

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

State Inventory No. 70-00536 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 Isett Warehouse
 other names/site number Green & Stone Pork House; Stein Furniture Factory; Reuling Engineering; FS-004

2. Location

street & number 301 West Mississippi Drive
 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) 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>09A01: Agriculture/Subsistence/Meatpacking Plant</u>	<u>02A06: Commerce/Trade/Machine Shop</u>
<u>09A07: Agriculture/Subsistence/Gathering Site</u>	_____
<u>10A02: Industry/Processing/Extraction/Factory</u>	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / Brick Front</u>	foundation <u>03: Brick?</u>
<u>09F0G: Commercial / Gable Front</u>	walls <u>03: Brick</u>
_____	roof <u>05: Metal</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 301 West Mississippi

Site Number 70-00536
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 / 17: Industry

02: Architecture

Significant Dates

Construction date

1843 check if circa or estimated date

Other dates

1887 parapet and gable rebuilt after fire; c. 1915 addition

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

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 September 12, 2004, rev. June

street & number 215 Sycamore Street 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: _____

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Isett Warehouse
Name of Property

Muscatine
County

301 West Mississippi Drive
Address

Muscatine
City

7. Narrative Description

This is a three-story, three-bay, commercial building. The building is constructed of common bond brick, with a utilitarian design, and the bottom two stories of the façade are painted. The building was built around 1843, with the parapet and gable being rebuilt after a fire in 1887. The foundation is brick, or possibly stone. The storefront includes a modern door within a historic single-door entry with a segmental arch lintel. The storefront also includes a modern loading entry. Both the second and third stories have three sets of openings: the historic central double-door opening is flanked by historic window openings. All of these openings have jack arch lintels. The second story windows are covered, and the center opening has two wood double-hung windows. All the openings on the third story of the façade have been filled in. The fourth story is the attic with the c. 1887 rebuilt gable parapet. A historic photograph of this building from 1869 shows the appearance has not changed much, including the rebuilt gable (Carlson 1991: Vol. 4, p. 67). A window opening is centered in the gable. The roof is metal.

The east elevation along sloping Pine Street includes a modern painted business sign on the first story and a "basement" window with a segmental arch lintel. The remaining historic windows on the east side are two-over-two-light double-hung windows with soldier-brick lintels. Five continue to exist on the third story, though two are covered. Three are visible on the second story, with one replaced lintel. A small flight of wood steps leads to a single-door entry with transom in the fourth bay. There is wood shed-roof cover above the entry. There is brick corbelling along the cornice and frieze on the east elevation. The east side of the c.1915 rear addition is also visible along this elevation.

The west elevation has three windows filled-in with cement block on the second story. The third floor includes one segmental arch window filled-in with brick. The cornice and frieze also includes brick corbelling, similar to the east elevation. There are also two chimneys on the west elevation.

With the sloping of the lot and rear addition, only the second and third stories of the original building are visible at the rear. The third story has two double-hung wood windows with segmental arch lintels. The fourth story has one large window that has been filled-in by cement block. There is one modern metal window as well.

At the rear of the original building, there is a one story, c.1915 brick addition that is even with the second story of the original building due to the slope on the site. The east elevation of the addition along Pine Street has five segmental arch double-hung wood windows. One window is covered. This elevation also has a modern door within a historic entry with soldier-brick lintel. There is a modern loading entry. The rear elevation of the addition includes four segmental arch windows that have been covered by fiberglass, metal, or wood. One opening has been shrunken to accommodate a smaller metal window. Part of the back elevation has metal sheeting over the brick. The roof of this addition is rolled asphalt.

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Name of Property	County
<u>301 West Mississippi Drive</u>	<u>Muscatine</u>
Address	City

8. Narrative Statement of Significance

The Isett Warehouse appears to be individually eligible for the National Register of Historic Places under Criteria A and C. It was associated with three early prominent industries in Muscatine: pork packing, food products, and lumber. This is also one of the oldest remaining buildings in Muscatine, and perhaps the oldest industrial building in town. Additionally, it appears to be a contributing building in a potential downtown district.

