

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

State Inventory No. 70-00962 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 Bridgman & Sons Insurance
 other names/site number Field Site #: FS-010

2. Location

street & number 224 W. 2nd St
 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>02B04: Commerce / Professional / Insurance</u>	<u>02A: Business / Heating/Cooling</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
_____	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 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 224 West Second Street

Site Number 70-00962
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

1899 check if circa or estimated date

Other dates

1930s or early 1940s – façade remodel

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 February 13, 2005

street & number 215 Sycamore telephone 563-264-1554

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

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<u>Bridgman & Sons Insurance</u>	<u>Muscatine</u>
Name of Property	County
<u>224 West Second Street</u>	<u>Muscatine, Iowa</u>
Address	City

7. Narrative Description

This building is a single story commercial storefront constructed in 1899 and remodeled in the 1930s or early 1940s. The single entry to the store is offset to the east (left) side of the windows. The store entry consists of a wood frame door with full glass and wooden transom above. The storefront has two equally sized display windows with a brick kneewall. There is a section of single row vertical bricks in the kneewall as a decorative element, typical of 20th century detailing. The windows and kneewall likely date to the early 1940s remodeling. The brick to the left of the entry appears to be earlier. The frieze and cornice of the building have been clad with metal siding, with a sign for MOODY. The “Y” is missing. The east and west elevations are party walls with the adjacent buildings. The visible portion of the east wall indicates that it is brick. Sanborn maps indicate that the building was significantly expanded in the early 1940s, about tripling the depth of the store. The back elevation is constructed of concrete masonry units.

8. Narrative Statement of Significance

The Bridgman and Sons Insurance Office does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C. It does, however, appear to be a contributing building in a potential downtown historic district.

Architecturally, though this building dates to 1899, the remodeled storefront and overall size of this building dates to the 1930s or early 1940s, giving this building an appearance from this period. The simple brick work visible is typical of this period, and non-historic vertical metal siding hides the frieze and cornice and any additional details. This modification probably occurred for the Moody sign façade. Thus, the building does not retain the integrity to reflect its early 20th century history with the Bridgman Insurance business. The remodeling is significant within the history of the building, reflecting a period of updates for historic buildings in the 1930s and early 1940s. Since this remodeling, the Charles L. Mull & Sons Wholesale Grocery appears to be the only significant business, with their office at this location next to the store. However, the neighboring building at 228 W. 2nd also continues to stand, and it is more strongly associated with this business. Thus, the Bridgman and Sons Insurance Office does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The remodeling is well within the period of significance for a potential downtown historic district, and thus it appears to be a contributing building within this potential district. It falls within one historic context identified for this district: “20th century Business and Industry.” A string of businesses operated from this structure in the 1920s through 1940s, following by the office use by the neighboring Mull Grocery. This history contributes to the historical significance of this downtown commercial district.

Joseph Bridgman, one of the early residents of Muscatine, lived next door at 222 W. 2nd throughout the later half of the 19th century. He went into the general mercantile business with his brother-in-law, Chester Weed in 1843, and they also began an insurance business, Bridgman and Weed, in 1846. The

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<u>Bridgman & Sons Insurance</u>	<u>Muscatine</u>
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insurance business was very successful and it claims to have written the first insurance policy ever issued in eastern Iowa on May 1, 1846. They continued as partners until 1851 when Mr. Bridgman temporarily left. When he returned to the firm, it was reorganized as C. Weed & Company. The insurance part of the business moved into a newly constructed brick building at 206 West 2nd Street in 1856. Chester Weed died in 1874, and the business changed to Bridgman and Sons in 1877. From 1889 on the firm was noted as J. Bridgman & Sons in the City Directories (Muscatine Journal 70th anniversary Industrial Edition 1910: 77; Richman 1911, Vol. 2: 139-141).

Around 1885, Bridgman and Sons moved to 224 West 2nd Street into an addition to his home at 222. The 1883 Sanborn map shows no building at this location. The 1888 and 1892 Sanborn maps show a small office attached to 222 W. 2nd Street, indicated as an insurance office on the 1899 map. In 1899, a bigger building was built on this site, specifically for the insurance business. The 1905 Sanborn shows the new office as well as a small outbuilding (garage) at the back building line of the adjoining Mull Building. Joseph Bridgman died in 1900, and sons, Charles W. and Fred Bridgman, were still active in the insurance office as of 1910. The insurance business remained at 224 W. 2nd through 1912 (Muscatine Journal 70th anniversary Industrial Edition 1910: 77; Richman 1911, Vol 2: 139-141). Bridgman & Sons ceased operations in 1913.

In 1913, the electric company, Elfers and Demorest were located at 224 W. 2nd St. Demorest Electric Company was solely at this location from 1916 to 1927. There is no record of Demorest Electric prior to 1913. The period from 1927 to 1952 was one of variety at this location with the building being occupied by Mabel C. Motier bakery in 1929, vacant in 1931, Ellis Bailey Restaurant in 1934, Dainty Lunch in 1936-37, Downey's Old Tavern Inn in 1938-39, Old Tavern Inn in 1940-41 and vacant from 1943 to 1949.

In the 1930s or early 1940s, the building was significantly remodeled. The depth of the building was nearly tripled, and the storefront appears to have been remodeled. The 1946 Sanborn map shows the long rear addition that extended the building to the back building line of the adjoining Mull Building.

In 1952 Charles L. Mull & Sons Wholesale Grocery was using this building as office space to supplement their operation at 228 W. 2nd St. The need for additional office space provided by 224 W. 2nd besides the three story building at 228 W. 2nd reflects the thriving nature of Mull's business as it became the dominant wholesale grocery in Muscatine and the sole wholesale house by 1956. Mull continued to use this building until 1963 when they moved out of the downtown.

The building was vacant from 1964 to 1965 until the present 2005 business Moody Heating and Cooling moved from 208 Pine to 224 W. 2nd in 1966.

9. Major Bibliographical References

City Directories, Muscatine, Various publishers, 1869-1959. Available at the Musser Public Library.

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Bridgman & Sons Insurance
Name of Property

Muscatine
County

224 West Second Street
Address

Muscatine, Iowa
City

“Bridgman Firm Prominent In Local Business Circles for Over 70 Years,” 70th Anniversary Industrial Edition of the Muscatine Journal, 1910: 77-78.

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

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



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Bridgman & Sons Insurance
Name of Property

Muscatine
County

224 West Second Street
Address

Muscatine, Iowa
City

Plan (from assessor's office)



(front – W. 2nd St)

Photograph of building (digital image)

