1859: 85-91; *Barker* 1899: 232-259).

The more industrial and construction oriented listings reflect increased numbers in several areas in the 1899-1900 directory in comparison with the 1859 directory. While the number of wagon manufacturers has declined, there are significant increases in the number of coal dealers, saw mills, planing mills, brick makers, suppliers of iron, nails, and steel, marble works, and painters and paper hangers. Additionally, there is a listing for the 3 lime and cement dealers. Many of these businesses reflect the physical and built growth of Muscatine in the late 19th century, increasing the demand for these products. The 1899-1900 listings include 3 wagon manufacturers, 3 carriage manufacturers, 2 flour mills, 4 coal dealers, 3 lime and cement dealers, 6 iron works, 3 gas and steam fitters, 5 lumber mills and merchants, 4 saw mills, 6 planing mills,



Figure 9. 1899 Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

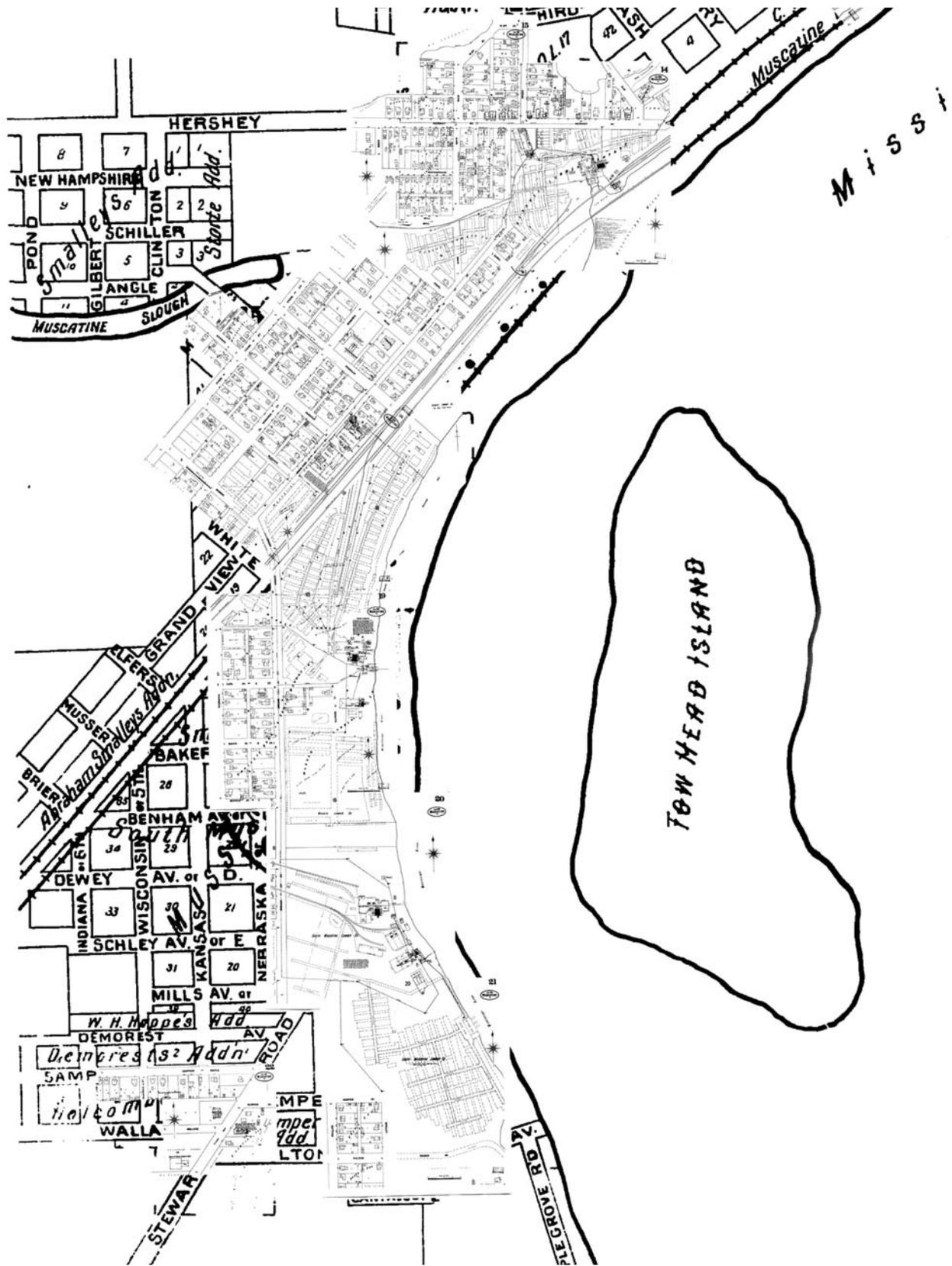


Figure 10. 1899 Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

4 box, sash, and door manufacturers, 3 wood dealers, 17 carpenters and builders, 6 brick makers, 3 carpet dealers, 7 suppliers of iron, nails, and steel, 3 marble works, and 17 painter and paper hangers. Additionally, there are new categories that were not listed in 1859, including 1 basket manufacturer, 1 blank book manufacturer, 2 boiler makers, 2 bottling works, 14 button manufacturers, 3 candy manufacturers, 3 coffin warerooms, 3 feed yards, 2 grain buyers, 1 pickle works, 1 pottery, and 1 spice mill. Soap and candle makers and pork packing have been removed from the directory listings in 1899 (*Williams* 1859: 85-91; *Barker* 1899: 232-259).

Perhaps most noticeable in the listing from 1899-1900 in comparison with the 1859 directory listings is the dramatic increase in the number of professionals. The number of lawyers, physicians and surgeons, insurance agents, real estate agents, public notaries, and music teachers has increased dramatically. Additionally, there are 3 florists and gardeners, 1 locksmith, and 3 veterinarians in town. 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. (*Williams* 1859: 85-91; *Barker* 1899: 232-259).

Among the miscellaneous listings in the 1899-1900 city directory for Muscatine there were also a few noticeable increases in comparison to the 1859 directory, particularly in the number of boarding houses, feed and boarding stables, printers, and newspapers. Additionally, two packet companies and two telephones companies have been added. Two “places of amusement” are also listed: Stein’s Music Hall and Union Hall. Steamboat agents are no longer listed as transportation has evolved to include three railroads. The miscellaneous listings in the 1899-1900 directory include 8 feed and boarding stables, 5 livery and sales stables, 8 boarding houses, 4 hotels, 2 gas and light companies, 1 waterworks, 6 newspapers, 7 printers, 2 express companies, 2 packet companies, 3 railroads, 2 telegraph companies, and 2 telephone companies (*Williams* 1859: 85-91; *Barker* 1899: 232-259).

Summary

Throughout the period from 1865 to 1900, the economy of Muscatine grew significantly with the rise of the lumber industry and commercial interests of Muscatine. The population more than doubled from 6,718 in 1870 to 14,073 in 1900. Though it lost its early prominence as a river town, its railroad connections, location on the river, and fertile surrounding land spelled prosperity for the community. In addition to the new industries that employed large numbers of residents, new commercial interests grew in town to serve the growing population, employing a number of additional workers. New businesses and services developed throughout this period that reflected the development and maturity of Muscatine. The physical result of this prosperity was construction of new commercial and industrial buildings in downtown. Several new buildings were built in the 1880s and 1890s, many of which continue to define the commercial areas of town. By the last two decades of the 19th century, new businesses and industries were beginning that would carry Muscatine well into the 20th century.

Associated Property Types: 19th Century Business and Industry

Commercial buildings – c.1865-c.1900

Description: Commercial buildings from c.1865 to c.1900 reflect the commercial development of Muscatine following the arrival of the railroad and development of prosperous industries, such as the lumber industry. Buildings in this period were constructed on yet undeveloped lots or replaced early settlement period buildings. These buildings are typically two or three stories in height. These buildings can be either a single storefront or multiple storefronts in width. Large block buildings were constructed in this period, with storefront units unified through shared features on the upper stories. Commercial buildings in Muscatine from this period were typically brick. Stylistic influences were greater in this period, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. The Italianate style continued to strongly influence these buildings, and Romanesque Revival and Queen Anne buildings also began appearing by the 1880s. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features.

Significance: The significance of these buildings lies in their reflection of the commercial development of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this commercial period. The significance of individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the development of Muscatine's commercial districts and will have served an important role on "Main Street" or in a neighborhood commercial node. The significance of prominent businesses in the commercial history of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have an association with important business men or women, or another key individual responsible for establishing the location and configuration of commercial areas.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to commercial architecture; or resources will be contributing to significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 19th century commercial buildings; archaeology was not included as part of this project.

Integrity Considerations: Commercial buildings from c.1865 to c.1900 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility. These alterations should also be considered significant when they are over 50 years old. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Most individual commercial resources from c.1865 to c.1900 will likely be eligible as contributing features of a commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Change is a constant for commercial buildings as owners worked to “update” their buildings to attract customers to their store. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of times, perhaps by several tenants or owners. These changes are significant as they reflect the development of a commercial district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the downtown survey area only:

- 102-104 E. 2nd St., Commercial Building (c.1880) - 70-00117, FS-051
- 106-108 E. 2nd St., Fisch Building (c.1880) - 70-00939 (70-00117), FS-052
- 110-112-114-116 E. 2nd St., Commercial Block (c.1865) - 70-00118, FS-053
- 129 E. 2nd St., Commercial Building (c.1866, 1964) - 70-00945, FS-058a
- 201 E. 2nd St., Commercial Building (c.1896) - 70-00121, FS-069
- 203 E. 2nd St., C. Giesenhuis Building (1882) - 70-00122, FS-070
- 204 E. 2nd St., Commercial Building (c.1883) - 70-00123, FS-064
- 205 E. 2nd St., Commercial Building (c.1896) - 70-00124, FS-071
- 206 E. 2nd St., Otto & Sons Grocery (c.1888) - 70-00125, FS-065
- 207-209 E. 2nd St., Commercial Building (c.1860) - 70-00126, FS-072
- 208-210-212 E. 2nd St., Commercial Block (c.1882) - 70-00127 (70-00128, 70-00130), FS-066
- 211 E. 2nd St., Kaufmann Cigars (c.1875) - 70-00129, FS-073
- 213 E. 2nd St., Gerdes Jewelry Building (c.1892) - 70-00131, FS-074
- 214-216-218-220 E. 2nd St., Commercial Block (c.1865) - 70-00132 (70-00135), FS-067
- 215 E. 2nd St., Eaton Knitting Factory (c.1875) - 70-00133, FS-075
- 217 E. 2nd St., Hine Brothers Building (c.1875, c. 1903) - 70-00134, FS-076
- 219-221-223 E. 2nd St., Commercial Block (c.1873) - 70-00136 (70-00137), FS-077
- 225 E. 2nd St., Molis & Beil Gunshop (c.1875) - 70-00138, FS-078

227 E. 2nd St., Giesenhous Grocery (c.1876) - 70-00140, FS-079
 301 E. 2nd St., Graham Drug Store (c.1860) - 70-00948, FS-088
 303 E. 2nd St., Commercial Building (c.1865, c.1895) - 70-00143, FS-089
 307-309-311 E. 2nd St., Commercial Building (c.1885) - 70-00950, FS-091
 315-317 E. 2nd St., Grossheim Building (c.1898) - 70-00144, FS-093
 319-321 E. 2nd St., Batterson Building (1898) - 70-00145, FS-094
 323-323 1/2 E. 2nd St., Commercial Building (c.1890) - 70-00142, FS-095
 417 E. 2nd St., Commercial Building (c.1866) - 70-00148, FS-113
 419 E. 2nd St., Barry Manufacturing office (c.1876) - 70-00149, FS-114
 120-122 W. 2nd St., Commercial Building (c.1868) - 70-00156, FS-023
 124-126 W. 2nd St., Commercial Block (c.1868) - 70-00157, FS-022
 128 W. 2nd St., Shamrock Hall (c.1868) - 70-00158, FS-021
 200-202-204 W. 2nd St., Tappe Block (1871, c.1890) - 70-00160, FS-020
 205 W. 2nd St., Commercial Building (1860s) - 70-00162, FS-014
 207 W. 2nd St., Commercial Building (1870s, c.1938, 1967) - 70-00958, FS-013a
 209-211 W. 2nd St., Commercial Building (1870s, c.1920s, 1967) - 70-00989, FS-013b
 212 W. 2nd St., Fred Daut Building / Batterson-Wessels Button Co. (c.1870) - 70-00164, FS-017
 217-219 W. 2nd St., Commercial Building (1870s, 1890s) - 70-00960, FS-011
 218 W. 2nd St., Daut Grocery / Muscatine Pearl Works Building (1890) - 70-00166, FS-016
 228 W. 2nd St., Mull Wholesale Grocery (c.1891) - 70-00168, FS-009
 118 Chestnut St., Commercial Building (1870s, c.1904) - 70-00378, FS-031
 107 Iowa, Gaeta Fruit Store and Confectionary (c.1885, c.1941) - 70-00976, FS-045
 109-111-113 Iowa, Fitzgerald Block (1885) - 70-00458, FS-044
 216-218 Iowa, Commercial Building (c.1866) - 70-00978, FS-040
 405-407 W. Mississippi, Commercial Building (c.1885) - 70-00983, FS-001
 102-104 Walnut, S.M. McKibben House (1866-1869) - 70-00616, FS-107
 206-208 Walnut, New Kemble Hotel and Globe Barber Shop (c.1922) - 70-00991, FS-097
 212 Walnut, Bond Brother Bicycle Shop (c.1895, c.1915) - 70-00993, FS-099
 214 Walnut, Commercial Building (c.1866) - 70-00617, FS-100
 216 Walnut, Commercial Building (c.1890) - 70-00618, FS-101
 218 Walnut, C.C. Patrick Carpentry (c.1866) - 70-00619, FS-102
 222 Walnut, Commercial Building (c.1866) - 70-00621, FS-104
 224 Walnut, Gottbrecht Cigar Factory (c.1866) - 70-00622, FS-105

Industrial Buildings – c.1865-c.1900

Description: Industrial buildings from c.1865 to c.1900 reflect the developing industry in Muscatine. Most of these surviving industrial buildings reflect the larger and more substantial brick properties. These buildings may reflect a particular style, but they are usually more utilitarian in nature. Cornice and window treatments are typically simpler than in a commercial structure from this period, and these buildings may also contain a storefront area for sale of their products.

Significance: The significance of these buildings lies in their reflection of the industrial history of Muscatine. Individual buildings may be significant for their historical

association or architectural features that reflect this period. The significance of individual industrial properties may be established as contributing resources of an industrial or commercial district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with industry during the settlement period of Muscatine and will have served an important role in the industrial history of Muscatine. The significance of prominent businesses in the industrial history of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have an association with important business men or women or another key individual related to the establishment or growth of industry in Muscatine.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other industrial resources to demonstrative their significance. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 19th century industrial buildings; archaeology was not included as part of this project.

Integrity Considerations: Industrial buildings from c.1865 to c.1900 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to an industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Individual industrial resources from this period may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

211 E. 2nd St., Kaufmann Cigars (c.1875) - 70-00129, FS-073

215 E. 2nd St., Eaton Knitting Factory (c.1875) - 70-00133, FS-075

115 Chestnut St., Schmidt Shoe Factory (c.1870, c.1909) - 70-00375, FS-029
213 Chestnut St., Van Nostrand Horse Collar Factory (c.1868, c.1889) - 70-00974, FS-
221-225 W. Mississippi, Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860,
c.1890, c.1902, c. 1964) - 70-00535, FS-005
315-317 W. Mississippi, Citizens Electric Light and Power Company (1890) - 70-00527,
FS-002
224 Walnut, Gottbrecht Cigar Factory (c.1866) - 70-00622, FS-105

Additional 19th century business and industry resources – c.1865-c.1900

Description: Additional resources from c.1865 to c.1900 may be eligible within this context if they reflect the commercial and industrial history of Muscatine in this period. These resources may relate to improvements in city services, transportation improvements, or other themes in the history of Muscatine that are associated with the commercial and industrial development of Muscatine in this period. Included resources are bridges, power plants, water plants, and railroad resources, among others tied to the businesses and industries of the 19th century. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their association with the commercial and industrial development of Muscatine from c.1865 to c.1900. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with commercial and industrial development of Muscatine and will have served an important role in this development. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources will have an association with important men or women, or another key individual or group related to the development of commerce and industry in Muscatine. To be eligible under this historic context, the person must be individually significant within this period in relation to the commercial or industrial history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrative their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to additional 19th century commercial and industrial resources; archaeology was not included as part of this project.

Integrity Considerations: Other resources from c.1865 to c.1900 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character defining and distinctive characteristics.

Individual resources from c.1865 to c.1900 may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as location, massing, design, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

315-317 W. Mississippi, Citizens Electric Light and Power Company (1890) - 70-00527,
FS-002

Lumber Industry (c.1843-c.1960)

The lumber industry created the backbone of Muscatine in the late 19th century. Its contributions to the local economy, however, began nearly three decades earlier. The first sawmill was built in Muscatine (then Bloomington) in 1843. White pine, cut in Wisconsin and Minnesota, floated down the Mississippi to the mills in Muscatine for use in the booming construction industry.

With the boom of the lumber industry in the 1860s and 1870s, operations expanded to supply communities well beyond Muscatine, making the most of Muscatine's rail connections. Additional products were also developed, particular windows and doors. The development of new mills led to the development of new areas of the community, such as Musserville. The strong business enabled companies to bounce back from difficulties. Consolidation of smaller mills into larger companies created giants within the lumber industry in Muscatine. The lumber industry continued to prosper throughout the end of the 19th century, building some of the most prominent families of the community. These families contributed to the community through their civic and social activities.

With the changing conditions in the lumber industry and the rise of the pearl button industry, the lumber industry began to fade from its prominent position in the early 20th century. However, the large lumber businesses continued to contribute significantly to the local economy. Many of the familiar names of the industry disappeared as companies reorganized. In 1959, six descendants of the early prominent companies continued to operate in Muscatine.

The lumber industry in Muscatine is significant as it fueled the prosperity of the community in the second half of the 19th century. Rail connections provided markets well beyond the local communities, and manufactured lumber products supplemented the industry beyond the basic products of the mills. The related historic resources from c.1843 to c.1960 reflect the growth, prominence, and decline of the lumber industry in Muscatine. These resources are primarily commercial, industrial, civic/social, and residential buildings. Most of these commercial and industrial resources are concentrated on the edges of the downtown area and in South Muscatine. Related residential resources are located primarily within neighborhoods that developed in the second half of the 19th century, particularly near the lumber companies.

Early lumber yards and mills

Early buildings were simple log buildings, and the more refined frame buildings began to appear more consistently in the 1840s. The earliest lumberyards in Muscatine relied on timber from other sources. F.H. Stone and Jack Richmond sold hardwood from the Maquoketa River in the fall of 1839. Yards also sold pine from Wisconsin and Pennsylvania. In 1840, J. Bridgman & Company advertised 100,000 feet of pine boards for sale. Pine shingles arrived the following year, direct from the Allegheny Mountains. When John C. Irwin and Thomas Darlington established their lumberyard in 1842, they advertised that they would also “furnish architectural drawings of every kind, upon short notice.” By contracting with this firm, a client could get drawings, materials, and labor to build their structure. David Clark also opened his lumberyard in 1842, arranging with the “Upper Mississippi lumber merchants” to be supplied with the best pine lumber and shingles. This began a practice of rafting unfinished or milled timber from the

upper Mississippi to the lumberyards and mills of Muscatine that would form the basis of the industry through the end of the 19th century (Horton 1978: 346-347).

Even as lumber was supplied from other sources, Muscatine residents worked to mill their own lumber locally. David Warfield settled in the Muscatine area in 1837, buying the land north of the east half of Davenport's claim (8th Street). In the spring of 1838, he and Asbury Warfield built a water mill with a sash saw on Mad Creek near the later 9th Street. The mill was 16 by 40 feet in size, and the stock consisted mostly of native hardwoods. According to a 1911 account, "considerable lumber was sawed" at this location. The mill was sold in the 1840s to brothers Sherman and Hiram Brooks, who operated it until it washed out in August 1851. This water mill represents the earliest lumbering business in Muscatine ("Centennial Edition" 1940: 76; Richman 1911, Vol. 1: 204-205; Walton 1899: 137-138).

Throughout the 1840s and 1850s, several small mills popped up in Muscatine. The first steam sawmill was built in Muscatine in 1843 on Front Street near Oak (Block 18, Lot 2) by Cornelius Cadle, who continued to be involved in its operations into the 1870s. The mill operated under the name of Chambers, Cadle, and Company for a number of years. His brother, Richard Cadle, began a complementary sash, door, and blind business by the mid-1850s. In 1851, Rev. R.W. Brent started a small lumber company in Muscatine, which became the Brent Manufacturing Company. J.G. Deshler and Col. John Vannata operated a saw mill and lumber yard briefly in the 1840s as well, near the later site of the Huttig Brothers on E. 2nd Street. In the 1850s, S.M. McKibbin and Company operated briefly before closing in the Panic of 1857 (*History of Muscatine County* 1879: 596; "Centennial Edition" 1940: 76; Walton 1899: 137; Horton 1978: 343).

Other related business 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 Cincinnati. By 1858, they moved into a large new building, where they continued to operate through the end of the 19th century. In the late 1850s, S.G. Stein also manufactured bedsteads with George P. Vesey (Richman 1911, Vol. 2: 128; Carlson 1998: 21; *Portrait and Biographical Album* 1889: 312).

Growth of the lumber industry in the 1850s through the Civil War

Abraham Smalley and Jacob Pickel operated the earliest sash and door business around 1850 at their windmill on 3rd and Cherry. Sashes were not made in advance but custom made for the order of a builder, though some eight-light sash was kept on hand. A man by the name of Worthington began manufacturing sash at 2nd and Sycamore in 1851, and soon James S. Patten, a native of Columbus, Ohio, joined him as a partner to provide necessary capital. Patten bought out Worthington and continued to manufacture sash, doors, and blinds until 1856 when he sold it to John Glover. Pickel's sash was considered superior to that manufactured by both Patten/Glover and Stein & Hill, and he continued to craft sash through 1859. After briefly engaging in marble business, Patten returned to the lumber business in the firm of S.S. Patten & Co, wholesale and retail dealers in lumber (*History of Muscatine County* 1879: 614; Richman 1911, Vol. 2: 67; Walton 1899: 170-171).

In the 1850s, the four Chambers brothers – William, Vincent, Anderson, and John – also entered the lumber business in Muscatine. By the 1860s, they had one of the largest operations in Muscatine, including two sawmills, a large packing house, grain elevator, and general store. The firm was one of the first to buy timber land in Wisconsin and Minnesota and raft the cut logs down to Muscatine. Others soon followed their example, and log rafts became a common sight on the Mississippi River (“Centennial Edition” 1940: 76).

Two of the lumber businesses that would become prominent in Muscatine began in the mid-1850s. Jacob Hershey built a sawmill in 1852, leasing it to his cousin Benjamin Hershey in 1853. In 1855, Benjamin bought it from his cousin, making substantial improvements the following year. At this time, he built a new mill with gang saws. Richard Musser, Pennsylvania native, moved to Muscatine in 1855 and began a lumber business with his brother Peter Musser. The business was established under the firm name of Hoch, Musser & Company, and established a branch yard in Iowa City in 1856. In 1858, Mr. Hoch withdrew, and they changed the firm name to R. Musser & Company (Richman 1911, Vol. 2: 159; *History of Muscatine County* 1879: 613; Owen 1879: 21-22; “Centennial Edition” 1940: 76; Walton 1899: 148-149, 199).

The 1859-60 city directory of Muscatine listed five lumber dealers in the town: Hatch & Fullerton, Hoch & Whitehouse, R. Musser & Co., S.G. Stein, and C.C. Washburn. Additionally there were two sawmills, Dunsmore & Chambers and Benjamin Hershey, and two planing mills, W.H. Dulaney and Stein & Hill. Finally, Hatch & Fullerton, Hoch & Whitehouse, and Stein & Hill sold sash and doors. Though Cadle is not listed in the business listings, he continued to operate his mill in this period as well. O.W. Eckel and Levi Eckel, lumber dealers, formed a partnership on February 6, 1863, combining interests and stock (*Williams* 1859; Richman 1911, Vol. 1: 456).

Hill & Stein continued to successfully operate their sash and door factory and planing mill into the early 1860s. General S.G. Hill died during the Civil War, leaving Stein without his key partner in this business. Cadle, Mulford & Company bought the business from Stein, soon moving to a location on Front near Sycamore in 1869. They sold it to George D. Magoon and C.U. Hatch for a short period of time before buying it back (Walton 1899: 172-173; “Centennial Edition” 1940: 76).

Boom of the lumber industry following the Civil War and Chicago fire

The Civil War ended in 1865, spurring much business growth throughout the country. The lumber business in Muscatine boomed in 1866, with an estimated 200 to 300 buildings constructed in the city. In April 1866, a flatboat with 110,000 feet of flooring and siding shipped to Memphis. Trade continued to grow in 1867. A total of 12,260,000 feet were sawed, 12,750,000 shingles sold, 8,527,000 lath sold, 33,000,000 feet were sold, and 8,400,000 feet were bought in the water. Muscatine ranked second in the state for lumber trade. By 1868, eleven lumberyards operated in town, including one planing mill and three sawmills (Richman 1911, Vol. 1: 458).

The business listings in the 1866 city directory reflect the expanding lumber industry. Many businesses are listed in multiple related categories, representing a total of nine unique businesses. Lumber dealers included C. Cadle (SE corner 2nd and Mulberry), W.H. Dulaney (SE corner

Orange and 4th St), O.W. Eckel & Brother (NE corner 2nd and Orange), Musser & Co (SE corner 2nd and Walnut) and S.G. Stein (SW corner Pine and 2nd). Additional lumber manufacturers listed are John Chambers & Co. (NW corner Front and Spring) and B. Hershey (Burlington Road, south side west of Elm). Cadle & Mulford (NW corner Front and Linn) and John Chambers & Co. (NW corner Front and Spring) were also specifically listed under planing mills. Cadle & Mulford and W.H. Dulaney were listed as manufacturers of sash and doors, while C. Cadle, John Chambers & Co., O.W. Eckel & Brother, Musser & Co, and J.S. Garlock were listed as dealers in sash and doors.

The number of lumber businesses grew to 12 by 1869, according to the listings in the city directory. The lumber dealers included Cornelius Cadle, Chamber Brothers, Charles Drury, W.H. Dulaney, Levi Eckel, O.W. Eckel & Brother, John S. Garlock, Ed Hoch, R. Musser & Co., S.G. Stein. Additional companies were represented under planing mills, Cadle & Mulford, and saw mills, Benjamin Hershey. In August 1869, Cadle & Mulford's new planing mill at Sycamore and Front began operations (Richman 1911, Vol. 1: 459).

Frederick and William Huttig began their lumber company, the Huttig Brothers, in Muscatine with a focus on producing standard cut lumber from local resources. In the mid-1850s, Frederick Huttig moved to Muscatine from Germany, working as a stone mason. His brother, William, soon followed, working as a music teacher. They invested together in running a grocery store for a number of years. They started a lumber yard around 1868, and they later bought into the Cadle & Mulford planing mill, beginning a sash and door business. However, it soon sustained a fire and closed. They reorganized as Huttig Brothers Manufacturing Company, opening a saw and planing mill on W. Front St west of Linn. Early officers were William Huttig, president; F. Lumpe, vice president; Richard Cadle, secretary; Fred Huttig, treasurer; and Joseph Mulford, superintendent ("Centennial Edition" 1940: 76; *Portrait and Biographical Album* 1889: 281; Richman 1911, Vol. 2: 736; Carlson 1998: 21; Walton 1899: 168-169, 172-173).

During the 1870s, the lumber mills of Muscatine provided materials for the reconstruction of Chicago following the October 1871 fire. The economic boom helped the community weather the 1873 depression (EPRI 1977: 3). Several notable events occurred in the lumber industry over the next few years. On March 7, 1872, Chambers Brothers shipped a carload of lumber to Denver, CO (Richman 1911, Vol. 1: 462). On March 8, 1873, C. Cadle made the largest lumber sale in history of Muscatine, selling 400,000 feet of lumber, lath, shingles, and pickets to Omaha (Richman 1911, Vol. 1: 463)

With the growing lumber business came labor issues as well. On August 28, 1872, the *Journal* reported that "about twenty of the men employed in Musser & Co's saw mill – nearly the whole force – struck" for a decrease in the hours in a day from 11 to 10 without decreasing pay. By the following day, employees at the Hershey and Chambers mills also joined the strike. The *Journal* estimated that about 100 men from Hershey's, 80 from Chambers', and 60 from Musser's were striking, stopping all mill operations. On Friday August 30, mill owners met with the strike leaders but did not resolve the issue. After several days, the mill hands returned to work on September 3, continuing to work an 11-hour day. As typical with these early strikes, the mill owners managed to continued operations with few if any concessions (Richman 1911, Vol. 1: 463; *Muscatine Journal* 1872, Aug. 28-Sept. 4: 4).

Business development and expansion

The lumber mill of R. Musser & Company continued to grow and evolve throughout the 1860s and 1870s. Richard and Peter's nephew, Peter M. Musser, moved to the area briefly in 1863 and worked for them, before moving to Iowa City in 1864 and managing the branch yard there. Musser & Company organized in 1870, consisting of Richard Musser, Peter Musser, Peter M. Musser, Charles Fox, and John Musser (Peter M's father in Pennsylvania). They erected a steam saw mill in 1871 on Muscatine Island, in the area that would soon be known as Musserville. On June 18, 1871, the new sawmill began operations. Peter M. returned to Muscatine in 1873 to manage his uncles' business, buying Richard's interest. At this time, the name changed to P. M. Musser & Company. When Richard Musser once more took an interest in the business in 1876, the firm name finally became Musser & Company. Also in 1876, Peter M. Musser also became a part of the banking firm of Cook, Musser & Co. Both Richard and Peter remained associated with the lumber company until their deaths in 1896 and 1910 (Richman 1911, Vol. 1: 461; Richman 1911, Vol. 2: 159; *History of Muscatine County* 1879: 613; Owen 1879: 21-22; "Centennial Edition" 1940: 76-78; Walton 1899: 200).

After Musser & Company built their new sawmill on the island, this section of the island boomed as new workers moved into houses near the mill. The area that developed was soon known as Musserville. Around 1875, the Musserville school and Methodist church were built to serve these residents. In 1877, the Mussers rebuilt their mill, enlarging to nearly double its previous capacity. By 1879, Musserville had grown into a significant community in South Muscatine (*History of Muscatine County* 1879: 613; Owen 1879: 21-22; Walton 1899: 162-163, 200-201).

With the success of their saw and planing mills, the Huttig Brothers looked to expand their operations. They had sold sash and doors from Davenport for the number of years. On May 21, 1873, Huttig Brothers began manufacturing sash, doors, and blinds in Muscatine with Falter, previously a sash and door salesman. As this business boomed, they closed their lumberyard to focus on this aspect of the business. They were the first lumber company to specialize on this aspect of the industry in Muscatine. Around 1876, they began carrying polished plate glass, used in many downtown commercial buildings. They continued to operate on W. Front St for a number of years before fully relocating their operations to E. 2nd Street between Oak and Orange (Lewis 1901: 47-48; Richman 1911, Vol. 1: 463; Richman 1911, Vol. 2: 736; Carlson 1984: 75; Carlson 1998: 21; Walton 1899: 166-169)

On October 10, 1873, the Union Lumber Company of Chippewa Falls, WI bought Eckel's lumberyard on the northeast corner of 2nd and Orange Streets. Thad C. Pound was president, and William Van Name was the manager. They continued to mill the lumber at Chippewa Falls, rafting it down the river for sale at the Muscatine yard with steam towboats. Within a few years, they bought additional land in South Muscatine, building a dry house. They operated their offices, retail yard, and a planing mill at this location (Richman 1911, Vol. 1: 464; Walton 1899: 142-143).

Other lumber companies also grew and prospered in the early 1870s, bouncing back from setbacks quickly as the market for their products was strong. On March 20, 1874, Kirk & Bailey's new planing mill at 2nd and Mulberry opened. The most disastrous fire to hit the city to date destroyed the Chamber Brothers lower sawmill on August 25, 1874. Damage to the planing

mill and pork house (used for storage) was estimated at \$75,000. The mill had been built in 1851, employing 50-75 men, and producing 25,000 feet of lumber daily. The upper mill continued operations as the Chamber Brothers rebuilt the lower mill. The new one-story brick planing mill opened on December 11, 1874 at an estimated cost of \$10,000. Most of the machinery was new as only one piece could be salvaged from the fire (Richman 1911, Vol. 1: 464; *Muscatine Journal* 1874, Aug. 25, Dec. 11: 4).

As the lumber businesses developed and boomed, they became leaders in the community, economically and socially. While a healthy economy existed outside of the lumber companies, they significantly contributed to the economic health through their production and workforce. Additionally, these successful businessmen were viewed as community leaders, often taking a leadership role in other business or civic positions. For example, Benjamin Hershey, an early prominent lumberman, served as mayor of Muscatine in 1865 and 1866. As the Musser Lumber Company prospered in the 1860s and 1870s, Richard Musser served two years as mayor of Muscatine in 1874 and 1878 (“Centennial Edition” 1940: 78; Walton 1899: 204, “Richard Musser” 1896).

With the booming lumber business, the listings in the city directories continued to grow in the 1870s, with many companies expanding their operations. There also was a noticeable shift in location to South Muscatine by this period. By 1875, nine lumber dealers, five planing mills, and seven sash and door manufacturers or dealers were listed, representing thirteen distinct businesses. The businesses under Lumber, Lath and Shingles included the Chambers Brothers (NE corner Oak and Front), Eckel and Patten (NE corner 2nd and Walnut), John S. Garlock (ns 2nd w Walnut) R.Hawley (S. Muscatine), B. Hershey & Co. (ss Front w Elm), Ed Hoch (S. Muscatine), P.M. Musser & Co (on River, S. Muscatine), S.G. Stein (SW corner Pine and 2nd), and Union Lumbering Co (NE corner 2nd and Orange). Planing mills included Chambers Brothers, Hershey & Irvine (ss Front w Elm), Kirk & Battey (SE corner 2nd and Mulberry), Mulford & Co. (NE corner Front and Sycamore), and P.M. Musser & Co. Finally, under Sash, Doors, and Blinds, the following companies were listed: Chambers Brothers & Co, Eckel and Patten, John S. Garlock, Hershey & Irvine, P.M. Musser & Co, S.G. Stein, and Union Lumbering Co (NE corner 2nd and Orange - Thad Pound).

In 1875, the Hershey Lumber Company was incorporated with a stock of \$200,000. Benjamin Hershey continued to hold three-fourths of the stock. The officers were Benjamin Hershey, president; S.G. Stein, vice president; and William L. Ewart, secretary. In order to further increase efficiency, they built a mill at Stillwater, Minnesota to saw the rough logs before rafting them to Muscatine. In 1880, the Hershey Lumber Company built a \$10,000 office (*History of Muscatine County* 1879: 551; “Centennial Edition” 1940: 76; Walton 1899: 149; Richman 1911, Vol. 1: 467).

By 1876, the lumber industry dominated the local economy of Muscatine. A visitor from New York reported that “The principal industry of this city is the manufacture of lumber, there being three large sawmills and two extensive drying houses. The annual product is about 25,000,000 feet of lumber, beside Lath and Shingles in great quantities. There are, in addition, six Lumber Yards selling lumber rafted down the river, and a large proportion of the logs sawed here are brought from Wisconsin in great rafts” (Horton 1978: 348).

Fire continued to be constant threat to the lumber business. In the fall of 1877, the new Union Lumber Company's dry house and its stock in South Muscatine was destroyed by fire. With this loss, they pulled out of Muscatine. Their office and planing mill was sold to U.N. Roberts & Co., a sash, door and millwork business based in Davenport. They added a sawmill to the complex and operated this branch for several years before selling it to their manager, Burdick. On January 25, 1881, Benjamin Hershey bought Burdick lumber mill and stock for about \$100,000. Fire also hit the Cadle & Mulford planing mill on June 13, 1880, which sustained a \$20,000 loss (Walton 1899: 143; Richman 1911, Vol. 1: 467).

The Huttig Brothers continued to grow and expand in the 1880s. In 1881, they constructed a large factory and plant in Muscatine. At this time, Frederick Huttig was president; William Huttig was manager and treasurer; E. Lumpe was vice president; and Harry Huttig was secretary. By the early 1880s, they began to expand beyond Muscatine. They incorporated the Western Sash & Door Company of Kansas City, Missouri in 1881, with William Huttig as president, followed by the Huttig Sash & Door Company of St. Louis, with Charles Huttig as manager, in 1885. In 1883, they employed about 200 men manufacturing sash, doors, blinds, moldings, and glazed windows, shipping their products to Minnesota, Wisconsin, Illinois, Nebraska, Texas, Kansas, Missouri, Tennessee, and Colorado. It was noted to "stand prominently among the prime factors of Muscatine's solidity and success," and the public spirit of its owners was well known (Richman 1911, Vol. 2: 736; Holland 1883: 36).

Musser & Co. is described by 1879 as having the largest and most complete mills on the Mississippi, producing 18,000,000 to 20,000,000 feet of lumber. The Musser Lumber Company was incorporated in 1881 with capital stock of \$200,000, taking over all the assets of Musser & Company. They extensively remodeled their facility, installing new machinery and increasing capacity. In 1882, a new planing mill was constructed. The officers of the new company were: Peter Musser, president; Richard Musser, vice president; Peter M. Musser, secretary and treasurer; and Charles R. Fox, yard superintendent. Each of these parties held his office as long as he lived. Richard and John Musser both died in 1896, Charles R. Fox, in 1904, and Peter Musser in 1910. In 1883, it was noted that "the name of Musser is inseparably connected with Muscatine, and has been through a series of years, a name to which the city could always discover attached to those happy virtues – liberality, public spirit, and enterprise (Richman 1911, Vol. 2: 159; *History of Muscatine County* 1879: 613; Holland 1883: 22; "Centennial Edition" 1940: 76; Walton 1899: 201).

In 1881, William Roach, age 18, went to work for the Musser lumber company, and he quickly made a name for himself. In 1885 he negotiated the acquisition of the Brent Manufacturing Company, including a planing mill and a business producing packing boxes which Rev. Brent and his four sons had operated since 1851. It reorganized as the Muscatine Manufacturing Company with a capital of \$90,000. The Brents continued to be involved in the company. In 1889, the company reorganized again as the Muscatine Sash & Door Company with capital of \$200,000. Officers included William L. Roach, president; Charles R. Fox, vice president; C.R. Musser, secretary, and S.B. Cook, treasurer. In addition to doors, sash, and blinds, they also manufactured moldings, stairs, mantels, and "everything required for the finishing of buildings of all classes." Their products included high end elements as well as common sash and doors. They also operated a branch in Kansas City, Missouri ("Centennial Edition" 1940: 76; Lewis 1901: 69-70; Carlson 1984: 74-75).

Through the 1880s, the major lumber companies continued to grow, while the smaller companies disappeared. In August 1879, lumber business was so strong that Chambers' mill was idle due to a lack of workers. In 1881, 79,500,000 feet of lumber were cut in Muscatine. Additionally, 90,000 windows, 65,000 doors, 35,000 pairs of blinds, and 28,000 oatmeal barrels were manufactured (Richman 1911, Vol. 1: 466).