The Isett Warehouse appears to be one of the oldest buildings in this city and is almost certainly the oldest industrial building in town. This building dates from the early settlement period (c.1833-c.1865), and the businesses – pork packing and lumber – were prominent industries in Muscatine at this time. Furniture manufacture was a commonly associated business to the lumber industry, and the Stein furniture company was perhaps the most prominent early furniture business. Lumber continued to be a prominent industry in Muscatine through the end of the 19th century. Food products, which soon moved into the building in the form of T.B. Holcomb Fruits and Vegetable, was the other prominent business type in Muscatine in the 19th century. Thus, the Isett Warehouse appears eligible under Criterion A. Additionally, it is one of the few examples of an industrial building from the early settlement period in Muscatine. The integrity of this building is sufficient to convey this significance. Some alterations, particularly to the windows and doors have occurred. However, the overall design, features, scale, and materials of the building remain intact. The 1887 fire and rebuilding of the upper story reflect the original appearance of the building. Thus, it also appears to be individually eligible also for the National Register of Historic Places under Criteria C.

Finally, the Isett Warehouse appears to be a contributing building at the southwest end of a potential downtown commercial district. It falls within three primary historic contexts identified for the district: “Early Settlement,” “Lumber Industry,” and “19th century Business and Industry.” Its early history reflects three of the prominent 19th century businesses in Muscatine, and this history contributes to the district. Additionally, it is one of a few pre-Civil War buildings within this potential district.

According to William Randall's *Little Known Stories of Muscatine*, Thomas Isett and a Dr. Blaydes started a pork packing plant in 1844 in a large brick building on the west corner of Pine and Front Street. Thomas Isett was not only involved in the pork packing business, but he also was involved in the banking business with a Mr. Brewster by 1850 and later in the lumber industry. Finally, he was the largest landholder in Muscatine during his stay here (Randall 1981; v. 2., 37-38). This building appears to be the only extant building associated with Thomas Isett of his real-estate holdings, though his other commercial and industrial interests have not been fully investigated.

According to Richman's *History of Muscatine County*, Joseph Green and George Stone started a pork packing business in the Isett Warehouse in 1845, followed by a bank in 1850, on Second Street (Richman 1911; v.2, 677). The pork packing plant continued to operate at this site in 1851 when it is mentioned in an article about a fire at the Bennett Mill across Pine Street on August 23, 1851; the fighting of this fire meant also trying to save the pork packing plant just to the south of the mill. No damage to this building is mentioned (Carlson 1989: v.1, 189). Meanwhile, Green and Stone likely operated in this

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<u>Isett Warehouse</u> Name of Property	<u>Muscatine</u> County
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location until 1859, when they built a new pork packing plant in a village within Muscatine that they laid out called Greentown. This area is in the vicinity of Green and Hershey Street in South Muscatine (Richman 1911: v.2, 677).

Stein Furniture is not listed in city directories until 1900, however, other sources show a presence here much sooner. According to *Muscatine History Notes*, in a reminiscence of Charles Braunwarth, the S.G. Stein factory was here by the late 1860s (Carlson: 1989: v. 1189). Simon G. Stein came to Muscatine in 1849 and became engaged in the lumber trade, listed among the lumber dealers in the first city directory in 1859. The location is specified as the southwest corner of Pine and Second in the 1866 directory, the lot behind (north of) the Isett Warehouse. In addition to lumber, he expanded into finished products, such as windows, doors, and furniture. From 1851 to 1865, he had a sash and door business with S.G. Hill. He also started the S.G. & P. Stein Company in 1854, which manufactured and sold furniture (*Portrait and Biographical Album of Muscatine County* 1889: 312). Perhaps as early as 1854, he may have utilized the upper two stories of the Isett Warehouse for the furniture business. In 1856 he started a partnership with George Vessey (Stein & Vessey), in the manufacture of bedstands; this lasted five years (*Portrait and Biographical Album of Muscatine County* 1889: 312).

Simon G. Stein was one of the most prominent men in Muscatine in the mid-19th century, serving as mayor in 1870 and 1871. He was associated with numerous other businesses and organizations. In May 1865 he helped organize the Merchants Exchange Bank which became First National Bank in 1885, and in which he served as President for most of the early years. In 1875 he joined Benjamin Hershey in forming the Hershey Lumber Company. He was also one of the first stockholders and a director of the Muscatine Water Works, one of the founders of the Muscatine Gas Works, and founder of the Muscatine Fair Grounds and Park Association. He was President of the following companies: Muscatine, Tipton & Anamosa Railroad, Muscatine Western Railroad, Muscatine Spice Mill Company, Muscatine Oatmeal Company, Muscatine Ferry Company as well as numerous other companies outside Muscatine. He was also on the committee for the erection of the current capitol building, and twice elected Mayor of the city of Muscatine (*Portrait and Biographical Album of Muscatine County* 1889: 312).

