

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

State Inventory No. 70-00989 **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 Geiss Drugs
 other names/site number Field Site #: FS-013b

2. Location

street & number 209-211 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) 35 Lot(s) W. 15' Lot 4 & N 69' 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:	
<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>11D01: Healthcare / Pharmacy</u>	<u>03C01: Social/Public Service Organization (209)</u>
<u>02A08: Commerce / Laundry</u>	<u>02E: Commerce / Specialty Store – Computers (211)</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 <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 209-211 West Second Street

Site Number 70-00989
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 1870s 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 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: _____

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<u>Geiss Drugs</u> Name of Property	<u>Muscatine</u> County
<u>209-211 West Second Street</u> Address	<u>Muscatine, Iowa</u> City

7. Narrative Description

209-211 W. 2nd St is a three-story, two storefront, brick commercial building. Review of an 1866 Graham Collection (GR 26, Vol. 1) photograph of the block does not show this building. The building was in place by 1879 according to a Graham Collection (GR 162, Vol. 4) photograph of the block. The 1879 photograph shows 209-211 W. 2nd had a different roof cornice, windows with hoods, and no window bays present.

209-211 W. 2nd consists of a c.1870s three story, brick commercial building with two storefronts that have been extensively modified. The original building was a unified six bay building with two storefronts. The building as it is currently configured has distinctly different architectural features above each storefront. The present storefronts at 209-211 W. 2nd are from a 1967 remodeling ("New Front for Three Business Firms" Photograph, Muscatine Journal, December 29, 1967, 16). Each half of 209-211 W. 2nd has a modern style storefront with an asymmetrical configuration. Two side-by-side single light plate glass display windows rest on a brick knee wall with the recessed store entry at the east side of the store. The entry door is a typical modern glass retail door with transom above. Adjacent and to the east of the store entry is the recessed second story entry consisting of a modern glass retail door with transom above. The storefront ceiling is plywood sheeting. A new quarter circle fabric awning shelters the storefront and second story entry from the elements. Subsequently, the metal awning installed in 1967 has been removed.

The remodeling of the upper stories of 209 appears to have occurred in the early 20th century based on the architectural features and details. The 2nd and 3rd stories of 209 W. 2nd has a two-story window bay with a single, adjacent single-over-single-light double-hung window located to the east of the bay. The adjacent single windows have brick sills and segmental brick arches, differing from the original windows which had window hoods. The two-story, three-sided bay contains three single-over-single-light double-hung windows at each story. The bay has a large, decorative wood cornice and smaller projected bands below the third story windows, above and below the second story windows, and at the bottom of the bay section. The brick roof parapet over 209 W. 2nd is detailed with a repeating pattern of two overhanging bands to build the cornice out over the front wall. The bands consist of alternating protruding bricks with axis perpendicular to the street as a first course and four horizontal courses above. The upper band is enhanced by using two courses of alternating protruding bricks with axis perpendicular to the street for the bottom courses.

The upper stories of 211 appear to have been remodeled at a later date than 209. The new brick façade appears to date to the later portion of the 20th century. The façade is plain brick with a pair of single-over-single-light double-hung windows approximately centered in each story. A building remodel permit in the amount of \$12,000 was issued for 211 in 1967 indicating extensive remodeling, perhaps indicating the date of the new brick façade or just indicating the unified remodeling of the three storefronts (207-209-211) ("Building Permits," Muscatine Journal, December 29, 1967; "New Front for Three Business Firms" Photograph, Muscatine Journal, December 29, 1967, 16). The windows have brick sills and

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soldier brick lintels. The roof parapet is plain and a continuation of the building wall. The east and west walls are party walls with the adjacent buildings.

The back elevation consists of stucco over frame for the top stories and brick for the first story. The 1883 Sanborn map shows that the building extended approximately half way back to the alley with the front 2/3 of the building being 3 stories and the back 1/3 being two stories. By 1928 the Sanborn map shows a single story concrete block addition to 209 that extends from the two story 1883 building line to the alley. The back portion served as an auto garage according to the Sanborn map. The single story addition between the original 1883 building line and the back garage consists of a concrete block structure with a sloped frame roof labeled as a wire glass skylight for almost the entire building roof. The low profile building appears to be a basement story that protrudes from the ground approximately four feet. The single story CMU building has three chimneys – one chimney is a more modern chimney and the other two are older more elaborate chimneys with brick ember covers. The 1928 Sanborn also shows a four-story building addition to 211 from the 1883 building line to the alley. The four-story building addition is labeled as dry cleaning. This four-story building addition no longer exists, but the 209 additions still remain although the skylights appear to have been roofed over.