Impact of the lumber industry on the built landscape

The 1883 and 1888 Sanborn maps provide insight on the physical impact of the lumber industry on Muscatine. The index on the first page of the 1883 Sanborn fire insurance map included seven lumber companies: J.A. Deemer Lumber Yard, Hershey Lumber Company, Huttig Brothers Manufacturing Company, Knopp & Freeman Planing Mill, Muscatine Lumber Company (planing mill and saw mill), Musser Lumber Company, and the S.G. Stein Lumber Company. The Hershey Lumber Company and Musser Lumber Company cover most of the area south of Burlington (now Hershey) Avenue to near the current Sampson Street within a few blocks of the river. The main office of the Hershey Lumber Company is located near the north end of the island, with elevated track running throughout about a four-block area that included a saw mill, planing mill, dry house, office, and numerous stacked lumber piles. Their lower sawmill and lumberyard spanned about seven blocks south of Musser Lumber Company and about Baker Ave. The Musser Lumber Company spanned about a twelve-block area between Franklin and Baker Ave. Their sawmill and planing mill were located near the south end of the complex. An elevated tram also connected this facility to a number of their lumber piles. The Brent Manufacturing Company (screen doors, washboards, and boxes) was located across the street of the north end of the Musser complex.

On the opposite, east, end of town, the Huttig Brothers Manufacturing Company, Muscatine Lumber Company, and J.A. Deemer Lumber Yard covered about a four-block area. The Huttig Brothers complex included an office, warehouse, and several wood working buildings. Lumberyards associated with the Muscatine Lumber Company appear throughout this area, with additional lumber piles and their lath and shingle mill on the northeast side of Mad Creek. The office of J.A. Deemer is located on the northeast corner of E. 2nd and Orange, with minimal space for lumberyards. Knopp & Freeman and S.G. Stein Lumber Company were located on the southwest side of the downtown area. Knopp & Freeman covered a small area, including sash, door and cabinet production, near 2nd and Cedar. Most of the block between Pine and Linn along Front and Second was S.G. Stein Lumber Company. The area was primarily lumber piles.

In 1888, the index to the Sanborn map includes six of these companies: J.A. Deemer Lumber Yard, Hershey Lumber Company, Huttig Brothers Manufacturing Company, Muscatine Manufacturing Company, Musser Lumber Company, and S.G. Stein Lumber Company. These companies also represent a further consolidation of lumber interests in two main areas of town. One area, including Huttig Brothers, Muscatine Lumber Company, and the Deemer yard, was located east of Mulberry and the main commercial downtown. The other area, including Musser Lumber Company and Hershey Lumber, was located well south of the downtown area in the section of town dubbed South Muscatine and Musserville.

The 1886-1887 city directory also reflects this transition in the lumber industry. It lists five of these companies under Lumber Mills and Merchants: J.A. Deemer (601 E. 2nd), Hershey Lumber Co. (1001-03 Burlington Rd), Muscatine Lumber Company (113 Oak), J.S. Patten (601 E. 2nd),

and S.G. Stein (corner Pine and 2nd). Additionally, planing mills include the Hershey Lumber Co., Huttig Brothers (615-619 E. 2nd), Henry P. Jones (502 E. 2nd), Muscatine Manufacturing Company (upper end Island, South Muscatine), Musser Lumber Company (White bet 1st and 2nd), and C. Walton (500 E. 2nd), and sawmills include Hershey Lumber Co., Musser Lumber Co, and Muscatine Lumber Company (E. Front, corner Cypress - Peter Musser, pres.). The addresses reflect the concentration of lumber interests in South Muscatine and east of Mulberry near downtown.

Hardships of the lumber industry

Lumber companies continued to experience labor issues through the end of the 19th century. Workers at the Hershey upper mill, employing about 250-300 men, struck at the end of June 1885, though the 250 lower mill workers declined to join them. Again the goal was setting 10 hours as the length of a working day, and again the workers resumed operations within a few days. On July 6, the *Journal* reported that the upper mill resumed operations with “its full complement of hands.” (Richman 1911, Vol. 1: 471; *Muscatine Journal* 1885, June 28-July 6: 4). By 1890, the Hershey Lumber Company produced 70,000,000 feet of lumber and 20,000,000 shingles. Around 20,000,000 feet of lumber were cut in Stillwater annually (“Centennial Edition” 1940: 76).

Fire also continued to be an ongoing issue at the lumber mills. On June 12, 1886, a disastrous fire destroyed the Muscatine Lumber Company as well as damaging the nearby Huttig Brothers facility. In addition to destroying the buildings, it burned two railroad bridges, the Front St bridge, the Second Street bridge, four houses, and a water main and bridge. The water main break also compromised the fire fighting efforts. The fire caused an estimated loss of \$200,000, with damage at the Huttig mill around \$4,000-\$8,000. They chose not to rebuild, continuing their other lumber interests. They did sue the railroad for the fire, citing sparks from a locomotive as the cause, and the suit was settled out of court in August 1889 (“Centennial Edition” 1940: 78; Richman 1911, Vol. 1: 472; *Muscatine Journal* 1886, June 12-14: 4, 1889, Aug. 9: 4). The 1888 Sanborn map shows the area primarily unoccupied, with the Huttig Brothers slightly expanded into their former location.

To help combat fire in South Muscatine, the Musser Lumber Company had installed a system of water works with hydrants throughout their 35-acre site. Their mains were connected to the Kaiser mill to the south and the Muscatine Sash & Door Company to the north, as well as the nearby Hershey Lumber Company. Each mill was well equipped with pumps and hydrants, it was described as the “best system of fire protection in the city” in 1899 (Walton 1899: 201).

Consolidation in the 1890s

By the late 19th century, the cost of transporting logs from the timber stands in Wisconsin and Minnesota was significantly increasing. The local timber had long been depleted. The larger, well-established and diversified companies continued to prosper, while many of the small companies faded from existence.

William Huttig’s son, Harry W., attended business college in Poughkeepsie, New York, and returned to Muscatine to manage the Huttig Brothers Manufacturing Company in 1888. On October 6, 1891, Harry married Kathryn Musser, joining two of the largest lumber fortunes. In the same year, Harry Huttig established a branch company in St. Joseph, Missouri – Huttig-Moss

Manufacturing Company. It focused on windows, doors, and blinds, and it was, reportedly, the largest “sash and door concern west of the Mississippi River district” in 1901. By 1901, the company in Muscatine had significantly grown, and Huttig Brothers was one of the “best known manufacturers along the river” with steady and loyal employees. (Lewis 1901: 47-48; Carlson 1984: 75; Richman 1911, Vol. 2: 566)

By the early 1890s, the lumber businesses in Muscatine had been reduced to five main operations. The 1891-92 city directory lists Hershey Lumber Company (1001-03 Burlington Road) under lumber merchants, planing mills and saw mills; Huttig Brothers (2nd and Oak) under planing mills; Musser Lumber Company (White between 1st and 2nd, South Muscatine) under lumber merchants, planing mills, and saw mills; S.G. Stein (corner Pine and 2nd) under lumber merchants, and the Muscatine Sash and Door Company (Front, South Muscatine). Likewise, the index to the 1892 Sanborn fire insurance map lists five companies: Hershey Lumber Company Yards and Mills, Huttig Brothers Manufacturing Company, Muscatine Terra Cotta Lumber Company, Musser Lumber Company, and S.G. Stein Lumber Company

In the 1890s, with the death of Benjamin Hershey, the Hershey Lumber Company began to sell out components of its business. The old Roberts/Burdick mill was sold to the South Muscatine Lumber Company. On May 30, 1895, the lower mill was sold to Consolidated Box Company (Walton 1899: 143; Richman 1911, Vol. 1: 478). The South Muscatine Lumber Company formed about 1897, at the side of Hershey’s “lower mill.” The previous mill was bought and extensively remodeled for the new company. Over 375 workers were employed by 1901 in the sawmill and box factory. Officers in 1901 were John H. Kaiser, Mrs. John H. Kaiser, and L.C. Lenck (Lewis 1901: 73-74).

Seven lumber companies are included on the index for the 1899 Sanborn map: Hershey Lumber Company Yards and Mills, Huttig Brothers Manufacturing Company, Muscatine Lumber & Box Company, Muscatine Sash & Door Company, Musser Lumber Company, South Muscatine Lumber Company, and S.G. Stein Lumberyard. The Hershey Lumber Company and Musser Lumber Company continue to be the large operations in South Muscatine. The Hershey Lumber Company spans about the same four block area that it did in 1883, on the south side of Hershey Avenue. Further south, the Musser Lumber Company spanned a slightly larger area from Franklin to Baker Ave. Their sawmill and planing mill were located directly along the Mississippi River. The South Muscatine Lumber Company occupied the previous area of Hershey’s lower mill south of the Musser Lumber Company. Their complex included a saw mill, planing mill, dry house, and box factory along the river. Finally, the Muscatine Sash & Door Company was located on two narrow blocks on the southeast side of Grandview Avenue between Franklin and Bleeker across from the north end of the Musser complex.

The remaining companies were located on the east side of town, with the exception of the S.G. Stein Lumberyard, which continued to operate at the southwest end of the downtown area, between Pine and Linn. The Huttig Brothers spanned about a two-block area on E. 2nd Street between Orange and Spring streets, including several building involving the production of sash, door, and blinds. The Muscatine Lumber & Box Company also covered a large area on this side of town. Their operations included roughly a two-block area east of Spring and spanning Mad Creek that was part of the Muscatine Lumber Company.

The Muscatine Sash & Door Company continued to grow through the 1890s. The plant was enlarged soon after the organization in 1889, including new boilers, engines, and machinery. Three or four two-story brick buildings were erected in the 1890s, and the plant occupied about fourteen city lots by 1899 in South Muscatine. By 1901, they employed about 300 men and had the capacity to produce over 1,000 doors, 1,200 windows, and 100 pairs of blinds daily, in addition to the other millwork. They also operated a branch in Kansas City, Missouri known as Roach & Musser Company (“Centennial Edition” 1940: 76; Lewis 1901: 69-70; Carlson 1984: 74-75; Walton 1899: 194-195).

Seven lumber companies were listed in the 1900 city directory of Muscatine under Lumber: Hershey Lumber Company (1001 Hershey), Huttig Bros Manufacturing Company (office 701 E. 2nd), Muscatine Lumber and Box Company (E. 2nd SW corner Cypress), Muscatine Sash and Door Co. (506 Grandview), Musser Lumber Company (901 Oregon), Stein Lumber Company (126 Pine), and South Muscatine Lumber & Box Company (office 109 W. 2nd, mill Oregon opposite Schley). Within a few years, the City Lumber Yard developed at the former location of the Stein Lumber Company, as this early lumbering business ended. The Hershey Lumber Company reincorporated as the Mira Hershey Lumber Company in 1903, focusing on the retail business, as the next generation took the reins. Officers were Miss Mira Hershey, Fred Beach, P.W. Francis, A.S. Lawrence, Frank Ashcraft, and John A. Stortz (City directories; “Centennial Edition” 1940: 76).

Community pride and contributions

Around the turn of the century, the lumber companies focused on community outreach. Secure in their prominence as the leading industry of Muscatine, they contributed both time and resources to enhance the quality of life. Elizabeth Hershey donated a house and five acres on the edge of town to the German Lutheran Orphans’ Home in 1894. In 1896, Mrs. Peter M. Musser donated a home at 1119 Mulberry Street for the Old Ladies Home. Peter Musser also built the Greenwood Chapel in Greenwood Cemetery in memory of his wife. Soon after the turn of the century in 1901, he built a public library for the community at the corner of Iowa and 3rd Streets. Mira Hershey commissioned a three-story, brick hospital on N. Mulberry in memory of her father, Benjamin, in 1901 as well. Finally, the new building for the Young Men’s Christian Association (Y.M.C.A.), significantly financed by Peter M. Musser, was dedicated in 1903 (Richman 1911, Vol. 1: 436-445, 484; Lewis 1901: 22-24).

The lumber industry at the turn of the century

The “building materials” industry was described as one of the leading three industries at the turn of the century. *Picturesque Muscatine* notes that “Despite the many new industries that have sprung up in the last quarter of a century, the manufacture of Sash, Doors, Blinds, and House Furnishings continues to be the leading industry in Muscatine. It was the first manufactory, aside from the saw and planing mills, to gain a foothold in this portion of the west, and each year has seen it increase” (Lewis 1901: 47).

A series of business histories in the *Muscatine Journal* on July 17, 1902 highlighted the prominent lumber businesses. The Musser Lumber Company was described as “one of the largest and wealthiest corporations in the Mississippi Valley, is Muscatine’s leading lumber industry and has been for over thirty years.” The company had increased its production from 12,000,000 feet of timber per year in 1881 to 40,000,000 feet of timber by 1902, shipping across

the country from Ohio to Colorado. Their plant was one of the finest in South Muscatine, employing 225 men in the wholesale lumber business (Carlson 1998: 5).

The Huttig Manufacturing Company was described as “a recognized leader among Muscatine’s large manufacturing industries,” producing sash and doors for over thirty years. It was “one of the most prominent corporations of its kind in the middle west for over twenty years.” It had reorganized in the previous month from the Huttig Brothers Manufacturing Company, and its new officers were William Huttig, president; Harry W. Huttig, vice president, treasurer, and general manager; and D.S. McDermid, secretary.

Decline of the lumber industry in the early 20th century

With the changing conditions of the lumber industry and the rise of the pearl button industry, the lumbering companies began to fade from the spotlight in the early 20th century. A December 13, 1902 article boasted that the button industry had claimed first place in Muscatine, finally outpacing the lumber industry. The products of these button factories were valued at \$1,500,000. The lumber barons, however, had a secure place within the society and politics of Muscatine. They continued to hold prominent offices and contribute significantly to the community throughout the early 20th century (“Button Industry Claims First Place” 1902).

With the lumber industries, Musserville and South Muscatine continued to grow and develop through the end of the 19th century. By 1903, this area was described as having “many fine homes.” The residents pushed for improvements typical in the main section of town to extend down to this area. As development occurred, names of streets changed often, and the residents particularly requested that street signs be erected at their corners. The city council soon granted their request, reflecting the progress of this area (“To Place Names” 1903: 7).

In the early 20th century, the lumber industry began to decline. Having exhausted their supply of logs for the sawmill, the Musser Lumber Company closed their mill in 1905. By 1911, the business had been “practically closed up” with its only asset the actual grounds and office. Peter M. Musser had already expanded into other community business by this time. In the 1870s, he had entered the banking business, and continued to serve as president of the Muscatine State Bank in the early 1900s (Richman 1911, Vol. 2: 159).

The largest of the companies continued to expand operations, even as the industry as a whole declined. Roach and Musser continued to expand their interests, incorporated the Roach Timber Company on June 11, 1906 for \$1,000,000. The company was to “do a general business in logs and timber, and will buy and sell lumber, logs, and everything pertaining to that industry. The board included W.L. Roach, William Musser, R.M. Fox, C.M. Crego, and J.B. Chaplin. On December 20, 1906, the Roach & Musser Sash and Door Company in South Muscatine closed for several weeks to overhaul the factory and invoice the stock (Richman 1911, Vol. 1: 485; *Muscatine Journal* 1906, June 11: 5, Dec. 20: 7)

The 1908-09 city directory lists the lumber companies that were quite familiar by this period: City Lumber Yard (126 Pine), Mira Hershey Lumber Company (1030 Hershey), Muscatine Lumber & Box Company (930 E. 2nd), Musser Lumber Company (901 Oregon), and South Muscatine Lumber Company (1314 Oregon). Two of these companies are listed also under Sash and Door Manufacturers, Mira Hershey Lumber Company and Muscatine Lumber & Box

Company, as well as two additional companies, Huttig Manufacturing Company (701 E. 2nd) and Roach & Musser Sash & Door Company (601 Grandview Ave).

Roach & Musser Sash & Door Company in South Muscatine was described as “Muscatine’s greatest plant” which was “the largest mill of its kind in America” in 1909. Nearly 600 workers were employed in the factory. Business continued to significantly expand through the early 1900s after the name changed from Muscatine Sash and Door Company, requiring additional space and new machinery. A second-story addition to house the sash department was constructed as well as large additions to two warehouses (*Journal* 1909, Dec. 16: 36, 44).

The Huttig Manufacturing Company also continued to grow in this period. Rather than expanding its local facilities, it continued to open branch offices to produce and distribute its products. By 1909, they had expanded their products to include rubber roofing. They were reportedly the “largest distributor of rubber roofing in the world and their product goes to Europe, South America, and Canada,” known as Huttig’s Green Flag Roofing (*Journal* 1909, Dec. 16: 36).

In the 1910s, shifts continued within the lumber industry. By 1911, the Collins Lumber Yard was located in the previous location of the City Lumber Yard. Around 1915, they vacated this location and moved to the 800 block of E. 2nd Street. About the same time, the Muscatine Lumber and Box Company became the Muscatine Lumber and Coal Company. The Fox Lumber Company appeared for a few years, with an office in the Hershey Building. Around 1919, the Mira Hershey Lumber Company became known as the Beach-Stortz Lumber Company. The Huttig Manufacturing Company and Roach & Musser Sash & Door Company were listed as the only sash and door manufacturers through this period.

The 1919 Sanborn map reflects these name changes, though the general areas of town devoted to lumber operation remained nearly the same. The overall amount of land included in these operations was significantly less than at the end of the 19th century. The index included: Beach & Stortz Lumber Company, Collins-Hill Lumber and Coal Company, Huttig Manufacturing Company, Muscatine Lumber & Coal Company, and Roach & Musser Sash & Door Works. In South Muscatine, the Roach & Musser Sash & Door Works operated in the former location of Muscatine Sash & Door Company on Grandview between Franklin and Bleeker with support areas on the former grounds of the Musser Lumber Company on the southeast side of the railroad tracks. Beach-Stortz Lumber Company operated in about a half block area on the south side of Hershey Ave, a small portion of the former Hershey Lumber Company. Collins-Hill operated in a one-block area on E. 2nd St at Spring, and Muscatine Lumber & Coal Company about a half block further east on the northeast side of Mad Creek, in a smaller area than the previous Muscatine Lumber & Box Company. Only the Huttig Brothers retain most of their previous area on E. 2nd Street at Oak (Sanborn Map Company 1919).

Interestingly, as the pearl button industry replaced the 19th century prominence of the lumber businesses, it also physically replaced previously lumber operations in some areas. For example, the majority of the area of the old Hershey mill and yards along the river in South Muscatine became the McKee & Bliven Button Factory. On the east side of town, part of the area previously utilized by the Huttig Brothers Manufacturing Company became the Hawkeye Pearl Button Factory (Sanborn Map Company 1919).

Remnants of the lumber industry in the mid-20th century

By 1921, the number of lumber companies had been reduced to three: the Beach-Stortz Lumber Co (1030 Hershey), Collins-Hill Lumber & Coal Co (807 E. 2nd St), and Muscatine Lumber and Coal Co (930 E. 2nd). The Huttig Bros Manufacturing Co (701 E. 2nd) and Roach & Musser Sash & Door Co (601 Grandview Ave) continued to manufacture sash, doors, and blinds. These companies continued to operate, with minor name changes, through the 1920s and 1930s, meeting all the local lumber needs. Fire continued to be a threat to the lumber industry into the 20th century. On August 7, 1940, a fire destroyed most of the Roach and Musser Sash and Door Works' plant on Oregon Street near Grandview (City directories 1921, 1923, 1927, 1929, 1931, 1934, 1936; Muscatine Fire Department: 33).

The 1946 Sanborn map index included: Beach & Stortz Lumber Company, Collins-Hill Lumber and Coal Company, Huttig Manufacturing Company, Muscatine Lumber & Coal Company, and Roach & Musser Woodworking. The Beach & Stortz Lumber Company and Roach & Musser Woodworking continued to operate on their reduced parcels of land in South Muscatine. The size of Beach & Stortz remained about the same as it was in 1919. Roach & Musser Woodworking operated almost solely on the two narrow blocks along Grandview between Franklin and Bleeker, with buildings spanning the entire area. Hill-Goetz Lumber & Coal Company operated in their block area on E. 2nd St at Spring, while the Muscatine Lumber & Coal Company continued to reduce their area further to the east across Mad Creek. The Huttig Brothers spanned two half block areas on E. 2nd Street at Oak with significant growth of the Hawkeye Pearl Button Company to the southwest in the area along Orange (Sanborn Map Company 1946).

While the golden age of the lumber companies was well past, the businesses continued to contribute significantly to the local economy. Around 1940, shifts occurred again within the lumber companies. The Collins-Hill Lumber & Coal Company reorganized as the Hill-Goetz Lumber & Coal Company at 805-807 E. 2nd Street. Hawkeye Lumber Company began operating in the location of the Muscatine Lumber and Coal Company at 930 E. 2nd Street. The Beach Lumber & Supply Co continued to operate at 1030 Hershey Ave, after having been extensively remodeled in the late 1930s. The Huttig Manufacturing Co (701 E. 2nd St) and Roach & Musser Sash & Door Co (601 Grandview Ave) continued to manufacture sash, doors, and blinds, joined by the Hawkeye Lumber Company. In the mid-1940s, the Muscatine Roofing & Lumber Company also opened in Muscatine at 901 Grandview Ave.

These six companies continued to operate in Muscatine east of Mulberry and the downtown or in South Muscatine through the 1940s and into the 1950s. Roach & Musser Sash & Door Works continued to be one of the largest locally owned companies into the 1950s. In 1957, it was sold to a New York investment company (Carlson 1984: 151). The 1959 city directory continued to list four retail lumber companies: Beach Lumber & Supply Co (1030 Hershey), Hawkeye Lumber Co (910 E. 2nd St), Hill Lumber Co (805-807 E. 2nd St), and Roth Lumber & Oil Co (808 Grandview Ave).

Throughout the last half of the 20th century, the lumber company gradually disappeared from Muscatine. Roach & Musser closed in December 1962, and the buildings were dismantled over the next few months (Arpy 1963). The Huttig Sash and Door Works operated in Muscatine until 1977. Hawkeye Lumber Company continued the longest, closing in 2003 after repeated flooding.

Associated Property Types: Lumber Industry

Commercial and industrial buildings of the lumber industry

Description: Commercial and industrial buildings from c.1843-c.1960 reflect the typical historic resource related to the lumber industry. With the boom of the lumber industry in the 1870s, many businesses developed. Most businesses started in a single building, expanding to several buildings as the business grew. A fully developed campus may have consisted of several buildings dedicated to individual aspects of production or the business. Lumber buildings in the 19th century were usually constructed on undeveloped land at the edges of the central business district or in South Muscatine. Often one building was dedicated to the office or commercial side of the business, and it was more refined than the typical industrial buildings. These buildings may reflect a particular architecture style. Typical buildings of the lumber industry in the 19th century were brick buildings to reduce the threat of fire, and they were low one or two story buildings with a large footprint. Restrained architectural detailing in the brick might be seen on these buildings, typically as simple as a segmental arch double-hung window. Property types include saw mills, planing mills, lumberyards, and sash and millwork factories. As the remaining lumber businesses continued to expand their operations in the 20th century, earlier buildings and campuses were modified to meet modern needs. Existing buildings were enlarged or altered to adapt them to new functions. New buildings were constructed to meet increased demands on aspects of the business. These buildings continue to be primarily utilitarian in appearance, though they may include some 20th century stylistic influences.

Significance: The significance of these buildings lies in their association with the lumber industry in Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this element in the history of Muscatine. The significance of individual commercial and industrial properties may be established as contributing resources of a historic district rather than as individually eligible properties. Historic complexes typically will be considered significant as a historic district rather than as individual buildings.

Registration Requirements:

Criterion A: Resources will be directly associated with the lumber industry in Muscatine from c.1843-c.1960 and will have served an important role in the lumber history of Muscatine. The significance of prominent businesses in the lumber industry of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have a direct association with important business men or women or another key individual related to the establishment or growth of the lumber industry in Muscatine. To be eligible under this historic context, the person must be individually significant in the lumber industry of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder; or resources

will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design. The significance of the design and architect must be directly tied to the lumber industry to be eligible under this context.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to commercial and industrial buildings of the lumber industry; archaeology was not included as part of this project.

Integrity Considerations: Commercial and industrial buildings associated with the lumber industry may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial and industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural details, and materials that reflect the building's appearance during this period of use.

Individual commercial and industrial resources associated with the lumber industry may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

301 W. Mississippi, Isett Warehouse (c.1843, 1887, c.1915) - 70-00536, FS-004
(most historic resources in this category are located outside of the downtown area; many have been demolished over the years)

Residential buildings associated with the lumber industry, c.1843-c.1960

Description: Residential buildings directly associated with the lumber industry include those buildings constructed for the use of a person associated with the lumber industry. The majority of these properties were constructed from c.1843 to c.1900. These properties may include residences for the lumber business owners, residential buildings constructed as rentals by the lumber business owners or for lumber workers, and residences of the lumber industry workers. The larger residences are typically two-story buildings, constructed of brick or frame. The earlier buildings reflect architectural styles such as the Greek Revival or Italianate while the late 19th century buildings typically reflect the

Queen Anne or Romanesque Revival styles. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. The smaller residences are often vernacular in nature, reflecting the double pen, central passage, or T-plan types. These buildings are typically frame buildings and were constructed for the lumber industry workers. Many of these residences were constructed in neighborhoods near the lumber factories.

Significance: The significance of these buildings lies in their association with the lumber industry in Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this element in the history of Muscatine. The significance of individual residential properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Residential resources will be directly associated with the lumber industry in Muscatine from c.1843 to c.1960 and will have served an important role in the lumber history of Muscatine.

Criterion B: Residential resources will have an association with important men or women in the history of Muscatine or a significant group of people related to the establishment or growth of the lumber industry in Muscatine. To be eligible under this historic context, the person must be individually significant in the lumber industry of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Residential resources may be eligible under this criterion if they are directly associated with the lumber industry and the significance of their architecture/design is reflective of this connection to the lumber industry. They will be an excellent example of an architectural style with good integrity; or resources will be an intact example of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district related the lumber industry. There must be a demonstrated association with the lumber industry in Muscatine. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design. Residential historic districts associated with the lumber industry must demonstrate the significance and integrity of the district as a whole.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings associated with the lumber industry; archaeology was not included as part of this project.

Integrity Considerations: Residential resources associated with the lumber industry may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the

seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the structure. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building.

Individual residential resources associated with the lumber industry may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of times, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

501 E. Mississippi, Peter Musser House (c.1874) - 70-00530, FS-117

(most historic resources in this category are located outside of the downtown area; many have been demolished over the years)

Additional lumber industry resources

Description: Additional resources associated with the lumber industry from c.1843 to c.1960 may be eligible within this context if they reflect a direct association with the lumber industry. Property types may include educational or religious buildings developed directly in response to lumber industry, such as properties in Musserville. Additional resources reflect the civic contributions of the lumber families. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their direct association with the lumber industry of Muscatine from c.1843 to c.1960. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be directly associated with the lumber industry of Muscatine and will have served an important role in this development. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources will have an association with important men or women, or another key individual or group related to the lumber industry in Muscatine. To be eligible under this historic context, the person must be individually significant within the lumber

industry of Muscatine. Properties typically must be associated with the person's productive life as it relates to the lumber industry and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within the lumber industry and represent a strong association with this significance.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the lumber industry and the significance of their architecture/design is reflective of this connection to the lumber industry. Resources directly associated with the lumber industry will be intact examples of their vernacular or folk type with good integrity; or resources will be an excellent example of an architectural style; or resources will be the work of a well-known architect or builder; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to other resources of the lumber industry; archaeology was not included as part of this project.

Integrity Considerations: Other resources directly associated with the lumber industry may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible in the history of the lumber industry, the resource must still retain its essential character defining and distinctive characteristics.

Individual resources associated with the lumber industry may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as location, massing, design, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

(these resources are primarily outside of this survey area)

Pearl Button Center of the World (c.1890-1966)

While buttons were typically imported from Europe in the 19th century, demand for locally produced buttons increased in the 1890s. Johann F. Boepple is credited with beginning the national pearl button industry in Muscatine around 1890. With increased tariffs on imported buttons, demand for American buttons increased in the 1890s. By 1897, three companies focused on pearl button manufacturing existed in Muscatine, increasing to 14 companies involved in button production by 1899.

The number of button companies in Muscatine boomed in the early 1900s, with some businesses focused on button production and other companies focused on producing button blanks used to make buttons. New machinery developed in Muscatine led to increased production across the country. By 1905, button makers in Muscatine produced almost 40 percent of the buttons in the world, about 1.5 billion buttons. The industry stabilized in the 1910s, with a new boom following the start of World War I. The 1920s were viewed as the golden age of pearl button production. Through this period, Muscatine continued to be nationally prominent within this industry.

While depletion of mussel shells to produce buttons was a constant factor, the increasing plastic button industry began to eat into the pearl button industry. Experimentation with plastic products led to a new, more durable plastic button in the 1940s. Additionally, mechanized washing machines and detergents were rough on the pearl buttons. Local button manufacturers began to switch to plastic buttons in the 1940s and 1950s or closed their doors. Pearl buttons and button blanks continued being produced in Muscatine until 1966. Button companies continue to operate in Muscatine today, producing plastic buttons.

The pearl button industry in Muscatine is significant as the community led the nation in the development of this industry. It also fueled the prosperity of the community in the first half of the 20th century. As the lumber industry declined, the pearl button industry solidified the local economy. The related historic resources from c.1890 to c.1966 reflect the growth, prominence, and decline of the pearl button industry in Muscatine. These resources are primarily commercial, industrial, and residential buildings. Most of these commercial and industrial resources are concentrated on the edges of the downtown area along the railroad lines and in South Muscatine. Related residential resources are located primarily within neighborhoods that developed in the early 20th century.

The Beginning

In 1887, Johann F. Boepple immigrated to the United States, bringing with him the knowledge of button cutting. Tariffs on imported shells were limiting his business in Germany, and he sought a location that would be more prosperous. He reportedly had received a sample of crude buttons made from freshwater shells “somewhere about 200 miles southwest of Chicago.” He immigrated to this area, discovered the abundant supply of mussel shells. The soft shells of the fresh water streams of the Midwest posed a challenge for Boepple and his traditional equipment designed for hard marine shells and horns. By working with the shells, he developed new methods suitable for the mussel shells and discovered they were ideal for the manufacture of pearl buttons with a naturally attractive luster. With a new American tariff on imported goods, including buttons, in 1890, the price of buttons skyrocketed and Boepple saw the potential for launching a local business. After moving around between several streams in the area, Boepple

set up shop in Muscatine, finally acquiring funding from William Molis. He opened his first shop on Cedar Street under the Davis cooper shop on January 26, 1891. Using the foot-powered equipment that he developed, Boepple began production of freshwater pearl buttons. Within two years, he had a two-story brick factory and 100 employees (O'Hara 1981: 46-48; Richman 1911, Vol. 1: 270; Boepple 1900; EPRI 1977: 3; Carlson 1984: 38; Madson 1985: 55-56, "Centennial Edition" 1940: 92).

As Boepple's methods of production became known, other button makers started in Muscatine in the late 1890s. The industry attracted numerous people to town and spurred over 50 businesses in the first decade. Some hoped to work on the manufacturing side while others focused on fishing for mussel shells, which required little skill. Some entrepreneurs attempted to do both tasks. In the 1890s, business gradually increased for the button manufacturers. However, when the Dingley Bill passed in 1897 further raising tariffs on imports such as buttons and the demand for pearl buttons across the country increased, the pearl button industry in Muscatine boomed. Additional button industries sprung up along the Mississippi, but Muscatine rightfully claimed the title of "Pearl Button Capital of the World." Even at the height of the industry, Muscatine produced more buttons than any of the other button centers in the country (O'Hara 1981: 49-50; Carlson 1984: 38-39).

Later publications traced the beginning of the freshwater pearl button industry to Boepple in Muscatine. A 1919 study of the industry noted that American production of buttons of brass and wood dated to 1750, metal buttons dated to 1800, buttons of horn dated to 1812, marine buttons dated to 1855, and buttons of composition to 1862. Throughout this period, mussel shells were readily available in many rivers, particularly Midwest streams. The earliest plant to use these shells in button production dated to 1883 in Knoxville, Tennessee, which closed after a short time. Some pearl button factories operated in Cincinnati, Ohio, and St. Paul, Minnesota, using imported ocean shells in the late 1880s. Machinery used for this type of production was unsuitable for the softer fresh water shells. The 1919 report points to Boepple, "a man of singular tenacity of purpose," as the man who single handedly began the freshwater pearl button industry. Thus, Muscatine developed as the center of pearl button production. 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).

The boom of the button business in the late 1890s is seen in the city directories for Muscatine. In the 1895-1896 directory, the Boepple Button Company was the only listing under "Button Manufacturing." The company at 3rd and Oak was joined by two others by the 1897-1898 directory, the Peerless Button Factory at 401 W. Front and the Muscatine Pearl Button Company at 311 Mulberry. About this time, the button industry truly took off, with a total of fourteen listings under "Button Manufacturing" by the 1899-1900 directory. Several new companies appeared at this time that would continue to operate for the next couple decades, including Schmalz Brothers and Teichmiller Button Factory. The boom is further illustrated by the numerous button factories highlighted as places of "Special Interest" on the first page of the 1899 Sanborn map. Over twenty button-related businesses are listed in this directory, including twelve not listed in the slightly previous city directory's business listings.

About half of the 49 button factories on the Upper Mississippi in 1898 were located in Muscatine. Twelve other cities along the river split the remaining factories. By the late 1890s,

the mussel beds of Muscatine and southeastern Iowa were already suffering from overfishing. As the number of beds in these areas decreased, the mussel fishing industry spread further from Muscatine, downriver to Missouri and upriver into Minnesota and Wisconsin. Other rivers, such as the Illinois River, were also a resource for shells. Many of these shells were shipped back to the factories in Muscatine (Mason 1985: 57).

A special “Pearls and Prosperity” edition of the Muscatine *Evening Journal* was printed on December 9, 1899. According to the figures presented in this paper, there were 25 button factories employing 1200 people who produced 98,000 buttons each week. Wages totaled \$8,000, and the average wage ranged from \$7.50 to \$16 per week depending on the type of button produced and speed of the worker. Around 175 tons of shells were used each week. Blank cutting machines were relatively cheap, and many people could afford to buy one to cut shells that they collected. Blanks were sold to local button producers as well as eastern button companies that previously relied on imported shells (“Pearls and Prosperity” 1899).

This 1899 edition also gave the history of the button companies currently in operation. Key to all companies was vacuum systems to remove the associated dust of the production, reducing health problems. The Boepple Button Company was the largest, with J.F. Boepple as the president, William Huttig as vice president, C.K. Nebling as secretary, and D.S. McDermid as treasurer. The two-story building constructed for the company was located at 3rd and Orange. In April, Boepple had also opened a branch upriver in Davenport, and the company also had a sales office run by W.C. Wadworth in New York City. The second company formed was the Peerless Button Company, began by James McKee and William Bliven. As it opened in the former Electric Light and Power Company building, it was unique as having its own electric plant. They produced about 2,500 buttons and 1,500 blanks each week (“Pearls and Prosperity” 1899).

Less than half of the other companies highlighted in this special edition would survive through the next decade. A small company, George Fry & Co, operated out of the lower/rear part of the old Van Nostrand Saddlery Company on Chestnut. Several button sawing companies operated in South Muscatine, near the lumber companies, including W.H. Franklin (also a blacksmith), Manthey Factory, Anchor Button Works (L.H. Concannon), Boston Button Works (W.F. Boston), Teichmiller Brothers, Holzhauser & Bauerbach, and Jones Brothers. Huttig & Gertz were the only company in South Muscatine to also do finishing. Eastern interests were also represented in Muscatine with the New York Button Company and Leo H. Hirsch Company (“Pearls and Prosperity” 1899).

As the industry grew, former workers branched off into their companies and companies reorganized, creating the ever changing names of button producers in Muscatine. John Weber is one example. He made buttons from wood, horns, and shells in Vienna in the 1880s on a lathe. At this time, Vienna was one of the button centers of the world, but when America raised the tariff on buttons around 1890 the industry declined sharply. Weber chose to immigrate to America, working for several years as a button maker in Philadelphia. His skill reportedly attracted the attention of John F. Boepple in Muscatine, who asked him to move to town in 1896. He worked briefly at Boepple Factory briefly before moving to the Royal Button Company (“Weber Button Company” 1915).

One company began around this period would continue to play a significant role in the button industry for a number of years. Leaving the Royal Button Company, John Weber and Henry

Umlandt went into the button business together in 1898 as the Automatic Pearl Works. Their company grew slowly, but they operated out of a converted dwelling next to the plumbing firm of Nicholas, Patrick, and Thomas Barry on Third Street near Mulberry. Unlike many companies, they catered to the western markets in California, Denver, and Salt Lake City. Umlandt bought Barry's first machine, and business began to increase. In 1903, Weber left the company, and Umlandt moved into his old building at Third and Mulberry. He renamed the business the Automatic Button Company, due to the new machines that reduced labor needs ("Weber Button Company" 1915; Richman 1911, Vol.2: 621; Carlson 1984: 81; "Pearls and Prosperity" 1899).

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 was incorporated under this name in 1889 to provide plumbing supplies. The Barry lead trap, with its patented design, became the leading product of the firm by the 1890s. In 1894, Nicholas, Sr. retired, and the firm was continued by the three sons, Nicholas, Jr., Patrick, and Thomas. In 1895, they 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. Their main focus was on the automatic button cutter. They sold 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. About fifty workers were employed by 1901. The advent of this machinery greatly increased production of the button industry throughout the region. 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. They employed over 100 people in their three-story, three building plant. The firm name changed to the Barry Company in 1915 (Carlson 1984: 38, 82; Richman 1911, Vol. 1: 303; Richman 1911, Vol. 2: 50; Lewis 1901: 67-68; Coker 1919: 66; Petersen 1952:).

Growth and Prosperity in the Early 20th Century

At the turn of the century, Muscatine was described as "The Pearl City." Pearl buttons were one of the three leading manufacturing industries (Lewis 1901: 14-15). By this time, they were out-producing the more established button-making centers in Europe, where buttons were made primarily from the shells of Indo-Pacific marine mollusks (AMNH 2001). Interestingly, within the next 14 years, the pearl button industry seems to have quickly surpassed the lumber and building materials industry. Already in the 1900-1901 city directory, the button industry has visibly grown again. The directory now sub-divided the industry into four categories: Button Manufacturers, Button Blank Manufacturers, Button Machinery, and Button Saw Manufacturers. Only three companies are listed as official button manufacturers, in addition to the Boepple Button Company: A & B Pearl Button Company at 303-309 Mulberry, Automatic Pearl Works at 509 E. 3rd Street, and the Royal Pearl Button Company at 121-125 E. Front (Mississippi).