The 1886-87 city directory lists T.B. Holcomb Fruits and Vegetables at this location. Mr. Holcomb is first mentioned in the 1883-1886 directory as being in a partnership with a Mr. Middleton and Mr. Hoopes in the south end of Muscatine, most likely the Muscatine Island, where a large number of fruits and vegetables were grown. The first Sanborn map of this location, dating to 1883, indicates more specifically that a fruit and vegetable distributor was on the first floor, with the finishing room of the factory on the second and the cabinet shop on the third floor. A painting which hangs in the City Halls Council Chambers from circa 1870 shows this building has changed little in the years it has stood at this corner (see end of form). The only major changes that have occurred are the rebuilding of the parapet after an 1887 fire. The fire started after a worker dropped a match in the repair room that dropped in some wood shavings. About \$2,000 worth of furniture was damaged, along with two or three car loads of yellow pine flooring that got wet but not too badly damaged. Much of the furniture had been removed however. T.B. Holcomb also got his things moved for the most part, suffering \$300 worth of damage to staves and boxing materials. The biggest damage occurred on the fourth floor and the parapet. These areas were rebuilt, with the parapet being built in the same style as before ("This Afternoon's Fire,"

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September 13, 1887). These two businesses continued to operate at this location into the early 20th century. There is little change in the city directory listings until the 1910-1911 directory, when the Stein factory became the Stein Warehouse, and its address changed from Front to 100-110 Pine Street.

The 1916 city directory shows that both the T.B. Holcomb Fruits and Vegetables business and the Stein Furniture Company replaced by the Fidelity Loan Company. It is likely at this time that the rear addition was built; it appears on the 1919 Sanborn map (and not on the 1912 Sanborn map). According to the city directories, this business remained here until 1927 when the directory lists Reuling Engineering here. This business was first listed as Reuling Machine Shop at 301 Front Street and by 1931 listed as 100-106 Pine Street as well ("Reuling Engineering," May 31, 1940). The city directories show this business was here thru 1964.

From 1965 to 1973 Pagel's Machine shop was here, and since 1975, Smith Sales Service has been here.

9. Major Bibliographical References

Bawden Bros., Inc, "1870 Muscatine 1950," Painting in City Council chambers, City Hall, of Muscatine in 1870 and 1950." Bawden Bros., Inc., Davenport, Iowa, 1949.

City Directories, Muscatine. Various Publishers, 1856-Present. Available at the Musser Public Library.

Carlson, JoAnn, ed. *Muscatine History Notes*. 4 volumes. Muscatine: Musser Public Library, 1991.

"This Afternoon's Fire," *Muscatine Journal*. September 13, 1887, p. 1.

"Reuling Engineering," *Muscatine Journal*. Centennial Edition, May 31, 1940, pg.112.

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

Randall, William. *Little Known Stories of Muscatine*. Volume 2. Muscatine: Musser Public Library.1981.

Richman, Irving. *History of Muscatine County*. Volume 2. Chicago: S.J. Clarke Publishing Company, 1911.

Sanborn Map Company. "Muscatine, Iowa," Sanborn Fire Insurance Maps. Pelham, New York: Sanborn Map Company, 1883,1888, 1892,1899, 1905, 1912, 1919, 1928, 1946. Accessed online at: sanborn.umi.com.

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Isett Warehouse
Name of Property

Muscatine
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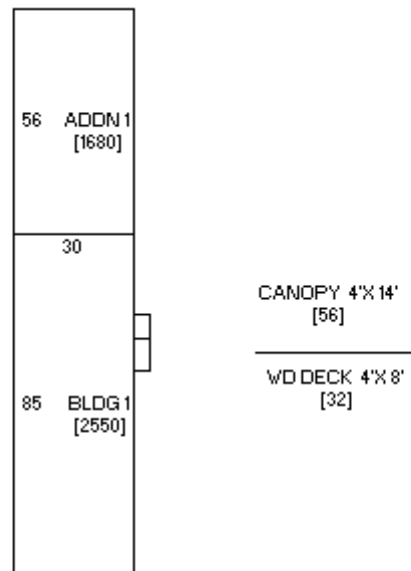
301 West Mississippi Drive
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Muscatine
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Location map



Plan (from assessor's office)



(Front)

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Site Number 70-00536

Related District Number _____

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Isett Warehouse
Name of Property

Muscatine
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301 West Mississippi Drive
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Muscatine
City

Historical appearance of building - 1870



Portion of "1870 Muscatine 1950," Painting in City Council chambers, Bawden Bros., Inc., Davenport, IA, 1949.

Photograph of building (digital image)

