

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

State Inventory No. 70-00163  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 C. Weed Building  
 other names/site number Gremmell Building, Pearl Plaza, Field Site #: FS-019

**2. Location**

street & number 206 West 2<sup>nd</sup> 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) 7

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02B04: Commerce/Trade/ Insurance Office</u>	<u>02E: Specialty Store</u>
<u>02A07: Commerce/Trade / Implement Dealer</u>	_____
<u>10F01: Industry/Processing / Shell Processing site</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05B: Italianate</u>	foundation <u>04B: Sandstone/03: Brick</u>
_____	walls <u>03: Brick</u>
_____	roof <u>08B: Rolled Asphalt</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 206 West 2<sup>nd</sup> Street

Site Number 70-00163  
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 1856  check if circa or estimated date

Other dates c. 1913 rebuilt after fire

**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 11/21/04

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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>C. Weed Building</u>	<u>Muscatine</u>
Name of Property	County
<u>206 West 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This is a three-story, three bay, brick commercial building. The building was constructed around 1856, and then nearly destroyed by fire on December 5, 1912. It is constructed of common bond brick. The overall styling of the building is simpler than the adjacent Italianate structures, but historic photographs show that this was historically true ("162," Graham photograph).

It was renovated as part of the Pearl Plaza project in 2001-03, and it shares a similar recessed storefront as the buildings at 208-210 W. 2<sup>nd</sup> and 212 W. 2<sup>nd</sup> St. The storefront has four windows and a modern entry. The modern awning extends across this façade, connecting it with Weed's Block at 208-210. The second and third stories each have three two-over-two-light double-hung windows that are new but are consistent with their historic appearance, like the other windows in this series of buildings. These windows have stone sills, and plain brick lintels. The top portion of the façade and parapet wall appear to have been rebuilt, likely after the 1912 fire. The building has rolled asphalt roof.

The south (rear) elevation has a façade with new brick. There is a large cement patio outside the first floor, which also extends down to 212 West 2<sup>nd</sup> Street. This includes the garages that have been built underneath this patio. There is a wood patio on the third floor, with three new windows on the rear of the building.

Similar to the adjacent buildings, the interior has been remodeled to accommodate the new uses of the Pearl Plaza project. This block along with the buildings from 200 to 212 had a major renovation/restoration of the interiors between 2001 and 2003. Though the main walls remain, cuts were made in interior walls to create an indoor plaza and arched doorways. Bricks from the stable for the building, which was tore down for the restoration, were reused use for some of the new openings and partitions. This stable was located in the back of these buildings, and was replaced by the new rear addition consisting of the porches and lower level garages (Tom and Anne Meeker 2004).

## 8. Narrative Statement of Significance

The building at 206 West 2<sup>nd</sup> Street does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, it does appear to be a contributing building in a potential downtown historic district.

C. Weed's Building does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C. Its current building/appearance dates primarily to the 1913 rebuilding. Since this period, several businesses were located here, but none were notable with the exception of the Muscatine Pearl Works that expanded into this location in 1943 and moved out in 1961. The earlier/main office continued to be located down the street at 218 W. 2<sup>nd</sup> St, and it is this building that is most strongly associated with this significant company.

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<u>C. Weed Building</u>	<u>Muscatine</u>
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However, C. Weed Building appears to be contributing to a potential downtown historic district. Both commercial and industrial interests have historically been associated with the building. Additionally, the rebuilding in 1913 after the fire is a typical pattern in this type of district. It retains sufficient integrity from this period, reflecting the typical three-story, brick commercial building.

Weed's Block, adjacent to this building at 208-210 W. 2<sup>nd</sup> Street, was built in 1855 for C. Weed and Company, replacing a wood frame structure at this site. Chester Weed went into the general mercantile business with his brother-in-law, Joseph Bridgman in 1843, and they also began an insurance business in 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. When the block at 208-210 was completed and the business moved in during January 1856, the frame building at 206 was tore down and construction began on a three-story brick building in this location as well. Though the mercantile business of C. Weed & Co. continued to operate at 208, the insurance part of the business apparently moved into a newly constructed brick building at 206 West 2<sup>nd</sup> Street. Chester Weed died in 1874, and the business changed to Bridgman and Sons in 1877. The general merchandise part of the business in 208 ended about this time, and the insurance business continued at 206. Around 1885, Bridgeman and Sons, moved to 224 West 2<sup>nd</sup> Street, and then in 1899 a bigger building was built at the 224 site. This building has since been demolished ("Bridgeman Firm Prominent in Local Business," December 8, 1910, p.77; Richman 1911, Vol. 2: 138-139).

After 1885, a few different businesses were here, including Page Brothers Commission Merchants, and A.K. Raff Agricultural Implements and Wagons, according to the city directories. The 1897-98 city directory shows that Hahn Produce had moved here, and stayed thru about 1904, when Gremmell Cigar Company moved here. The Bijou Electric Theatre had moved here by 1911 according to the city directories. Apparently the cigar factory continued to occupy the third floor of the building. A fire broke out in the building on December 5, 1912. According to the *News Tribune*, the fire started at the back of the theatre and was intensified by the time it reached the cigar company, with its abundance of fuel. The fire did significant damage to the building, though apparently portions of the façade were saved. The fire also caused damage to the buildings nearby, but these buildings were saved ("\$75,000 Fire Loss," Dec. 6, 1912, p.1). After the fire the building was apparently mostly rebuilt the next year in 1913, as a mortgage is taken out in July of that year according to the Abstract of Record for this property.