8. Narrative Statement of Significance

209-211 W. 2nd Street does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C due to the later alterations to the building, including the new façade brick of 211 W. 2nd Street and the storefront remodeling in 1967. 209 W. 2nd contains some interesting architectural features including an older brick façade, decorative brick parapet with dentils, and the wood oriel window detailing. 209 W. 2nd may have historical significance if divorced from 211 due to its long history associated with the Luellen Dry Cleaners, and the fact the upper story renovations were in the first half of the 20th Century likely by Luellen.

It is not clear if the building would be a contributing building for architecture or commerce in a potential downtown historic district. While it has lost its integrity from the 1870s, much of the remodeling was prior to 1960, the projected period of significance for the downtown district. The façade remodeling of 209 W. 2nd Street occurred well within this period of significance, but the date of the façade alterations to 211 are less clear. Additionally, the storefront was remodeled in 1967, in conjunction with 207 W 2nd Street.

This building complex has seen many different uses in its long history. At 209 W. 2nd St, Henry Geiss operated a retail store including a pharmacy at “ns 2nd 5W of Chestnut” in 1876 and continued this trade at 209 W. 2nd until 1911. He had a variety of goods available at this store, listed in the 1883-86 city directory under toilet articles, cigars and tobacco, druggists, and perfumy.

Chaudoin Electrical Co. was located at 209 W. 2nd from 1912 through 1916. The Centennial Edition of the Muscatine Journal in 1940 indicates that G. A. Chaudoin Electrical Company was established in 1908 by G.A. Chaudoin. Mr. Chaudoin learned the electrical business as stage manager for the Grand Opera house and had worked for the old Muscatine Lighting Company. He also operated a Muscatine street

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car for eight years. Chaudoin Electric started in the Redman building and moved to 209 W. 2nd in 1912 ("G.A. Chaudoin Electrical Co.," May 31, 1940, Sec. 4, p. 6).

From 1919 to 1991, Luellen's Cleaners was located at 209 W. 2nd. It is very probable that the two story window bay was added during Luellen's tenure, which likely occurred at the same time as the other façade alterations. Harry and Phoebe Luellen lived above the store from 1921 to 1927. The Centennial Edition of the Muscatine Journal in 1940 indicates that Luellen's Cleaners were established in 1905 by Harry Luellen with Arthur Nickerson purchasing the firm in 1937. Arthur Nickerson installed a new cold storage vault for fur coats, "one of the finest in the state and the only one in Muscatine". Luellen's started next to the Muscatine State Bank but moved to 209 W. 2nd in 1919 ("Luellen's Cleaners," May 31, 1940, Section 4, p. 24).

The upper level occupancy varied with the following noted: 1899-1900: P.J. Murphy; 1907: W.J. Bryant; 1908-09: Mrs. Mary Grafe; 1911: C.E. Gordon; 1913: J. Brennan; 1916: Alice Thompson, Hairdresser and Chiropractor; 1919: B. Lukenbach, W.F. Latta; 1921-1927: Harry Luellen, Mrs Phoebe Luellen; 1929: J.F. Lee; 1931: Leo A. Maher, Jason F. Lee; 1934: Mrs. Nellie Vettters; 1936-37: George B. Gross, Clarence L. Moots; 1938-39: Arthur Nickerson, Clarence L. Moots; 1940-41: Arthur Nickerson, Bonnie F. Martin; 1943: Lloyd C. Waters; 1946: Charles E. Parsol, Louis Soukup; 1949: Milo E. Beeding; 1952: Robert L. Sackman, Howard J. Strause; 1959: Mable I. Dusenberry, Ricardo L. Rodriguez.

The 1883 Sanborn indicates a wholesale fish house was at 211 W. 2nd St. No particular business could be identified in the city directory. By 1889, Frank Reed was operating a toy/novelty store at this location and operated here at least through 1892, according to the Sanborn map and City Directories. By 1895, Reed had moved his store to 207 W. 2nd according to the city directories. The Semi-Centennial Souvenir Edition of the Muscatine Journal in 1891 has this to say about Frank W. Reed: "It was in the later part of 1885 that Frank W. Reed came to Muscatine and quietly opened a small store on West Second Street [211]. It was not long until he became one of the best known business men on the street because of the wonderfully low prices at which he sold his goods. He handles 5 and 10 cent goods chiefly including all kinds of toys, masks, stationery, etc. He also has an immense trade on cigars, making a specialty of Nicholas Kuhnens finest brands. He sold 68,000 cigars the past year. He has just moved into a new store, a couple of doors east [207] of his old stand, and has a big stock of new goods, and having no rent to pay, and being able to sell as many goods himself as two clerks, he will be in the future, as in the past, the cheapest man in Muscatine to buy goods from" ("Frank W. Reed," January 1891).

