

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 Enter number of:	If Eligible Property, 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: _____

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Charles L. Mull Wholesale Grocery
Name of Property

Muscatine
County

228 West Second Street
Address

Muscatine
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 ornate 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.

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<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).

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<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 _____

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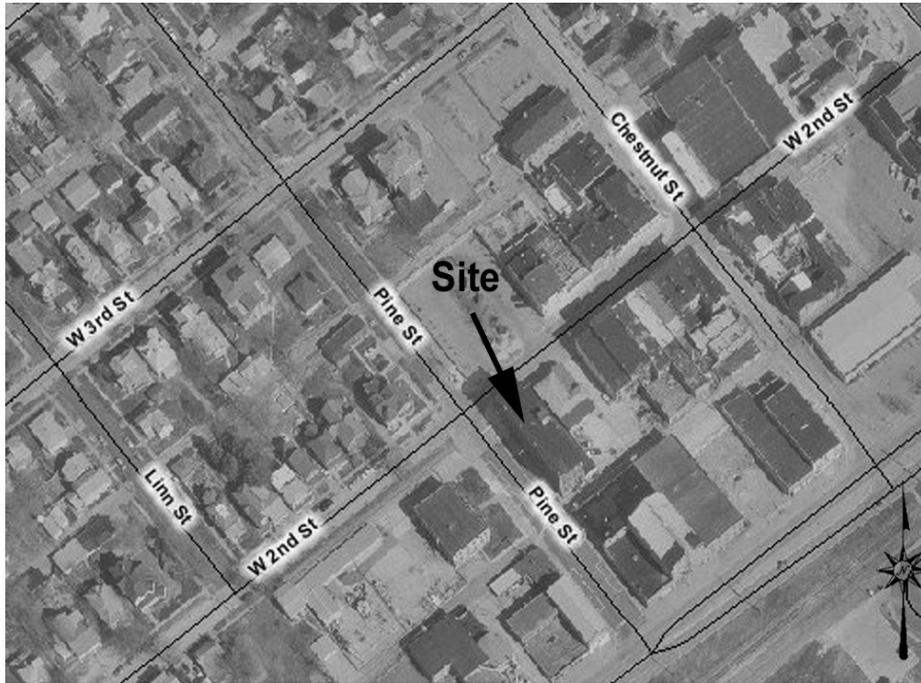
Charles L. Mull Wholesale Grocery
Name of Property

Muscatine
County

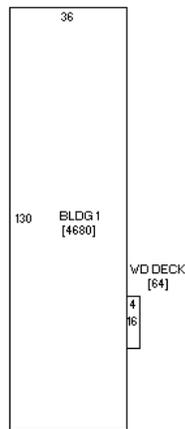
228 West Second Street
Address

Muscatine
City

Location Map



Plan (from assessor's office)



(front – W. 2nd St)

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Charles L. Mull Wholesale Grocery
Name of Property

Muscatine
County

228 West Second Street
Address

Muscatine
City

Photograph of structure (digital image)

