

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

State Inventory No. 70-00160  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 Tappe Block  
 other names/site number Pearl Plaza, Field Site #: FS-020

**2. Location**

street & number 200-204 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) 6

**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>02E03: Commerce / Dry Goods</u>	<u>02E03: Commerce / Dry Goods</u>
<u>02: Commerce / Specialty Store</u>	<u>02B03: Law Office- 2<sup>nd</sup> floor</u>
<u>02E11: Commerce / Grocery</u>	

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B: Italianate/ Late Victorian</u>	foundation <u>03: Brick</u>
	walls <u>03: Brick</u>
	roof <u>08B: Rolled Asphalt</u>
	other <u>02: Wood (cornice)</u>

**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 200-204 West 2<sup>nd</sup> Street

Site Number 70-00160  
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

1871  check if circa or estimated date

Other dates

c. 1890 add (rear/south bay on 200)

### Significant Person

(Complete if National Register Criterion B is marked above)

### Architect/Builder

Architect

Builder

Fred Tappe

### 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 December 11, 2004

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

Page 3

---

<u>Tappe Block</u>	<u>Muscatine</u>
Name of Property	County
<u>200-204 West 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

---

## 7. Narrative Description

Tappe Block at 200-202-204 W. 2<sup>nd</sup> Street is a three-story, common bond brick, Italianate building. Its façade is divided into three sections/storefronts, separated by brick pilasters. Each section is three bays wide. A decorative Italianate cornice with large brackets and a wide eave extends along the front and east side of the building. The roof has had a rubberized asphalt substance applied. This building was part of the 2001-2003 renovation of 200 through 212 W. 2<sup>nd</sup> Street as part of the Pearl Plaza project.

202 and 204 have few alterations. New brick is found under the storefront windows. The storefront windows are not historic. Photos from 1879 and 1900 show smaller separate windows with transoms, rather than the larger pane glass windows (GR 162; *Picturesque Muscatine* 1901: 85). The entrances to these stores are on the far left side of the storefront. Each storefront has a non-historic awning, and the wood storefront cornice and frieze with medallions is visible above the awning. The upper story windows retain their decorative metal hoods and sills with small brackets. The windows are non-historic but sympathetic to original style, four-over-four-light double-hung sashes with two-light transom windows.

The 200 storefront is the corner store, with a north (front) and east (side) elevation. The angled corner entry is historic, but not original. The Graham photo from 1879, shows no angled door, but a photo from circa 1914 shows the angled door is there by this time (GR162; *Muscatine, Iowa: The Pearl City* 1914: intro). The entry has two iron pilasters, and the project square corner provides a type of canopy. The storefront windows are large, with new brick under the windows, similar to 202 and 204. The hoods on the upper story windows have been removed on this section of the building, replaced with flat lintels. The second and third stories each have three windows that are four-over-four-light double-hung in style. Historic photographs show that these windows were tall two over two double hung windows.

The Graham photo of July 4, 1879, and a photograph from circa 1900, shows the historic appearance of the façade. Both photographs show the original hoods on the 200 section of the building. There were some balconies on the façade that have since been removed, as shown in the above-mentioned photographs. The windows on the 200 façade are much like the replacement windows of today, however the window hoods that were identical to those of 202-204, have since been replaced with flat lintels. The storefronts have changed with smaller storefront windows originally, also as shown in the above photographs.

The east elevation has four bays separated by pilasters, and a fifth, wider, rear bay. The street slopes to the rear of the building, and the stone foundation appears to have been replaced or reinforced with concrete block. One arched basement opening has been filled in. The first story of this elevation includes a mixture of historic and non-historic windows and doors. These openings have segmental arch lintels with keystones. The second and third stories each have one window similar to the façade windows on 200. The south/rear bay is wider, with three windows on each of the upper stories. The windows hoods have also been removed from these east side windows, reflected in the brick patching about the openings.

# Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Tappe Block</u> Name of Property	<u>Muscatine</u> County
<u>200-204 West 2<sup>nd</sup> Street</u> Address	<u>Muscatine</u> City

The south (rear) elevation includes one historic segmental arch window filled-in with brick. There is also a modern two-over-two-light double-hung window. The third floor has the same configuration as the second.

The west elevation, which is a part of the south most bay of 200 (1890 addition), includes two windows with segmental arch lintels that have replacement sashes.

This building was part of the 2001-2003 renovation of 200 through 212 W. 2<sup>nd</sup> Street as part of the Pearl Plaza project. Though the main walls remain, cuts were made in the interior walls of these buildings to create an indoor plaza and arched doorways.

## 8. Narrative Statement of Significance

Tappe Block (200-202-204 W. 2<sup>nd</sup> St) 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 structure in a potential downtown historic district.