Button blank manufacturing had become a huge industry by this period. The first step of the button manufacturing process was the cutting of the round disks from the shells. These "button blanks" would then be sold to a button manufacturing company to add a fastener or holes, creating the actual button. The majority of "button" companies in the early 20th century were actually listed as button blank manufacturers. In the 1900-1901 city directory, twenty button

blank manufacturers are listed, including the earlier Schmalz Brothers and Teichmiller Button Factory. The listings in this directory include:

Barnard & Nickey Pearl Button Co (C.S. Barnard, A.J. Nickey) – rear 1112 Mulberry
W.F. Boston Button Factory – 1113 Oregon
Brogan & Stiles (C.W. Brogan & A.D. Stiles) – 211 Orange
Levi H. Concannon – 710 Sampson
Cooperative Button Co (Fred Weimann, pres; Andrew Johnson, v.p.; W.J. Moylan, sec;
Wm. Zetler, tres) – 217 Walnut
Wm.H. Franklin – rear 1082 Hershey
George Frey & Co (George Frey, Henry Becke) – rear 213 Chestnut
Charles A. Griffin – 115 W. Front – (fish)
Hagerman Button Co (Charles C. Hagerman) – 401 W. Front
Leo H. Hirsch & Co (F.C. Vetter, mgr) – 301 Mulberry
Holzhauer & Bauerbach (William Holzhauer, A.J. Bauerbach) – rear 516 Main
Huttig & Gertz (August C. Huttig, Harry Gertz) – Franklin, northeast corner Bismark –
Keystone Button Works (E.B. Becker, mgr) – 311 Mulberry
Thomas F. Maher - 414 E. 3rd
Henry Manthey – 219 Main
New York Button Factory (D.A. Willis, mgr) – 223 Orange
Peerless Button Company (Bliven & McKee, proprietors) 317-319 W. Front
St. John Button Works (James H. St. John) – rear 414 E. 3rd
Schmalz Bothers (Charles F. and Ferdinand F.) – 318 Bleeker
Schnier & Wenak (Charles L. Schnier & A.C. Wenak) - 513 W. 5th Street
Teichmiller Bros (Henry and John) – 415 Hanover
Tice & Klebey (Thomas E. Tice and Christ Klebey) – 323 Oak
M. Weggen & Bros (Mary, Jacob, and John) – rear 1051 Lucas
Andrew J. Westbrook – 117-119 Sycamore
Christ Whisler – 107 Chestnut

It appears that these listings include people who were fishing in the Mississippi River for the shells, as well as those companies with machinery to produce the button blanks. Several of these people also had another occupation or business, including W.F. Boston (saloon), William Franklin (blacksmith), James St. John (grocer), and the Schmalz Brothers (grocers).

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 shells used were almost doubled from 1899 at 18,000 tons. 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. 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” 1902).

The 1904 *Atlas of the State of Iowa* described the business establishments of Muscatine. After noting other industries, the articles continued with “The most important of all is perhaps the pearl button business, Muscatine being the pioneer in a business that has grown to great proportions. Pearl buttons are made from clam shells gathered from the Mississippi River, and Muscatine leads all other cities in the number of its factories and laborers employed in this industry” (Huebinger 1904: 307).

As typical with a “boom” industry, many companies closed and others were born throughout the first decade of the 1900s. The number of “button manufacturers” grew to eight by 1904: Automatic Button Company (309 Mulberry), Boepple Button Co (701 E. 3rd Street), Giesler-Stewart Pearl Button Co (116 Walnut), Hawkeye Pearl Button Company (125 E. Front), Leo H. Hirsch & Co (809 E. 4th Street), Peerless Pearl Button Co (315 W. Front), Royal Pearl Button Company (Main & Grandview), and Vienna Pearl Button Co (604 E. 3rd Street). Nineteen button blank manufacturers are also included in the 1904 business listings, including only six listed in the 1900-1901 business listings in the city directory. A number of people are listed on houseboats or at the foot of a street, indicating their role is in the fishing aspect of the business. The market for wholesale buttons also grew, with the Boepple Button Company and Batterson Button Company listed under this heading.

With the growth of the button industry also came the growing demand for button machinery. Though the first machine used by Boepple was operated with a foot pump, the Barry Manufacturing Company continued to develop their “automatic” button machinery to further reduce the labor needed to make buttons. Other firms and people also tailored their business to making machinery or tools needed in various aspects of the production. Six companies were listed under “Button Machinery” in the 1904 business listings of the city directory: Barry Manufacturing (901 E. 4th Street), J.C. Brumwell (401 Oak), Hess Machine Works (428 E. 2nd Street), J.T. Nester (311 Mulberry), Thormann Manufacturing (301 Mulberry), and Thormann, Ward, & Co (215 E. 2nd Street).

In the census of 1900, pearl buttons had been recognized as the second most important branch of the button industry in the United States, after the imported ocean shells. By the 1905 census report, pearl buttons ranked number one, exceeding the combined value of the next two highest sources of buttons, ocean shells and vegetable ivory. The gross product of freshwater buttons in the country rose from \$1,176,285 in 1899 to \$3,359,167 in 1904 (Coker 1919: 67).

Statistics show that by 1905 button makers in Muscatine, Iowa, produced almost 40 percent of the buttons in the world, about 1.5 billion buttons (AMNH 2001). The button companies appear scattered over the 1905 Sanborn fire insurance map. Again, the largest companies are listed on the first page. These companies were Automatic Button Company (p. 3), Bishop & Hagerman Pearl Button Factory (p. 16), Boepple Button Company (p. 3), Empire City Pearl Button Works (p. 4), W.H. Franklin Button Factory (p. 15), Giestner & Bloch Button Factory (p. 22), Giestner & Stewart Pearl Button Factory (p. 22), Hawkeye Button Company (p. 3), L.H. Hirsch & Co. Button Company (p. 22), Holzhauser & Bauerbach Button Factory (p. 15), McKee & Bliven Button Company (p. 13), Muscatine Pearl Novelty Company (p. 9), Royal Pearl Button

Company (p. 16), Schmalz Brothers Button Factory (p. 17), South Muscatine Pearl Button Company (p. 6), and Vienna Pearl Button Manufacturing Company (p. 3).

Interestingly, as the pearl button industry grew in prominence over the lumber industry, some lumbermen also became involved in this prosperous business. Harry W. Huttig, son of one of the Huttig Brothers, was president of the Pioneer Pearl Button Company. He continued to serve as an officer at Huttig Manufacturing Company as well as being involved in number of other business interests along the Mississippi. The Pioneer Pearl Button Company operated on E. 3rd Street near the other Huttig facilities (Richman 1911, Vol. 2: 566).

Prominent Local Button Companies

A number of companies had been formed by this point that would continue to operate successfully in Muscatine for decades. Around 1895, James S. McKee and William E. Bliven entered in the button business. After working as the Peerless Button Company at 315-319 W. Front (Mississippi), they launched their namesake business in 1906, the McKee & Bliven Button Company. Around 1910, they moved to their permanent location at 1000 Hershey, on the south side of Hershey at the end of Front Street and Elm Street, along the railroad tracks in South Muscatine. By 1911, they reportedly employed between 500 and 600 people, and they sold buttons throughout the United States (Sanborn Map Company 1905, 1912; Muscatine City Directories, 1908-1909, 1911; Richman 1911, Vol. 2: 117).

The Automatic Button Company was launched by Henry Umlandt after the departure of John Weber in 1903. At first the company manufactured about 100 gross of button per day. By 1911, it had the capacity of 7,000 gross per day and employed about 500 people as one of the largest button companies in Muscatine. The buttons were reportedly sold worldwide by this year. The officers in 1911 were Henry Umlandt, president and general manager; Peter Umlandt, vice president; William Umlandt, treasurer; and H. H. Hack, secretary. Henry was also involved in several other organizations, including National Association of Pearl Button Manufacturers (Richman 1911, Vol. 2: 621).

After bouncing through several other companies, John Weber began his own button company in 1904 on Park Ave. This business venture grew rapidly, and by 1915 he needed to build a new facility. At this time, he built a stone and concrete plant in the 1000 block of E. 6th Street near the railroad tracks. The most modern machinery were included in the factory, which employed 150 to 200 people as cutters, sorters, and finishers. His sons, Louis, Jack, Bill, Charlie, and Walter, worked with him in the factory. The name of the company changed to the Weber & Sons Button Company around the same time that they built their new facility (“Weber Button Company” 1915).

The Hawkeye Pearl Button Company was begun in 1903 by W.F. Bishop, F.C. Vetter, C.C. Hagermann, and George Jackson. Jackson soon retired, leaving the other three men in charge. They grew significantly within the first decade, moving several times before finding a large enough facility at 2nd and Orange streets. This facility still required a large addition in 1909. At this time, they were the only true day and night industrial institution in Muscatine, operating 24 hours a day. They could produce about 40,000 gross of buttons in six days. Offices and stock rooms were maintained in New York and St. Louis, and they had blank cutting facilities in several other cities, including Keokuk, IA, and Canton, MO. In 1914, W.F. Bishop sold most of

his interest to Hagermann and Vetter, remaining president until 1916 when he started the Iowa Pearl Button Company (“Centennial Edition” 1940: 78).

Related Industries

A side industry of the button industry was the “pearl novelty” business. The Muscatine Pearl Novelty Company started in 1898, making hat pins, pearl stick pins, pearl buckles, and pearl slides in a small shop on Mulberry Avenue people. They produced novelty items other than buttons, recognizing the ornamental quality of the shells. The variety of items made and production increased, and the company moved to 218 W. 2nd St. The 1905 Sanborn map shows that the office was located on the first story, with the cutting and finishing room on the second story. By 1908, it was reportedly the largest of its type on the Mississippi. The name of the company was changed in 1920 to the Muscatine Pearl Works, and incorporated as such. (“Muscatine Pearl Novelty Company,” 12-17-1908; “Muscatine Pearl Works” 1940: 54). Soon after their formation they did have competition. The American Pearl Novelty Company was incorporated on November 20, 1906 (Richman 1911, Vol. 1: 485).

Industries focused on the use of the byproducts of the button industry also surfaced in the early 20th century. By 1901, the city had realized the potential of crushed waste shells as a paving material, substituting it for the crushed rock in a traditional macadam surface. The shells with holes were left over from the button manufacturing were crushed and laid about 12 inches deep on the street. This layer was covered with 3 inches of gravel, and the layers were compacted with a heavy roller to create a hard surface. Crushed shells roads could be found in Muscatine into the 1950s (*Journal* 1901, Dec. 14: 4; Carlson 1984: 95). It is likely that some roads continue to have this surface under current paving material, but it is unknown where these roads might exist.

Local and National Button Industry in the 1910s

Concern of the depletion of mussels through overfishing and pollution became an issue by the early 1900s. In 1909, the federal government conducted a study to see if they could raise bivalves (clams and mussels). On December 15, the U.S. Bureau of Fisheries established the Fairport Biological Station to study the habits and needs of the mussel, about seven miles upriver from Muscatine. Several buildings were completed on the 60-acre site by 1910, mostly for offices and employees. Dr. R.E. Cooker of Washington, D.C. was the director of the facility. Boepple, the original button maker, was outpaced by the larger companies by this time, and he retired to Fairport Biological Station as an engineer and “shell expert” (Richman 1911, Vol. 1: 271, 305; Carlson 1984: 38, 87). However, conventional wisdom dictated that mussels reproduced so quickly that it was not an issue (EPRI 1977: 3).

The number of “button manufacturers” as well as “button blank manufacturers” continued to grow through the end of the first decade of the 20th century in Muscatine. According to the business listings in the 1911 directory, the number of button manufacturers has grown to fourteen from eight in 1904, with some shifted from the button blanks listings. The listings included the Automatic Button Company (301 Mulberry), Bishop & Hagerman (416 Bismark), Empire Button Co (327 Oak), Hawkeye Pearl Button Company (201-205 Orange), Leo H. Hirsch & Co (800-900 E. 4th Street), McKee & Bliven (1000 Hershey), Muscatine Button Co (913-916 W. Front), Muscatine Pearl Novelty Works (216 W. 2nd Street), Muscatine Pearl Co (1008-1014 E. 6th Street), Pioneer Pearl Button Co (701 E. 3rd Street), Richards-Smith Button Co (415-417

Hanover), Chas Schner & Co (101 Sycamore), Schmalz Brothers (418 Bleeker), and John Weber (905 Park Lane).

Button blank manufacturing also continued to be a significant portion of the industry. The 25 businesses listed under this category in the 1911 directory include:

Becker Button Co – 935 Roscoe	Morgan Button Co – 100 Spring
Block Button Co – 407 Benham	Rabedeaux Button Co – 1207 Cedar
Burr & Osborne – rear 915 E. 5 th Street	Roby Button Co – riverfront, so Hershey
Doty Button Co – riverfront so Hershey	Lumber Co
Lumber	Schildberg Brothers – 126 Maple
J.A. Fisher – 116 Bridgman	Andrew Schultz – 3 rd and Mad Creek
Fred Grau – 1089 Lucas	South Muscatine Button Company – 107
Herget Button Co – 955 Logan	Dewey
Holzhauser & Bauerbach – 516 Main	Storms Button Co – E end Front
Ideal Button Co – 905 E. 4 th Street	Summit & Perkins – 3 rd and Mad Creek
Independent Button Co – 417 W. Front	Turkey Ridge Button Co – Stewart Rd
McClung Button Co – 100 Cypress	Viner & Wells - 822 E. 2 nd
John McClun - 217 Mulberry	Wm Welch – 217 Mulberry, 2 nd floor
Model Button Co – 1216 Kansas	Wheeler & Stortz – 709 Lombard

The Barry Manufacturing Company appears to have outpaced its main competitors by 1911 as it is the only company still listed under “Button Machinery.”

In 1912 there were 196 plants in the United States that used mussel shells in button production. Of these plants, 153, or 78%, were devoted to cutting only, producing button blanks, and 36 focused on finishing and grading the buttons, the actual button production. Of these button factories, 20 also had cutting rooms, thus completing all aspects of button production in house. An additional 6 businesses focused on pearl novelties, while one plant only graded buttons. They were located throughout 20 states, though concentrated in the Mississippi River valley near Muscatine (Coker 1919: 89). According to the 1911 city directory as noted previously, Muscatine had 25 blank button establishments in town. Other blank button factories were nearby, shipping blanks to Muscatine. Muscatine’s 14 button factories in this period account for approximately 40% of the 36 button factories nationally.

After the initial boom in the first five or ten years, the industry waned a bit as it worked to become a more steady economic force in the late 1910s. However, throughout this period, it dominated the economy in Muscatine. According to the 1910 federal census, over half of the city’s 3,500 wage earners worked in the button industry. Estimates in 1911 asserted that over 2,000 men and 800 women were employed in the pearl button industry. Women worked either at home or in a factory. Button workers were paid by the number of “gross” that they produced, generally set at 168. However, blanks regarded as lower quality may be discarded, increasing the number manufactured to reach the gross. Debate over the grading of the button and blanks often resulted in conflicts (O’Hara 1982: 247; Richman 1911, Vol. 1: 270, 304; Churches of Christ in America 1912: 9).

The button industry ranked fourth among the state’s industries employing women. Women worked in various aspects, most often as carders or sorters. Women were employed in the industry to tie the buttons to cards through 1920. Most large factories had a room set aside for

this operation; other carders worked at home. They were paid around \$.02 for 144 buttons sewed, totaling about \$5 to \$12 per week. Even as the industry became more automated, companies were required to employ button sorters. These women sorted buttons according to color, size, and form. These sorters were rewarded for setting aside the higher quality buttons that were cut from the iridescent portion of the mussel shell. Other women worked as polishers near the button machinery, which often resulted in injury and breathing harmful dust (O'Hara 1982: 249-250; Carlson 1984: 84).

With the economic force of the button industry, unions were discouraged both by the companies and the city. Initial attempts at unionizing occurred in 1897 and 1903 but neither were successful. In November 1910, the Muscatine Button Workers Protective Union formed, and membership grew to over 1,000 by January. Soon it reached 2,500 members with all but a few hundred workers in the union. On February 25, 1911 tensions reached a new peak when the button manufacturers closed their doors on their workers. An unknown number of button factories originally initiated "shutdown," citing overproduction due to the garment workers' strike as the reason, but soon all 43 manufacturers shutdown. However, the 2,500 laid-off workers saw the "lockout" as a reaction to their newly formed union. While the button industry insisted otherwise, some offered jobs to former employees who would leave the union. By mid-March, some plants reopened with non-union workers. The strike began peacefully as the union settled in for a long battle and carefully organized their meetings and rallies. Generally, most of the city at this time supported the unionist as many had been employed in the industry at some point and were wary of too much control by the industry. Minor rioting occurred at the plants or home of "scabs." Around April 13, a law was passed prohibiting public congregation and "strike breakers" were brought in from Chicago. Incited by an incident with the strike breakers, 5,000 workers and supporters took to the streets. The state militia, including the local Company C, was called out to patrol the city. Two initial settlements were tried in May, and both were broken by the button manufacturers, leading to more conflict. The state militia was called back in the fall. After fifteen months of striking, the workers gradually went back to work, and the union all but dissolved with few changes made as a result of the event (Rousmaniere 1982: 243-244, 250-254, 257-262; Churches of Christ of America 1912: 1-6; Carlson 1984: 90).

A c.1914 publication, *Muscatine, Iowa, The Pearl City: Pearl Button Center of the World* conveys the significance of the industry to the community. Interestingly, whereas the "building materials" industry was still highlighted as the "leading industry" in Muscatine in 1901, it receives little attention in this later, similar publication. As the title suggests, Muscatine was the "Pearl Button Center of the World" at the time. Over 35 button factories made fresh water clam shells into buttons and button blanks. Buttons of all sizes and styles were shipped around the world. The industry income was estimated to be over three million dollars. In addition to buttons, Muscatine also had the largest button machines manufacturing industry in the country, shipping machines worldwide (Lewis 1901: 14; RPC 1914: 3).

Second Boom of the Button Industry

With the beginning of World War I, the supply of imported buttons from Europe dwindled, increasing the demand for buttons from Muscatine. The button industry boomed once again in the late 1910s and 1920s. The button companies continued to appear and disappear, with the overall number growing. Barry Manufacturing continued to be the only company listed for the supply of button machinery in the business listings of the 1916 city directory. Ten button

companies were listed: Automatic Button Company (301 Mulberry), Hanover Pearl Button Co (415-417 Hanover St), Hawkeye Pearl Button Company (210-215 Orange), Leo H. Hirsch & Co (800-900 E. 4th Street), McKee & Bliven (1000 Hershey), Pioneer Pearl Button Co (116 Chestnut), Schreurs Button Co (327 Oak Street), U.S. Button Co (701 E. 3rd St), Vienna Pearl Button Co (3rd and Orange St), and Weber & Sons (1008-1010 E. 6th St).

A record number of button blank manufacturers – 43 – were also listed in the 1916 directory. A number were recognizable from earlier directories, including the Block Button Co (407 Benham), Doty Button Co (riverfront south of Hershey Lumber), Grau Button Factory (Climer St, west of Logan), Schildberg Brothers (126 Maple), Andrew Schultz (Isett Ave), South Muscatine Button Company (107 Dewey), Teichmiller Button Co (421 Hanover), and Charles Schmalz (418 Bleeker). Others were new firms that would continue to appear in the coming decade, such as the Boldt Button Factory (913 Newell Ave), Geo P. Christopherson (Mad Creek Bottoms), Fred Guber (1006 E. 7th Street), Humpleby Button Co (1314 Sherman St), Claus Schmarje (318 Stewart), and Yarek Brothers Button Co (Riverfront near Hershey Ave).

The majority of workers in the button industry were employed as cutters. For example, at the Hawkeye Pearl Button Company, one of the largest producers, about 500 of their 971 employees were working as cutters, probably all men. Additional skilled laborers operated various machinery, including automatic machines (74), “fancy” machines (47), and carding machines (20). Another 100 were button sorters and 100 were hand carders, most likely women. The remaining workers were divided between shell sorters (15), grinders (22), and general day workers (100) (Hawkeye Pearl Button Company 1917: 34).

The largest operations continued to be listed on the front page of the 1919 Sanborn fire insurance map. A total of twenty-five were including in this directory, including button manufacturers, button blank manufacturers, button machinery manufacturers, pearl novelty companies, and button sewing operations: Automatic Button Factory No. 1 (p. 4), Automatic Button Factory No. 2 (p. 12), Barry Company Button Machine Manufacturing (p. 16), H. Christophersen Pearl Button Blanks Sawing (p. 13), R.J. Crow Pearl Button Sewing (p. 17), C. Doty Button Company - Pearl Button Blank Sewing (p. 12), G. Gebhardt Button Company (p. 13), Hanover Button Company (p. Pearl Button Manufacturing (p. 11), Hawkeye Button Company, Factory No. 1 (p. 4), Hawkeye Button Company, Factory No. 2 (p. 4), L.H. Hirsch & Co. Button Company (p. 22), C. Holzhauser Button Blank Factory – 11), Iowa Pearl Button Factory No. 1 (p. 10), A.J. James Blank Button Cutting (p. 17), C.J. Jameson Button Factory (p. 2), Lowe & Co. Jewelry & Pearl Novelties Manufacturing (p. 12), McKee & Bliven Button Company (p. 13), Muscatine Pearl Novelty Company (p. 9), Pennent Pearl Button Company (p. 4), W.W. Richards Button Blank Cutting (p. 20), C. Schmalz Button Blanks Cutting (p. 14), C. Schmarje Button Blanks Cutting (p. 17), Schreurs Button Company (p. 3), Star Button Company (p. 2), and Weber & Sons Button Company (p. 16).

The 1920s are described as the “golden” years for the pearl button industry (Raffensperger 1966: 20). Ten “button manufacturers” were listed in the 1921 city directory: Automatic Button Company (301 Mulberry), Hanover Pearl Button Co (415-421 Bond), Hawkeye Pearl Button Company (601-605 E 2nd St), Leo H. Hirsch & Co (801-827 E. 4th Street), McKee & Bliven (1000 Hershey), Pennant Pearl Button Co (600 E. 3rd Street), Pioneer Pearl Button Co (115 Chestnut), Schreurs Button Co (327 Oak St), U.S. Button Co (701 E. 3rd St), and Weber & Sons

(1008-1014 E. 6th St). The number of button blank manufacturers totaled 34 in 1921, including those focused on fishing:

Block Button Co – 407 Benham	Lindsley & Eutsler – 1017 E. 6 th
Boldt Button Factory – 913 Newell Ave	C. Malone – 880 E 2 nd
Geo P. Christopherson – foot of Grover	Paul Button Co – 2406 Monroe
Crow Button Factory – 714 Sampson	C.H. Perkins – 880 E. 2 nd
Dollman Button Co – 1467 Washington	Porter Pratt – 1206 Smalley Ave
Sam Etter – 1401 E. 5 th Street	Rehbehn Bros – 805 E. 9 th
Gabel Button Factory – 203 Fillmore	Reightnouer & Schwalm – ft E 10 th St
Gebhardt Button Co – cor Angle and Pond St	W.W. Richards – 107 Dewey
Grau Button Factory – 1089 Lucas	Geo Royster – 910 E 7 th St
Fred Guder – 1006 E. 7 th	Schildberg Brothers – 124 Maple
Hawkeye Pearl Button Co – 701-705 E. Front	Chas F. Schmalz – 418 Bleeker
Healey Button Co – 416 Liberty	Claus Schmarji – 318 Stewart
Holzhauser Button Co – 516 Main	R.A. Schmitt – 1224 Adams
Hubbel Cutting Plant – 707 E. 4 th	Star Pearl Button Co – 3 rd St and Mad Creek
Humpleby Button Co – 1314 Sherman	Teichmiller Button Co – 421 Bond
J.A. Irvin Jr – 1502 Park	Tiedeman Button Factory – 2520 Monroe St
Jamison Cutting Plant – 1000 E. 4 th	Whittaker Button Factory – 613 E. 6 th St
Lemkau Button Factory – 408 Pond	Yarek Bros Button Co – 1004 E. 4 th St

The Barry Manufacturing Company had been joined in the category of “Button Cutters Supplies” by the Standard Manufacturing Company (117 W. Front), though they continued to be the only listing under “Button Machinery.” Two wholesale button dealers were also listed in 1921, the Batterson-Wessels Co (212-214 W 2nd St) and Schner-Block Co (101 Sycamore).

By 1927, the button manufacturers included the Automatic Button Company, Hawkeye Pearl Button Company, Iowa Pearl Button Co., Leo H. Hirsch & Co, McKee & Bliven, U.S. Button Co, Pennant Pearl Button Co., and Weber & Sons. The Iowa Pearl Button Company was also added under the “blank button manufacturers” along with Larry D. Clark, J.H. Davis, the Lik Bros, the Schwalm Cutting Plant, Albert Shepard, and Peter Umlandt. A number of other companies remained in business from 1921, including the Boldt Button Factory, H.G. Christopherson, Dollman & Hoffman Button Co, Grau Button Factory, Fred Guder, Hawkeye Pearl Button Co, Hirsch & Co, Hoffman Button Co, Humpleby Button Co, Jamison Cutting Plant, Lemkau Button Factory, McKee Button Co, C. Malone, Malone Button Co, Paul Button Co, Rehbehn Brothers, Ludwig Resnick, Royster Button Co, Schildberg Button Co, Claus Schmarje, Claus Schmarje, No. 2, Schmitt Button Co, Teichmiller Button Co, Whittaker Button Factory, Yarek Bros Button Co.

The 1928 Sanborn fire insurance map listed the fifteen largest button and button industry by-products companies in their front page index. These companies included: American Shell Products Company (p. 6), Automatic Button Company (p. 5), Barry Manufacturing Company (p. 13), Block Button Company (p. 34), Christophersen Button Company (p. 31), Hawkeye Pearl Button Company (p. 5), L.H. Hirsch Button Blanks (p. 13), Iowa Pearl Button Company (p. 2),

Jamison Button Blank Factory (p. 6), McKee Button Company (p. 30), Pennent Pearl Button Company (p. 5), United States Button Company (p. 5), Universal Crushed Shell Company (p. 13), Weber & Sons Button Company (p. 13), and Yarek Brothers Button Blanks (p. 32).

In the 1929 city directory, button blank manufacturing no longer rated its own category in the business listings for the first time since 1900. Fred Guder, Rehbehn Brothers, Resnick Button Factory, Royster Button Co, and Peter Umlandt were the only listings in the “button manufacturing” category with the notation “blanks” after their name. Button machinery was no longer a category in this directory, though the Barry Manufacturing Company continued operations and was listed under the regular alphabetical listings. Three companies - Batterson-Wessels Co, Hawkeye Pearl Button Export Co, and Schner-Block Co – were listed under “Button – Wholesale and Jobbers.”

Diminishing Pearl Button Production in the 1930s

An invention from 1907 was slowly eroding business from the pearl button industry. While trying to develop a synthetic shellac, Leo Baekeland discovered that if he heated it longer, he could create a moldable synthetic substance: plastic. After filing patents, he revealed the first plastic product in 1909. Potential customers soon discovered it could be developed into molded insulation, valve parts, pipe stems, billiard balls, knobs, buttons, knife handles and other items. His product was named Bakelite, and the company grew in the 1920s and 1930s. Baekeland was featured on the cover of *Time* on September 22, 1924 (Amato 1999). Gradually, plastic buttons began to be produced in this period.

In 1932, there were 16 plants in the United States producing buttons from mussel shells, according to a study by the Bureau of Fisheries. Ten were located in Iowa, mostly in Muscatine, as well as three in New York and one each in New Jersey, Wisconsin, and Missouri. By-products of the shells were utilized in 15 plants, including eight plants in Iowa. Additionally, two plants in Iowa manufactured shell novelties. Overall, 10,501,702 of the 15,184,472 pearl buttons (69%) manufactured from mussel shells were made in Iowa, primarily Muscatine, in 1932. Additionally, 90,661 of the 93,014 tons of crushed shell for poultry feed (97%) was produced in Iowa and 1,081 of 1,185 tons of agricultural lime (Johnson 1934: 9-12).

A study on the aquatic shell industries released in 1934 by the Bureau of Fisheries noted that the pearl button was the primary product of the fresh-water mussel shell. The mussel shell was primarily utilized for domestic button production, followed distantly by marine shells. Shells were soaked in water to be less brittle then cut by tubular saws. These “blanks” were often produced near fishing locations along the Mississippi, Illinois, and other Midwestern rivers and then shipped to finishing plants. These button “finishing” plants were “concentrated principally at Muscatine, Iowa, with scattered factories elsewhere.” The by-products of production, the remaining parts of the shells, were utilized for poultry feed, lime, and chips (Johnson 1934: 7-8, 14).

In the 1936-1937 city directory, only one company, Weber & Sons Button Co (1008-14 E. 6th St), is listed under the new category of “Button Manufacturers – Pearl.” They were also listed under the general “Button Manufacturers” category, which included the majority of the button listings, presumably the plastic button manufacturers. However, other sources note additional

companies, such the Claus Scharje Button Works, producing pearl buttons or pearl button blanks, so the exact distribution in the late 1930s is unclear. The 37 companies in operation were:

Automatic Button Company – 301-15 Mulberry	McKee Button Co – 1000 Hershey
Wm Boldt – rear 913 Newell	Ross Mickey - Scott sw cor Isett
Christopherson Button Co – ns Angle near Pine	John F. Moore – 503 Adams
Frank Cozzens – 1000 E. Front	Pennant Pearl Button Co – 600-04 E. 3 rd
Tandy R. Davis – 500 Jackson	Resnick Button Factory – 900 Park Lane
Dollman Button Shop – Jefferson and Lincoln	Royster Button Co – 910 E. 7 th
Harry P Gabel – 203 Fillmore	J. Arthur Schildberg – 608 Maple
Ivan Goddard – 531 Adams	Claus Schmarje Button Works – ss Sterneman blvd near League
Jules Gosset – 1108 Hershey	Robert A. Schmitt – 500 Adams
Fred Grau – 1031 Climer	Schwalm Cutting Plant – rear 705 E. 4 th St
Fred Guder – 1006 E. 7 th	Albert Shepard – 414 Lee St
Hawkeye Pearl Button Co – 601 E. 2 nd	Wm I Symmonds – 203 Bridgman
Otto Herron – ns Smith 1 w Howard	Teichmiller Button Co – 413 Bond
Leo Hirsch & Co – 821-827 E. 4 th	Peter Umlandt – 1011 Grandview Ave (blanks)
Edward Hoffman – 1220 Smalley rear	US Button Co – 701 e. 3 rd
Fred Humpleby – rear 114 Sherman	Weber & Sons Button Co – 1008-14 E. 6 th St
Iowa Pearl Button Co – 315-319 W. Front	Whittaker Button Co – rear 613 E. 6 th St
Emil Lick – 306 Clinton	Louis Yarek Button Co – 416 Liberty St
Earl Lipplegoes – 430 Jackson	

Only Peter Umlandt was noted to be manufacturing blanks. Two companies continued to be listed under “Buttons – Wholesale and Jobbers,” the Batterson-Wessels Co at 212-14 W 2nd Street and Muscatine Pearl Works at 227-229 E. 2nd Street.

Decline and Legacy of the Pearl Button Industry

In 1940, the Centennial Edition of the *Muscatine Journal* noted that “For more than half a century now, the button industry has formed the backbone of the city’s industrial life, focusing nation-wide attention on its lustrous title as “The Pearl City” and giving widespread prominence to its well-grounded claim as the center of the freshwater pearl button industry.” Over the years, thousands of people had been employed in the industry. However, in recent years, economic conditions and cheaper composition products had reduced the demand. The article went on to note that steps were being taken to revitalize the industry, positively looking at the future (“Centennial Edition” 1940: 92). It appears that the pearl button industry peaked in the late 1930s in Muscatine, slowly reducing production of pearl buttons over the next few decades.

After World War II, a new family of plastic buttons was developed. These new buttons were cheaper and tougher than pearl buttons. In order to keep their businesses running, some of the pearl button manufacturers began to switch over from pearl buttons to plastic buttons. Over 50,000 plastic buttons could be manufactured weekly with the developing technology (Mason 1985: 58).

According to a local website: “The peak production years for the pearl button industry would last from the mid-1920's to around 1945. With the decreased mussel populations and the improvement in plastics, the button industry was about to change. William Umlandt, the president of Muscatine's Automatic Button Company, established a process to make buttons out of plastic. From 50,000 to 60,000 buttons could be manufactured out of plastic every week. Muscatine had now begun the transition of moving from pearls to plastic” (Hartsock: www.muscatine.k12.ia.us/was/History/pearlbuttons/p9.htm).

Over the next decade, the majority of these companies continued their operations in Muscatine. Weber & Sons Button Company continued to be the only company listed under the category of “Button Manufacturers – Pearl” in the 1946 city directory. A total of 27 companies were listed under “Button Manufacturers,” including 16 from the 1936-1937 business listings: Automatic Button Company, Wm Boldt, Hawkeye Pearl Button Co, Leo Hirsch & Co, Edward Hoffman, Iowa Pearl Button Co, Emil Lick, McKee Button Co, Arthur Schildberg, John Schmarje Button Works, Robert A Schmitt, Schwalm Cutting Plant, Teichmiller Button Co, Weber & Sons Button Co, Whittaker Button Co – rear 613 E. 6th St, and Louis Yarek Button Co. Many of these plants continued to produce pearl button blanks. Interestingly, the “Button Equipment Manufacturers” category returned to the directories, with Barry Manufacturing Company as the only listing.

Throughout the first three decades of the 20th century, automatic button machinery evolved to a more refined form, though the basis of the technology changed little. In the 1940s, the Schmarje Tool and Engineering Company worked to redesign machinery to increase the quality and speed of button blank manufacturing at their office at 109 Pine. Its affiliated company, the Ronda Button Company, was formed to act as a testing ground for this new machinery. It was a family operation with Clarence Schmarje as the head and president, his uncle John Schmarje as vice president, his wife Doris as secretary-treasurer, and his father Claus Schmarje as plant superintendent. Ronda was named for his sons, Ronald and David, and operated within the attached old five-story Bennett mill and Oatmeal Company. By 1948, their redesigned machines were offered for sale and used for their own production of button blanks. Saws on the new machines operated vertically rather than horizontally, permitting the user to be seated. The saws also had cemented tungsten carbide tips, harder than traditional steel tools. With the new machinery, button blank production could be increased at a lower cost, reducing the overall cost of pearl button production to better compete with composite buttons. The Ronda Button Company had production capacity of two million blanks per week (“Ronda Button Company” 1948).

The number of listings under “button manufacturers” declined slightly by the 1952 city directory, with only 14 listings: Acme Pearl Co (rear 500 Adams), Automatic Button Company (301-15 Mulberry), Hawkeye Pearl Button Co (601 E. 2nd Street), Iowa Pearl Button Company (315 W. Front), Law’s Machine Works (rear 313 Stewart), McKee Button Co (1000 Hershey), Ernest P. Morgan (1006 E. 7th Street), Kay C. Morrow (127 Clay), Muscatine Pearl Works (227-229 W. 2nd Street), Ronda Button Company (109 Pine), Shell Processing Company (1201 E. 5th Street), Teichmiller Button Co (415 Bond), Weber & Sons Button Co (1008-14 E. 6th St), Yarek Button Co (416 Liberty St).

Some of these names were familiar from 50 years earlier in the first decade of the pearl button industry. The Teichmiller Button Factory was first listed in the city directories in 1899. The

Automatic Button Company organized under this name in 1900. McKee and Bliven began in the Peerless Button Company at 317-319 W. Front around this same time, before launching McKee & Bliven by 1907. Around 1911, they moved to 1000 Hershey, and it became the McKee Button Company around 1926. The Hawkeye Pearl Button Factory opened by 1904. John Weber began manufacturing buttons by 1907. The Yarek Brothers were first listed in the city directories in 1913. A later arrival, the Iowa Pearl Button Company was not launched until the early 1920s. Others, such as the Ronda Button Company, formed at a later date but were key in the pearl button industry in the mid-1950s.

J&K Button Company began in 1954 at 315 W. Front Street. William Umlandt, from a family long involved in the button industry, was the president in 1966 at age 79. This company never did produce pearl buttons; they began with the production of polyester buttons (Raffensperger 1966: 20).

Several factors are cited for the decline of the pearl button industry. Naturally, the depleted supply of mussel shells is a common rationale. However, the cheaper cost of producing plastic buttons – about 5 times less by 1966 – was a large factor as well. Additionally, the introduction of strong detergents and washing machines that were rough on pearl buttons led to their decline. Plastic buttons stood up much better to the country's new methods of laundering. With the increase in the plastic button industry through the 1950s, imported buttons gained significantly in the United States market. The value of imitation pearl button imports, produced in Hong Kong and Japan, rose from \$260,000 in 1955 to \$1,528,000 in 1960. With the competition, the button industry in Muscatine continued to decline with the 1,200 employees in 1955 reduced by one-third to 461 by August 1961 (Raffensperger 1966: 20; Hickok 1962: 6L).

In 1966, Muscatine was called the “Garment Button Capital of the World” due to the manufacture of plastic buttons for the garment industry. The Ronda Button Company, the last company still producing pearl button blanks, some pearl buttons, and pearl novelties, quit producing buttons in 1966. Plastic buttons were produced by the Automatic Button Company, J & K Button Company, McKee Button Company, Muscatine Pearl Works, Pearl Products Company, and Weber & Sons Button Company. Production remained nearly the same as the pearl button days, with cutting the buttons and sewing them onto cards for sales at the center (Raffensperger 1966: 20; Arpy 1969: 10D).

The legacy of the Pearl Button Industry continues in Muscatine today in the first decade of the 21st century. Currently in 2005, the McKee Button Company continues to manufacture buttons at 1000 Hershey; 70% of their line is custom-made buttons. Weber & Sons Button Company operates in the 1000 block of E. 6th St, their location since 1916. J & K Button Company operates at 315-319 W. Mississippi (Front) at the original location of McKee & Bliven (Peerless Button Company) and the later location of the Iowa Pearl Button Company.

Associated Property Types: Pearl Button Industry

Commercial and industrial buildings of the pearl button industry

Description: Commercial and industrial buildings from c.1890 to c.1966 reflect the typical historic resource related to the pearl button industry. With the boom of the pearl button industry in the 1890s and early 1900s, many businesses developed. Most businesses started in a single building. The more prosperous expanded to several buildings as the business grew. Pearl button industry buildings in the early 20th century were usually at the edges of the central business district or in South Muscatine. Some businesses moved into buildings previously occupied by the lumber or another industry in Muscatine, remodeling the structure to meet their needs. The pearl button industry buildings tend to reflect the more simplified architectural styles of the early 20th century, further restrained by their functional and industrial natures. Some more commercially-oriented buildings reflected early 20th century architectural styles, such as the revival or Craftsman styles. Typical buildings of the pearl button industry in the 19th century were one, two, or three story brick buildings. Property types include button blank cutting factories, button manufactories, pearl novelty businesses, button or pearl novelty stores, and directly associated industries.

Significance: The significance of these buildings lies in their association with the pearl button industry in Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this element in the history of Muscatine. The significance of individual commercial and industrial properties may be established as contributing resources of a historic district rather than as individually eligible properties. Historic complexes typically will be considered significant as a historic district rather than as individual buildings.

Registration Requirements:

Criterion A: Resources at least fifty years old will be directly associated with the pearl button industry in Muscatine from c.1890 to c.1966 and will have served an important role in the pearl button history of Muscatine. The significance of prominent businesses in the pearl button industry of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources at least fifty years old will have a direct association with important business men or women or another key individual related to the establishment or growth of the pearl button industry in Muscatine from c.1890 to c.1966. To be eligible under this historic context, the person must be individually significant in the pearl button industry of Muscatine. Properties typically must be associated with the person's productive life in this aspect and represent a better association with this productive period than other extant resources.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the pearl button industry and the significance of their architecture/design is reflective of this connection to the pearl button industry. Resources at least fifty years old will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent

example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. Their significance must have a demonstrated connection to the pearl button industry. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design. The significance of this design must relate to the pearl button industry.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to commercial and industrial resources of the pearl button industry; archaeology was not included as part of this project.

Integrity Considerations: Commercial and industrial buildings associated with the pearl button industry may be individually eligible when they are at least fifty years old, they display high integrity, and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial and industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within the pearl button industry, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural details, and materials that reflect the building's appearance during this period of use.