No city directory listings appear again until 1919 when the Thompson Brothers Store Room and the Muscatine Athletic Company were here. For the next few decades, there were several businesses here; although none particularly important. In 1943, the Muscatine Pearl Works expanded into 206 W. 2<sup>nd</sup>, as well as the neighboring 208. Their main office and factory were located down the street at 218 W. 2<sup>nd</sup> Street. The company began in 1898 as the first pearl novelty company in town, and they moved to the larger facility at 218 W. 2<sup>nd</sup> a few years later. They incorporated as the Muscatine Pearl Works in 1920, and they continued to grow. They added facilities at 227 W. 2<sup>nd</sup> St. in 1939 before expanding into these spaces at 206 and 208 in 1943 (*Muscatine Journal Centennial Edition* 1940: 38). After a fire destroyed their building at 227 West 2<sup>nd</sup> Street on October 1, 1961, the company moved all their operations to Highway 61 South (Van Way 2003: 114).

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In 1964, Muscatine Pearl Products moved into the vacated 206 West 2<sup>nd</sup> Street, as well as 208, and stayed until 1972. This company was also involved in the making of pearl novelties ("Pearl Button Industry," Vertical File #1). After Muscatine Pearl Products moved out, a number of different businesses have been located here. From 2001-2003 this building along with the adjacent buildings of the block were restored and renovated.

## 9. Major Bibliographical References

"162," E.L. Graham Collection. Historic photographs with captions collected by, not photographed by, E.L.Graham. Prepared for the P.M. Musser Public Library by E.L. Graham in 1908-1910.

"\$75000 Fire Loss: Worst in years..." *MuscatineTribune*, December 6, 1912, p.1.

Abstract of Record for property at Block 10 Lot 7 of Original Town.

"Bridgeman Firm Prominent in Local Business," *Muscatine Journal* 70<sup>th</sup> Anniversary Industrial Edition, December 8, 1910, pg 77.

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

Meeker, Tom and Ann, current owners. Interview with Devin Pettit, November 2004.

*Muscatine Journal* Centennial Edition-May 31, 1940- pg. 38. Index available on the special collections and Genealogy Collection shelves (977.768)

"Pearl Button Industry," Vertical File, Musser Public Library, Muscatine, Iowa.

*Picturesque Muscatine*. Muscatine: H.W. Lewis, 1901, pg.85

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, N.Y: Sanborn Map Company, 1883, 1888, 1892, 1899, 1905, 1912, 1919, 1928, 1946. Accessed online at sanborn.umi.com

Van Way, Mike. *Muscatine Fire Department: 128 Years of History*. Muscatine: Fire Department, 2003.

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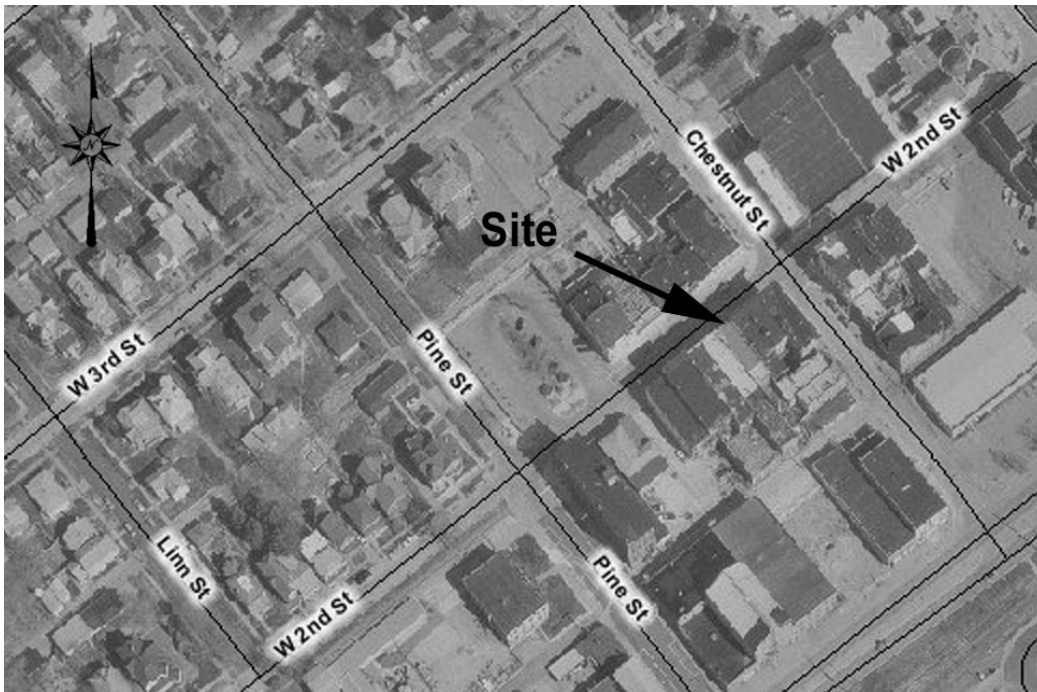
C. Weed Building  
Name of Property

Muscatine  
County

206 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Location Map



## Plan



(front – W. 2<sup>nd</sup> St)

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C. Weed Building  
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## Photograph of building (digital image)