Tappe Block does not appear to be individually eligible under Criteria A, B, or C. Though it retains an elaborate Italianate cornice, it does not appear to be a particularly good example of the popular Italianate style. It is missing a significant number of window hoods, characteristic of this style, on the 200 section and the east side elevation. Additionally, the storefront does not retain any characteristic Italianate features. A number of businesses were associated with the 19<sup>th</sup> and 20<sup>th</sup> century history of this building, but none were particularly prominent. The Record Printing Company was a significant local business, located in 200 W. 2<sup>nd</sup> St from around 1899 to 1916. However, it later was associated with other buildings in downtown Muscatine, and its association with one storefront does not provide a strong enough case for significance for this entire block.

However, Tappe Block does appear to be a contributing building in a potential downtown historic district. It falls primarily within two historic contexts identified for the district: "19<sup>th</sup> century Business and Industry" and "20<sup>th</sup> century Business and Industry." Its 19<sup>th</sup> century use as dry goods, liquor, and grocery stores is representative of the typical businesses that operated in downtown Muscatine. The early 20<sup>th</sup> century use of 200 W. 2<sup>nd</sup> by the Record Printing Company highlights the early history of this company within the growing print aspect of business in Muscatine as the block continue to contribute to the commercial strength of downtown Muscatine.

This block of buildings was built in 1871, as mentioned in the Abstract of Record for this property. Fred Tappe actually owned the property since 1866, with the older buildings that were on the property. The first businesses in this block included Fred Tappe's Dry Goods store in both the 200 and 202 storefronts, and Bodman Brothers grocers was in the 204 storefront. By 1877, Fred Tappe's brother, Charles, moved his wine and liquor store into the 202 storefront. By 1883, Fred Tappe had left 200 West, and Henry Bodman had moved part of his grocery business into the 200 storefront, while continuing to occupy the 204 storefront as well. The 1889 directory shows that W.F. Becker Retail Grocery had moved into 204,

# Iowa Site Inventory Form Continuation Sheet

Page 5

Tappe Block	Muscatine
Name of Property	County
200-204 West 2 <sup>nd</sup> Street	Muscatine
Address	City

and Frank Weber Billiards had moved into 202. Meanwhile, Henry Bodman had moved his grocery business out of 200 and moved to 128 West 2<sup>nd</sup> Street by the 1886-87 city directory. Henry Bodman came with his parents as a young child from Germany in 1847. He bought out the Huttig brothers grocery in 1871 (when this building was built) when the Huttig brothers went on to bigger fame in the sash and door business (*Portrait and Biographical Album of Muscatine County, Iowa 1889*: 308).

There have been a number of different businesses in this block in the century that followed, including a funeral parlor in 202. However, the most prominent business in the early 20<sup>th</sup> century was probably the Record Printing Company, which was started in 1899 by William Narvis in the old *Muscatine Journal* Building at 214 Iowa. Later that same year, the company moved to 200 West 2<sup>nd</sup> Street, and remained here, successfully operating, until 1916 when it moved to 214 Chestnut Street. During its stay at this address the business apparently grew steadily. It also printed a couple of books that were used to help promote Muscatine, and are now books used to help in research for the survey of this potential district. When the business moved to 214 Chestnut, it continued to grow by adding a large advertising agency: L.W. Ramsey of Davenport. It also printed Muscatine High School Year Books by this time. In about 1945, according to city directories, Record Printing had moved to 212 Walnut Street from Chestnut. About two years after their move to 212 Walnut Street, they merged with loway printing Company which had been started in 1932, by Jim Conley. In 2003, the company moved to the 500 block of Mulberry Avenue, and it continues to operate in town (*Muscatine Journal Centennial Edition*).

After the Record Printing Company left 200 West 2<sup>nd</sup> Street in 1916, the C.W. Ramseyer Plumbing and Heating business moved into this storefront. This business was established one year earlier by C.W. Ramseyer and C.R. Lotspiech at 220-222 Iowa Avenue. They were partners in the business until Mr. Lotspiech died in 1928. This business stayed at this location until 1949 (“Record Printing Company” 1940: 105). At the same time that Ramseyer Plumbing and Heating occupied the 200 storefront, C.H. Leu Typewriters occupied the same storefront. This business was started by C.H. Leu in June 1903. “Before opening his shop in Muscatine Mr. Leu worked in Davenport at the typewriter exchange of Mr. Shimm, who formally ran a business college in Muscatine. Mr. Leu’s first location in Muscatine was over the Chaudoin Electric Shop (“Record Printing Company” 1940; 78).” “Mr. Leu was the first agent for Woodstock Typewriters in Iowa. When he first started in business he sold the old Oliver machine which was only three rows of keys, and not the standard keyboard of the Woodstock keyboard” (“C.H. Leu Typewriters,” 1940; 96).