Individual commercial and industrial resources associated with the pearl button industry may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

- 417 E. 2nd St., Commercial Building (c.1866) - 70-00148, FS-113
- 419 E. 2nd St., Barry Manufacturing office (c.1876) - 70-00149, FS-114
- 206 W. 2nd St., C. Weed's Building (c.1856, c.1913) - 70-00163, FS-019
- 212 W. 2nd St., Fred Daut Building / Batterson-Wessels Button Co. (c.1870) - 70-00164, FS-017
- 218 W. 2nd St., Daut Grocery / Muscatine Pearl Works Building (1890) - 70-00166, FS-016
- 213 Chestnut St., Van Nostrand Horse Collar Factory (c.1868, c.1889) - 70-00974, FS-034
- 221-225 W. Mississippi, Bennett Mill / Muscatine Oatmeal Mill complex (1851, c.1860, c.1890, c.1902, c. 1964) - 70-00535, FS-005

Residential buildings associated with the pearl button industry, c.1890-c.1966

Description: Residential buildings directly associated with the pearl button industry include those buildings constructed for the use of a person associated with the pearl button industry. The majority of these properties were constructed from c.1900 to c.1940. These properties may include residences for the pearl button business owners, residential buildings constructed as rentals by the pearl button business owners or for pearl button workers, and residences of the pearl button industry workers. The larger residences are typically two-story buildings, constructed of brick or frame. The earlier buildings reflect architectural styles such as the Classical Revival, Spanish Revival, Tudor Revival, Colonial Revival, Prairie School, or Craftsman styles. These buildings reflect these styles in their proportions, massing, fenestration patterns, fenestration detailing, and other architectural features. The smaller residences are often vernacular in nature, reflecting the central passage, T-plan, or bungalow houses. These buildings are typically frame buildings and were constructed for the pearl button industry workers.

Significance: The significance of these buildings lies in their association with the pearl button industry in Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this element in the history of Muscatine. The significance of individual residential properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Residential resources at least fifty years old will be directly associated with the pearl button industry in Muscatine from c.1890 to c.1966 and will have served an important role in the pearl button history of Muscatine.

Criterion B: Residential resources at least fifty years old will have an association with important men or women or a significant group of people related to the establishment or growth of the pearl button industry in Muscatine. To be eligible under this historic context, the person must be individually significant in the pearl button industry of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the pearl button industry and the significance of their architecture/design is reflective of this connection to the pearl button industry. Residential resources at least fifty years old must be directly associated with the pearl button industry, and resources will be an excellent example of an architectural style with good integrity; or resources will be an intact example of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. There must be a demonstrated association with the pearl button industry in Muscatine. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive

characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential resources associated with the pearl button industry; archaeology was not included as part of this project.

Integrity Considerations: Residential resources associated with the pearl button industry may be individually eligible when they are at least fifty years old, display high integrity, and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the structure. These alterations should also be considered significant when they are over 50 years old and the period of significance extends through the time of these alterations. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building.

Individual residential resources associated with the pearl button industry may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of times, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, architectural stylistic features, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

(these resources are primarily outside of this survey area)

Additional pearl button industry resources

Description: Additional resources at least fifty years old associated with the pearl button industry from c.1890 to c.1966 may be eligible within this context if they reflect a direct association with the pearl button industry. Property types may include educational or religious buildings developed directly in response to pearl button industry, or sites of mussel fishing or button blank production along the river. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their direct association with the pearl button industry of Muscatine from c.1890 to c.1966. The significance of individual

properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources at least fifty years old will be directly associated with the pearl button industry of Muscatine and will have served an important role in this development within the period from c.1890 to c.1966. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources at least fifty years old will have an association with important men or women, or another key individual or group related to the pearl button industry in Muscatine. To be eligible under this historic context, the person must be individually significant within the pearl button industry of Muscatine. Properties typically must be associated with the person's productive life as it relates to the pearl button industry and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within the pearl button industry and represent a strong association with this significance.

Criterion C: Resources may be eligible under this criterion if they are directly associated with the pearl button industry and the significance of their architecture/design is reflective of this connection to the pearl button industry. Resources at least fifty years old directly associated with the pearl button industry will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect or builder; or resources will be an excellent example of an architectural style; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to additional resources of the pearl button industry; archaeology was not included as part of this project.

Integrity Considerations: Other resources directly associated with the pearl button industry may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible in the history of the pearl button industry, the resource must still retain its essential character defining and distinctive characteristics.

Individual resources associated with the pearl button industry may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district

over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as location, massing, design, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

(these resources are primarily outside of this survey area)

Civic Pride & Accomplishment – (c.1890-c.1925)

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. Transportation was key to the appearance and success of a community, and early efforts focused on these improvements. Many of the prominent businessmen at the turn-of-the century were associated with the lumber industry, including well-known names such as Musser and Hershey. These well-known families contributed to the community through the construction of several public and social buildings. At the same time, the city and county governments strove to improve their facilities and services offered in the community. Most of the early improvements were made by 1915, but efforts reflective of the theme of civic pride and accomplishment continued through 1925. A significant later project was the construction of the Masonic Temple in 1921.

The resources associated with the civic pride and accomplishment in Muscatine are significant as they reflect the significant community pride in the early 20th century. This was a period instigated near the end of the boom 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, and facilities associated with improved city services. Many of these commercial and industrial resources are concentrated in the downtown area, but others are located throughout Muscatine.

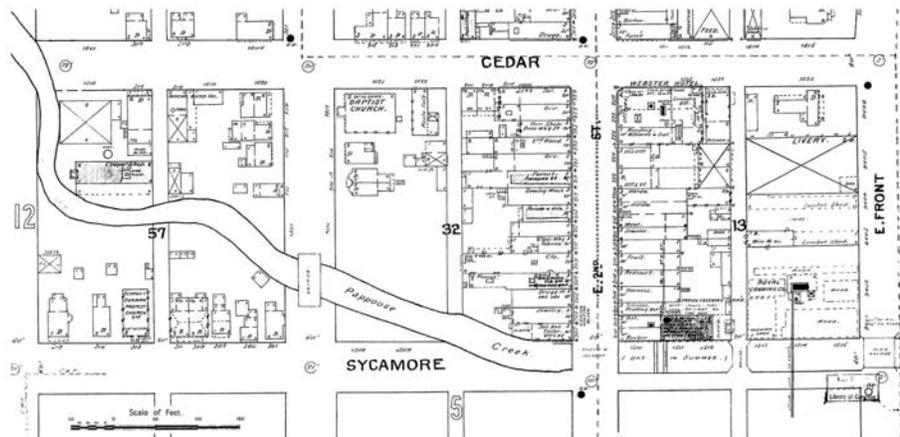
Transportation Improvements in the 1890s

Public transportation improvements marked the last decade of the 19th century. The Mississippi River, the focus of early transportation, increasingly segregated Muscatine from Illinois and its markets as the railroad became the new means of transportation. After nearly twenty years of lobbying, authorization for a bridge, high enough for steamboats to pass under, was obtained in May 1888. The Muscatine Bridge Company organized and held a public meeting. At the meeting, a tax was discussed to help fund the bridge, as well as a new location at the end of Mulberry or Walnut rather than on a bluff. On February 27, 1889, the tax issue passed, and the city passed an ordinance permitting the footing to cross its property. On July 15, 1889, the Milwaukee Construction Company began work. High Bridge was completed on May 8, 1891, opening to public traffic a few days later (Randall 1981: 97-99; Richman 1911, Vol. 1: 305; Carlson 1984: 15).

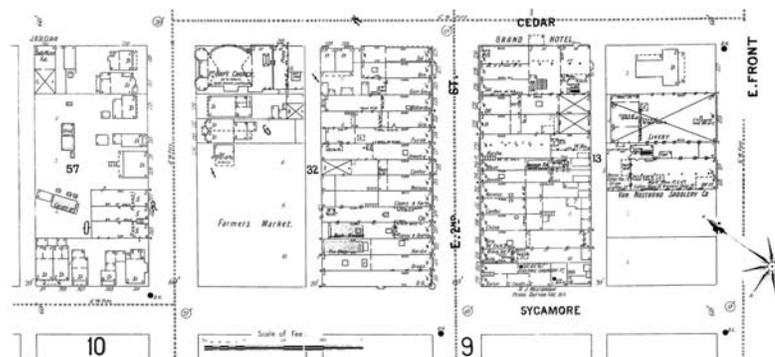
The Commercial Club organized in 1892, perhaps beginning this era of improvement. W.L. Roach is credited with the founding, and the first meetings were held at the Commercial House. By 1893, the club moved to the Stein Building on W. 2nd Street, and then it moved to the Hershey Building upon its completion in 1908. 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. Officers in 1901 were John H. Munroe, Charles Page, Ed C. Cook, W.G. Block, with board members W.L. Roach, Fred Daut, J.W. Eelis, S.B. Cook, Charles Cadle, William H. Hoffman, and Phil J. Mackey (Lewis 1901: 26-27; Richman 1911: Vol. 1, 435).

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. The mayor laid the first brick in front of a large crowd. The *Journal* noted near the end of the day that “the work is progressing rapidly and in another day one block of paving will be completed, and if the weather continues good it will not be many days before Second Street will present a much better appearance than it does now” (*Journal* 1894, Sept. 19: 3; Carlson 1989: 36).

Brick paving projects continued throughout the following year. By the end of 1895, Paving District No. 3 (Mulberry from 10th to Parham), District No. 8 (12 blocks east of Iowa Ave on 3rd and Walnut), and District No. 9 (12 blocks west of Iowa Ave) were complete. The most important improvement in 1895, however, was the burying of Papoose Creek between Front and 3rd Street, opening up new lots along Sycamore Street in downtown Muscatine. The 1892 Sanborn map depicts the meandering path of the creek through the downtown area, with the series of bridges that continually washed out with flooding (Figure 11). The burying of Papoose Creek improved the conditions in downtown as well as reducing the threat of floods. It also served as a portion of a stormwater sewer for the city. Additional sections were buried in the following years. The area reclaimed from this project appears on the 1899 Sanborn map (Richman 1911, Vol. 1: 283, 473-474; *Journal* 1895, Dec. 14: 1).



Sanborn Fire Insurance Map, 1892, p. 4



Sanborn Fire Insurance Map, 1899, p. 8

Figure 11. Sanborn Fire Insurance Maps depicting the burial of Papoose Creek (Sanborn Map Company).

Social and Civic Contributions of the Lumber Industry

Two of the most prominent lumber families, the Hersheys and Mussers, contributed several significant social and civic institutions to the city around 1900. In 1894, Rev. Reinemund began the German Lutheran Orphans' Home. The Hersheys had built a summer house on five acres of land outside of Muscatine, but never used it as Benjamin died. His widow, Elizabeth, donated the house and land to the orphanage to their use. The German Lutheran Orphan Home was dedicated on June 21, 1896. The cornerstone for a modern, \$30,000 structure was laid on August 7, 1904 on the property for the Old Peoples' Home, and it was dedicated on July 2, 1905. A school was also held on the grounds by 1909 for the orphans. Rev. Reinemund continued to operate the properties in 1911 through the support of the Lutheran church, with an average of 40 orphans and 25 old people (Richman 1911, Vol. 1: 444-445, 478; *Journal* 1909, Dec. 16: 42).

Prior to the turn of the century, the Old Ladies Home incorporated, with Mrs. Peter M. Musser as president, to provide a home for elderly women. After seeking a building for several years, Peter M. Musser bought the house at 1119 Mulberry Street in 1896 for \$5,000, and the Musser family donated it to the association. In 1897, the first resident moved in. By early 20th century, the home has several occupants. Many set aside portions of their estate for its maintenance and support (Richman 1911, Vol. 1: 443-444; Lewis 1901: 24).

The Greenwood Chapel in Greenwood Cemetery was built by Peter C. Musser in the memory of his wife Tamson. Early in 1900, the city council began discussing the possibility of constructing a small building at the cemetery to provide shelter for burials in inclement weather. As they were discussing the proposition, a gift of a chapel that could seat at least 100 people was announced on July 19, 1900 from an anonymous donor. It later became known that Musser had donated it in memory of his wife Tamson who had died a few years earlier. The brick structure with stone detailing measures 65 by 35 feet, and it was dedicated on May 12, 1901. The chapel was received very well by the local residents with "thousands of people" attending the dedication. Peter Musser also donated a marble statue of "Hope" to be placed in front of the chapel. This statue was carved locally by Becke and Wilson, and it was completed in September 1902 (Rudisill 2000: 8:7-9; Richman 1911, Vol. 1: 308).

In the same period, Muscatine benefited from the generosity of his nephew, Peter M. Musser, through the donation of a library building. The public library formed in 1897, with the small book collection kept at the high school. Interestingly, an article in the *Muscatine Saturday Mail* by J. Walton on April 30, 1898 encouraged this action. Walton wrote "We have a suggestion to make to the Mussers. The city needs a public building for an Academy of Science and a Library. If they would now in the life time devote a few thousand dollars and put up a "Musser Building" to be used for such purposes, it would place the Musser name on "perpetual record." On June 4, 1900, the proposal to build and donate the library to the city was made by Peter M. Musser. The sandstone structure was erected at the corner of Iowa and 3rd streets at a cost of nearly \$50,000, designed by Patton, Fisher, and Miller of Chicago. On December 20, Musser transferred the library building to the city in a formal dedication ceremony. A number of people spoke at the ceremony, expressing their appreciation of this generous gift. In addition to the building and lot, the library was also furnished with a wide variety of books (Richman 1911, Vol. 1: 436-438; Lewis 1901: 22; Walton 1899: 209; *Journal* 1901, Dec. 20: 9).

Benjamin Hershey's daughter, Mira Hershey, constructed a three-story, brick hospital on north Mulberry in memory of her father for the community. The cost of construction was estimated at \$40,000 in 1901, and the hospital opened on June 26, 1902. The hospital offered services for acute, curable, non-contagious, and emergency conditions. Wards, as well as private rooms, were available for patients. The first class of nurses graduated from Hershey Hospital on December 8, 1904. In 1925, the nurses' home was built (Richman 1911, Vol. 1: 442-443, 484; Lewis 1901: 23; "Centennial Edition" 1940: 76).

The Young Men's Christian Association (Y.M.C.A.) was formed in 1855, reorganized several times before successfully organizing in 1888. A collection soon began for a building fund, but it grew slowly. Peter M. Musser offered to exceed all contributions by twenty percent in 1901, and the building campaign assumed full force. Former resident Thomas Irvine contributed \$10,000, and S.G. Stein contributed \$5,000. The young men canvassed the streets for additional donations, and ground was broke at Iowa and 4th streets in November. The structure was dedicated on December 28, 1903 (Richman 1911, Vol. 1: 439-441).

Additional Civic and Cultural Improvements

Other prominent citizens were also moved by the civic spirit and made significant contributions to Muscatine. In 1899, James and Mary Weed donated about 63 acres in the northeast section of the city for a park, leasing the land to the city for \$200/year. In 1901, Weed Park was described as a natural attraction in Muscatine, similar to Forest Park in St. Louis. It had oaks, elms, thick grass, high points of observation, rustic walks, prehistoric mounds, and an old stage route. The Weed Park Association formed, charged with the caretaking responsibilities for the park. Soon after, the Weed Park Club was organized to improve and beautify the park. In 1905, the deed for the property was officially transferred to the city. The Weed Park Club House opened on September 27, 1905 (Richman 1911, Vol. 1: 306, 484; Lewis 1901: 20-22; *Journal* 1905: March 24: 5).

The Grand Opera House on the northeast corner of Second and Walnut was also built around the turn-of-the-century. Construction began in the spring of 1900, and it was completed in the fall. The buff brick and stone building cost \$30,000 to construct. Though its seating capacity was advertised at 1,100, it could hold up to 1,500 people. In 1911, the stage was described as "spacious with many modern conveniences" (Richman 1911, Vol 1.: 306).

A c.1910 publication entitled *Muscatine Boosters* highlighted this public spirit as well as the businesses in Muscatine. At this time, Muscatine boasted many buildings that are "examples of Muscatine public spirit and generosity." The Musser Public Library, Hershey Memorial Hospital, Greenwood Chapel, and Weed Park are highlighted as examples of the gifts of private citizens to the community. At this time, Muscatine had 16 miles of brick paving, 28 miles of permanent sidewalk, and 15 miles of electric railways (*Muscatine Boosters* 1910).

New and Improved City Services

Brick paving continued through this period. In 1901, streets and alleys in District No. 19 were paved, as well as about 10 additional blocks. Most of the paving used Galesburg brick. Other roads received a macadam surface. With the large number of pearl button factories, Muscatine had a surplus of discarded shells after the blanks had been cut. The city used this material in their paving efforts, substituting crushed shells for the traditional crushed rock for the macadam

paving. About 12 inches of shells were laid, followed by three inches of gravel. A heavy roller compacted the layers, creating a hard surface road. By December 1901, the *Journal* noted that “one thing to which Muscatine can point with pride is her streets. They are in excellent shape and this city has as much paving as any other city of its size or even larger in the state.” Street improvements necessitated a significant amount of grading, installation of storm sewers, and construction of bridges and culverts (*Journal* 1901, Dec. 14: 14).

Lighting and railway lines were also among the improvements at the beginning of the 20th century in Muscatine. On October 16, 1903, the city council passed an ordinance for 300 gas lights to be provided by the Welsbach lighting company. In 1901, the Muscatine Electric Railway built a new power plant for their lines. On May 30, 1903, the Citizens Railway Park was opened. The *Journal* described the excitement of Muscatine at this new resort and the number of people planning to spend many summer evenings out at the park (Lewis 1901: 23; Richman 1911, Vol. 1: 483; *Journal* 1903, May 30: 2).

In addition to contributing to the social and cultural welfare of the community, the lumber companies were also involved in other businesses to increase the prosperity of the community. For example, Harry W. Huttig and William Musser were integrally involved in the Citizens Railway and Light Company. On December 4, 1903, they bought out the other two investors, resulting in their full possession of this company and its system of lighting and street railway. They continued to expand service throughout Muscatine. In 1905, they extended the East Hill line out to Weed Park, an improvement that was projected to significantly increase the use of the “most beautiful plot of park land in Iowa” that summer (Richman 1911, Vol. 1: 483; *Muscatine Journal* 1903, Dec. 4: 8; *Muscatine Journal* 1903, March 24: 5).

Regional transportation connections were also important in this period. Interurbans were a more localized train service, or extension of the street railway system, intended to provide easy transportation between cities prior to the popularity of the automobile. The first survey for the Muscatine-Davenport interurban began on May 8, 1906. The interurban survey finished on January 1, 1907 (Richman 1911, Vol. 1: 485).

In 1906, the greatest improvement of the year was the completion of the new water works station in the southern part of the city. The city purchased the water company in December 1900 for \$100,000 when the Muscatine Water Works Company reached the end of its existence. The city had begun the investigation of a new station soon after they purchased the water works to provide the city with a clean and steady supply of water. After much investigation, the location along the river on the Muscatine Island was selected and land purchased from W.H. Hoopes & Son. J.E. Howe built the brick buildings at this location, including the pump house and boiler room, large smokestack, and two-story dwelling for employees. The water supply was drawn from 14 wells spaced from 100-110 feet apart. These wells extended through gravel to pump particularly clean and pure water. By the end of 1906, the city had 16 miles of mains and 185 hydrants in operation (*Journal* 1906, Dec. 20: 14; RPC 1914: 3).

Governmental Improvements

The city and county strove to improve their facilities in the early 20th century. A bond issue for \$150,000 was passed on May 7, 1907 for the construction of a new courthouse and jail. J.E. Mills, an architect from Detroit, was selected for both projects. He began with designing the

three-story, Bedford limestone courthouse, and the contractor, W.J. McAlpine of Dixon, IL, was selected by September 1907. The contract for the two-story, Bedford limestone jail was awarded to J.H. Selden in July 1908 for \$14,600. Both limestone buildings were completed by spring 1909 within budget (Richman 1911, Vol. 1: 98-102).

The new post office was completed in 1909 at the corner of Iowa and Fourth. Similar to the county buildings, this structure was also built of Bedford limestone. The two-story Beaux Arts building was completed at a cost of \$65,232. Richman noted in 1911 that “The building has a magnificent exterior view and the furniture and finishing of the interior is in keeping with buildings of that character in all of the large cities of the country. It stands out prominently as a strong feature in beautiful building effects of the city and is an object of pride to every inhabitant in the place (Richman 1911, Vol. 1: 292-293).

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 much 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 Neo-Classical building was completed in 1914, and it was the first structure in Muscatine built for the sole purpose of city administration (Carlson 1984: 90, 140). The police also received their first permanent home at this time, the lower level of this building (Carlson 1984: 146).

Pride and Accomplishment

Throughout the rest of the community, the private sector also reflected this theme of civic pride and accomplishment. Within a few years of each other, three new bank buildings were built: German American Savings Bank (1908), Hershey State Bank (1908), and Muscatine State Bank (1910). In its 1908 Prosperity & Improvement Sections, the *Muscatine Journal* identified the newly constructed Hershey Building as proof of the city's growth and viability: "Nothing so absolutely proves that Muscatine is growing and advancing as does the erection of the new Hershey bank building, which when completed, will be the most modern and up to date structures in the city." This was following on the heels of the complete German American Savings Bank (“Muscatine’s Largest Commercial Building Completed,” 1908, 15).

Evidence of civic pride 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 city. Various aspects of community life are highlighted, including strong financial institutions, educational support and funding, numerous fraternal organizations, water and electric companies, street cars, businesses and industries, and the low cost of living. Overall, Muscatine is promoted as a thoroughly modern, clean, and attractive community (RPC 1914).

Civic improvements by 1914 included many “modern” city services. In 1906, the new filtration plant and pump house had opened on Muscatine Island, boasting fourteen drive wells by 1914. Reservoir Park also held the 1,500,000-gallon reservoir constructed in 1876, and the new reservoir on the Kemble place in west Muscatine was double this capacity. The supply of water attracted several industrial companies. 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 (Richman 1911, Vol. 1: 283, 291; Lewis 1901: 17-18; RPC 1914: 3; Carlson 1984: 144).

Additional significant buildings were completed in Muscatine in the 1910s that reflected this period of accomplishment. The Hotel Muscatine, designed by architect Paul Hyland, was built in 1914-15. 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," December 12, 1914, 1-2). Within a couple years, Hyland also designed the six-story Laurel Building, a combination department store and office building. Completed in 1917, the McColm Department Store opened on five floors with a special grand opening that continued for three days ("Laurel, Home of McColm & Co. is Formally Dedicated," October 9, 1917, 2).

The masons also worked to leave their mark on the community in the early 20th century. Though claiming the first lodge building in Iowa, they always shared their building with other organizations. Plans were laid to constructed their own Masonic Temple, a sandstone building, at the corner of Third and Walnut. Due to costs restraints, brick was used instead of stone. Construction proceeded throughout 1920 and early 1921, 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).

Civic improvement projects on the streets, lights and sewers continued into the 1920s. In 1915, the city council created the Muscatine Levee Improvement Commission to manage the lands along the Mississippi River. The city services expanded to light and power in the early 1920s. In 1922, a \$350,000 bond was passed to construct a municipal light and power plant. The plant began operation on June 1, 1924, gradually taking over the private companies. The demand for electricity grew in the 1930s, requiring an addition to the power plant on Maple Grove Road by 1939 (*Polk's Muscatine City Directory* 1949: 15; Carlson 1984: 144).

Additional buildings throughout Muscatine were constructed in the early 20th century during this period of pride and accomplishment. New schools and churches were constructed in this period, such as the First Baptist Church near the new Masonic Temple. This church was built in 1921 for a growing congregation, and the substantial brick architecture reflected the theme of civic improvement. Residential development also occurred in this period that echoed these themes. Substantial new houses were constructed in several areas of town, following the revival and Craftsman styles popular in this period.

Associated Property Types: Civic Pride and Accomplishment

Public and governmental buildings, c.1890-c.1925

Description: Public and governmental buildings from c.1890 to c.1925 reflect the development of Muscatine through a distinct period of civic pride and accomplishment. Older public and governmental buildings were replaced by new buildings, on the same lot or in a new location. These buildings were typical monumental buildings, designed to reflect the accomplishments of the city. Most were constructed of stone or brick, though they often incorporated additional modern materials and features. Stylistic influences were significant in this period, and many public and governmental buildings reflected the Classical Revival or Beaux Arts styles. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. Additionally, more utilitarian public and governmental buildings to provide city services were constructed from c.1890 to c.1925 as the community developed to reflect a more modern city. These buildings were typically more restrained in their detailing and may reflect their use and function.

Significance: The significance of these buildings lies in their reflection of the civic pride and accomplishment in Muscatine from c.1890 to c.1925. Individual buildings may be significant for their historical association or architectural features that reflect this period of achievement. The significance of individual properties may also be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the civic pride and accomplishment reflected in Muscatine from c.1890 to c.1925 and will have served an important role in this civic pride and accomplishment.

Criterion B: Resources will have an association with important men, women, or group responsible for promoting the civic pride and accomplishment of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to the civic history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be an excellent example of an architectural style applied to public and governmental architecture with good integrity; intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. The significance of the architecture/design must be directly associated with the context of civic pride and accomplishment. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an

important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to public and governmental buildings; archaeology was not included as part of this project.

Integrity Considerations: Public and governmental buildings from c.1890 to c.1925 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to public and governmental buildings are expected, as the building is updated to continue to meet the community's needs. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials.

Public and governmental resources from c.1890 to c.1925 may be eligible as contributing features of a historic district. They often have demonstrated connections to commercial and industrial areas. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the downtown survey area only:

401 E. 3rd St., Courthouse (1908-09) - 70-00195, FS-122

405 (401) E. 4th St., Muscatine County New Jail & Sheriff's Office (1908-09, 1972) -
70-00969, FS-124

315 Iowa, Muscatine Post Office (1909, 1937) - 70-00467, FS-038

215 Sycamore, City Hall (1914) - 70-00193, FS-083

Institutional and service buildings, c.1890-c.1925

Description: Institutional and service buildings from c.1890 to c.1925 reflect the development of Muscatine through a distinct period of civic pride and accomplishment. Many additional institutional and service buildings were constructed in this period to provide further services for the citizens of Muscatine. The design of these buildings ranged from residential appearances to more formalized, substantial institutional buildings. Most were constructed of stone or brick. Stylistic influences typically drew on revival styles, though some Queen Anne influence was also seen. These buildings reflect these styles in their proportions, massing, fenestration patterns, fenestration detailing, and other architectural features. Several types of institutional and service

buildings were constructed in Muscatine in this period, including orphanages, homes for older residents, and hospitals.

Significance: The significance of these buildings lies in their reflection of the civic pride and accomplishment in Muscatine from c.1890 to c.1925. Individual buildings may be significant for their historical association or architectural features that reflect this period of achievement. The significance of individual properties may also be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the civic pride and accomplishment reflected in Muscatine from c.1890 to c.1925 and will have served an important role in this civic pride and accomplishment.

Criterion B: Resources will have an association with important men, women, or group responsible for promoting the civic pride and accomplishment of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to the civic history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be an excellent example of an architectural style applied to institutional and service buildings with good integrity; intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. The significance of the architecture/design must be directly associated with the context of civic pride and accomplishment. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to institutional and service buildings; archaeology was not included as part of this project.

Integrity Considerations: Institutional and service buildings from c.1890 to c.1925 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to these buildings are expected, as the building is updated to continue to meet the community's needs. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials.

Institutional and service buildings from c.1890 to c.1925 may be eligible as contributing features of a historic district. They may have grown as an initial feature on a campus or an early group of buildings on a campus. Other buildings may contribute to a district with multiple historic themes. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the downtown survey area only:

317 E. 3rd St., Masonic Temple (1919-21) - 70-00966, FS-087

Commercial and industrial buildings related to civic pride and accomplishment

Description: Commercial and industrial buildings may be related to civic pride and accomplishment from c.1890 to c.1925. Some buildings in this period were constructed on yet undeveloped lots, but generally these buildings replaced earlier buildings. The height of these buildings ranged from one-story to multi-story buildings. These buildings can be either a single storefront or multiple storefronts in width. Some block buildings were constructed in this period, with storefront units unified through shared features on the upper stories. Commercial and industrial buildings in Muscatine from this period were typically brick, though they often incorporated additional modern materials. Stylistic influences were significant in this period for commercial buildings, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. Industrial buildings are usually more utilitarian in nature, with simpler cornice and window treatments. In this period, large complexes began to develop, reflecting earlier businesses that expanded to meet new demand and the development of new industries in this period requiring larger complexes.

Significance: For commercial and industrial buildings to be considered eligible under this historic context, they must have a demonstrated significance in relation to the civic pride and accomplishment of Muscatine in this period. Typical business and industrial buildings would not be eligible under this context, but they may be eligible under another context. The significance of individual commercial and industrial properties may be established as contributing resources of a district.

Registration Requirements:

Criterion A: Commercial and industrial resources will be associated with the civic pride and accomplishment of Muscatine from c.1890 to c.1925 and will have served an important role this civic pride and accomplishment. Buildings will be shown to have

been constructed as a reflection of this theme rather than or in addition to a direct development of a significant business in order to be eligible under this context.

Criterion B: Commercial and industrial resources will have an association with important business men or women, or a key individual or group with a demonstrated significant contribution to the civic pride and accomplishments of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to this context. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Commercial and industrial resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style; or resources will be contributing to a significant and distinguishable historic district. The association and significance must have a demonstrated relationship to the civic pride and accomplishment of Muscatine from c.1890-c.1925 to be nominated under this criterion within this historic context.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information on commercial and industrial resources related to civic pride and accomplishment; archaeology was not included as part of this project.

Integrity Considerations: Commercial and industrial buildings from c.1890 to c.1925 may be individually eligible for their association with the civic pride and accomplishment of Muscatine when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Most individual commercial and industrial resources from this period will likely be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the downtown survey area only:

- 101 E. 2nd St., Laurel Building (1917) - 70-00116, FS-049
- 200 E. 2nd St., German American Savings Bank (1908) - 70-00120, FS-063
- 325-327-329-331 E. 2nd St., C.F. Schroeder Building (1922) - 70-00952, FS-096
- 100-102 W. 2nd St., Muscatine State Bank (1910, 1920) - 70-00152, FS-043
- 301 E. 3rd St., Muscatine Journal Building (1919, 1973 addition) - 70-00964, FS-085
- 101 W. Mississippi, Hotel Muscatine (1914-1915) - 70-00533, FS-046
- 214-216-218 Sycamore, Hershey State Bank (1908) - 70-00987, FS-060

Additional resources relating to civic pride and accomplishment from c.1890-c.1925

Description: Additional resources may reflect the civic pride and accomplishment in Muscatine from c.1890 to c.1925. These resources may relate to other components of the community that developed in response to this community pride, such as educational resources, religious resources, or recreational resources. Included resources are churches, schools, and parks, among others related to civic pride and accomplishment. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their reflection of the civic pride and accomplishment in Muscatine from c.1890 to c.1925. The significance of individual properties may also be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the civic pride and accomplishment reflected in Muscatine from c.1890 to c.1925 and will have served an important role in this civic pride and accomplishment.

Criterion B: Resources will have an association with important men, women, or group responsible for promoting the civic pride and accomplishment of Muscatine from c.1890 to c.1925. To be eligible under this historic context, the person must be individually significant within this period in relation to the civic history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be an excellent example of an architectural style with good integrity; or resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information on other resources related to civic pride and accomplishment; archaeology was not included as part of this project.

Integrity Considerations: These additional resources related to the civic pride and accomplishment of Muscatine from c.1890 to c.1925 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character-defining features and distinctive characteristics.

Resources may also be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, the resources must retain the essential characteristics that convey their significance as that type of resource.

Related historic resources identified in the downtown survey area only:

224 E. 3rd St., First Baptist Church (1923) - 70-00963, FS-084

20th Century Business and Industry (c.1900-c.1960)

On the eve of the 20th century, Muscatine was perched on the edge of a new boom for the town – the pearl button industry. In the early 1900s, the button industry grew from a few companies to a significant industry, marking Muscatine as the national leader in this industry. Additionally, lumber and food products continued to be significant factors in the local economy. Other businesses and industries formed in Muscatine in response to the booming economy, and others were attracted by the strength of the community. Muscatine swelled with civic pride and accomplishment, building new civic and social buildings. Population grew from 14,073 in 1900 to 16,178 in 1910, continuing the growth of the last quarter of the 19th century. By the 1910s, the button industry stabilized as the lumber businesses continued to decline in number.

Old and new businesses continued to operate in Muscatine in the 1910s and 1920s. While pearl buttons dominated the local economy, other businesses also made a significant impact, such as the H.J. Heinz company. Muscatine's population declined for the first time in its history to 16,068 in 1920 before slightly rebounding to 16,778 in 1930. The economy remained stable through this period, faring better during the Depression than many other communities. New businesses and industries grew in town in the 1930s and 1940s, focused on manufacturing concerns. The population began to grow again, reaching 18,286 in 1940, 19,041 in 1950, and 22,997 in 1960.

The business and industry from c.1900 to c.1960 in Muscatine is significant as it reflects the boom of the early 20th century and stabilization in the mid-20th century. Muscatine sustained its economic prosperity through the pearl button industry and other significant businesses and industries. The commercial and industrial historic resources from c.1900 to c.1960 reflect this history. Many of these commercial and industrial resources are concentrated in the downtown area. The largest industrial complexes were located near the edges of the downtown, city limits, and South Muscatine in the first half of the 20th century. Additional commercial resources were built within neighborhoods.

Leading Industries at the Beginning of the 20th century

Picturesque Muscatine was published in 1901, providing an interesting snapshot of Muscatine at the turn of the century. It 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.” Additionally, the surrounding “excellent agricultural country” has led to the development and sustaining of Muscatine as a trading and processing center. Reportedly, Muscatine Island had the “largest and most extensive melon and sweet potato farms in the world.” At the turn of the century, building materials, food products, and pearl buttons were the three leading manufacturing industries. The leading manufactured items were lumber, sash, doors, blinds, house furnishings, boxes, barrels, pearl buttons, oat meal, pickles, catsup, kraut, saddlery hardware, and specialty iron, steel, and copper products (Lewis 1901: 13-16).

“Food products,” the oldest industry in Muscatine, was largely represented by a few key businesses. In 1909, the *Journal* boasted “Many hundreds of cars laden with the products of the Muscatine Island are shipped to all parts of the continent each year, and there are but few towns in which Muscatine fruits and vegetables do no enter.” The Muscatine Oat Meal Mill, now run by Simon G. Stein, Jr., continued its operations on the riverfront. In the early 1900s, the

company merged with Great Western Cereal Company. Meat packing, an early prominent business that declined in the late 19th century, also continued to have a presence in the form of the Blanchard Packing Company, National Poultry Company, and Schroeder & Zoeller Slaughter House. Several breweries operated in Muscatine, including branches of Anheuser-Busch and Pabst Brewing Company. Other bottling works, focused on non-alcoholic beverages, also operated, such as the City Bottling Works, Muscatine Bottling Works, J. St. Clair Bottling Works, and F.L. Schwertfeger Bottle Works. Finally, a number of feed mills were found in town (Richman 1911, Vol. 2: 128; Sanborn Map Company 1905; *Journal* 1909, Dec. 16: 24).

The Heinz pickle works, or “Factory No. 4,” continued operations in the early 20th century. In 1901, it continued to be the largest branch of the Heinz pickle factory outside of Pittsburgh, encompassing three large buildings to produce ketchup, pickles, and sauerkraut. At full capacity, 30,000 bottles of ketchup could be corked, labeled, and packed in a ten-hour workday. About 175 men and women were employed at the factory, with an additional 150 at the nearby farm. H.J. Heinz visited Muscatine on August 30, 1906 to announce extensive improvements at the pickle works. Muscatine benefited both from the employment opportunities as well as the market for local produce. By 1906, Heinz had opened twelve other branches near fertile farmland as the company continued to grow. In 1909, it produced ketchup, pickles, sauerkraut, chili sauce, small onion, and other products in Muscatine (Richman 1911, Vol. 1: 485; *Journal* 1901, Dec. 14: 10; *Journal* 1906, Dec. 20: 29; *Journal* 1909, Dec. 16: 36).

Somewhat related, Zeigler Canning moved to South Muscatine from What Cheer, Iowa, in 1909, attracted through the efforts of the Commercial Club. It was located in the old Hershey mill buildings on Hershey Avenue, with a significant remodeling effort. A railroad spur extended directly to the main building to facilitate shipping. This factory provided a market for local farmers, as well as providing employment for a large number of citizens. Up to 75 people were employed in the first year, though additional hands could have been used if not for a labor shortage. They canned solid tomatoes, sweet potatoes, pumpkins, and other locally grown produce (Richman 1911, Vol. 1: 303; *Journal* 1909, Dec. 16: 22, 36)

By the early 20th century, the lumber companies had began to decline, though they continued to be a part of the local business economy. The lumber barons, however, had a secure place within the society and politics of Muscatine. They continued to hold prominent offices and contribute significantly to the community throughout the early 20th century. By 1902, production by the pearl button industry outpaced the lumber companies. The 1908-09 city directory lists the lumber companies that were quite familiar by this period: City Lumber Yard (126 Pine), Mira Hershey Lumber Company (1030 Hershey), Muscatine Lumber & Box Company (930 E. 2nd), Musser Lumber Company (901 Oregon), and South Muscatine Lumber Company (1314 Oregon). Two of these companies are listed also under Sash and Door Manufacturers, Mira Hershey Lumber Company and Muscatine Lumber & Box Company, as well as two additional companies, Huttig Manufacturing Company (701 E. 2nd) and Roach & Musser Sash & Door Company (601 Grand View Ave). Though the Musser Lumber Company closed by 1911, the remaining companies continued to function in some form well into the mid-20th century (“Button Industry Claims First Place” 1902; Richman 1911, Vol. 2: 159).

The pearl button industry grew significantly throughout the first two decades of the 20th century, spurring other business growth and development. The 1911 city directory listed 14 button manufacturers and 25 button blank manufacturers. In 1914, Muscatine claimed the title of “Pearl

Button Center of the World.” Buttons of all sizes and styles, as well as button machinery, were shipped around the world. The industry income was estimated to be over three million dollars (RPC 1914: 3). The pearl button industry continued to boomed through the 1920s and into the 1930s, pumping economic resources into Muscatine.

Additional Businesses in the Early 20th Century

The *Atlas of the State of Iowa* noted in 1904 that Muscatine had “a steady and substantial growth, and is one of the important cities of the Mississippi River valley...Its business establishments embrace five strong and prosperous banks, six newspapers, two of which are daily, extensive saw mill and lumbering interests, sash door and blind factories, a large oat meal mill, two mammoth box factories and many other industries. The most important of all is perhaps the pearl button business, Muscatine being the pioneer...Water melons, sweet potatoes, and cabbage are raised in immense quantities on Muscatine Island and are shipped from there...” (Huebinger 1904: 307).

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. 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 in 1905. Button companies and storage areas were located along this strip, including the largest in this section of town, McKee and Bliven. The Great Western Cereal Company was the largest enterprise in this section of town, spanning Front Street to the river. Van Nostrand Saddlery Company was also a significant business in this area of town. The Commercial Hotel provided lodging for travelers disembarking at the passenger depot between Iowa and Sycamore. 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.

A number of manufacturing companies were located further east of the downtown area, east of Mulberry, along E. 2nd and E. 3rd streets. Huttig Manufacturing Company, producing sash, doors, and blinds, spanned portions of three blocks. A number of large and smaller pearl button companies also found their homes in this area, including the Boepple Button Company, Automatic Button Company, Hawkeye Button Company, and Vienna Button Pearl Manufacturing Company. A number of other business interests had large buildings in this section of town: Citizen’s Railway and Light Company, Thorman Manufacturing (button machinery), Niver Iron Works Foundry, Vance & Baker Boiler and Machine Works, Wiles Adams & Co. Plow and Wagon Works, J.B. Hunt Feed Mill, Greenblatt Brothers Junk

Warehouse, Anheuser Busch Beer Depot, Muscatine City Mills, Mississippi Box Company, and Muscatine Lumber & Box Company.