Business turnover was a constant in the first half of the 20th century in this storefront at 211 W. 2nd. In 1900, A.F. Whisler operated a bicycle shop here. In 1902, J.S. Thompson was operating a boarding house. William Nelson, painter was listed in 1904 and again in 1908/09. He also lived above 211 in 1907. A Linder cheese shop was listed in 1907. By 1911 Tarr & Leysen had established their paint store that would occupy this location for the next 30 years to 1942. In 1943, the Davenport Democrat newspaper shared the space with Froehner & Leysen Painters. In 1946 the Davenport Democrat shared space with Roy E. Bowman painter. By 1949 Curio Gift Shop occupied the space. In 1952, L.B. Price Mercantile Co. was located at 211 W. 2nd and would continue business there until 1962.

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The upper level occupancy varied with the following noted: 1899-1900: Stephen Thompson; 1907-1911: William Nelson; 1913: O.J. Pringle; 1916: H.F. Bishop, Harry Bishop; 1919: J. Henry, Georgina Taylor; 1921: Kate Heither, Marie Heither; 1923-24: William Best, Mrs. K. Heither; 1927: Clyde Vetter; 1929: J.W. Holiday; 1931: J.W. Holiday, Earl L. Brewer; 1934: Mrs. Elizabeth Welker; 1936-37: Mrs. Lucinda Bennett, Mrs. Phoebe McCullough; 1938-39: Mrs. Lucinda Bennett, Edward Witte; 1940-41: Mrs. Lucinda Bennett, Edward Witte; 1943: Mrs. Elma H. Sturms; 1946: John O. Coulter; Kenneth Coulter; 1949: Ray E. Bowman, Painter, Kenneth Coulter; 1952: Peter M. Whitlow, Maxine L. Eads; 1959: Herman H. Bone.

209-211 W. 2nd has some significant commercial history with Henry Geiss drugstore located at 209 for 35 years from 1876 to 1911, Luellen's Dry Cleaners for 72 years from 1919 to 1991, and Frank Reed Variety getting his start at 211 from 1885 to 1891 prior to moving to 207 W. 2nd. Unfortunately 209-211 does likely does not have enough integrity as a whole to convey the historical significance of these long running major establishments in Muscatine. 209 W. 2nd may have historical significance as contributing structure if divorced from 211 due to its long history associated with the Luellen Dry Cleaners, and the fact the upper story renovations were in the first half of the 20th Century likely by Luellen's.

9. Major Bibliographical References

"A Line-Up of Fine Carriages on East [West] Second Street" Photograph (Note that the photograph caption mistakenly labeled the location as East Second Street), Bicentennial Edition of the *Muscatine Journal*, July 1, 1976, Sec. 3, p. 10.

"Building Permits in January" *Muscatine Journal*, December 29, 1967, P. 8.

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

"G.A. Chaudoin Electrical Co.," Centennial Edition, *Muscatine Journal*, May 31, 1940, Section 4, p. 6.

"Frank W. Reed" Semi-Centennial Souvenir Edition, *Muscatine Journal*, 1891, P. 39.

"Luellen's Cleaners," Centennial Edition, *Muscatine Journal*, May 31, 1940, Section 4, p. 24.

"New Front for Three Business Firms" Photograph, *Muscatine Journal*, December 29, 1967, P. 16.

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.

"Second & Pine Photograph," 1866, GR26 of Graham Photograph Collection, Volume 1. Available at the Musser Public Library.

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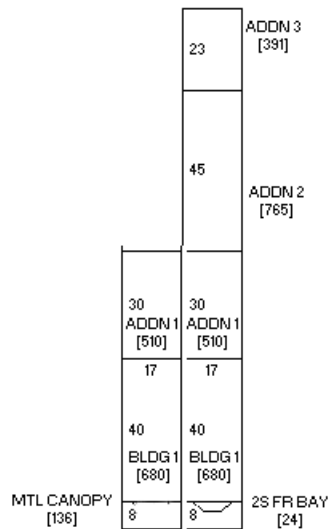
Muscatine, Iowa
 City

“Second and Chestnut Photograph,” 1879, GR162 of Graham Photograph Collection, Volume 4.
 Available at the Musser Public Library.

Location Map



Plan (from assessor's office)



(front – W. 2nd St)

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Photograph of building (digital image)