Meanwhile the 202 and 204 storefronts had a number of businesses in the 1900 to 1960 period. In the 202 storefront the Goff Funeral Home was located here from 1900 to about 1930. This was followed by the Square Deal Second Hand Store from 1931 to 1938, then Ernie’s Tavern from 1938 to 1943 then Nicks Tavern from 1943 to 1952, and Russell’s Tap from 1952, until after 1960, eventually becoming Mae’s Tap. In the 204 storefront, the Henry Schaefer Saloon was here from about 1900 to 1912, and then the Star Pool Room from 1912 to about 1916, this business was also run by Henry Schaefer. From 1916 to 1931 a second hand store was here run by various people over the years. A café was here from about 1936 to about 1950, followed by the Tavern Spot from 1950 until after 1960.

# Iowa Site Inventory Form Continuation Sheet

Page 6

---

<u>Tappe Block</u>	<u>Muscatine</u>
Name of Property	County
<u>200-204 West 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

---

A number of other businesses have occupied the 200-202-204 storefronts in the later half of the 20<sup>th</sup> century, mostly taverns and restaurants. The current businesses are a women's clothing store and an antique store.

## 9. Major Bibliographical References

Abstract of Record for Block 10 Lot 6 of the Original Town of Muscatine, Iowa.

"C.H. Leu Typewriters," *Muscatine Journal Centennial Edition*, May 31, 1940, 96.

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

G.R. 162, c.1879, Volume 4, E.L. Graham Collection. Prepared for the Musser Public Library by E.L. Graham in 1908-1910, historic photographs with captions collected by, not photographed by E.L. Graham.

*Muscatine, Iowa: The Pearl City*. Muscatine: Record Printing Co. 1914.

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

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

"Record Printing Company" and "Ioway Printing Company," *Muscatine Journal Centennial Edition*, May 31, 1940, 66 and 176.

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](http://sanborn.umi.com)

# Iowa Site Inventory Form Continuation Sheet

Page 7

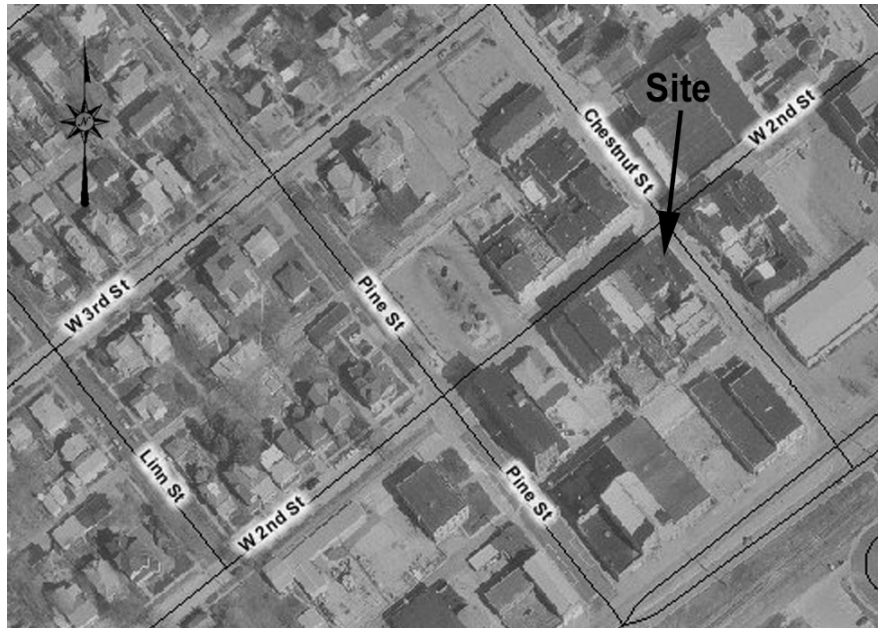
Tappe Block  
Name of Property

Muscatine  
County

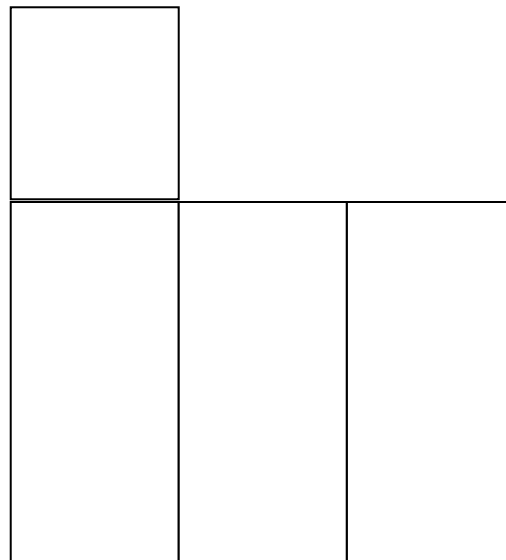
200-204 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Location Map



## Plan



(front – 2<sup>nd</sup> Street)

# Iowa Site Inventory Form Continuation Sheet

Page 8

Tappe Block  
Name of Property

Muscatine  
County

200-204 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Photograph of building (digital image)