Likewise, manufacturing companies were also concentrated in South Muscatine. These interests were generally more spread out than on the east end of town, and they tended to cover larger areas. Roach & Musser Sash & Door Works spanned several blocks, as did the Musser Lumber Company and the South Muscatine Lumber Company. The Mira Hershey Company also continued to be depicted, though covering significantly less area than the other lumber interests. Some pearl button factories were also located in this section of town, including the Royal Pearl Button Company, Bishop & Hagerman Pearl Manufactory, and Holzhauer & Bauerbach Pearl Button Factory. Other small interests were also represented in South Muscatine, such as the Rock Island Brewing Company Beer Depot, Joseph Manthey Machine Shop, and Muscatine Cigar Box Factory. Smaller commercial interests are also located throughout South Muscatine.

The German population continued to play a significant role in the community in the early 20th century. On July 1, 1899, the German American Saving Bank opened its doors for the German population of Muscatine. It was located in the Houdek Block on the southeast corner of 2nd and Sycamore before building its own building across the street in 1908. The two German newspapers consolidated as the *Muscatine Herald* in 1907 under Weis and Heinz. In September 1908, the German-American Alliance of Muscatine was organized, and several existing German organizations became members. This led to the formation of the German Home Society in 1910 to build a hall for the organizations (Richman 1911, Vol. 1: 281; Lewis 1901: 43-44; Carlson 1984: 67).

Entertainment was a profitable business in Muscatine in the early 20th century. In spring 1900, the Grand Opera House opened on the northeast corner of Second and Walnut, next to the Episcopal Church. The “strictly modern” building had a seating capacity of 1,100. In 1907, the Family Theater opened, operated by W.S. Hill. Vaudeville and moving pictures could be seen at this location, which had a seating capacity of 800. The A-Muse-U Theater opened in 1911 on Sycamore between Second and Front. It was exclusively devoted to high class motion pictures, with a seating capacity of 600. Three other motion picture houses were also located in town at this time (Richman 1911, Vol. 1: 307).

Building Improvements

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 Second 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.” Additionally, many of the factories had expanded or improved their facilities (*Journal* 1906, Dec. 20: 9).

Likewise, South Muscatine also continued to grow in this period. As the lumber mills gradually reduced business in the late 19th century, the area was facing a significant reduction in

employment. However, the growth of the button industry rejuvenated this area by 1909, and additional types of new industries were attracted to the area, such as the Zeigler Canning Factory. The increased number of jobs created a demand for additional housing in this area, and a number of new houses were built to provide housing near the places of employment. With these new businesses, South Muscatine retained its position as the center of industrial activity in Muscatine (*Journal* 1909, Dec. 16: 44).

Several new banking houses were completed in the early 1900s. Hershey State Bank built a business and banking block at 3rd and Sycamore in 1908. The new German-American Savings Bank was also under construction in 1908 at the corner of 2nd and Sycamore. In 1910, the Muscatine State Bank's new building at Iowa and 2nd was completed at a cost of \$100,000. Finally, First National Bank opened the doors at its new building at 3rd and Iowa in the summer of 1911, completed at a cost of \$100,000. Finally, the new German American Savings Bank opened in 1908 (Richman 1911, Vol. 1: 281, 403).

These early 20th century commercial buildings reflected a variety of architectural styles and utilized a variety of building materials. The Queen Anne style continued to be reflected in several buildings after the turn of the century, demonstrated in decorative metal elements and detailing such as oriel windows, cornices, parapet walls, and surface treatments. Revival styles gained in popularity through the first two decades. Classical Revival and Beaux Arts buildings reflected earlier traditions in symmetry and details. Concrete increased as a building material, initially used primarily for foundations. Molds produced decorative faces for the exterior surface, mimicking stone. Lightweight, hollow concrete block began being produced after 1917. Glazed terracotta panels continued to provide decorative elements in this period (Nash 2002: E15-16, E33-34).

Industrial buildings in Muscatine tended to be more utilitarian, built with more simple lines and details though typically still brick. In 1909, Muscatine was "one of the great factory centers of eastern Iowa." The lumber industries, though diminished, continued to be reflected in the Roach & Musser Sash and Door Company and Huttig Manufacturing Company. The button industry was "the most extensive and therefore the most important industry in Muscatine," employing over 4,000 people. Muscatine had around 120 factories, producing products locally such as food products, wooden boxes, steel stamps, lawn and porch chairs, shoes and slippers, soap, brooms, American cleanser, clay pipes, gas and marine engines, harnesses and saddles, wagons and buggies, button machinery, jewelry, cigars, and carpets and rugs (*Journal* 1909, Dec. 16: 36).

Changes in Business and Industry

As transportation evolved in the early 20th century to include the automobile, new business grew up to meet this new clientele. In 1909, four new buildings were built for showcasing automobiles to meet the growing demand, and one additional building was significantly expanded. Over 150 cars were estimated to be owned by residents of Muscatine (*Journal* 1909, Dec. 16: 46). In 1910, the city directory listed six dealers under "Automobiles": Frank Bowman (219-221 E. Front), Fred Bowman (123-131 E. Front), George W. Fisher (115-117 Mulberry), L.R. Heitz (804 E. 2nd), Jackson Motor Car Company (100-108 W. 4th), and Smalley Auto & Marine Company (313 E. Front). Additionally, one automobile painter, J.W. Richards (422 E. 2nd St), was listed as well as three automobile supply businesses, Jackson Motor Car Company (100 W. 4th), Phillip Ryan (106 Iowa), and Smalley Auto & Marine Company (313 E. Front).

Prohibition became a heated issue in the late 1880s and 1890s in Muscatine as some citizens protested against unruliness. Saloon owners argued back and forth in debates penned in the two local newspapers. The *Muscatine Journal*, edited by John Mahin, argued for prohibition, while the *News Tribune* staff supported the saloon owners. Mahin's house was bombed late in 1893, bringing the sympathies of the town to the prohibitionist's side. Prohibitionists finally succeeded in passing legislation to prohibit alcohol in Muscatine in 1908. This significantly changed the business culture in downtown as over thirty saloons closed. The *Journal* praised the new law at the end of 1909, bragging that Muscatine was the largest dry town in Iowa. By 1914, it was reported all these storefronts were filled with other businesses, and that despite difference of opinion on their absence, "business as a whole seems to have gone forward with as much marked success as it did before" (*Journal* 1909, Dec 16: 45; RPC 1914: 3; Carlson 1984: 39).

Commercial and Industrial Growth in the 1910s and 1920s

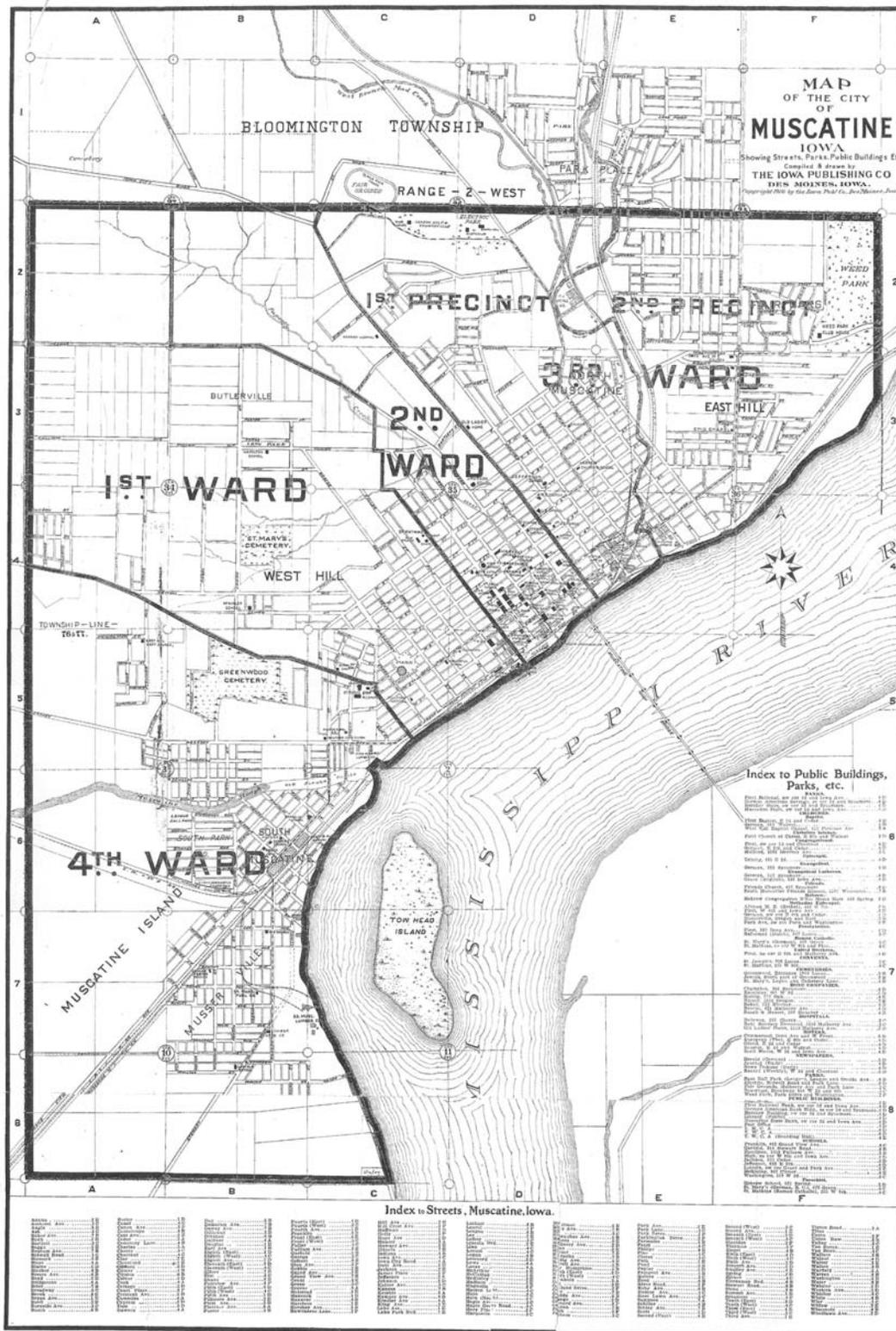
The Commercial Club continued to work to improve the quality of life in Muscatine and attract new businesses and industries through the early 20th century. Organized in 1892, it moved to the Hershey Building upon its completion in 1908. By 1901, they were described as being "behind all important public improvements and pushed them to successful termination." Their goals in 1910 focused on attracting and expanding industry, providing a sufficient work force for the factories, and providing sufficient housing for the work force. With the booming pearl button industry, Muscatine experienced a housing shortage in the early 1900s. The Commercial Club launched a new program to finance the construction of houses by its membership to meet this demand (Lewis 1901: 26-27; Richman 1911: Vol. 1, 435; *Journal* 1909: Dec. 16: 16).

The 1910 map of Muscatine did not show any significant growth in subdivisions from the 1899 map, though the increased number of dwellings and businesses are reflected on the 1912 Sanborn map. The 1910 map highlighted the important public buildings and industries in the downtown area (Figure 12). The development is reflected in the division of the 3rd Ward. The 1912 Sanborn map depicts the boom in the pearl button industry, with factories scattered throughout town. The majority are concentrated in South Muscatine and east of the downtown area.

A c.1914 publication highlighted the businesses and industries in Muscatine. The pearl button industry was naturally the largest, netting an estimated three million dollars annually. It was followed by the two sash and door mills. Other industries in town included iron foundries, boiler works, clay pipe factory, concrete plants, wood and metal water tanks, cigar factories, box factories, and wagon and carriage factories. Muscatine also continued to boast a number of food or agricultural related businesses such as two ice plants, candy and ice cream factories, canning and preserving factories, and produce and seed shippers. The payroll was estimated to be approximately \$60,000 per week (RPC 1914: 3)

The same publication described Muscatine as an attractive, modern community with a population of around 17,000. The city boasted over 83 acres of park area and marvelous views from the bluff of the Mississippi. About 19 of the 81 miles of streets in the area were paved. The city had a fine water supply, transportation connections, and night street lights. Overall, the cost of living was relatively low, with 85% of the residents owning their own house. The fact that Muscatine was one of the largest cities in the country without saloons was also emphasized for the quality

of life. Finally, business owners had an extensive retail selection, which was sold for fair prices (RPC 1914: 1-3).



Muscatine reflected the growth of the community through the pearl button industry by erecting several new downtown buildings in the early 20th century. Hotel Muscatine was completed in 1915 by the design of Chicago architect Paul V. Hyland, who also designed the Muscatine State Bank Building in 1910. In January 1916, a fire at the Lilly Dry Goods building threatened other properties but was contained to the site. The Laurel Building rose in its place the following year.

The 1919 Sanborn Fire Insurance Map shows the significant growth of Muscatine in the first two decades of the 20th century. The original town is completely developed, with residences extending beyond 8th Street (Figure 13). Additional residential development is concentrated on the east side along Park Avenue. Some residences were also built in Park Place by this period, though the area is not covered on the detailed Sanborn maps. Commercial interests continue to be concentrated along 2nd Street between Pine and Mulberry, though additional stores are found scattered in some of the neighborhoods. Mulberry also had a number of commercial interests, particularly concentrated around 5th Street (Sanborn Map Company 1919).

Industrial interests continue to be concentrated along the river and railroad, particularly east of the downtown area and in South Muscatine in 1919. As the lumber interests faded, so did the land that they covered. Additionally, button companies have moved into existing buildings, as well as building new facilities. E. 2nd and E. 3rd Street between Mulberry and Cypress continues to be the most concentrated industrial area. The Huttig Manufacturing Company continues to be represented with buildings spanning several blocks. The button companies have expanded to include U.S. Button Company, Pennent Pearl Button Company, Automatic Button Company, and two buildings for the Hawkeye Pearl Button Company. A number of other business interests continued to have large buildings in this section of town, including the Citizens Railway and Light Company (Sanborn Map Company 1919).

South Muscatine / Musserville has undergone several changes in this period with the decreasing lumber business (Figure 14). The old Musser Lumber Company site is depicted as a park. The Roach & Musser Sash & Door Company continues to operate in roughly the same area, with some storage on the old Musser Lumber Company grounds. The area once spanned by the Hershey mills at the north end of South Muscatine is occupied by their descendant the Beach & Stortz Lumber Company, the Zeigler Canning & Preserving Company, Puritan Ice Company, McKee & Bliven Button Company, and Automatic Button Company No. 2. Other button companies in this section of town include the James J. Heley Button Company, Charles Schmaltz Button Blank Factory, Hanover Button Company, Teichmiller Button Blank Factory, and W.W. Richard Button Blank Factory. Other businesses, such as Iowa Sheet Metal Products and F.O. Kemper Cooper Shop, are also located in South Muscatine (Sanborn Map Company 1919).

Some additional businesses were in more isolated locations on the north and west edges of Muscatine in 1919. The Barry Manufacturing Company, the closest to the other industries, was located on E. 4th Street near the railroad tracks leading north out of town. Other industries further north along these tracks include the C.E. Richards Slaughter House near Woodlawn, the Heinz Pickle Company on Monroe and Isett, and the Continental Serum Laboratories on Isett at Bidwell. The Muscatine Broom Factory was located further west on Colver near Isett, as was the Kranz greenhouses on Parnam near Mulberry (Sanborn Map Company 1919).



Figure 13. 1919 Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

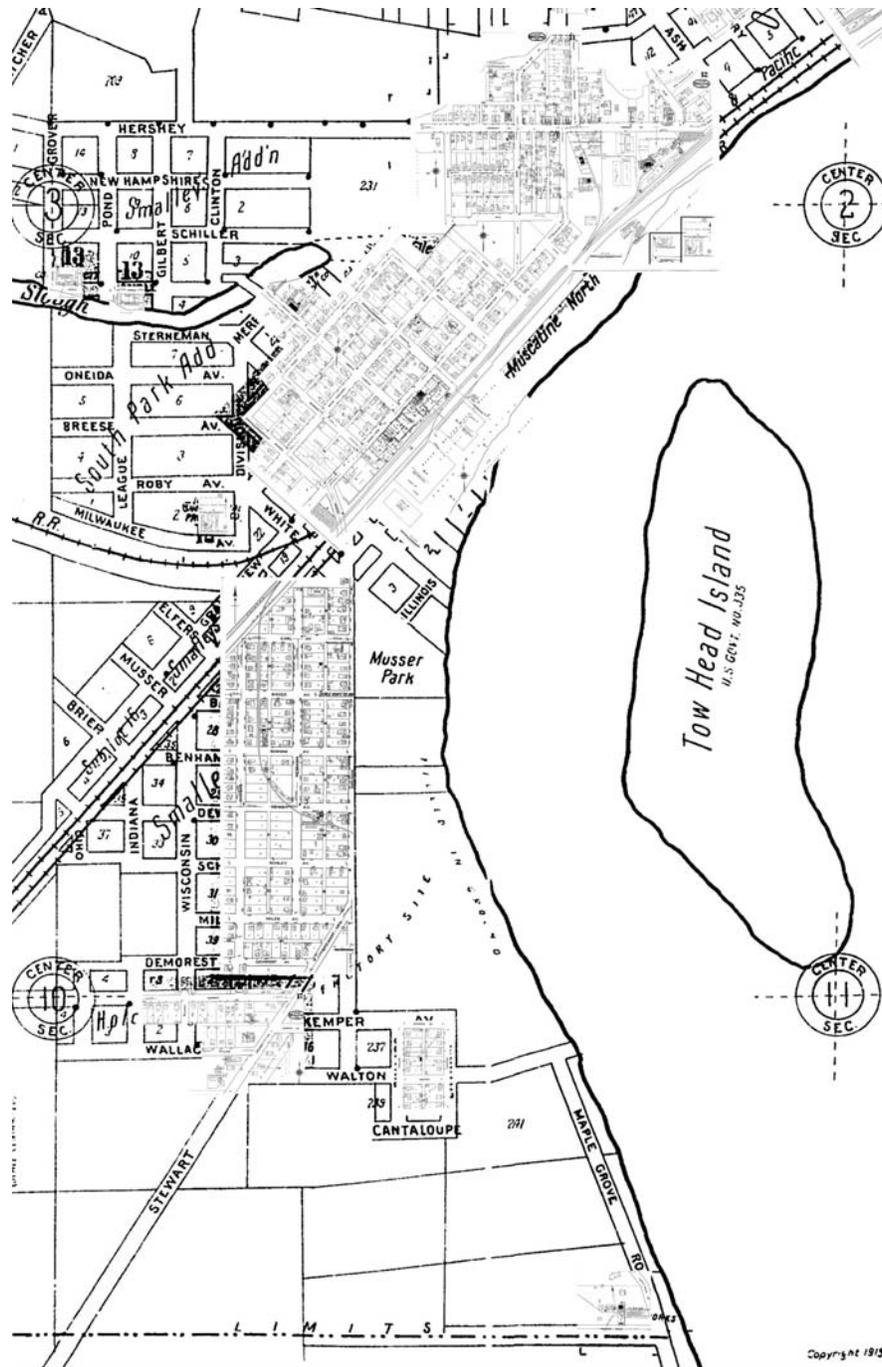


Figure 14. 1919 Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

Small businesses that began in the late 19th century also continued to contribute to the local economy and the image of Muscatine. The Berlin Studio, Grossheim's photography firm, continued to prosper throughout the first half of the 20th century. By 1901, Alexander Grossheim's photography was found in "almost all Muscatine homes." He, along with his younger brother Oscar, continued to photograph people, events, and buildings, eventually taking over 55,000 plates. Alexander retired from the photography business around 1911, while Oscar continued until 1954 when he retired at age 92. This collection, currently held by the Musser Public Library, continues to contribute to life in Muscatine through the images of Muscatine

from 1887 to 1954 (Lewis 1901: 99-100; Bublitz et al 1996: 1, 43, 45-46, Musser Public Library 2004).

The Barry Manufacturing Company, thriving on their production of machinery for the button industry, patented the double automatic button machine in 1904. They further improved on this design over the next decade. They continued to be innovative and patented the Barry steel pulley in 1914. With its success, a new plant for its manufacture was built at Poplar and Fifth streets. In 1915, it reincorporated as the Barry Company for \$500,000 with Nicholas, Jr., Patrick, and Thomas Barry still at the head. Four of their sons, John C., Robert K, Richard L., and Albert S., became involved in the business in the 1910s and 1920s, continuing it after the deaths and/or retirement of their fathers. During World War II, the Barry Company landed several defense contracts, producing machines for classifying bullets, precision parts for planes and guns, and various cutting tools (Carlson 1984: 38, 82; Lewis 1901: 67-68, Petersen 1952: ; “Historic Dates of Barry Firm are Recalled” 1943).

The Heinz plant in Muscatine also continued to grow and expand in this period. Chili sauce was added to the line in 1924, followed by tomato soup in Building #16 in 1926. By 1926, 1,000 people were employed during the peak season. Tomatoes (ketchup or chili), pickles, onion, or horseradish were processed locally depending on the season. Empty ketchup bottles arrived by train, and female workers glued on labels. The number of products continued to increase through 1933 when Muscatine truly produced “57 varieties.” During WWII, the Muscatine plant produced pickles and baked beans for the U.S. Armed Forces. Additional women worked during this period, but most kept their jobs even after the war ended as there always had been jobs for both sexes at this plant. While men worked in warehousing, receiving, and maintenance, women worked as line operators, product sorters and processors, and managers. Extensive renovation of the plant began in 1956, expanding across Monroe Street. The new salt house and pickle building were completed in 1957 followed by Building #20 (warehouse) in 1960, kitchen building in 1962, manufacturing building and office in 1963, and Building #14 in 1964 (Lash 1993: 6-21, “Local Company” 1948).

Building Improvements in the 1910s and 1920s

New commercial buildings continued to reflect the Revival styles of the turn-of-the-century as well as new styles by the 1910s and 1920s. The vocabulary of the Classical Revival continued to be reflected in commercial buildings along with the newer Mission style, which introduced Spanish elements to Midwestern buildings. Overall, commercial buildings tended to be simpler, without the details found in late 19th century buildings. Decorative elements reflected the Prairie School and Art Deco styles. While the Prairie School and Craftsman style buildings focused on the horizon, the Art Deco style emphasized the vertical. Examples of these styles, less formalized than in many larger cities, appeared in smaller Midwest towns like Muscatine. Many of these new buildings were only one or two stories in height, compared to the typical three story building of the late 19th century (Nash 2002: E33-34).

Additionally, while brick continued to be the most popular material, modern materials were also introduced in these early 20th century buildings. Brick was often applied as a veneer over concrete in this period, and they were often molded decoratively such as the “wire cut” bricks. The increased popularity of steel as a building material permitted the development of large interior spaces uninterrupted by columns. Transoms above plate glass

windows sometimes consisted of prism glass panels. Structural glass also developed in the 1920s and 1930s. Vitrolite and Carrara glass are the best known brands, colored opaque white, cream, black, red, blue and other popular shades. This glass was often utilized in storefront remodels in this period, as early 19th century buildings were “updated.” The sleek modern appearance reflected elements of the Art Deco and Art Moderne styles. Concrete, particularly in molded forms, also continued to gain in popularity through this period, and entire buildings of concrete began to appear. Structural clay tile also continued to develop, often used for infill in walls of steel or reinforced concrete. In the late 1920s, colorful clay tile became available for exterior applications. While these were used on new buildings, they also were utilized to “update” earlier 19th century buildings. Clay tile roofs also became popular in this period (Nash 2002: E17-19, E34).

Business Profile of Muscatine in 1923

In the 1923 city directory of Muscatine, the typical commercial enterprises seen in the 19th century continue to be listed, 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.

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.

More industrial and construction oriented businesses listed in 1923 are 3 brick manufacturers, 5 lumber and building material stores, 2 planing mills, 2 roofing companies, 4 cement block dealers, 4 cement dealers, 2 culvert dealers, 3 bridge builders, a clay pipe manufacturer, 3 marble and granite works, 2 boat builders, 10 button manufacturers, 33 button blank factories, 4 wholesale button dealers, 5 crushed shell dealers, 4 grit suppliers, 1 button machinery supplier, 2 button cutter suppliers, a biological products manufacturer, 2 bottling works, 2 canning factories, 2 pickling works, 10 cigar manufacturers, 1 clock manufacturer, 1 wholesale harness and saddlery dealer, 4 feed yards, 5 flour and feed dealers, 5 sand and gravel dealers, 1 slaughterhouse, 3 foundries, 5 furnace dealers, 8 gas fixture stores, 7 machine shops, 9 tin and sheet metal dealers, and 5 welding shops.

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.

Rise of the Automotive Industry

New specialized buildings also developed in this period that focused on the automobile. The rise of the automobile led to the need for showrooms, repair shops, garages, and gas stations. Sales and service buildings were typically one-story buildings with a large footprint, filling an entire or multiple platted lots. Trusses supported the roof, eliminated interior posts that interfered with moving vehicles. Stepped parapets often hid the arched roofs. While concrete was typically the structure material, a brick veneer was usually applied to the exterior of these buildings. Early gas stations reflected residential architecture, evolving to more commercial and industrial buildings (Nash 2002: E34-35).

By the 1920s, the automobile became a key factor in business in Muscatine. The street railway had begun declining, replaced by free running motor coaches. In 1929, the city removed the tracks associated with the system, paving its streets. Companies, such as Bitulithic Pavement Company, were employed to remove rails and pave the streets. Several additional automobile related businesses opened around Muscatine in this period. The number of dealers selling automobiles increased to 13 in 1923 from 6 in 1910. An additional 2 dealers sold motorcycles, 5 dealers sold motor trucks, and 4 dealers sold tractors. Companies also specialized in aspects of the business, such as the 23 companies selling automobile accessories and tires, 7 companies selling used parts, 3 auto painters, 6 battery stores, and 17 businesses focused on automobile repair. One business, the Van Nostrand Saddlery Company, has adapted their products to accommodate the automobile. Throughout town, 15 garages provided parking for cars, including several large facilities on Front Street and several others in and near the downtown. The number of filling stations also skyrocketed by 1923 to 10, including Cities Service Oil Company (400 E. 2nd and 917 W. Front), Go-Gas Station (129 W. Front), Hawkeye Oil Company (129 W. Front), Independent Oil Company (223 E. 3rd), William Montgomery (Park and Madison), Standard Oil Company (223 E. Front, 117 E. 4th, 1206 E. 2nd), and Wallace Coal Company (716 E. 2nd) (*City Directory* 1923; Carlson 1984: 91, 142).

New and Old Business Growth

In addition to the manufacturing from the pearl button industry, other manufacturing concerns also contributed to the local base. For example, Charles H. Lembke and John Knell founded the All-Steel-Equip Company in 1912. Through hard work, they made a fledging metal shop successful. Early on, they produced metal enclosures used by electrical contractors, striving to produce the highest quality products. They expanded to manufacture lockers and steel cabinets for office environments. By the late 1930s, the product line also included vertical files. When steel became readily available after World War II, Allsteel introduced a line of steel desks. Described as "knock down" in design, these modular units could be custom-configured at the

dealership for individual requirements. They continue to maintain their international company in Muscatine today (Allsteel 2004).

Old business also continued to play a role in the economy. Agricultural trade and support businesses had formed the backbone of the community in the mid-19th century and continued to contribute in the early 20th century. Farm implement stores, such as the one began by Archie Bowser, Eugene Sheppard, and A.T. Seidler, sold implements and hardware to farmers. The Hahns continued to operate large farms, growing fruit and vegetables. They sold their produce from their headquarters on Mississippi as well as shipping to other states. Muscatine was also known for its melon production (Carlson 1984: 123).

One unique business arrived in Muscatine in the form of Norman G. Baker in the late 1920s. Publicized across the country by his radio station, KTNT, he launched a merchandising and manufacturing company called Tangley Enterprises in Muscatine. He sold a variety of types of products, including tires, coffee, radios, batteries, paint, cigars, and medical products. His most controversial was a cure for cancer, and he founded two hospitals in Muscatine to treat patients. Though labeled a quack by the American Medical Association and the local newspaper, his hospitals attracted people to Muscatine in the early 1930s, helping the community weather the early years of the depression. He launched a newspaper and magazine to promote his ideas and respond to his critics. The A.M.A. sued him for libel in 1932, and his hospitals' numbers began to decline. Baker left the community in 1934, and the various operations at Tangley industries and his hospitals closed within a few years (Carlson 1984: 92).

The 1928 Sanborn Fire Insurance map of Muscatine continues to show the increased growth of Muscatine. Additional sections of town are covered, including some previously developed and newly developed areas. A number of new residences are depicted on the north side of the east portion of town, in the neighborhoods along Park Ave. Additionally, more houses are found just beyond the northeast section of the original town and in the West Hill neighborhood. Though some commercial interests are found in South Muscatine and some neighborhoods, the main central business district continues to be concentrated along E. 2nd Street between Pine and Mulberry. The east end of 2nd and 3rd Streets and South Muscatine are the primary industrial areas, with some additional industries scattered on the fringes of town to the north and west (Sanborn Map Company 1928).

Prominent new businesses of the 1930s and 1940s

Professional businesses, such as engineering, also played a significant role in the business development of Muscatine in the 20th century. Charlie Young founded Central States Engineering in 1913. In 1932, he was joined by a partner, C. Maxwell Stanley. Under this new partnership, the firm grew rapidly as Young & Stanley, Inc. In 1938, Young retired, and the firm became the Stanley Engineering Company. Stanley pioneered quality methods for rural electrification, state highways, sanitary systems, and running water. In 1957, the company opened its first international office in Monrovia, Liberia. Stanley's methods and service practices were codified in his 1961 book, *The Consulting Engineer*, as a staple source book for engineers. The name changed to Stanley Consultants, Inc. in 1966 to better reflect its work, and it continues to operate under a new parent company, The Stanley Group, as one of the largest engineering firms in the Midwest. The corporate headquarters in Muscatine supervise the eleven domestic and ten international offices (The Stanley Group 2004).

C. Maxwell Stanley also founded another industry in Muscatine after World War II that would become a backbone for the community into the 21st century. Along with his brother-in-law, Clement T. Hanson, a successful advertising executive, and H. Wood Miller, an industrial designer, they began to make newly designed steel kitchen cabinets. "The Home-O-Nize Company" incorporated in 1944. The company was founded on the operating principles that the company would treat its customers, suppliers, work force and neighbors with fairness and respect, something that Stanley believed was key to success. With the short supply of steel at the end of the war, they briefly made smaller file boxes. When sheet steel became available, they began making white metal storage cabinets, and adapted these for office use by simply painting them olive green. The company began in an office in Davenport, moving to the old U.S. Button Company Building at Third and Oak in October 1945. Because "Home-O-Nize" seemed inappropriate for an office cabinet manufacturer, they went by the initials only, evolving into The HON Company (Stanley 1992: 7-14; HON Industries 2004).

Gage A. Kent started a small feed plant in Muscatine in 1936, moving from Indianola to take advantage of the river. In 1927, he had introduced "Kent Baby Beef" to specifically address the nutritional needs of cattle. In this new location, Kent Feeds prospered. He teamed up with S.G. Stein III in 1943 to form the Grain Processing Corporation. With government financing, the firm built a grain alcohol manufacturing plant to supply the synthetic rubber program of World War II. After the war, they continued operations, producing industrial and beverage alcohol, starch, and maltodextrins (Kent Feeds 2004).

Business and Industry after World War II

Commercial buildings constructed in the 1940s and 1950s continued the trend towards simpler buildings. Brick continued to be the most common facing material, usually applied as a veneer over a concrete or steel structure. The detailing on these buildings was very simple, often consisting solely of a soldier (vertical) brick course. Openings were typically not emphasized, and storefronts incorporated steel elements and large windows. Buildings continued to be "updated" in this period, with storefronts remodeled or a new simple brick façade applied over the earlier decorative façade. These early and mid-20th century "updates" reflect the continuing use and transitions of these commercial buildings.

The 1946 Sanborn Fire Insurance Map is the revised version of the 1928 map (Figure 15). Thus, it does not cover any additional area than the 1928 map, though it shows the updates within this area. Though some commercial interests were located in neighborhood area, the central business district continues to be concentrated in a six block area along 2nd Street between Pine and Mulberry. The specific types of businesses in the downtown area are no longer described, with buildings only marked with the notation of "S" for store, but the city directories reveal that a variety of businesses continued to operate in this area. The largest buildings in downtown Muscatine were the Laurel Building, Hershey Building, and Hotel Muscatine (Sanborn Map Company 1946).

More industrial interests continued to be focused along Front Street between Linn and Cedar in 1946, expanding further east to Mulberry. The noticeable additions to the interests in this section of town are the numerous businesses catered to the automobile. Two automobiles sales and service businesses, two gas station, one service station, and two garages were located between

Cedar and Mulberry in an area that was previously primarily residential. Additional garages, repair shops, and filling stations were found in the area between Linn and Cedar, as well as a wholesale wool business, restaurant, wholesale grocery, furnace shop, wholesale fruit, machine shops, and the Iowa Pearl Button Company (Sanborn Map Company 1946).

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. Huttig Manufacturing Company, producing sash, doors, and blinds, continued to operate in its primary buildings, though its storage area has been significantly reduced. Though the button industry has begun to decline, two of the large button factories still operated in this area, the Automatic Button Company and Hawkeye Pearl Button Company. Additional gas stations, repair shops, and garages are also depicted in this section of town. A number of other business interests had buildings in this section of town: Iowa Electric Company, McKee Grain & Feed Company, Hawkeye Soy Products, truck and farm machinery sales, oil warehouse, and fur and junk shop (Sanborn Map Company 1946). The HON Company is not yet shown in the old button factory at Oak and 3rd 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 / Musserville also continued to evolve in this period, attracting new industries to this area as older ones declined (Figure 16). The Beach & Stortz Lumber Company and McKee & Bliven Button Company continued to operate at the north end of the former island. The Carver Pump Company moved into the old Zeigler canning factory, and the Muscatine Processing Company (soy bean mill) is located next door in the old ice company building. The Romann, Liedde & Company (meat packers) and an ice cream factory are also located on Hershey Ave. Roach & Musser Company continued to operate in their buildings along Grandview Ave, the last of the lumber interests in this section of town. A couple of button companies did continue to operate in this southern section of town, including the L.F. Yarek Button Works. Other companies in this section of town include the Kranz Greenhouses and Grain Processing Corporation (Sanborn Map Company 1946).

Additional businesses were located on the western and northern edges of Muscatine. The H.J. Heinz is one of the largest, located on Monroe Street in the north end of town and Park Place Addition. Additional industries were found along the railroad tracks through this section of town, including the Barry Pulley Company at 5th and Poplar, Weber & Sons Button Company on E. 6th Street, Shell Processing Company on E. 5th Street, and Continental Serum Laboratories on Isett. These businesses represent the wide variety of the types of industries found in Muscatine by 1946 (Sanborn Map Company 1946).

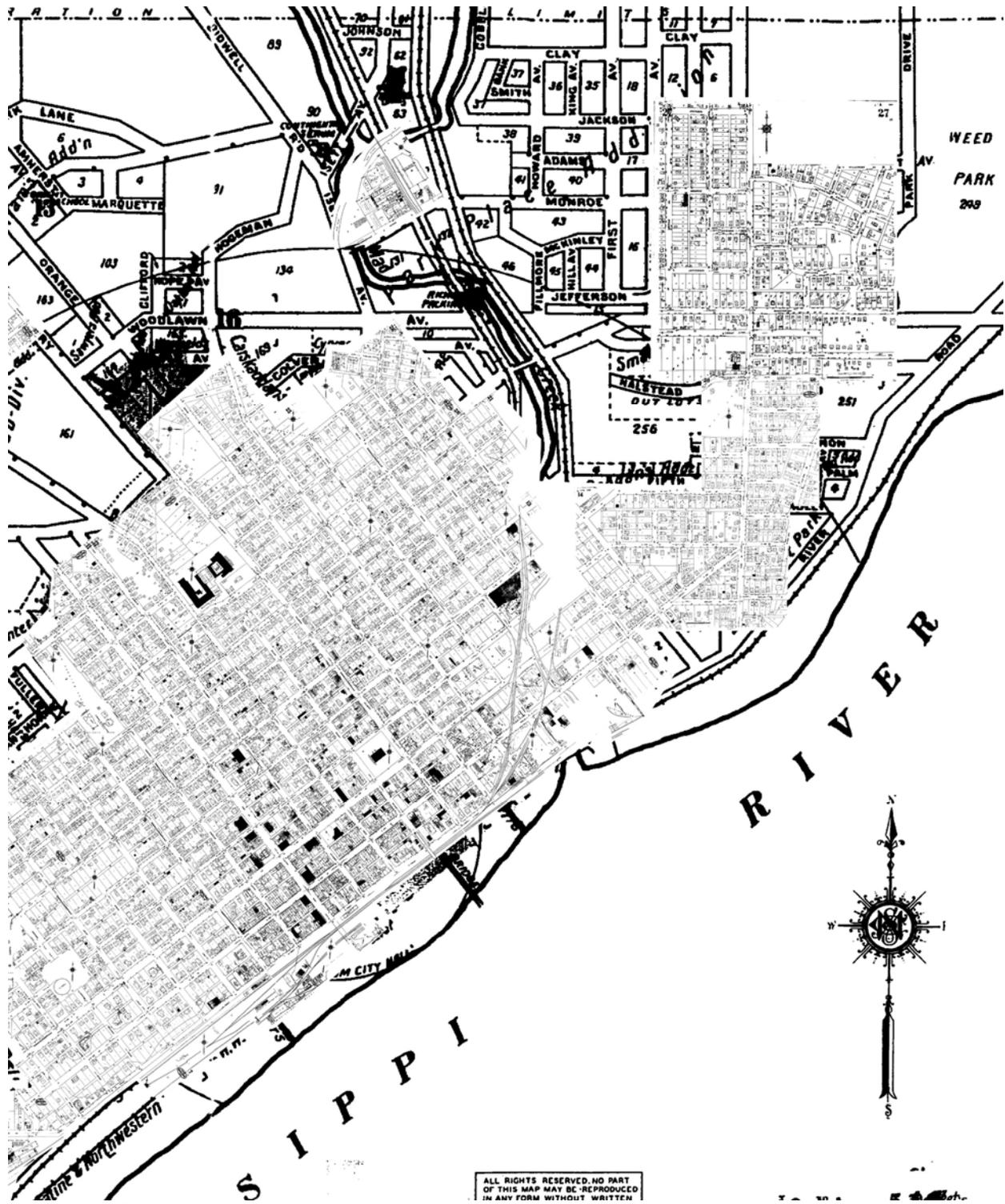


Figure 15. 1946 (1928 revised) Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

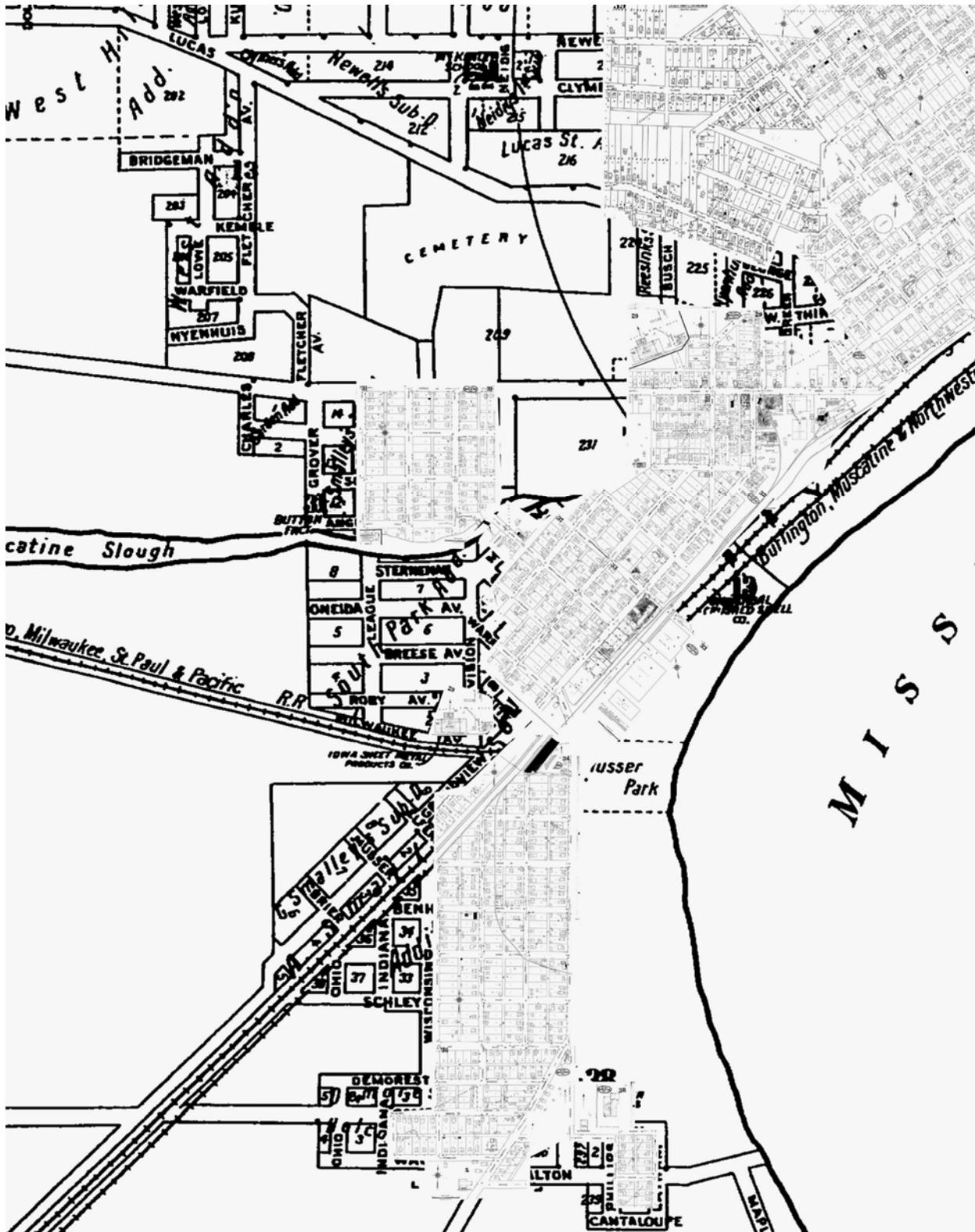


Figure 16. 1946 (1928 revised) Sanborn Fire Insurance Map, detailed maps overlaid on first page key.

According to the 1949 city directory, the primary industries in Muscatine were producing pearl buttons, plastics, millwork, food products, machinery, burial vaults, sheet metal products, wooden toys, industrial alcohol, centrifugal pumps, grain and feeds, and clothing. These 54 manufacturing establishments employed 3,510 workers. An additional 2,773 workers were employed in the 339 retail stores. The three hotels had 250 rooms, and the three theaters had a seating capacity of 2,592.

In the 1952 city directory of Muscatine, the typical commercial enterprises seen in the early 20th century continue to be listed. The number of dry goods stores has dropped from 10 in 1923 to 2 in 1952, replaced by the department store. The number of fruit and produce stores has also decreased as groceries became the main suppliers of these goods. Meat markets have also been combined with grocery stores in the listings. No general clothing stores are listed, compared to 15 in 1923, though 4 men's clothing, 11 women's clothing and 1 children's clothing store are listed. The number of shoe stores has also decreased from 15 to 7. Only 2 banks continued to operate in town in 1952, though the town continued to support 6 hotels. Finally, the number of barbers fell to 20 as the number of beauty shop skyrocketed to 26.

Additionally, a number of professionals continued to work in town, including 23 lawyers, 18 physicians, 4 optometrists, 6 nurses, 13 dentists, 5 chiropractors, 3 veterinarians, 3 engineering firms, 22 insurance agents and companies, 10 real estate companies, 8 mortgage loan companies, 3 tailors, 6 music teachers, 3 piano tuners, 6 photographers, 1 notaries, 1 blacksmith, 34 contractors, 1 brick and stone contractors, 1 cement contractor, 3 electrical contractors, 9 plumbers, 1 sheet metal contractor, 1 metal roofing dealer, and 20 painters. With the changing economic and social conditions, the number of tailors and independent nurses had significantly declined. Another notable change is the specialization of the insurance business. By 1952, there were listings for accident and health, automobile, casualty, fire, fire and marine, health and accident, and life insurance compared to only fire and life in 1923. Similarly, while the number of general contractors increased, the specialized builders decreased as the general contractors could also provide these services. The number of electricians, plumbers, and heating contractors on the other hand, has increased as these services became standard in buildings. A business also provided insulating materials. An office for the Sears & Roebuck Company for mail order houses also continued to operate at 227 E. 2nd Street, and Quinset Buildings could be bought at Lamp-Rehwaldt at 516-26 E. 2nd Street.

More industrial and construction oriented businesses were also listed in 1952. While the lumber companies have declined, the number of general building material and supply dealers has risen to 10 from 5 in 1923. Only 1 cement block manufacturer operated in town by 1952, and there were 2 cement dealers. Brick manufacturing has disappeared from the listings. With the declining pearl button industry, only 14 button manufacturers (including blank and plastic) are listed and 1 crushed shell dealer. As farming became more mechanized, the number of agricultural implement dealers rose again to 5 in Muscatine. A broom factory continued to operate in town, as well as four listings were found for beer distributors, and two companies, the St. Clair Bottling Works and Coca-Cola Bottling Company, are listed under "bottlers – carbonated beverages." Other industries included a meat packing company,

Automobile-oriented businesses continued to increase through 1952 as the automobile became more common. In comparison with the 1923 listings, the number of gas or filling stations increased from 10 to 36 stations and the repair shops increased from 17 to 24. The automobile

dealers remained at 13, while 1 dealer sold motorcycles and 3 dealers sold trucks. At the same time, the initial boom in some other related businesses ended as the number of automobile accessory and parts dealers decreased from 23 to 12, battery dealers decreased from 6 to 4, and auto painters declined from 3 to 1. A new category for used automobiles was created by 1952, with 15 listings. Additionally, automobile wrecker service had a listing, as did automobile wheel alignment. Finally, 10 tire dealers and repairers were listed in 1952.

In addition to listings seen previously, a number of new categories are found in the 1952 city directory in comparison to the 1923 directory as technology progressed. Some of these businesses include the 5 air conditioning dealers and contractors, 4 electric appliance and service dealers, an antique dealer, a cheese manufacturer, a day nursery, a delivery service, 3 gift shops, 2 kennels, 1 credit bureau, the Municipal Airport, 2 taxi services, and 6 trucking companies. The “places of amusement” in 1952 included two ballparks and a roller skating rink, and 8 parks and playgrounds were also found in town.

The 1953 topographic quadrangle map shows the extent of the development of Muscatine by this time (Figure 17). Interestingly, it covers little more than the area shown as platted on the 1873 map by the Muscatine Improvement and Manufacturing Company. These sections of town to the north along Park Ave and north/northwest of the original plat had slowly filled in through the first half of the 20th century. The new residential areas, depicted in purple for the 1970 revisions, show how Muscatine would begin to sprawl beyond this area in the late 1950s and 1960s.

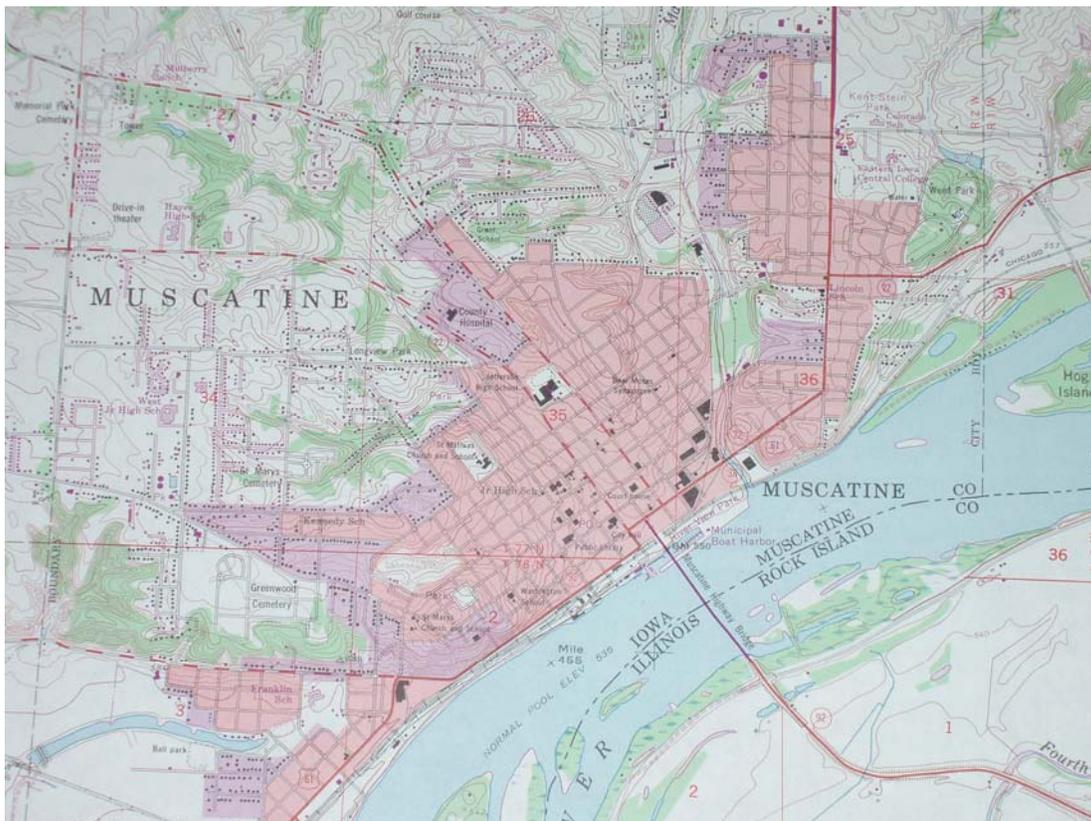


Figure 17. 1953 (1970 revised) topographic quadrangle map, Muscatine, IA.

The new industries in town, gradually replacing the diminishing pearl button business, continued to grow and develop in the 1950s. Kent Feeds continued to expand, building a modern feed manufacturing plant in Muscatine in 1952 to meet increasing demand. It also began a research farm along the Mississippi outside of Muscatine in 1955 to further improve the quality of their product. The 1952 Kent Feeds facility, constructed with a production capacity of 720 tons of feed per day, is still one of the largest capacity feed plants in the Midwest, and GPC is one of the largest corn processors in the nation (Kent Feeds 2004).

The Home-O-Nize (HON) Company developed rapidly in the 1950s as well. In 1951, it launched "Operation Independence," an effort to focus on full-fledged manufacturing rather than solely producing to fulfill contracts. In 1950, office products accounted for only \$70,000 in sales, less than 20% of the company's profits. It continued to expand this line, viewed as more difficult to sell than some of its other products. In 1953, HON had sold over \$1 million in products, reaching a cumulative total of \$2 million in 1955. Much of this business was accountable to the significantly expanding sales of office products. By 1955, the company's founder, C. Maxwell Stanley, knew that this was the segment of its business to focus on. Contract work dropped from 28% of sales in 1955 to only 4% in 1958 as production increased. The company continued to grow and expand, becoming HON Industries in 1968 (Stanley 1992: 35-36, 61-62, 141). In 2004, the company became the HNI Corporation.

A new business was also launched in the 1950s that would become prominent in Muscatine through the end of the 20th century. Engineer Roy J. Carver began his career in the late 1930s making high quality contractor pumps at the Carver Pump Company in Matherville, Illinois. He later expanded to Muscatine, profiting off contracts in World War II. In the early 1950s, he launched Carver Foundry Products to supply the molds for his pump company. In 1957, Carver obtained North American rights to the Bandag system of retreading tire, named for the founder Berhard Anton Nowak from Darmstadt, Germany. This business has grown into the world's largest producer of tire retread materials and equipment for the transportation industry (Roy J. Carver Charitable Trust 2004; Bandag, Inc. 2004).

By 1960, the business and industry of Muscatine had shifted from dominance by the pearl button industry to a broader industrial base. This base included several industries that would continue to form the backbone of Muscatine's economy through the end of the 20th century, including Heinz, Allsteel, Stanley Engineering, HNI (HON) Corporation, Kent Feeds, and Bandag. At the same time, some button companies continued to operate, producing plastic buttons. With these strong industries, the population grew from 20,997 in 1960 to 22,405 in 1970 before stabilizing in the later 20th century. The population of Muscatine in 2000 was 22,697.

Associated Property Types: 20th Century Business and Industry

Commercial buildings – c.1900-c.1960

Description: Commercial buildings from c.1900 to c.1960 reflect the commercial development of Muscatine with the development of new prosperous industries, such as the pearl button industry. Some buildings in this period were constructed on yet undeveloped lots, but generally these buildings replaced earlier buildings. The height of these buildings ranged from one-story to multi-story buildings. These buildings can be either a single storefront or multiple storefronts in width. Some block buildings continued to be constructed in this period, with storefront units unified through shared features on the upper stories. Commercial buildings in Muscatine from this period were typically brick, though they often incorporated additional modern materials. Stylistic influences were significant in this period, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. Queen Anne buildings continued to be built soon after the turn-of-the-century along with Classical Revival buildings. In the early 20th century, other influences such as the Prairie School, Craftsmen, Mission Revival, and Art Deco began appearing in Muscatine. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. By the 1940s and 1950s, the commercial buildings were generally more streamlined in appearance, with little decorative detail. Some older buildings also reflect this period through updates to their storefronts or façades to demonstrate the “modern” nature of the business.

Significance: The significance of these buildings lies in their reflection of the commercial development of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this commercial period. Alterations to older buildings within this period may also be significant if the significance of the building spans the periods of construction and remodeling. The significance of individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources will be associated with the development of Muscatine’s commercial districts and will have served an important role on “Main Street” or in a neighborhood commercial node. The significance of prominent businesses in the commercial history of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have an association with an important business man or woman, or other key individual or group responsible for establishing the location and configuration of commercial areas. To be eligible under this historic context, the person must be individually significant within this period in relation to the commercial history of Muscatine. Properties typically must be associated with the person’s productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group’s

significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style applied to commercial architecture; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 20th century commercial buildings; archaeology was not included as part of this project.

Integrity Considerations: Commercial buildings from c.1900 to c.1960 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility. These alterations should also be considered significant when they are over 50 years old and within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Most individual commercial resources from c.1900 to c.1960 will likely be eligible as contributing features of a commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Change is a constant for commercial buildings as owners work to “update” their buildings to attract customers to their store. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of times, perhaps by several tenants or owners. These changes are significant as they reflect the development of a commercial district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings. Buildings will be non-contributing when alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, obscuring the original appearance and features. These buildings should be re-evaluated if the cladding is removed.

Related historic resources identified in the downtown survey area only:

100 E. 2nd St., Henderson Building (c.1857, 1956-57) - 70-00938, FS-050
101 E. 2nd St., Laurel Building (1917) - 70-00116, FS-049

121-123 E. 2nd St., Woolworth's (1953) - 70-00941, FS-056
 127 E. 2nd St., Wilson Shoe Store (1854, 1952) - 70-00944, FS-057
 130 E. 2nd St., Houdek Block (1899, 1957) - 70-00946, FS-059
 200 E. 2nd St., German American Savings Bank (1908) - 70-00120, FS-063
 229 E. 2nd St., Commercial Building (c.1921) - 70-00141, FS-080
 305 E. 2nd St., Commercial Building (c.1865, c.1920s) - 70-00949, FS-090
 313 E. 2nd St., Iowa Employment Agency (c.1880, 1960) - 70-00951, FS-092
 325-327-329-331 E. 2nd St., C.F. Schroeder Building (1922) - 70-00952, FS-096
 408 E. 2nd St., Baker Hospital No. 2 (1930) - 70-00953, FS-110
 413-415 E. 2nd St., Bisesi Block (1912) - 70-00147, FS-112
 507-511 E. 2nd St., Garage (1920) - 70-00954, FS-115
 515 E. 2nd St., Commercial Building (c.1904) - 70-00955, FS-116
 100-102 W. 2nd St., Muscatine State Bank (1910, 1920) - 70-00152, FS-043
 117-121 W. 2nd St., Montgomery Ward Department Store (1929 (c.1875)) - 70-00155, FS-026
 123-129 W. 2nd St., Broud Department Store (1949) - 70-00957, FS-025
 206 W. 2nd St., C. Weed's Building (c.1856, c.1913) - 70-00163, FS-019
 215 W. 2nd St., Richards Meat Market (1870s, c.1960) - 70-00165, FS-012
 224 W. 2nd St., Bridgman & Sons Insurance (1899, 1930s/40s) - 70-00962, FS-010
 301 E. 3rd St., Muscatine Journal Building (1919, 1973) - 70-00964, FS-085
 400 E. 3rd St., B.F. Goodrich (1958) - 70-00967, FS-130
 206-208 Cedar, Commercial Building (c.1913) - 70-00363, FS-081
 210 Cedar, George M. Wittich Funeral Home (c.1923) - 70-00971, FS-082
 116 Chestnut St., H. Schroeder Building (c.1865, c.1906) - 70-00376, FS-030
 119 Chestnut St., Commercial Building (c.1925, 1956) - 70-00972, FS-027
 214 Iowa, Muscatine Journal Building (old) (1904, 1920s) - 70-00460, FS-041
 220-224-226 Iowa, Welch Apartments (Scott House) (1851, 1923-24) - 70-00464, FS-039
 101 E. Mississippi, Commercial Building (1920s, c.1941) - 70-00979, FS-047
 117 E. Mississippi, Henderson Chevrolet-Oldsmobile Building (1952) - 70-00980, FS-048
 101 W. Mississippi, Hotel Muscatine (1914-1915) - 70-00533, FS-046
 305 W. Mississippi, Sieg Auto Parts Building (1946) - 70-00981, FS-003
 403 W. Mississippi, Restaurant (1931) - 70-00982, FS-127
 111 Mulberry, Ernie's Tire Shop (1933, c.1961) - 70-00984, FS-119
 126 Pine St., Muscatine Municipal Electric Plant (1936) - 70-00986, FS-008
 214-216-218 Sycamore, Hershey State Bank (1908) - 70-00987, FS-060
 312-314 Sycamore, Leu's Ice Cream Shop and Chrome Room (1922, 1935) - 70-00988, FS-061
 101 Walnut, American Petroleum Company Gas Station (1940) - 70-00990, FS-108
 210 Walnut, Commercial Building (c.1915) - 70-00992, FS-098
 220 Walnut, Commercial Building (c.1866, c.1915) - 70-00620, FS-103
 228 Walnut, Manjoine's Confectionary and Corner Tavern (c.1866, c.1925, c.1937) - 70-00994, FS-106

Industrial Buildings – c.1900 to c.1960

Description: Industrial buildings from c.1900 to c.1960 reflect the evolving industry in Muscatine. These buildings may reflect a particular style, but they are usually more utilitarian in nature. Cornice and window treatments are typically simpler than in a commercial structure from this period, and these buildings may also contain a storefront area for sale of their products. In this period, large complexes began to develop, reflecting earlier businesses that expanded to meet new demand and the development of new industries in this period requiring larger complexes.

Significance: The significance of these buildings lies in their reflection of the industrial history of Muscatine. Individual buildings may be significant for their historical association or architectural features that reflect this period. The significance of individual industrial properties may be established as contributing resources of an industrial or commercial district rather than as individually eligible properties. Industrial complexes typically will be considered significant as a historic district rather than as individual buildings.

Registration Requirements:

Criterion A: Resources will be associated with industry from c.1900 to c.1960 and will have served an important role in the industrial history of Muscatine. The significance of prominent businesses in the industrial history of Muscatine will be demonstrated through the comparison of the business with other businesses.

Criterion B: Resources will have an association with important business men or women or another key individual related to the establishment or growth of industry in Muscatine. To be eligible under this historic context, the person must be individually significant within this period in relation to the industrial history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other industrial resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to 20th century industrial buildings; archaeology was not included as part of this project.

Integrity Considerations: Industrial buildings from c.1900 to c.1960 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of

integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to an industrial building are expected, as the company grew and expanded or the industry within the building changed. These alterations should also be considered significant when they are over 50 years old and are within the period of significance for the building. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, storefront composition, and materials.

Individual industrial resources from this period may be eligible as contributing features of an industrial or commercial district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, storefront composition, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

(these resources are primarily outside of this survey area)

Additional 20th century business and industry resources – c.1900-c.1960

Description: Additional resources from c.1900 to c.1960 may be eligible within this context if they reflect the commercial and industrial history of Muscatine in this period. These resources may relate to improvements in city services, transportation improvements, or other themes in the history of Muscatine that are associated with the commercial and industrial development of Muscatine in this period. Included resources are bridges, power plants, and water plants among others tied to the businesses and industries of the 19th century. These resources may include buildings, structures, objects, sites, or districts.

Significance: The significance of these resources lies in their association with the commercial and industrial development of Muscatine from c.1900 to c.1960. The significance of individual properties may be established as contributing resources of a historic district rather than as individually eligible properties.

Registration Requirements:

Criterion A: Resources will be associated with commercial and industrial development of Muscatine and will have served an important role in this development. The significance of the resource in this historic context for Muscatine will be demonstrated through the comparison of similar resources.

Criterion B: Resources will have an association with important men or women, or another key individual or group related to the development of commerce and industry in Muscatine. To be eligible under this historic context, the person must be individually significant within this period in relation to the commercial or industrial history of Muscatine. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's

significance within this historic context and represent a strong association with this significance.

Criterion C: Resources will be intact examples of their vernacular or folk type with good integrity; or resources will be the work of a well-known architect; or resources will be an excellent example of an architectural style applied to industrial architecture; or resources will be contributing to a significant and distinguishable historic district. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to other 20th century business and industrial resources; archaeology was not included as part of this project.

Integrity Considerations: Other resources from c.1900 to c.1960 may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character defining and distinctive characteristics.

Individual resources from c.1900 to c.1960 may be eligible as contributing features of a historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. These changes are significant as they reflect the development of a district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as location, massing, design, and materials to remain as contributing buildings.

Related historic resources identified in the downtown survey area only:

(these resources are primarily outside of this survey area)

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IV. Identification and Evaluation Methods

The Intensive Survey and Evaluation of Downtown Muscatine included all the historic buildings built by 1960 in the central business district. This area was originally defined as extending from Mississippi Dr to 3rd St and Pine to Mulberry streets. This area was slightly expanded to include some adjacent historic buildings that had potential to contribute to a downtown historic district (Figure 18). No archeological sites were included in this survey. Though 50 years is the typical cut-off for a “historic” resource to be eligible for the National Register of Historic Places, resources built through 1960 were included in the survey as it may be several years before a downtown district is actually nominated to the National Register of Historic Places. The methodology for this survey included a combination of field survey work and archival research.



Figure 18. Map of the survey area.

The project was designed for the work to be divided between a consultant serving as Principal Investigator and the local project director and volunteers. Rebecca Lawin McCarley (d.b.a. SPARK Consulting), Davenport, Iowa, was the principal investigator (consultant) for this project. She is qualified as an architectural historian and historian as defined by the Secretary of the Interior. The primary responsibility of the consultant was project supervision and organization. The consultant responsibilities included the organization and coordination of the project activities, training the volunteers to complete the survey and research on the historic buildings, reviewing the site inventory forms, completing the final evaluations for each site, developing the six historic contexts in the history of downtown Muscatine, assessing the potential for a downtown historic district, and completing the survey report according to the state guidelines. She also prepared the mapping for the project.

The local project director was Jim Rudisill, Community Development, City of Muscatine. The volunteers included the Muscatine Historic Preservation Commission, interested downtown business owners, and other people interested in the history of Muscatine. The volunteers assisted with the downtown survey, researched the historic buildings, completed drafts of the Iowa Site Inventory forms, took black and white photographs, and helped in the collation of the final products.

The survey of downtown Muscatine began with an identification of the area to be surveyed on an aerial photograph of the city, based on available digital images. The original area was revised based on conversations between the consultant and Muscatine Historic Preservation Commission, as noted previously. The consultant completed a preliminary field survey to identify the historic resources in the area. Each resource was assigned a numerical field site number used throughout the course of this project (i.e. FS-034). A folder was created for each site, including the initial field survey information and guidelines for the research to be completed on the site. The consultant, Rebecca Lawin McCarley, then held two training sessions for local volunteers, including the project director and Muscatine Historic Preservation Commission, interested in completing the reconnaissance level survey. Training was specifically designed to equip the volunteers with the information and sources necessary to complete the site-specific archival research for each site, write an architectural description, and fill out the Iowa Site Inventory form.

Volunteers took sets of site folders and began the research on each site. Research included legal research through the online resources of Muscatine Area Geographic Information Consortium (MAGIC), historic Sanborn maps, city directories, county and local histories, historic photographs and postcards, and newspapers. They also took additional notes on the architectural features of each building. With this information, they filled out drafts of the Iowa Site Inventory forms, including name, address, type of resource, current function, a narrative description, a statement of significance, and bibliographical resources. Monthly survey update meetings were held from July to November to provide additional guidance and answer specific questions. Volunteers also e-mailed the consultant with specific questions throughout the months. The consultant reviewed the information on the draft forms, made some revisions, highlighted additional questions to be answered to fully evaluate the structure, returned the inventory form to the volunteers to add further information if needed, and made the initial evaluations for the National Register of Historic Places eligibility for each site. The volunteer then completed the black and white photography for each site.

Simultaneously, Rebecca Lawin McCarley completed research to develop the five previously identified historic contexts for the downtown resources: Early Settlement, Lumber Industry, Pearl Button Industry, 20th Century Civic Pride and Accomplishment, and 20th Century Business and Industry. Through the course of the research on these contexts, McCarley also recognized a significant number of 19th century resources that did not fit within these five contexts. Thus, a sixth context was also developed as part of this project, defined as 19th Century Business and Industry. Archival research included sources located in local and state repositories, including county and local histories, Sanborn fire insurance maps, city directories, census records, newspapers, historic photographs, and other written and oral sources. These historic contexts were utilized to evaluate the historic resources identified during the downtown survey.

Using information collected by the volunteers and personal observation, as well as the historic contexts, Rebecca Lawin McCarley then evaluated the buildings for their potential eligibility to the National Register of Historic Places as individual buildings and as contributing buildings in a potential downtown historic district. The properties were evaluated with the National Register of Historic Places criteria. In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register:

- A. association with historic events or activities;
- B. association with important persons;
- C. distinctive design or physical characteristics; or
- D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. For this survey, resources were primarily evaluated based on Criteria A, B, and C. These guidelines were utilized in evaluating the historic resources that appear eligible for the National Register of Historic Places.

V. Survey Results

During the historical and architectural survey and evaluation of downtown Muscatine, all the historic buildings built by 1960 were surveyed. Field site numbers were assigned to each historic resource numerically in the format of FS-034. Iowa Site Inventory forms for each resource were filled out, utilizing the information collected during the field survey and research phases of the project. Iowa site numbers were also assigned to each resource in the format of 70-00345. These inventory forms are submitted with the report. As a result of the field survey, 131 historic resources (built by 1960) were surveyed in downtown Muscatine, including 112 commercial, 3 industrial buildings, 8 public/governmental/social buildings/sites, 6 residential buildings, and 2 churches. The results are summarized in Table 1 on the following page and mapped by field site number on Figure 19. Of these buildings, 74 had been previously surveyed, including the 5 listed on the National Register of Historic Places and 3 previously determined eligible, and 57 buildings that had not been previously identified.

Following the field survey and research, these buildings were also evaluated for their eligibility to the National Register of Historic Places, according to the national criteria assessing significance and integrity. Buildings must retain sufficient integrity to reflect the period of significance for the building. The evaluation of these buildings is also included on Table 1. The buildings that appear eligible for the National Register of Historic Places are indicated with the letter of the criteria: A = events; B = persons, and C = architecture. Of the 131 historic resources surveyed, 52 properties have strong potential for individual listing on the National Register of Historic Places under Criteria A, B, or C. Concurrence from the State Historic Preservation Office, Des Moines, will solidify these determinations, though only through the formal nomination process does a building finally either be approved or denied for listing. Additional resources may have strong potential for individual listing with the development of other historic contexts, such as “Cultural and Ethnic Diversity” and the “Automotive Industry in Muscatine,” and these resources are indicated on the table with a “potentially” noted in the individual eligibility column.

These buildings were also evaluated for their potential to contribute to a downtown commercial historic district. A preliminary boundary for this historic district was determined through this project, which is depicted in Figure 20. The strongest area for a historic district is outlined with a solid line. This potential downtown historic district includes 111 properties included in the downtown survey, including 101 potentially contributing and 10 non-contributing properties, as indicated in the table below with a C or NC. Some buildings have the notation of “C (date),” indicating that they have significant alterations in the late 1950s that may affect their final status as contributing or non-contributing in the district depending on the end date for the period of significance for the potential downtown district. An additional 3 non-historic, non-contributing resources are also found within this potential district. Of the 52 historic resources with the strongest potential for individual listing, 44 of these buildings are located within this potential district. These buildings do not need to be listed individually if listed as part of the downtown historic district. Additionally, 2 buildings previously listed on the National Register of Historic Places are within this district boundary.

Two potential additions to this district at the east end are noted with a dashed line. These additions include other commercial buildings, public buildings, or buildings that could

potentially contribute to a downtown district but are isolated from the core district by vacant lots or non-contributing buildings. The strongest potential addition is Addition 1, which would add three governmental buildings and one site associated with the theme of “Civic Pride and Accomplishment,” including 2 properties listed on the National Register of Historic Places. Addition 2 includes the addition of 5 properties, 3 historic resources and 2 resources built in the 1960s. The newer buildings and a major road separate these 3 historic resources (garage, gas station, commercial building) from the core of the district. Additionally, 2 of these resources appear individually eligible. This boundary will be further solidified through the completion of a nomination form for the district in a future stage of this project.

Table 1. Surveyed historic resources.

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential downtown district
100 E. 2nd Street	FS-050	70-00938	Henderson Building	c.1857, 1956-57	no	yes - C
101 E. 2nd Street	FS-049	70-00116	Laurel Building	1917	yes - A	yes - C
102-104 E. 2nd Street	FS-051	70-00117	Commercial Building	c.1880	no	yes - C
106-108 E. 2nd Street	FS-052	70-00939 (70-00117)	Fisch Building	c.1880	yes - A	yes - C
109 E. 2nd Street	FS-055	70-00940	Kresge's 5 and 10	c.1880, c.1970	no	yes - NC
110-112-114-116 E. 2nd Street	FS-053	70-00118	Commercial Block	c.1865	no	yes - C
121-123 E. 2nd Street	FS-056	70-00941	Woolworth's	1953	no	yes - C
122 E. 2nd Street	FS-129	70-00942	Commercial Building	c.1880, 1967	no	yes - NC
124 E. 2nd Street	FS-054	70-00119	Pioneer Drug Store	c.1859	yes - A	yes - C
126-130 E. 2nd Street	FS-128	70-00943	Commercial Building	1890s, 2002	no	yes - NC
127 E. 2nd Street	FS-057	70-00944	Wilson Shoe Store	1854, 1952	no	yes - C
129 E. 2nd Street	FS-058a	70-00945	Commercial Building	c.1866, 1964	no	yes - NC
130 E. 2nd Street	FS-059	70-00946	Houdek Block	1899, 1957	no	yes - C (date)
131 E. 2nd Street	FS-058b	70-00947	Commercial Building	c.1856, 1964	no	yes - NC
200 E. 2nd Street	FS-063	70-00120	German American Savings Bank	1908	yes - A	yes - C
201 E. 2nd Street	FS-069	70-00121	Commercial Building	c.1896	no	yes - C
203 E. 2nd Street	FS-070	70-00122	C. Giesenhaus Building	1882	yes - A, C	yes - C
204 E. 2nd Street	FS-064	70-00123	Commercial Building	c.1883	yes - C	yes - C
205 E. 2nd Street	FS-071	70-00124	Commercial Building	c.1896	no	yes - C
206 E. 2nd Street	FS-065	70-00125	Otto & Sons Grocery	c.1888	yes - A, C	yes - C
207-209 E. 2nd Street	FS-072	70-00126	Commercial Building	c.1860	no	yes - C
208-210-212 E. 2nd Street	FS-066	70-00127 (70-00128, 70-00130)	Commercial Block	c.1882	no	yes - C
211 E. 2nd Street	FS-073	70-00129	Kaufmann Cigars	c.1875	yes - A	yes - C
213 E. 2nd Street	FS-074	70-00131	Gerdes Jewelry Building	c.1892	yes - A	yes - C
214-216-218-220 E. 2nd Street	FS-067	70-00132 (70-00135)	Commercial Block	c.1865	no	yes - C
215 E. 2nd Street	FS-075	70-00133	Eaton Knitting Factory	c.1875	no	yes - C
217 E. 2nd Street	FS-076	70-00134	Hine Brothers Building	c.1875, c.1903	yes - C	yes - C
219-221-223 E. 2nd Street	FS-077	70-00136 (70-00137)	Commercial Block	c.1873	yes - A, C	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential downtown district
225 E. 2nd Street	FS-078	70-00138	Molis & Beil Gunshop	c.1875	yes - A	yes - C
227 E. 2nd Street	FS-079	70-00140	Giesenhaus Grocery	c.1876	yes - A	yes - C
229 E. 2nd Street	FS-080	70-00141	Commercial Building	c.1921	no	yes - C
301 E. 2nd Street	FS-088	70-00948	Graham Drug Store	c.1860	no	yes - C
303 E. 2nd Street	FS-089	70-00143	Commercial Building	c.1865, c.1895	yes - C	yes - C
305 E. 2nd Street	FS-090	70-00949	Commercial Building	c.1865, c.1920s	no	yes - C
307-309-311 E. 2nd Street	FS-091	70-00950	Commercial Building	c.1885	no	yes - C
313 E. 2nd Street	FS-092	70-00951	Iowa Employment Agency	c.1880, 1960	no	yes - C (date)
315-317 E. 2nd Street	FS-093	70-00144	Grossheim Building	c.1898	yes - A, B, C	yes - C
319-321 E. 2nd Street	FS-094	70-00145	Batterson Building	1898	no	yes - C
323-323½ E. 2nd Street	FS-095	70-00142	Commercial Building	c.1890	no	yes - C
327-329-331 E. 2nd Street	FS-096	70-00952	C.F. Schroeder Building	1922	no	yes - C
408 E. 2nd Street	FS-110	70-00953	Baker Hospital No. 2	1930	yes - A, B, C	yes - C
411 E. 2nd Street	FS-111	70-00146	Trinity Church	1851-54	Listed	yes - C
413-415 E. 2nd Street	FS-112	70-00147	Bisesi Block	1912	yes - C	yes - C
417 E. 2nd Street	FS-113	70-00148	Commercial Building	c.1866	no	yes - C
419 E. 2nd Street	FS-114	70-00149	Barry Manufacturing office	c.1876	yes - A, C	yes - C
507-511 E. 2nd Street	FS-115	70-00954	Garage	1920	yes - A, C	Addition 2
515 E. 2nd Street	FS-116	70-00955	Commercial Building	c.1904	no	Addition 2
100-102 W. 2nd Street	FS-043	70-00152	Muscatine State Bank	1910, 1920	yes - A, C	yes - C
106 W. 2nd Street	FS-131	70-00956	Commercial Building	1890s, 1981	no	yes - NC
117-121 W. 2nd Street	FS-026	70-00155	Montgomery Ward Department Store	1929 (c.1875)	yes - C	yes - C
120-122 W. 2nd Street	FS-023	70-00156	Commercial Building	c.1868	no	yes - NC
123-129 W. 2nd Street	FS-025	70-00957	Broud Department Store	1949	yes - A, C	yes - C
124-126 W. 2nd Street	FS-022	70-00157	Commercial Block	c.1868	no	yes - C
128 W. 2nd Street	FS-021	70-00158	Shamrock Hall	c.1868	no	yes - C
131-133 W. 2nd Street	FS-024	70-00159	Union Block	1854	yes - A	yes - C
200-202-204 W. 2nd Street	FS-020	70-00160	Tappe Block	1871, c.1890	no	yes - C
201-203 W. 2nd Street	FS-015	70-00161	J.A. Reuling Bakery / Mull Grocery	c.1852, 1950s	no	yes - C (date)
205 W. 2nd Street	FS-014	70-00162	Commercial Building	1860s	no	yes - C
206 W. 2nd Street	FS-019	70-00163	C. Weed's Building	c.1856, c.1913	no	yes - C
207 W. 2nd Street	FS-013a	70-00958	Commercial Building	1870s, c.1938, 1967	no	yes - C (date)
208-210 W. 2nd Street	FS-018	70-00959	Weed's Block	c.1855	yes - A	yes - C
209-211 W. 2nd Street	FS-013b	70-00989	Commercial Building	1870s, c.1920s, 1967	no	yes - C (date)
212 W. 2nd Street	FS-017	70-00164	Fred Daut Building / Batterson-Wessels Button Co.	c.1870	yes - A	yes - C
215 W. 2nd Street	FS-012	70-00165	Richards Meat Market	1870s, c.1960	no	yes - C (date)
217-219 W. 2nd Street	FS-011	70-00960	Commercial Building	1870s, 1890s	yes - A	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential downtown district
218 W. 2nd Street	FS-016	70-00166	Daut Grocery / Muscatine Pearl Works Building	1890	yes - A	yes - C
222 W. 2nd Street	FS-132	70-00167	Joseph Bridgman House	c.1856, 1963	no	yes - NC
224 W. 2nd Street	FS-010	70-00962	Bridgman & Sons Insurance	1899, 1930s/40s	no	yes - C
228 W. 2nd Street	FS-009	70-00168	Mull Wholesale Grocery	c.1891	yes - A, C	yes - C
224 E. 3rd Street	FS-084	70-00963	First Baptist Church	1923	yes - A, C	yes - C
301 E. 3rd Street	FS-085	70-00964	Muscatine Journal Building	1919, 1973	yes - A	yes - C
311 E. 3rd Street	FS-086	70-00965	Commercial Building	c.1880, 1980s	no	yes - NC
317 E. 3rd Street	FS-087	70-00966	Masonic Temple	1919-21	yes - A, C	yes - C
400 E. 3rd Street	FS-130	70-00967	B.F. Goodrich	1958	potentially	yes - C (date)
401 E. 3rd Street	FS-122	70-00195	Courthouse	1908-09	Listed	Addition 1
3rd/4th Street & Mulberry/Walnut	FS-123	70-00196	Courthouse Square	1838, 1875	yes - A	Addition 1
414 E. 3rd Street	FS-121	70-00968	Commercial Building	c.1885	no	no
122-124 W. 3rd Street	FS-037	70-00934	Rebecca Hoopes Flats	1906	no (demo)	no
126 W. 3rd Street	FS-036	70-00201	Dr. D.P. Johnson House	c.1843, 1850s, c.1900	no (demo)	no
405 (401) E. 4th Street	FS-124	70-00969	Muscatine County New Jail & Sheriff's Office	1908-09, 1972	yes - A	Addition 1
411 (405) E. 4th Street	FS-125	70-00246	Old Jail	1856-57	Listed	Addition 1
415 E. 4th Street	FS-126	70-00970	Ogilvies I & I Food Mart	c.1948	no (demo)	no
206-208 Cedar	FS-081	70-00363	Commercial Building	c.1913	no	yes - C
210 Cedar	FS-082	70-00971	George M. Wittich Funeral Home	c.1923	yes - A, C	yes - C
115 Chestnut Street	FS-029	70-00375	Schmidt Shoe Factory	c.1870, c.1909	yes - A	yes - C
116 Chestnut Street	FS-030	70-00376	H. Schroeder Building	c.1865, c.1906	no	yes - C
117 Chestnut Street	FS-028	70-00377	Fisher-Foley Tin Shop	c.1866	no	yes - C
118 Chestnut Street	FS-031	70-00378	Commercial Building	1870s, c.1904	no	yes - C
119 Chestnut Street	FS-027	70-00972	Commercial Building	c.1925, 1956	no	yes - C
212 Chestnut Street	FS-032	70-00973	Bake House and Oven	c.1885, c.1925, 2000	no	yes - NC
213 Chestnut Street	FS-034	70-00974	Van Nostrand Horse Collar Factory	c.1880	yes - A	yes - C
214 Chestnut Street	FS-033	70-00379	Meeting House - Congregational Church	1857, c.1916, c.1945, 2000	no	yes - C
215 Chestnut Street	FS-035	70-00975	Logan House	c.1920s	no	no
107 Iowa	FS-045	70-00976	Gaeta Fruit Store and Confectionary	c.1885, c.1941	potentially	yes - C
109-111-113 Iowa	FS-044	70-00458	Fitzgerald Block	1885	yes - A	yes - C
214 Iowa	FS-041	70-00460	Muscatine Journal Building (old)	1904, 1920s	yes - A, C	yes - C
214 1/2 Iowa	FS-042	70-00977	Scott House Stables	c.1851	no	yes - C
216-218 Iowa	FS-040	70-00978	Commercial Building	c.1866	no	yes - C

Address/location	Field Site #	State Inventory #	Property	Significant dates	Appears individually eligible	Potential downtown district
220-224-226 Iowa	FS-039	70-00464	Welch Apartments (Scott House)	1851, 1923-24	Listed	yes - C
315 Iowa	FS-038	70-00467	Muscatine Post Office	1909, 1937	yes - A, C	no
101 E. Mississippi	FS-047	70-00979	Commercial Building	1920s, c.1941	no	yes - C
117 E. Mississippi	FS-048	70-00980	Henderson Chevrolet-Oldsmobile Building	1952	potentially	yes - C
501 E. Mississippi	FS-117	70-00530	Peter Musser House	c.1874	yes - A, B, C	no
505 E. Mississippi	FS-118	70-00532	Garvin House	c.1887	yes - A, C	no
101 W. Mississippi	FS-046	70-00533	Hotel Muscatine	1914-1915	yes - A, C	yes - C
221-225 W. Mississippi (217-219 W. Mississippi, 109 Pine)	FS-005, FS-006, FS-007	70-00535, 70-00534, 70-00581	Bennett Mill / Muscatine Oatmeal Mill complex	1851, c.1860, c.1890, c.1902, c.1964	yes - A, C	yes - C
301 W. Mississippi	FS-004	70-00536	Isett Warehouse	c.1843, 1887, c.1915	yes - A, C	yes - C
305 W. Mississippi	FS-003	70-00981	Sieg Auto Parts Building	1946	potentially	yes - C
315-317 W. Mississippi	FS-002	70-00527	Citizens Electric Light and Power Company	1890	yes - A	yes - C
403 W. Mississippi	FS-127	70-00982	Restaurant	1931	no	no
405-407 W. Mississippi	FS-001	70-00983	Commercial Building	c.1885	no	no
111 Mulberry	FS-119	70-00984	Ernie's Tire Shop	1933, c.1961	yes - A, C	Addition 2
227 Mulberry	FS-120	70-00985	Commercial Building	c.1905, 1980	no	no
126 Pine Street	FS-008	70-00986	Muscatine Municipal Electric Plant	1936	yes - A, C	yes - C
214-216-218 Sycamore	FS-060	70-00987	Hershey State Bank	1908	no	yes - C
215 Sycamore	FS-083	70-00193	City Hall	1914	yes - A, C	yes - C
312-314 Sycamore	FS-061, FS-062	70-00988	Leu's Ice Cream Shop and Chrome Room	1922, 1935	yes - A, C	no
101 Walnut	FS-108	70-00990	American Petroleum Company Gas Station	1940	potentially	yes - C
102-104 Walnut	FS-107	70-00616	S.M. McKibben House	1866-1869	Listed	no
206-208 Walnut	FS-097	70-00991	New Kemble Hotel and Globe Barber Shop	c.1922	no	yes - C
210 Walnut	FS-098	70-00992	Commercial Building	c.1915	no	yes - C
212 Walnut	FS-099	70-00993	Bond Brother Bicycle Shop	c.1895, c.1915	yes - A	yes - C
214 Walnut	FS-100	70-00617	Commercial Building	c.1866	no	yes - C
216 Walnut	FS-101	70-00618	Commercial Building	c.1890	no	yes - C
218 Walnut	FS-102	70-00619	C.C. Patrick Carpentry	c.1866	no	yes - C
220 Walnut	FS-103	70-00620	Commercial Building	c.1866, c.1915	no	yes - C
222 Walnut	FS-104	70-00621	Commercial Building	c.1866	no	yes - C
224 Walnut	FS-105	70-00622	Gottbrecht Cigar Factory	c.1866	no	yes - C
228 Walnut	FS-106	70-00994	Manjoine's Confectionary and Corner Tavern	c.1866, c.1925, c.1937	potentially	yes - C



Figure 19. Map of historic resources surveyed in Downtown Muscatine (by field site number).
 (survey area boundary indicated by white line; potential district boundary on following page)



Figure 20. Boundary of potential downtown historic district (by field site number).

VI. Recommendations

The Architectural and Historical Survey and Evaluation of Downtown Muscatine, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Muscatine. The Muscatine Historic Preservation Commission conducted a Planning for Preservation Study during 2002-2003 as the first phase of this program. The development of the historic contexts and survey of the downtown commercial district was recommended as the first phase of a comprehensive survey and evaluation program for the city of Muscatine.

A total of 131 historic resources (built by 1960) in downtown Muscatine were surveyed as part of this project. An Iowa Site Inventory form was filled out for each site. Additionally, these buildings were evaluated for their National Register of Historic Places eligibility. Five properties were previously listed on the National Register of Historic Places, and three properties had been determined eligible. Of the remaining 123 buildings, 52 appear individually eligible for the National Register of Historic Places. A potential downtown historic district was also identified within the survey area. This potential district includes 111 properties included in the downtown survey, including 101 contributing and 10 non-contributing properties. Within the potential district boundary, there are 44 buildings that also appear individually eligible and two listed historic properties. Finally, three properties were demolished during the course of this project. An additional 3 non-historic, non-contributing resources are also found within this potential district. Finally, six historic contexts, including associated property types, were developed for downtown Muscatine.

With the information developed for this project, the next step is to develop and submit a Multiple Property National Register of Historic Places nomination for Muscatine. The majority of the information for this document has been developed through this project. The Multiple Property Documentation (MPD) form provides background information on the city for the future nomination of historic properties to the National Register of Historic Places. Historic contexts and associated property types are registered through this document and provided the background research necessary to nominate individual properties and historic districts. Individual nominations must still be submitted for these buildings to list them on the National Register of Historic Places.

A National Register of Historic Places nomination should be developed and submitted for the Downtown Commercial Historic District. The boundary recommended within this report should be used as the framework to begin this process. Through the work to complete this nomination, the preliminary boundary may be revised. This nomination will utilize the six historic contexts submitted with the MPD. A narrative description of the district and statement of significance for the district will still need to be developed for this nomination. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a district. A series of public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places.

Finally, the eight historic buildings currently outside of the recommended downtown historic district core boundary evaluated as individually significant should be individually nominated to the National Register of Historic Places, utilizing the six historic contexts as applicable. If the

final boundary for the downtown historic district is adjusted and eliminates some buildings currently recommended for inclusion that were also evaluated as individually significant, individual National Register of Historic Places nominations should also be prepared and submitted for these buildings. Also, if support is not generated for any downtown historic district to be nominated to the National Register of Historic Places, the other buildings evaluated as individually eligible within this district should be individually nominated.

Additional historic contexts should be developed with future projects. Three historic contexts that have been defined in the last year include: Cultural and Ethnic Diversity (c.1833-c.1960); 19th century Residential and Neighborhood Development (c.1833-1900); and 20th century Residential and Neighborhood Development (1900-c.1960). These historic contexts have been included in the structure of the 2005-06 CLG grant project, the survey of the “West Hill” neighborhood. Buildings in the downtown may be reassessed with the development of these historic contexts, particularly Cultural and Ethnic Diversity.

Additional historic areas of Muscatine should be surveyed over the next decade. Selected areas, such as the West Hill neighborhood, East Hill neighborhood, and Mulberry Avenue corridor have been previously identified. An additional area to include on the priority list to survey is the Musserville/South Muscatine neighborhood, which includes residential, commercial, and industrial resources. This survey area should extend north along Mississippi Drive to meet the southwest boundary of the downtown and West Hill survey areas.

Six additional historic contexts have been identified at this time that should be developed in conjunction with future survey projects. Two historic contexts that would make sense to develop at the same time as the Musserville/South Muscatine survey are:

Agricultural Processing and Food Products in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of Muscatine as an early agricultural processing center and the on-going role that food products, such as Heinz, have played in the local economy well into the 20th century. The property types associated with this context will primarily include commercial and industrial resources.

Musserville/South Muscatine (c.1845-c.1960): This context will begin with the construction of the dam across the river at the north end of Muscatine Island and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of Muscatine Island as an agricultural resource, increased industrialization of the area by the lumber industry in the second half of the 19th century, shifting industrial focus to other business such as the pearl button industry, and associated neighborhood development. The property types associated with this context will primarily include commercial, industrial, residential, educational, and religious resources.

Two potential historic contexts to develop at the same time as the Mulberry corridor survey are:

Neighborhood and Arterial Businesses (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50 year requirement around 1960. It will focus on development of businesses outside of the downtown area along corridors or at neighborhood corners to serve residents in a

growing community. The property types associated with this context will primarily include commercial and industrial resources.

Automotive Industry in Muscatine (c.1900-c.1960): This context will begin with the early arrival of the automobile in Muscatine around 1900 and continue to the 50 year requirement around 1960. It will focus on development of businesses associated with the automotive industry, such as automobile dealers, gas stations, garages, repair shops, and parts dealers. The property types associated with this context will primarily include commercial resources.

Two historic contexts identified through the course of this survey to be developed at some future date, potentially in conjunction with a survey project, are:

Social, Religious, and Educational Resources in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50-year requirement around 1960. It will focus on the development of social, religious, and educational resources in Muscatine to serve a growing population. The property types associated with this context will primarily include social, religious, and educational resources.

Historic Contributions of Women in Muscatine (c.1833-c.1960): This context will begin with the early settlement of Muscatine and continue through the 19th and 20th centuries to the 50-year requirement around 1960. It will focus on the evolving role that women played in Muscatine from several aspects, including commercial, industrial, residential, educational, social, and religious. The property types associated with this context will primarily include commercial, industrial, residential, social, religious, and educational resources.

To summarize, the recommendations from this historical and architectural survey include:

1. Development and submittal of the Multiple Property National Register of Historic Places nomination (MPD) for Muscatine; updating historic contexts as needed
2. Development and submittal of a National Register of Historic Places nomination for the downtown historic district, utilizing the historic contexts in the MPD
3. Development and submittal of individual nomination forms for 8 properties included in this survey outside of the potential downtown historic district, utilizing the historic contexts in the MPD (unless end up included in final district boundary)
4. Development and submittal of individual nomination forms for properties identified as individually eligible that are not included within the final boundary for the downtown historic district (but are currently included in the preliminary boundary)
5. Completion of future survey projects and historic context development, as outlined above

There would be several possible ways to structure future projects to incorporate these recommendations. One possibility is that the Multiple Property National Register of Historic Places nomination (MPD) and individual nominations could be developed and submitted by city staff and the Muscatine Historic Preservation Commission, utilizing information contained in this report and additional research. It may be more feasible to hire a consultant to do the historic district and individual nominations, or have a consultant complete all recommendations through one or several projects.

The Muscatine Historic Preservation Commission has recently received a 2005-2006 Certified Local Government (CLG) grant to survey the West Hill neighborhood and develop three

additional historic contexts. The project, particularly the three additional historic contexts, should be completed by May 2006. The Multiple Property National Register of Historic Places nomination (MPD) could be developed at this point, including all nine historic contexts for Muscatine. The development of this document, with the nine historic contexts developed in the two previous projects, could be part of a Certified Local Government (CLG) grant application. At the same time, the consultant could prepare the nomination for a downtown historic district and assist with public meetings. The additional 8 individual nominations from the downtown survey, or a West Hill historic district nomination, could be included in the project, depending on the desired size of the project. These activities would likely be primarily completed by the consultant.

Additional survey projects could continue to be structured as this project and West Hill, with a consultant developing historic contexts, evaluating historic resources, and overseeing volunteers, who research and develop survey forms for each resource. Alternatively, future survey projects could be structured so that the consultant is responsible for all aspects of the survey and evaluation, as well as historic context development. Finally, another possibility is a hybrid of these two approaches, with the volunteers providing the research on each building but the consultant responsible for the survey form development, evaluation of each historic resource, and historic context development. This would permit future grant projects to utilize a number of volunteer research hours as a match for the project, with the consultant responsible for the actual writing and finalization of the survey forms. Volunteers could also be responsible for other aspects of the project, such as photography.

Finally, it is recommended that the Muscatine Historic Preservation Commission pursue funding to continue their survey and registration efforts throughout the community. Though the downtown and West Hill area were initially identified with the greatest concentration of potentially significant historic resources, hundreds of historic resources in Muscatine are located outside of these areas. With the nomination of the Multiple Property Document (MPD) for Muscatine to the National Register of Historic Places (MPD) with the developed historic contexts, the framework will be set for the future nomination of individual historic properties and historic districts. Muscatine has significant history within local, state, and national contexts, and the nomination of these related properties to the National Register of Historic Places will recognize the significance and uniqueness of its history.

Appendix A. Sample Survey Forms

For the Architectural and Historical Survey and Evaluation of Downtown Muscatine, an Iowa Site Inventory Form was prepared for each property. A 4x6 black and white photograph of each site was attached with a photograph sleeve on the last page of each form. Five sample survey forms are included in this appendix as example of the forms used and type of information recorded for this survey. One set of the survey forms was archived at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines, and the other set of survey forms was retained by the Muscatine Historic Preservation Commission at City Hall in Muscatine. Finally, a printed set of survey forms, with only the digital color photographs printed on each form, was bound and presented to the Musser Public Library along two copies of the final survey report for ease of community use.

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

State Inventory No. 70-00168 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Charles L. Mull & Sons Wholesale Grocery
 other names/site number Field Site #: FS-009

2. Location

street & number 228 West Second Street
 city or town Muscatine, Iowa vicinity, county _____
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 10 Lot(s) 10

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u>	_____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E11: Commerce / Grocery</u>	<u>02G: Commerce / Restaurant</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B: Late Victorian / Italianate</u>	foundation _____
_____	walls <u>03: Brick</u>
_____	roof <u>08B: Asphalt/Rolled</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine
City Muscatine

Address 228 West Second Street

Site Number 70-00168
District Number _____

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02: Architecture

05: Commerce

Significant Dates

Construction date

1891 check if circa or estimated date

Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Jay Brady, Chair (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date December 13, 2004

street & number 215 Sycamore telephone 563-264-1554

city or town Muscatine state Iowa zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Charles L. Mull Wholesale Grocery</u>	<u>Muscatine</u>
Name of Property	County
<u>228 West Second Street</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This building is a c. 1891 three story, corner, late Italianate commercial building that has had little modification to the original building features. This handsome four bay brick building has a curved brick corner with curved windows above the corner entry. The corner entry is ornate with two columns supporting an elaborate archway and cornice above. The single-over-single-light double-hung arch windows have metal lintel and arch details. The door itself is non-historic. The storefront on the north (front) elevation retains its original cast iron columns and lintel. Brick pilasters define the edges of this elevation, extending the full height of the building. The three original storefront windows with transom windows have been replaced by two symmetrical rows of three nearly equally sized square windows. The second and third stories are characterized by four single-over-single-light double-hung arch windows with metal arch detailing that connect tangentially at the bottom of each arch to form a continuous row of arches. The lintels appear to be metal as well. This building has one of the most elaborate metal cornices in Muscatine, with large and small orate brackets, finial column tops, and fluted detailing.

The west elevation along Pine Street has four brick pilasters that divide the building into five bays and brick pilasters that define each end of the elevation. The bays are asymmetrical with the second bay from the front double wide to accommodate two windows and a side entry instead of the single windows of the other bays. The side entry has a segmental brick arch opening. The segmental arch windows are shuttered with cast iron shutters that are probably original – iron shutters are noted on the 1892 Sanborn map. The shutters are movable. The side roof parapet has a similar decorative metal cornice although plainer than the front cornice. Pine Street slopes towards the river and rear of the building, and the brick walls extend down to the basement story by the rear of the structure. Additional segmental arch windows at the basement level are found in the last three bays to the south. The basement foundation wall is capped at the building ground floor level with a cast iron flashing.

The east elevation is partially a party wall on the first story with the later structure at 224 West Second. The exposed brick face of the upper stories is without openings and there are two ghost ads on the brick. The top ad is an ad for Mull Grocers, and the ad beneath is for Blackwell tobacco or cigarettes.

The rear elevation of the brick building is complementary to the building with windows continuing the same brick arch and cast iron shutter theme from the west side. The ground floor entry is accessed by exterior steps. A roll up loading door with segmented brick arch over its opening opens into the basement from the alley.

8. Narrative Statement of Significance

The Charles L. Mull Wholesale Grocery appears eligible for the National Register of Historic Places under Criteria A and C. Additionally, it appears to be a contributing building in a potential downtown historic district.

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Charles L. Mull Wholesale Grocery</u>	<u>Muscatine</u>
Name of Property	County
<u>228 West Second Street</u>	<u>Muscatine</u>
Address	City

In 1889, the Mull Wholesale Grocery was noted to be “the oldest wholesale house in the city under one continued proprietorship.” In 1891, they erected this building at W. 2nd St and Pine, moving from the opposite end of the block. This earlier building has been significantly modified with the remodeling of the storefront and removal of the third story. The Mulls continued to operate in this new building through 1963. They continued to be a prominent wholesale business throughout this period, serving Muscatine. This building was erected solely for the purposes of this business, which remains the longest running business at this location. The Charles L. Mull Wholesale Grocery appears significant under Criterion A for its association with this prominent local business.

As a late example of the Italianate style in Muscatine, this building reflects a highly decorative version of this style. The building retains several defining features of this style, including the tall arch double-hung windows and elaborate cornice. The front windows are interesting due to their tangential intersecting window arch detailing. Additionally, the curved corner and corner entry are unique features of this building that reflect the c.1891 period of construction. The entry is ornate with a columned arch supporting an elaborate cornice above. The less exposed west and rear elevations continue modest styling with brick segmental arch windows. Finally, the building appears to retain its original cast iron shutters on the west elevation. These shutters are unique, and it may be the only building retaining iron shutters in downtown Muscatine. Several other buildings on the south side of the 200 block of West Second had similar iron window shutters on the windows facing the alley prior to the alley facades being removed for renovation in the early 21st century. Thus, this building also appears to be eligible under Criterion C.

Finally, this building is a contributing structure in a potential downtown historic district. It is a key building in this district, anchoring the west end of 2nd Street at Pine. It falls within two historic contexts identified for this district: “19th century Business and Industry” and “20th century Business and Industry.” Its operation for over 70 years as a wholesale grocery contributes to the historic business context of the downtown district. Additionally, the traditional three-story, brick, Italianate architecture contributes architecturally to this district.

The building was built for the Charles L. Mull and Sons wholesale grocery around 1890. This lot remained undeveloped on the Sanborn maps through the 1880s. On the 1892 map, this three-story building with a basement appears. An elevator was centered on the west elevation.

Charles L. Mull moved to Muscatine from Pennsylvania in 1856 with his family, opening a retail grocery business. In 1864 he began a wholesale grocery in the 100 block of east Second Street. By 1874 the business had been moved to the 200 block of west second with the 1876 directory address of 38 W. 2nd Street, which appears to be 203 W. 2nd Street. His 1889 biography noted that he significantly increased and expanded his business as his increased capital permitted, until he has built up a substantial trade. In 1889, his son William L. was the present business manager, and they employed nine men. Business was annually over \$300,000, and this business was “the oldest wholesale house in the city under one continued proprietorship” (Sanborn Map Company 1883, 1888, 1892; *Portrait and Biographical Album* 1889: 283).

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Charles L. Mull Wholesale Grocery</u>	<u>Muscatine</u>
Name of Property	County
<u>228 West Second Street</u>	<u>Muscatine</u>
Address	City

Around 1890, the Mulls decided to build a new structure solely for their business, and the building was erected in 1891. William L. Mull, Charles L. Mull's son, William L., entered the business in the 1880s and was managing the business by 1889. Charles L. Mull died in May 1894 and William L Mull died in November 1919. Charles L. Mull's other son, Charles A., entered the business in 1890 and was actively managing the business as of 1940. A grandson, William L. Mull entered the business in 1939. Mull's handled Hart brand canned goods for more than 50 years and H&K spices for over 25 years. In the 1930s, the All Gold line of California fruits was added. ("C.L. Mull & Sons Wholesale Grocers," 1940: sec. 2, p. 4). Throughout the early 20th century, the Sanborn maps continue to show the wholesale grocery business at this location.

Muscatine had three wholesale houses in the 1860s through 1900. From 1902 through the 1950s there were two wholesale groceries in Muscatine – Paetz and Charles L. Mull and Sons. By 1956, Charles L. Mull and Sons Wholesale Grocery was the sole wholesale house in Muscatine. Unlike Paetz, the Charles L. Mull Wholesale Grocery dates back to 1864, already noted as the oldest wholesale business in 1889. Not only was it the earliest surviving wholesale grocery, it also outlasted its competitor in the 1950s.

The Charles L. Mull and Sons grocery continued to operate at this location through 1963. The business moved to Progress Industrial Park, South US 61 in 1964 and operated as Mulls Clover Farm-Foodland Food Distribution Center until 1975.

9. Major Bibliographical References

"C.L. Mull & Sons Wholesale Grocers," Centennial Edition of the Muscatine Journal, May 31, 1940, Section 2, Page 4.

City Directories, Muscatine. Various publishers, 1856-1964. Available at the Musser Public Library.

Old Settler's Register. Muscatine, IA: unknown publisher, 19-- , p. 402.

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY:Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at: sanborn.umi.com

Iowa Site Inventory Form Continuation Sheet

Site Number 70-00168

Related District Number _____

Page 6

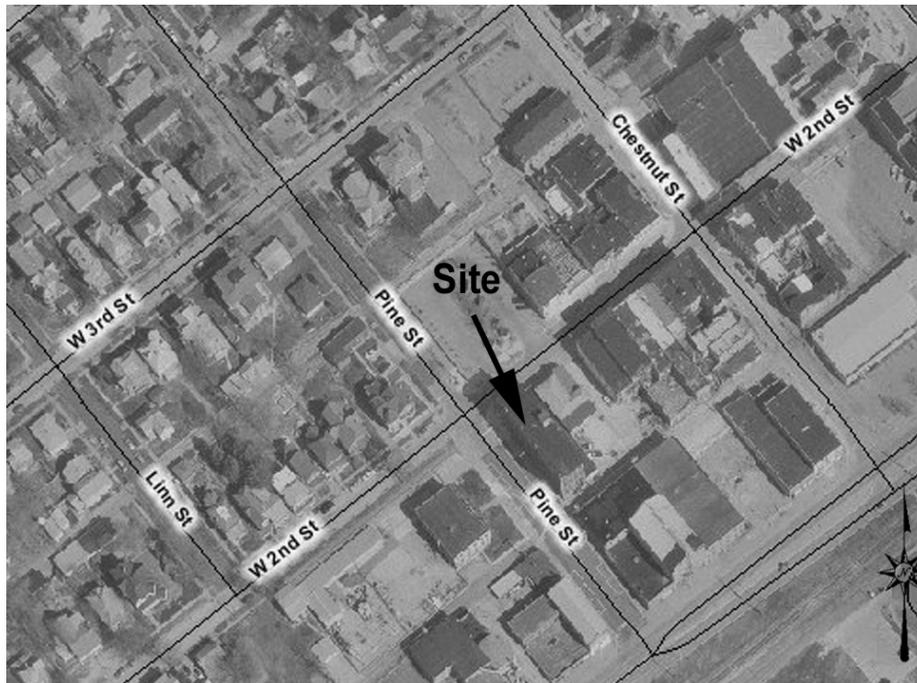
Charles L. Mull Wholesale Grocery
Name of Property

Muscatine
County

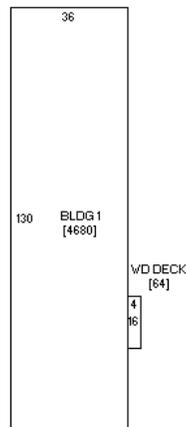
228 West Second Street
Address

Muscatine
City

Location Map



Plan (from assessor's office)



(front – W. 2nd St)

Iowa Site Inventory Form Continuation Sheet

Page 7

Charles L. Mull Wholesale Grocery
Name of Property

Muscatine
County

228 West Second Street
Address

Muscatine
City

Photograph of structure (digital image)



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

State Inventory No. 70-00166 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Daut Grocery Building / Muscatine Pearl Novelty Company Building
 other names/site number Muscatine Pearl Works , Hills Fair-all Paint Building, Field Site #: FS-016

2. Location

street & number 218 West 2nd Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 10 Lot(s) 9

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	_____	Contributing _____ Noncontributing _____
<input type="checkbox"/> district	_____	_____
<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> structure	_____	_____
<input type="checkbox"/> object	_____	_____
	_____ buildings	<u>1</u> _____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	_____ Total	<u>1</u> _____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____
Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E11: Commerce / Grocery</u>	<u>02E: Commerce / Specialty Store</u>
<u>10A02: Industry/Processing / Factory</u>	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B: Italianate/Late Victorian</u>	foundation <u>03: Brick</u>
_____	walls <u>03:Brick</u>
_____	roof <u>08: Rolled Asphalt</u>
_____	other <u>05A: Iron storefront posts</u>

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine
City Muscatine

Address 218 West 2nd St

Site Number 70-00166
District Number _____

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce

Significant Dates

Construction date 1890 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Devin Pettit, Vice-Chairman M.H.P.C. (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date 10/13/04

street & number 215 Sycamore Street telephone 563-264-1550

city or town Muscatine state Iowa zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Daut Building / Muscatine Pearl Novelty Company Building</u> Name of Property	<u>Muscatine</u> County
<u>218 West 2nd Street</u> Address	<u>Muscatine</u> City

7. Narrative Description

This is a two story, three bay, brick commercial building with Italianate influence, constructed in 1890. Historically, the address was typically 214 W. 2nd Street, as depicted on the Sanborn maps. The first Sanborn map to show a structure here (1892) shows a three story building here, as is depicted in the 1891 *Souvenir of Muscatine, Iowa* (Holmes 1891). Originally, it was similar to the earlier adjacent building, including a similar cornice. The 1899 Sanborn map shows that the building height was reduced to two stories, perhaps suggesting a fire in the 1890s soon after the construction. The existing cornice dates to this early period of modification.

The storefront retains its original cast iron columns. The original storefront configuration shown in the 1891 book had a double-door entry between two large storefront windows and the upper story entry to the right. The storefront openings have been replaced and modified with smaller features, with the additional space covered by wood paneling. Non-historic awnings are centered above the non-historic door and windows. The storefront frieze and cornice appears to be metal with brick accents along the bottom. The second story includes three two-over-two-light double-hung windows with painted stone hoods and sills. These hoods are nearly identical to those on the neighboring building at 212 W. 2nd St. The brick and metal cornice is decorative with arch detailing and dentils across the frieze. Metal finials mark either end of the cornice.

The west elevation includes four segmental-arch windows on the first floor that have been filled-in with wood. There is a historic segmental-arch entry that is partially filled-in with wood roughly in the middle of the elevation. Towards the alley there is a segmental-arch basement window filled-in with wood. This elevation also includes a painted business sign that is non-historic, possibly dating to the 1970s when the paint store moved into this location. The second story includes three double-hung wood windows with segmental arch lintels.

The south elevation includes two segmental-arch basement windows filled-in with wood. There is also a historic entry filled-in with wood, one window closed with an iron shutter, and another window covered with wired mesh. The first story includes three windows with segmented arched lintels; one covered by an iron shutter, the other two are historic made with wood. All these windows have iron sills. The second story has three windows with segmented arched lintels. One window is closed by an iron shutter; the other two are historic made of wood, with an iron shutter on one of the historic windows left open. The windows on the second floor all have iron sills. There is a recently added metal cornice and frieze.

8. Narrative Statement of Significance

This building appears to be individually eligible under Criterion A for the National Register of Historic Places for its association with the pearl button industry. Additionally, it does appear to be a contributing building in a potential downtown historic district.

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Daut Building / Muscatine Pearl Novelty Company Building</u>	<u>Muscatine</u>
Name of Property	County
<u>218 West 2nd Street</u>	<u>Muscatine</u>
Address	City

This building appears to be individually eligible for the National Register of Historic Places under Criterion A for its association with the Muscatine Pearl Novelty Company (later the Muscatine Pearl Works). As the pearl button industry grew in Muscatine, a side industry also began, the pearl novelties. This was the first company that focused primarily on these products, though it was joined by competitors in the early 20th century. It continued to be a prominent company within the pearl button industry throughout the first half of the 20th century. This business continued to operate through 1962, also making it one of the longest businesses of this kind in Muscatine. Though the building has some storefront modifications, it certainly retains sufficient integrity to convey this aspect of its history. The reduction in height of the building from three to two stories occurred prior to the time that the Muscatine Pearl Works moved here. Though it retains several characteristics of the Italianate style, there are several examples of this style in downtown Muscatine. This building is a late example of this style, and with the storefront modifications it does not appear to be a particularly outstanding example of this style. Additionally, it is not particularly associated with a prominent person. Thus, it does not appear eligible for the National Register of Historic Places under Criteria B or C.

Finally, this structure appears to be a contributing building in a potential downtown historic district. It falls within three contexts identified for the district: "Pearl Button Center of the World," "19th century Business and Industry," and "20th century Business and Industry." Its history with the pearl novelty business is contributing to the downtown district, as well as its overall contributions to the commercial and industrial history of the district.

The building was constructed in 1890; it first appears in the city directories in the 1891-1892 edition, as the Fred Daut Grocery. The building historic address was typically 214 W. 2nd Street, though it has been variously listed in city directories and Sanborn maps as 214, 216, 218, and 220 West 2nd Street. The building first appears on the Sanborn map in 1892 as a three story building, which is depicted in the 1891 *Souvenir of Muscatine, Iowa* (Holmes 1891). Originally, it was similar to the earlier adjacent building (212 at the time) also owned by Fred Daut, including a similar cornice. The 1899 Sanborn map shows that the building height was reduced to two stories, perhaps suggesting a fire in the 1890s soon after the construction. The existing cornice dates to this early period of modification.

From 1890 until 1900, according to the city directories, this was home to the Fred Daut Grocery. This was next door to his cigar and tobacco business at 212 West 2nd Street. The 1892 and 1899 Sanborn maps depict a wholesale grocery business in both 212 and 214 (now 218) W. 2nd St. This was one of several grocery businesses in this potential district. Fred Daut was not any more well known or significant to Muscatine history than any of the other grocers in this potential district.

The building was empty for a few years, and the Muscatine Pearl Novelty Company moved here by 1907, according to city directories. 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, employing around a half a dozen people. The variety of items made and production increased, and the company moved to W. 2nd St. The 1905 Sanborn map shows that the office was located on the first story, with the cutting and finishing room on the second story. By the 1912 Sanborn map, the first story was used for the office, soaking, cutting, and finishing, while stock was stored on the second story. The name of the

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Daut Building / Muscatine Pearl Novelty Company Building</u>	<u>Muscatine</u>
Name of Property	County
<u>218 West 2nd Street</u>	<u>Muscatine</u>
Address	City

company was changed in 1920 to the Muscatine Pearl Works, and incorporated as such. In 1935, after O.A. Hammer became president, modern button manufacturing equipment was added along with the trade name, Luckyday ("Muscatine Pearl Works" 1940: 54). The company expanded again in 1939 by setting up additional space across the street at 227 West 2nd Street, and then in 1943 they expanded again into 208 and 206 West 2nd Street. After a fire destroyed their building at 227 West 2nd Street on October 1, 1961, the company moved all their operations to Highway 61 South (Muscatine Fire Department). In 1968, they moved to 1103 Musser Street where they remained until 1985 when they went out of business (Pearl button pamphlet file 1). The Muscatine Pearl Novelty Company, later Muscatine Pearl Works, was the first company to be involved in the pearl novelty business, and it was also the largest.

After being vacant about a year, Central Industries located here in 1964. Central Industries was a small manufacturer of office furniture, started by a former employee of HON (HNI) Industries, Bill Duval. In the early 1970's Hills Fair-All Paint Store located here and is still here. The painted signs on the south elevation possibly date to this period.

9. Major Bibliographical References

City Directories, Muscatine, Various publishers, 1889-1972. Available at the Musser Public Library.

Holmes, R.A. *Souvenir of Muscatine, Iowa*. Muscatine: R.A. Holmes, 1891. Available online at www.rootsweb.com/~iamuscat/albumtiny.htm

"Muscatine Pearl Works," Muscatine Journal Centennial Edition, May 31, 1940, 54.

"Pearl button industry," Vertical File, Musser Public Library, Muscatine, IA.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, N.Y: Sanborn Map Company, 1883, 1888, 1892, 1899, 1905, 1912, 1919, 1928, 1946. Accessed online at : sanborn.umi.com

Iowa Site Inventory Form Continuation Sheet

Page 6

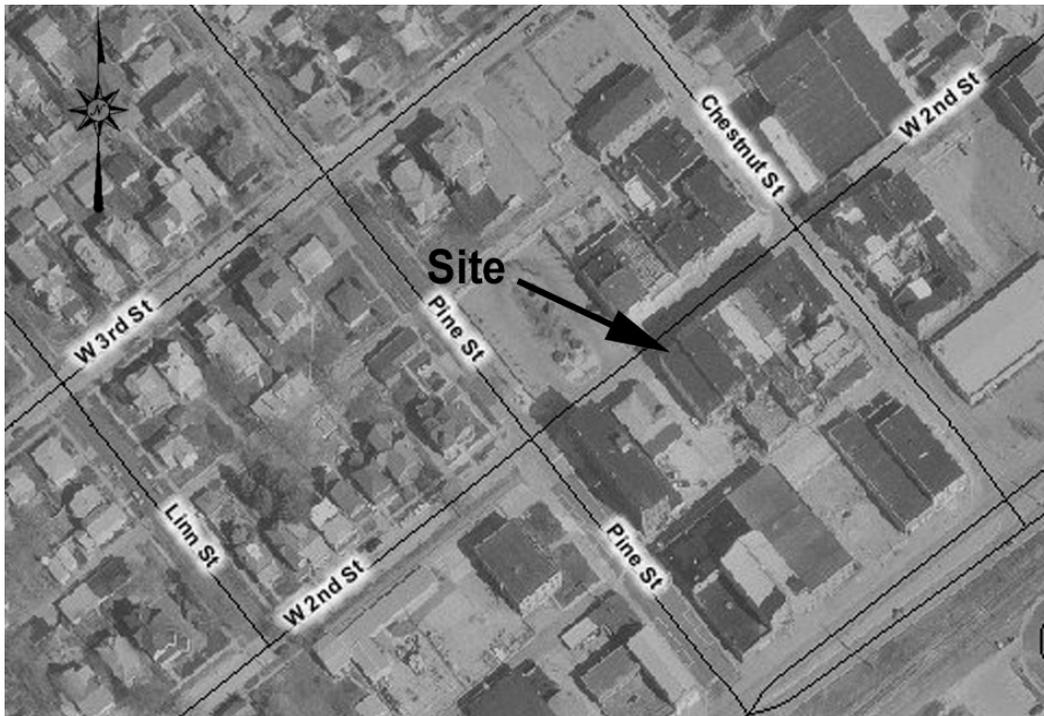
Daut Building / Muscatine Pearl Novelty Company Building
Name of Property

Muscatine
County

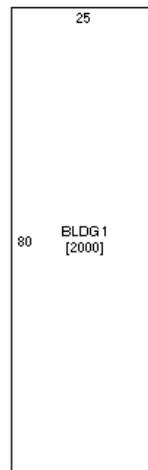
218 West 2nd Street
Address

Muscatine
City

Location Map



Plan (from assessor's office)



(front)

Iowa Site Inventory Form Continuation Sheet

Page 7

Daut Building / Muscatine Pearl Novelty Company Building
Name of Property

Muscatine
County

218 West 2nd Street
Address

Muscatine
City

Photograph of building (digital image)



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

State Inventory No. 70-00988 **New** **Supplemental**
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Leu's Ice Cream Shop and Chrome Room
 other names/site number Field Site #: FS-061

2. Location

street & number 312-314-316 Sycamore Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 9 Lot(s) 6, 7, 8, 9 & E1/2 of Lot 10

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing Noncontributing
<input type="checkbox"/> district	_____ buildings	<u>1</u> _____ buildings
<input type="checkbox"/> site	_____ sites	_____ sites
<input type="checkbox"/> structure	_____ structures	_____ structures
<input type="checkbox"/> object	_____ objects	_____ objects
	_____ Total	<u>1</u> _____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E: Commerce/Trade/Specialty Store (ice cream mgf. & retail)</u>	<u>02E: Commerce/Trade/Specialty Store (credit bureau)</u>
_____	<u>02E08: Commerce/Trade/Specialty Store/Barber</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>07E: Early 20th Century Movements / Craftsman</u>	foundation <u>10B: Concrete/Poured</u>
_____	walls <u>03: Brick</u>
_____	roof <u>15C: Rubber</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Muscatine Address 312-314-316 Sycamore Street Site Number 70-00988
City Muscatine District Number _____

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02: Architecture
05: Commerce

Significant Dates

Construction date 1922 check if circa or estimated date
Other dates 1935 – one-story addition (316)

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Jim Rudisill, Planning & Community Development Coordinator (R.L. McCarley, Consultant)
organization City of Muscatine date January 18, 2005
street & number 215 Sycamore telephone 563-264-1554
city or town Muscatine state Iowa zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Leu's Ice Cream Shop and Chrome Room</u>	<u>Muscatine</u>
Name of Property	County
<u>312-314-316 Sycamore Street</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

The two-story, brick commercial structure at 312-314 Sycamore was constructed by the Leu family as the new location for its ice cream manufacturing and retail business around 1922. Before building the new structure, the business had its store at 215 E. 2nd and prior to that a site on West Second. This building is an excellent example of a 20th century commercial building with Craftsman influence. It includes two wide side bays flanking a narrower middle bay. A small projecting, one-story wing on the south elevation possibly was used as an outdoor walk-up customer service window. A separate, one-story, brick structure at 316 Sycamore adjoins the original structure along its north elevation. This c. 1935 building and a subsequent renovation was known as the Chrome Room, a private party and catering facility, which the Leu family operated as part of their wholesale and retail ice cream business. In a later renovation, a doorway was apparently installed between the original building and the Chrome room, which was then used to handle additional customers for the ice cream retail shop. The owner of the Cutting Edge, which now occupies the building at 316 Sycamore, reported several of her customers recall coming to the Chrome Room to sit and eat ice cream after school (Hintermeister 2004).

The original structure is built into a sloping lot so that its first floor is completely below the grade at the building's rear. The foundation for 312-314 is poured concrete, which is assumed to be the foundation material also for 316 Sycamore, which does not have a basement. The façade of 312-314 is roughly symmetrical on the upper stories. The middle bay of this building is considerably narrower than either side bay, with a centered entry as the primary access for two upstairs apartments. The non-historic single-door entry to the upper story is centered on the façade, with paired single-over-single-light double-hung wood windows above it. Each is the same height, but about half the width of the other second story windows. The smaller windows provide natural light for the interior stairway and second floor hall off which the two apartments are accessed.

The storefront of the north (right) section of the façade has a non-historic flush-mounted, single glass door (approximately 30" x 78") with a 30" x 30" glass transom. A six-inch-wide, segmented non-historic sidelight is located to the left of the door and transom. Continuing to the left are two, matching, 4' x 6' plate glass fixed windows within original openings. The second story of the north section's façade contains a single row of six, three-over-single-light, double-hung wood windows. These units appear to be original.

While there are a few differences between the south (left) section and the north section, the two sections basically have the same arrangement. The non-historic storefront glass door with transom is located in the south corner, and its sidelight is located to the right of the door. Two plate glass, fixed windows are located to the right side of the door, but these windows are approximately 4' x 8', considerably larger than the windows in the north section. Finally, a short wing extends from the south bay's south wall, which possibly was used as an outdoor customer service window. The six three-over-single-light, double-hung wood windows on the second story are also arranged in a single row and are the same type and size as on the other portion of the façade.

Simple brick lintels span all the window and entry openings. Similar four-foot-wide metal awnings are fastened to the buildings over each door facing Sycamore Street. A parapet extends around the perimeter of the 312-314 building. It includes a single castellation that extends above the parapet at the edge of each bay. Two eight-foot-wide, slightly arched pediments are also located on the front parapet. Each pediment is centrally located above the north and south bays. The north elevation parapet of 312-314 is stepped with four equal segments, while the south elevation has five segments.

Iowa Site Inventory Form Continuation Sheet

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<u>Leu's Ice Cream Shop and Chrome Room</u>	<u>Muscatine</u>
Name of Property	County
<u>312-314-316 Sycamore Street</u>	<u>Muscatine</u>
Address	City

The second floor fenestration of 312-314's north elevation includes 11 four-over-single-light, double-hung wood windows (approximately 28" x 60") and a wood door (36" x 78") at the west end that provides back access to the second floor. The first floor on this elevation is covered by 316 Sycamore. The second floor fenestration on the south elevation of 312-314 is the same as on the north. The first floor however is exposed here and the fenestration includes a set of three, four-over-single-light double-hung wood windows in the stub wing's south wall. These units appear to be the same size as the second floor windows in the rest of the building. Immediately to the left of the wing is a single four-over-one double-hung wood window (same size). To the left of this window are two single-over-single-light double-hung units that are about half the size of the other double-hung windows. Both of these are located in the upper part of the first story wall. To the left of these windows is a metal door with a single light. A wood deck with stairs and railing is located to the left of this door and extends west to the end of the building. A metal door with no light is located at deck height at the top of the steps. The final first floor fenestration is a set of single-over-single-light double-hung windows (similar size as others) at the far west end of the building. There is no first floor fenestration in the back of 312-314 Sycamore because that portion of the building is located below the grade of the lot. The second floor fenestration, however, includes four sets of two windows each that are equally spaced across the back. Each window is a four-over-single-light double-hung wood unit.

The first floor interiors are basically open, and the connection between the two buildings has also been closed in. There has been some remodeling into offices completed in 312-314 Sycamore. The original wholesale and retail space in this building has been divided into separate main rooms for the Credit Bureau of Muscatine. Several other workrooms have been constructed in this area. While the first story has been remodeled the basement is a different story. When the Leu family constructed the new building, it apparently was still manufacturing its own ice cream. The basement appears to have been the primary manufacturing and storage facility. The area is divided into eight separate rooms. Each room is basically built of reinforced cement, including a cement floor and ceiling. The cement ceiling doubles as the cement floor for the first floor retail/wholesale area. The basement rooms vary in size from approximately 24' x 15' down to one room that is about 5' x 5'. There are two service hallways in the basement. One is a 10-foot-wide hall that runs the full 48-foot width of the basement from the foot of the stairs. The other is a four-foot-wide hall that extends east from the alleyway to the end of the building and sets about three feet to the north of the building's center. There are two rooms (each approximately 24' x 15') that are located on the west side of the larger alleyway. The remaining portion of the basement is east of the alleyway. A four-foot-wide hall extends east from the main alleyway down the remaining length of the building. The hall is off-center, with two rooms on the north side of this feature. One room is approximately 15' x 20', while the second is about 15' x 15'. A partitioned-off toilet is located at the end of the hall. On the south side of the hall the basement is divided into four additional rooms. The far east room, which is estimated to be about 25' x 12', is accessed through the 5' x 5' room off the small hallway. The next room west is accessed directly from the small hallway and measures about 12' x 12'. This is the last room accessed off the small hallway. The final basement room is located between the last room off the small hallway and the stairs. It is accessed off the main alleyway and measures around 18" x 12'. Because of the vault-like condition of these rooms, it appears likely they were used for cold storage and manufacture.

The second floor apartment units do not appear to have been significantly altered since the building's construction. Each unit sets over one of the two larger bays, with the central access hallway located over the narrower, middle bay. Each apartment has a second hallway running parallel to this access hallway. Each apartment is lineally arranged along its individual hallway, with the living room looking out over Sycamore Street. Three bedrooms then run towards the back, with the kitchen the last room in the row. The bathroom is located at the end of the apartment hallway and adjacent to the kitchen. In addition to the hallway, each room, except for the bathroom, is also accessible from the other by a connecting door. The apartments generally lack any decorative detail, but all the woodwork appears to be original.

Iowa Site Inventory Form Continuation Sheet

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<u>Leu's Ice Cream Shop and Chrome Room</u>	<u>Muscatine</u>
Name of Property	County
<u>312-314-316 Sycamore Street</u>	<u>Muscatine</u>
Address	City

Around 1935, the Leu's constructed a separate one-story addition to their main facility to the north of the original building. The brick is slightly redder than the c.1922 building, but the detailing reflects a desire to make a connection between the two structures. The non-historic single door entry is centered on this building with a large storefront window on either side approximately the same size as the north section of 312-314 Sycamore. A similar awning is also above this entry. The openings have simple brick lintels and sills. The tall parapet wall is more simply executed than the one on 312-314, but it is clearing reflective. Rectangular brick detailing is centered on the parapet wall, and the wall appears to be capped with concrete. The north side elevation includes a row of small fixed windows running most of the length of the side. Each of the windows has a small brick lintel, and several of the openings towards the rear of the building have been bricked up. A small iron stairway provides access to the roof. An iron rail runs around the back portion of the roof, indicating it might have been used for yard area. Because of the sloping nature of the lot, the rear of the building is only about four feet above the grade. No windows are present. The interior of the addition is generally open, with the connection between the two buildings closed off. Overall, it does not appear to have been substantially altered.

8. Narrative Statement of Significance

Leu's Ice Cream and Chrome Room appears individually eligible for the National Register of Historic Places under Criteria A and C for its association with the Leu business and as an excellent example of a Craftsman commercial building. It does not appear to be within the boundary for a potential downtown historic district.

While the individual family members do not appear to have played a significant role in Muscatine's history, the structures associated with Leu and Sons, however, are architecturally significant and important for the impact they made on the social and commercial development of the community. The two buildings' architecture provides a perspective into a unique manufacturing and retail business that flourished during the turn of the 20th century. The site is one of the few remaining in Muscatine that can show a basement room arrangement and construction method that describes a small, family-run ice cream production facility. Also, the exterior of the building has not been extensively altered from its original condition. While the manufacturing machinery and retail equipment is no longer on-site, the building's architectural features make this a unique and significant resource for the community. Thus, Leu's Ice Cream Shop and Chrome Room appears to be individually eligible for the National Register of Historic Places under Criteria A and C.

The Leu family operated an ice cream wholesale and retail business in the community for nearly 75 years. Fred Leu had been in the ice cream business in Philadelphia and Rock Island prior to coming to Muscatine and establishing his store in 1881. The business was first located on W. 2nd and then moved to 215 E. 2nd in 1890. Fred Leu retired in 1904 and his sons, Harry and Rob, took the business over. Leu and Sons' draw extended throughout the community because it also provided home delivery of its products, which in a 1915 Muscatine Journal ad was claimed to be "fit for a king" (Journal 1915; Centennial Edition, Muscatine Journal 1940). Ice cream shops were an important social gathering spot for families and young people in the latter portion of the 19th century and the first half of the 20th. Many of these manufactured their own ice cream. Almost half-dozen of the shops were operating in the 1880s when Fred Leu started his business. The high point for these shops was in the early 1900s, when as many as a dozen shops and local manufacturers were treating Muscatine's sweet tooth.

A new building was built on Sycamore Street to house Leu and Sons in 1922. In 1935, Harry Leu established the Chrome Room in conjunction with his retail and wholesale ice cream business, constructed the small one-story addition. Over 40 years after closing its doors, local residents still recall coming to the Chrome Room after school for a soda or ice cream treat (Hintermeister 2004). The Leu name was so associated with the ice cream shop at

Iowa Site Inventory Form Continuation Sheet

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<u>Leu's Ice Cream Shop and Chrome Room</u>	<u>Muscatine</u>
Name of Property	County
<u>312-314-316 Sycamore Street</u>	<u>Muscatine</u>
Address	City

this location that even after others purchased the retail portion of the business in the early 1950s, they continued to call it Leu and Sons until it closed in the late 1950s. The manufacturing portion of the business also changed hands, only in this case a new name, Sidwell Ice Cream, was established in 1946. It also operated until the late 1950s, finally closing its doors in 1959. Only one other locally owned ice cream manufacturing plant operated in Muscatine after the Leu (Sidwell) plant closed.

Although Leu and Sons was described in the 1899 Muscatine County Atlas Landowners publication as a leading Muscatine business, this importance apparently did not extend to its founder. Fred Leu was a 23-year-old German immigrant who came to this country in 1867. He died at his home on East Seventh Street on October 9, 1932 after a long illness. Fred Leu, Sr. was a member of the Knights of Pythias lodge, but apparently did not participate in other fraternal or public service efforts. His sons, who had assumed management of the company after Fred, Sr. retired in 1905, continued to carry on the family business for over 30 years after he passed away. Like their father, the sons also do not appear to have participated in a large number of civic activities.

Only one ice cream manufacturer survived Leu and Sons. The Wintermute Ice Cream manufacturing plant was located at 227 Mulberry, Although that structure apparently still exists, its exterior has been substantially altered. In addition, industry expansion has eliminated nearly all of the surrounding structures in the neighborhood, creating an appearance that would be drastically changed from its original. Leu and Sons not only retains its original look, but remains in the minds of local residents as one of Muscatine's premier ice cream shops.

9. Major Bibliographical References

City Directories, Muscatine. Various publishers, 1856-present. Available at the Musser Public Library.

Hintermeister, Rhonda, owner of the Cutting Edge (former Chrome Room). Interview by Jim Rudisill, January 12, 2004, Muscatine, IA.

Fred Leu advertisement, *Muscatine Journal*, July 14, 1915, p. 8.

"Fred Leu, Sr. Dies After Long Illness," *Muscatine Journal*, October 10, 1932, p. 1.

"Leu & Son Ice Cream Manufacturers," *Centennial Edition of Muscatine Journal*, May 31, 1940, p. 6.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1905, 1912, 1919, 1928, 1946. Accessed online at: <http://www.sanborn.umi.com>.

Iowa Site Inventory Form Continuation Sheet

Page 7

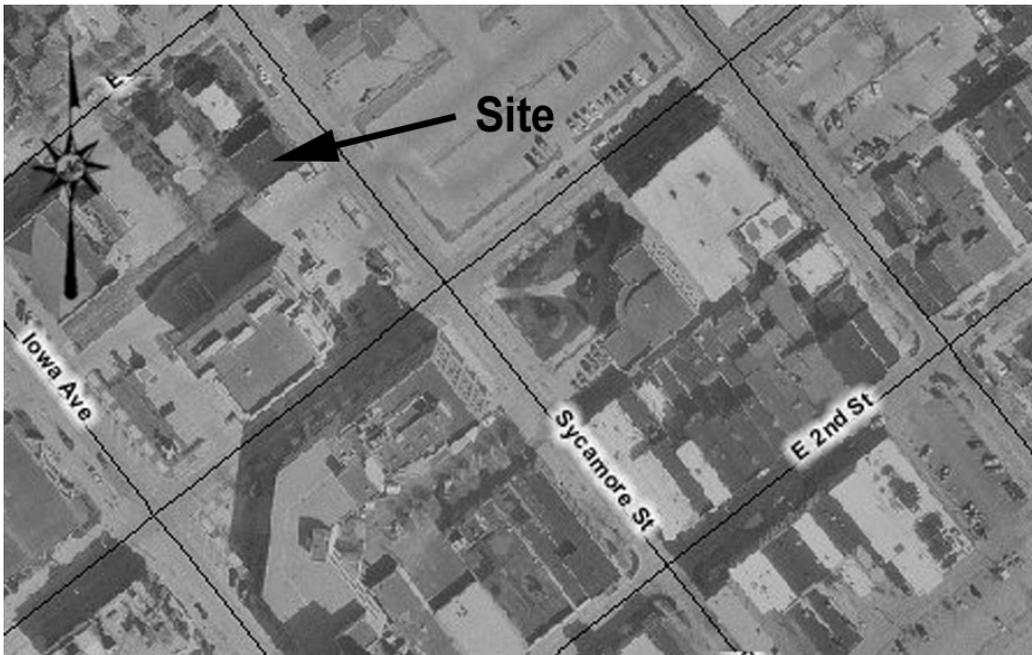
Leu's Ice Cream Shop and Chrome Room
Name of Property

Muscatine
County

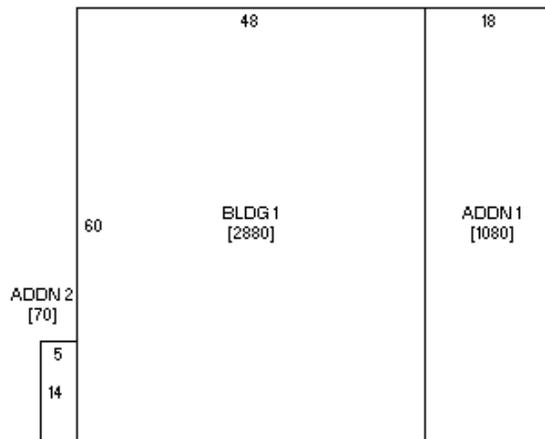
312-314-316 Sycamore Street
Address

Muscatine
City

Location Map



Plan (from assessor's office)



(front – Sycamore St.)

Iowa Site Inventory Form Continuation Sheet

Page 8

Leu's Ice Cream Shop and Chrome Room
Name of Property

Muscatine
County

312-314-316 Sycamore Street
Address

Muscatine
City

Photograph of building (digital image)



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

State Inventory No. 70-00993 **New** **Supplemental**
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Bond Brothers Bicycle Shop
 other names/site number Field Site: FS-099

2. Location

street & number 212 Walnut Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 31 Lot(s) 5

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property	If Eligible Property, enter number of:
<input checked="" type="checkbox"/> building(s)	_____	Contributing _____ Noncontributing _____
<input type="checkbox"/> district	_____	_____
<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> structure	_____	_____
<input type="checkbox"/> object	_____	_____
	_____ buildings	<u>1</u> _____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	_____ Total	<u>1</u> _____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E: Commerce / Specialty Shop – bicycles</u>	<u>01B02: Domestic / apartments</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / Brick Front</u>	foundation _____
_____	walls <u>03: Brick</u>
_____	roof _____
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history

County Muscatine Address 212 Walnut Site Number 70-00993
City Muscatine District Number _____

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce

Significant Dates

Construction date

1895

check if circa or estimated date

Other dates

c.1915

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Jim Nepple, member; R.L. McCarley, Consultant

organization Muscatine Historic Preservation Commission date June 16, 2005

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Bond Brothers Bicycle Shop</u>	<u>Muscatine</u>
Name of Property	County
<u>212 Walnut</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This is a two-story, two-bay, brick commercial building that appears to have been significantly remodeled twice. An older bakehouse stood on the front portion of this site in the 1880s and 1890s. Around 1895, the kitchen was moved into the neighboring hotel at Walnut and 2nd Street, and a large rear addition was constructed behind the footprint of the old bakehouse. Since the brick of the side alley elevation appears significantly older than the rear addition, it is assumed that the bakehouse was remodeled at this time into a store, with the expanded rear space. The front brick veneer façade appears to date to around 1915, remodeled at the time of the construction of the adjacent 210 Walnut. Thus, the only wall that appears associated with the bakehouse is the north elevation, and overall the building reflects its remodeled and expanded c.1895 and c.1915 appearance.

The brick façade appears to date to the early 20th century, though it appears to clad an older building. With the similarity in detailing to 210 Walnut, it appears that this building was remodeled when the neighboring building was constructed around 1915. The wirecut tapestry brick veneer is similar to 210 Walnut, though it appears to have been repointed at a different time. Likewise, the frieze/cornice detailing is identical, though the buildings are different heights. A metal I-beam lintel spans the storefront, offset to the right. The recessed single-door entry is located on the left side of the storefront. It retains a historic door with a large window, and a transom window is found above the entry. The storefront windows also appear historic, divided by a wood mullion into two windows with a wood bulkhead. A metal awning extends over the storefront windows. The right bay of the second story has a metal oriel window. The one-over-one-light double-hung wood sashes appear to be original, though storm windows have been installed over these windows. The oriel window has a projected cornice. The left bay has a one-over-one-light double-hung wood window with segmental arch brick lintel. The frieze has simple brick detailing that mimics brackets, though only slightly projected. The cornice also defined by slightly project courses of brick.

The earlier brick building and rear addition are more clearly visible on the north elevation along the alley. The walls of these two sections do not align along the alley; the rear addition is setback from the alley about two feet. This jog is clear on the first Sanborn map depicting the addition in 1899. The north elevation of the older building has softer brick that has been painted. Two one-over-one-light double-hung windows appear to have been cut into the second story of the wall. The openings are simple with no distinct lintel or sill detail. A square chimney exits the roof near the northwest corner of the older brick building. The north elevation on the setback rear addition has also been painted, but the brick appears later than the front section of the north elevation and earlier than the c.1915 brick facade. Three one-over-one-light double-hung windows and a covered entry on the second story have brick segmental arch lintels. One covered window on the first story also have a brick segmental arch lintel. A double-door entry and series of three windows appear to have been cut into this section in the early 20th century, perhaps around the c.1915 remodeling. The double-door entry has a simple rowlock brick lintel. The doors and screen doors appear to date to the early 20th century. To the rear (right) of the entry are three adjacent six-over-six-light double-hung windows. A metal I-beam lintel spans this opening.

No openings are visible on the rear elevation. A large section is covered in ivy.

Iowa Site Inventory Form Continuation Sheet

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<u>Bond Brothers Bicycle Shop</u>	<u>Muscatine</u>
Name of Property	County
<u>212 Walnut</u>	<u>Muscatine</u>
Address	City

8. Narrative Statement of Significance

The Bond Brothers Bicycle Shop appears individually eligible for the National Register of Historic Places under Criterion A. It does not appear individually eligible for the National Register of Historic Places under Criteria B or C. Additionally, it appears to be a contributing building in a potential downtown historic district.

The Bond Brothers Bicycle Shop is one of two successful bicycle businesses that operated in Muscatine in the early 20th century. Ulysses G. Bond's career selling and repairing bicycles probably began while he worked at the hardware store of his brother, M.N. Bond, in the 1890s. Though bicycles were popular in the 1880s and 1890s, they were typically carried by general merchandise stores. With the increase in the number of specialty stores in the 1890s and early 20th century, the bicycle shop developed, often both selling and servicing bicycles. When Bond launched his bicycle store by 1900, he was among five dealers of bicycles in Muscatine. However, by 1910, only two businesses were listed under "Bicycles and Bicycle Supplies." Bond's business predates the other (Zeug), and the other shop operated at several locations over its lifespan. The building at 212 Walnut clearly reflects its appearance when it was utilized as a bicycle shop from 1900 to 1941, and the c.1915 remodeling would have occurred while they operated here. Thus, the Bond Brothers Bicycle Shop appears individually eligible for the National Register of Historic Places under Criterion A.

Additionally, the Bond Brothers Bicycle Shop appears to be a contributing building in a potential downtown historic district. It falls within one historic context identified for the district: "20th Century Business and Industry." This period saw a rise in specialty stores in Muscatine, such as the bicycle store. This building appears to contribute historically and architecturally to the district.

An earlier small building stood on this site, probably associated with the hotel (National, then Eastern, then Kemble) at the corner of E. 2nd St and Walnut St. It is labeled as a wood shed on the 1883 Sanborn, and a bake house on the 1888 and 1892 Sanborn maps. By 1899, a kitchen was located at 208 Walnut for the hotel. The 1899 Sanborn map shows this building as a vacant store, with a larger rear section behind the old bake house footprint. With the older brick on the front portion of the alley elevation, it appears that the bake house was remodeled, and a rear addition constructed. A balcony is also depicted on the front of the building in 1899.

The earliest identified store in this building is the Bond & Young Bicycle Shop, which is listed at this location in the 1900 city directory. Ulysses Grant Bond was born in Muscatine County around 1873. He was working for his brother M.N. Bond in his hardware store at the time of his marriage in November 1896 ("A Beautiful Wedding," November 12, 1896, 3). Five businesses are listed under "Bicycles and Bicycle Supplies" in the 1900 city directory, including Bond & Young (bicycles), M.N. Bond (hardware, etc.), E.J. Hackett (bicycles), Adam F. Whisler (bicycles), and G. Schmidt & Brother (musical instruments, bicycles, stationary, wallpaper, etc.). Ulysses, after working with his brother, branched off with L.G. Young to form the bicycle shop. His brother continued to carry bicycle supplies, perhaps also

Iowa Site Inventory Form Continuation Sheet

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<u>Bond Brothers Bicycle Shop</u>	<u>Muscatine</u>
Name of Property	County
<u>212 Walnut</u>	<u>Muscatine</u>
Address	City

selling or servicing bicycles. Schmidt & Brother also carried bicycles for a number of years previously. However, Ulysses Bond appears to be among the first group of stores to specialize in bicycles.

Young was a short-lived partner in this business, and Ulysses' brother William E. Bond joined him within the first couple years. Bond Brothers is listed in the 1902-03 city directory, selling and servicing bicycles. Pearl City Bicycle Works is also listed as the Bond Brothers. Bond Brother continued a successful business through the first decade of the 20th century. In the 1910 city directory, only Bond Brothers and John Zeug (117 Chestnut) is listed under "Bicycles and Bicycle Supplies." In the 1911 city directory, their business description has expanded to include bicycles and sporting goods. They continued their partnership through 1916. Throughout this period, the upper story was rented to a series of tenants as an apartment.

In the 1919 city directory, Ulysses G. Bond took on a new partner, J.W. Hawkins. Bond & Hawkins is listed as carrying bicycles and guns, and offering repair and locksmith services. The 1912 and 1919 Sanborn maps show "bicycle shop" as the use of the building. The front balcony disappeared between 1912 and 1919. It is perhaps at this time that the front of the building was renovated. The multi-color brick, oriel window, and storefront design appear to date to this period. The neighboring 210 Walnut was constructed around 1915, enclosing the previous exterior staircase for the second story of 212 and incorporating an entry to 212½ in this new building/storefront. It is probable that 212 Walnut was renovated around this time as well, as they share similar characteristics.

Bond & Hawkins are listed at 212 Walnut in the 1921 and 1923-24 city directories. The same two businesses, with slight name changes, continue to be listed under "Bicycles and Bicycle Supplies" in the 1923-24 directory: Bond & Hawkins and Wallace Zeug (116 Chestnut). The name changed to Bond's Sport Shop by 1927, continuing to provide retail sporting goods and repairs. They continued to operate here through 1941. In 1943, Fred's Sport Shop operated here briefly. The 1943 city directory lists the shop as "Formerly Bond's Sport Shop" with "Gun and Locksmithing, Builder's Hardware, Sporting Goods and Accessories." Fred Heerd was previously listed as a salesman, and he may have worked for Bond. On September 23, 1945, Ulysses G. Bond died in Florida.

Throughout this period, the upper story was rented to a series of tenants as an apartment, including a woman listed as a dressmaker in 1934. Nora Nowell, also a dressmaker, lived here from 1938 through 1943.

Beginning in 1946, the building became used as a printing company. Record Printing moved in here in 1946. After a consolidation, the Iowa-Record Printing Company operated her from 1952 into the 1960s. Currently the property houses a coin exchange.

9. Major Bibliographical References

"A Beautiful Wedding," *Muscatine Journal*, November 11, 1896, 3.

Iowa Site Inventory Form Continuation Sheet

Page 6

Bond Brothers Bicycle Shop
Name of Property

Muscatine
County

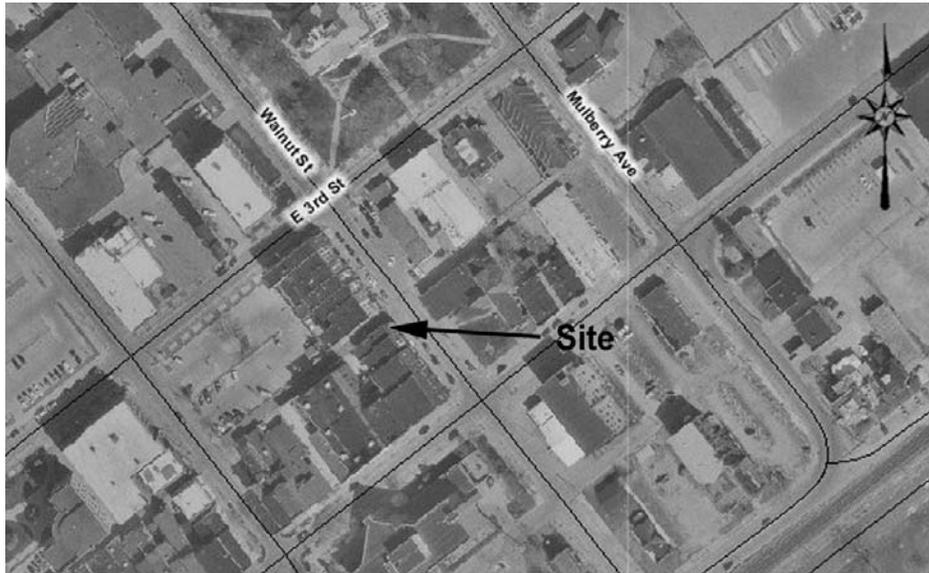
212 Walnut
Address

Muscatine
City

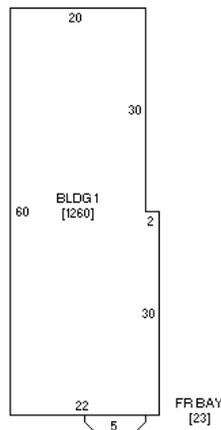
City Directories, Muscatine, Various publishers, 1869-1959. Available at the Musser Public Library.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at: sanborn.umi.com.

Location Map



Plan (from assessor's office)



(front – Walnut)

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

Site Number 70-00993

Related District Number _____

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Bond Brothers Bicycle Shop
Name of Property

Muscatine
County

212 Walnut
Address

Muscatine
City

Photographs of building (digital images)



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

State Inventory No. 70-00147 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status: (any that apply) Listed De-listed NHL DOE
 Review & Compliance No. _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Bisesi Block
 other names/site number Field Site #: FS-112

2. Location

street & number 413 - 415 East Second Street
 city or town Muscatine vicinity, county Muscatine
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 30 Lot(s) W 2/3 lot 3

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u>	_____ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title _____ Historical Architectural Data Base Number _____

Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E11: Commerce / Specialty Store / Grocery</u>	<u>03C01: Social / Civic / Volunteer Office</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05D: Late Victorian / Queen Anne</u>	foundation <u>10B: Concrete / Poured</u>
_____	walls <u>03: Brick</u>
_____	roof <u>08B: Asphalt / Rolled</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 413 – 415 East Second Street Site Number 70-00147
City Muscatine District Number _____

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02: Architecture

Significant Dates

Construction date 1912 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date March 20, 2005

street & number 215 Sycamore Street telephone 563-264-1550

city or town Muscatine state Iowa zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Bisesi Block</u>	<u>Muscatine</u>
Name of Property	County
<u>413-415 E. Second St</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

The Bisesi Block at 414 – 415 East Second Street is a three story brick structure in a Queen Anne style. In 1912 an existing three story building at 415 E. 2nd St. was partially demolished to make way for the new structure. It is likely that a shared wall with 417 E. 2nd St. remained in place, as well as the north and west walls (Lazio 2005). Sanborn maps of 1883 through 1912 show a three story building at 415 E. 2nd St. with an identical footprint to that of the building erected in 1912 at 415 E. 2nd Street. The internal walls may have been moved to accommodate a stairway that was moved from the west side of the 415 storefront to the east side. Except for modern, aluminum storm windows on the upper floors, this building is essentially as it was built in 1912 by Mr. Bisesi (“Muscatine,” c.1912).

The south facing, or front façade, was entirely built in 1912 and remains intact. 413 East Second Street was constructed as an exact mirror image of 415 East Second Street. On the first floor at grade, are two single entries on the left. They are recessed into the building face about four feet. The far left entry is access to apartments on the second and third floors. The other entry is to the store on the first floor. Both entries have large, glass transoms. Adjacent to the store entry is a large display window, set at an angle to the recessed store entry. Then, two large display windows with large, glass transoms, complete the store front. The sill of these display windows is knee-high to better display merchandise. An exposed steel I-beam is located above the windows and provides support for the brick wall above and rests on the east and west walls. A portion of an old awning support bracket still remains attached to the I-beam. The second and third floors have a single, one-over-one-light, double-hung window with stone sill and a segmental arch brick lintel near the west wall of 413 E. 2nd Street. Dominating this façade is a large bay window that is framed continuously between second and third floors. On each floor there are three one-over-one-light, double-hung windows in each bay window. The bay windows have sills and lintels that project from the structure and provide drip ledges. The surface of the bay window structure is partially clad with tin. Below each third floor bay window is found a garland swag in relief on a flat tin plate.

The front façade of 415 East Second Street is an exact mirror image of the previously described façade of 413 East Second Street, with two exceptions. An air-conditioner has been installed in the transom of the storefront entry, and the middle window of the second story of the bay window has two windows. Above the bay windows rises the south facing brick façade to a common cornice structure with decorative brackets. On the cornice, in the center of the structure, is the name BISESI in high relief. Above the name is a triangular pediment with the date 1912.

The west elevation shows that the adjacent churchyard is about eight feet above the storefront sidewalk level. There are no entries to 413 E. 2nd St. on this elevation. The west elevation shows five, one-over-one-light, double-hung windows, two on the third floor and three on the second floor with one window on each floor slightly smaller than the other two. One window on the third floor and all three windows on the second floor have segmental arch brick lintels. The west brick wall rises to a low parapet, that is stepped down from right to left. The east wall of 415 E. 2nd St. is a shared wall with 417 E. 2nd St., which is a two story structure.

Iowa Site Inventory Form Continuation Sheet

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<u>Bisesi Block</u>	<u>Muscatine</u>
Name of Property	County
<u>413-415 E. Second St</u>	<u>Muscatine</u>
Address	City

The rear, or north elevation reveals two stories, since grade at the rear of the building is approximately eight feet higher than grade at the front elevation. At the rear of 415 E. 2nd St., there is a one story high, brick extension of the main building structure at the second floor level only. The extension is approximately twenty feet square, with two one-over-one light, double-hung windows on the north elevation and four one-over-one light, double-hung windows and a single entry on the west elevation. The second floor level at the rear of the building is approximately two feet above grade. The rear second floor elevation of 413 E. 2nd St. reveals, from left to right, two one-over-one light, double-hung windows, then a single entry, then a one-over-one light, double-hung window. The third floor of the north elevation is accessed by a steel stair. The stair is located near the west side of the elevation. From grade, the stair rises to a poured concrete deck that projects approximately six feet from the building face and is supported by posts to grade. The deck is continuous across the face of the building. From left to right on the third floor elevation of 415 E. 2nd St. there is a single entry, then two one-over-one light, double-hung windows. Continuing from left to right at 413 E. 2nd St., a one-over-one light, double-hung window, then a single entry, followed by a one-over-one light, double-hung window. The windows and the entries at 413 E. 2nd St. second and third floor apartments have segmental arch brick lintels.

At the rear of the 413-415 E. 2nd St. property, there is a large concrete block garage with stepped parapet walls on the east and west sides. The roof slopes down toward the north, or alley side. There are three, single auto, modern panel doors on the north elevation.

8. Narrative Statement of Significance

The Bisesi Block appears to be individually eligible for the National Register of Historic Places under C. It may be individually eligible under Criteria A or B with further research and context development. Additionally, it appears to be a contributing structure in a potential downtown historic district.

The Bisesi Block at 413-415 E. 2nd St retains a high degree of integrity of its early 20th century, late Queen Anne architecture. The characteristic features of the style remain intact, as well as the bay windows, cornice line, and storefronts. The condition of the brick façade is almost pristine. A glazed brick was used, so there has been little deterioration to its face. Also, the continuous use of both storefronts by similar businesses, such as grocery stores, fruit stores, confectionaries and restaurants has deterred architectural changes to its appearance. Thus, the Bisesi Block appears individually eligible for the National Register of Historic Places under Criteria C.

Due to hard work and perseverance, all three Bisesi brothers were successful and passed on their businesses to their sons and daughters, who operated their businesses for many years. The story of the Bisesi brothers is one where an immigrant's dream of coming to America and being successful, in spite of language and other socio-economic barriers is realized. For the citizens of Muscatine, the most significant commercial enterprises were those that provided basic, everyday goods, such as groceries. According to the city directory of 1919, there were nine fruit stores in Muscatine, eight of which were owned by Italian-Americans. In addition to the three Bisesi brothers, Anthony Cirvello had a store at 501-503 E. 2nd St.. Louis Gaeta at 107 Iowa Avenue, Phillip Lonzaretto at 530 Mulberry Avenue, Joe

Iowa Site Inventory Form Continuation Sheet

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<u>Bisesi Block</u>	<u>Muscatine</u>
Name of Property	County
<u>413-415 E. Second St</u>	<u>Muscatine</u>
Address	City

Manjoine at 226 Walnut and Mike Manjoine at 529 Mulberry Avenue. Several of these surnames are still recognizable today as prominent business and property owners, most notably the Bisesi, Gaeta and Manjoine names. Through mutual support and common language and interest, the Italian immigrants overcame their initial difficulties and became successful and contributing citizens of Muscatine. Further research and context work on the role of Italian immigrants in Muscatine needs to be completed to better understanding the significance of this aspect of the building's history. Thus, more research is recommended to assess the individual significance of the Bisesi Block under Criteria A and B.

Finally, the Bisesi Block appears eligible as a contributing building in a downtown historic district. It appears eligible under one currently identified historic context for this district, "20th century Business and Industry," and may be eligible under a historic context to be developed in 2005-2006, "Cultural/Ethnic Diversity." It retains a high degree of integrity of its early 20th century late Queen Anne architecture, with even the storefront remaining intact. Additionally, its history as a fruit store and grocery store contributes historically to the downtown historic district.

Brothers Anthony, Joe and Peter Bisesi were born in Termini Imerese, near Palermo on the island of Sicily in the 1850's. They immigrated to the United States between 1876 and 1886 through the port of New Orleans and then up the Mississippi River to Saint Louis, Missouri, where they settled for a few years. They all followed a similar path to Muscatine, through Saint Louis, arriving with their families in Muscatine between 1890 and 1893. Upon arrival, Tony and Joe began a partnership in a fruit store venture at 210 E. 2nd St., which was successful. In 1903, they moved their business to 324 E. 2nd St. and in 1910 they purchased the property at 413-415 E. 2nd Street. Joe and Tony continued operation of the fruit stores at 324 and 415 E. 2nd St. from c. 1916 until Joe's death in 1925. Tony then continued at 415 E. 2nd Street. The 1916 city directory shows the Bisesi Fruit Store at 415 E. 2nd St., where it remained until 1943. Brother Peter also began a fruit store and confectionery store at about 1900 at 406 Mulberry Avenue and later moved his business to the corner of Mulberry and Fifth Street, where it remained for many years. All three brothers and their families were members of Saint Matthias Church and participated in numerous fraternal and social organizations in Muscatine. Frank had also operated his own fruit store on Front Street near Iowa Avenue prior to his death in 1939.

After the Bisesi Fruit Store, the Lazio Confectionery was in operation at 415 E. 2nd St. during the late 1940's, then the B & E Café in 1952, the East End Café in 1954 and Carter Shoe Repair in 1956, followed by Second Street Grocery in 1958 and 1959, according to city directories.

Beginning in 1912, the occupants of 413 E. 2nd St. have been an unbroken succession of family owned and operated grocery stores until 1956. The I & I Grocery, which began in 1900 in the 300 block of East 2nd Street, was the first. Operated by T.H. Ogilvie, the I & I was in business at this address until 1932, when Mr. Ogilvie and his two sons opened a larger store on Walnut Street. The Fuhlman Grocery opened its doors at 413 E. 2nd St. in 1932 and continued in business at this location until 1948. City directories list Misel Grocery occupying 413 E. 2nd St. from 1949 through 1956.

Iowa Site Inventory Form Continuation Sheet

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<u>Bisesi Block</u> Name of Property	<u>Muscatine</u> County
<u>413-415 E. Second St</u> Address	<u>Muscatine</u> City

9. Major Bibliographical References

City Directories, Muscatine. Various publishers, 1859 – 1959. Available at the Musser Public Library.

Lazio, Augustina, granddaughter of Tony Biseli, interview with her daughter Maryrose Peterschmidt, March 2005.

“Muscatine Business Directory,” Muscatine Journal Centennial Edition, May 31, 1940, p. 2

“Muscatine,” Real Photo Postcard, c. 1912, Publisher unknown, Peterschmidt private collection.

Sanborn Map Company. “Muscatine, Iowa,” Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at: sanborn.umi.com

Location Map



Iowa Site Inventory Form Continuation Sheet

Page 7

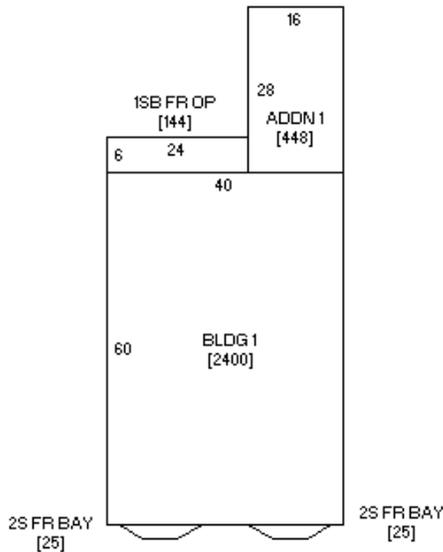
Bisesi Block
Name of Property

Muscatine
County

413-415 E. Second St
Address

Muscatine
City

Plan (from assessor's office)



(front – 2nd St)

Historic Postcard “Muscatine,” Real Photo Postcard, c. 1912, Publisher unknown, Peterschmidt private collection



Photograph of building (digital image)



