

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

State Inventory No. 70-00156  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 Commercial Building  
 other names/site number Field Site #: FS-023

**2. Location**

street & number 120-122 West Second 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) 11 Lot(s) 9 - E 1/2 & E 1/2 of W 1/2

**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	<u>1</u> buildings	_____ buildings
<input type="checkbox"/> site	_____ sites	_____ sites
<input type="checkbox"/> structure	_____ structures	_____ structures
<input type="checkbox"/> object	_____ objects	_____ objects
	<u>1</u> Total	_____ 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>02E03: Commerce / Specialty Store / Dry Goods</u>	<u>02B04: Commerce / Professional / Insurance Office</u>
<u>02A01: Commerce / Business / Office Building</u>	<u>02E03: Commerce / Specialty Store / Dry Goods</u>

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05B: Late Victorian / Italianate</u>	foundation <u>04C: Stone / Limestone</u>
	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 type="checkbox"/> Yes <input checked="" 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 Address 120-122 West Second Street Site Number 70-00156  
City Muscatine 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 1868  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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date October 4, 2004

street & number 215 Sycamore Street telephone 563-264-1550

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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
<u>120-122 W. 2<sup>nd</sup> St</u> Address	<u>Muscatine</u> City

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## 7. Narrative Description

Little remains of the original three-story, two-part, brick Italianate commercial building. A c. 1900 postcard shows a view of the building prior to the third story being removed ("Second Street, looking East, Muscatine, Iowa" c.1900). The building is divided into two sections, each two bays in width. The sections are separated and defined by pilasters. The first story storefronts have been remodeled with aluminum framed doors and windows, and exterior grade wood paneling. The second story windows have been replaced with smaller one-over-one-light double-hung aluminum windows with the remaining space filled by paneling. The only original design feature remaining are the Italianate style hoods above the four second-story windows. The east wall of 120 W. 2<sup>nd</sup> St. has been exposed, due to the demolition of the adjacent structure at 118 W. 2<sup>nd</sup> St. The east elevation shows the outline of the removed portions, as well as a view of the limestone foundation wall.

The removal of the third floor likely dates to 1969, after the demolition of the buildings at 112-114 and the subsequent collapse of 116 and 118. The remodeled storefronts and second floor window replacement probably date to about the same period. The three-story structure at 120-122 W. 2<sup>nd</sup> St. appears to be intact in a photo appearing in the *Muscatine Journal* immediately after the collapse of 116-118 (*Muscatine Journal*, June 12, 1969). The roof framing system of 120-122 was likely weakened by the collapse of the adjacent roof system, leading the owners to remove the third floor for safety reasons.

## 8. Narrative Statement of Significance

This commercial building does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. The architectural integrity of this structure has been severely compromised due to the removal of the third floor, the replacement of the second floor windows and the remodeling of the storefront. Considering these alterations, this commercial building does not appear to be individually eligible under Criterion C for architectural significance. Additionally, though associated with early businesses in Muscatine, none of these businesses or people appear particularly significant, and the integrity of the building does not reflect this history. Thus, the building does not appear individually eligible for the National Register of Historic Places under Criteria A or B.

Though it retains the window hoods reflective of the Italianate style and its brick construction, these are the only features that reflect its appearance as a historic building. The third story was removed in or after 1969 and the storefront and upper windows appear to also date to this period. Since the changes took place in 1969, outside the 50-year-old criteria and after the late 1950s cut-off for the district, this building does not appear to be a contributing building in a downtown historic district.

The Herman Gremmel Cigar Factory and Store was established in 1877 and moved to 120 W. 2<sup>nd</sup> St. prior to 1883, according to the city directory and Sanborn Map of 1883. His store was then moved to 118 W. 2<sup>nd</sup> St. around 1887. A cigar factory is shown at 120 W. 2<sup>nd</sup> St. on the 1883 Sanborn Map and at 118 W. 2<sup>nd</sup> St. on the 1888 Sanborn Map. City Directories confirm this, but the 1889 directory does not list

# Iowa Site Inventory Form Continuation Sheet

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<u>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>120-122 W. 2<sup>nd</sup> St</u>	<u>Muscatine</u>
Address	City

anyone at 120 W. 2<sup>nd</sup> St. The 1892 Sanborn map shows a bicycle shop at 120 W. 2<sup>nd</sup> St., but a city directory for 1889-1892 still does not list anyone at 120 W. 2<sup>nd</sup> St.. The city directories from 1887 through 1900 indicates that 120 W. 2<sup>nd</sup> St. was not occupied for several short periods. Nothing was listed in 1889-92, Charles Giesenhaus, jeweler was listed in 1891-92, nothing in 1893-94, Globe Dining Room in 1895-96, nothing in 1897-98, Dr. Fred H. Little in 1899-1900, J.A. Rowan, attorney in 1902-03 and 1904, Ineichen Millinery from 1908 through 1913, then Mary Hackett Millinery in 1916. The Barnard Elite Laundry is listed from 1919 through 1924 in the city directories. Beginning in 1927, the J.B. Mark Insurance Agency is still in business at 120 West 2<sup>nd</sup> Street.

The Muscatine Gas, Electric Light and Power Co. occupied 122 W. 2<sup>nd</sup> St. from 1883 through 1892. In 1897 the city directories list Salisbury and Butts Millinery doing business at 122 W. 2<sup>nd</sup> St. until 1904. The A. Mutter Meat Market was listed at this address in 1913 (Postcard c.1915). Beginning in 1919, and continuing for over 40 years, the Gremmel Cigar Store occupied 122 W. 2<sup>nd</sup> St.

The removal of the third floor likely dates to 1969. The remodeled storefronts and second floor window replacement probably date to about the same period. In 1969, the First National Bank of Muscatine was located at 100-106 W. 2<sup>nd</sup> St. The bank acquired the properties to the west of their bank at 112-114 W. 2<sup>nd</sup> St. and proceeded to demolish them in April 1969 to make space for off street parking for their customers. On June 11, 1969, the three story structure at 116 W. 2<sup>nd</sup> St. collapsed into the vacant space at 112-114 W. 2<sup>nd</sup> St. The top portion of 118 W. 2<sup>nd</sup> St. also collapsed, trapping 10 people in a third floor apartment. All people survived, but the buildings were a total loss. The three-story structure at 120-122 W. 2<sup>nd</sup> St. appears to be intact in a photo appearing in the Muscatine Journal immediately after the collapse (Muscatine Journal, June 12, 1969). The roof framing system of 120-122 was likely weakened by the collapse of the adjacent roof system, leading the owners to remove the third floor for safety reasons. The east wall of 120 W. 2<sup>nd</sup> St. has been exposed, due to the demolition of the adjacent structure at 118 W. 2<sup>nd</sup> St. The east elevation shows the outline of the removed portions, as well as a view of the limestone foundation wall.

## 9. Major Bibliographical References

City Directories, Muscatine. Various publishers, 1859-1959. Available at the Musser Public Library.

"2 injured as buildings collapse" Muscatine Journal. June 12, 1969, page 1

Sanborn Map Company. "Muscatine, Iowa" fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at sanborn.umi.com.

"Second Street, looking East, Muscatine, Iowa" Postcard c.1900, Photographer and Publisher unknown. Peterschmidt private collection.

"Second Street, Muscatine, Iowa" Postcard #10871 c.1913, Published by Acmeograph Co., Chicago. Peterschmidt private collection.

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00156

Related District Number \_\_\_\_\_

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Commercial Building  
Name of Property

Muscatine  
County

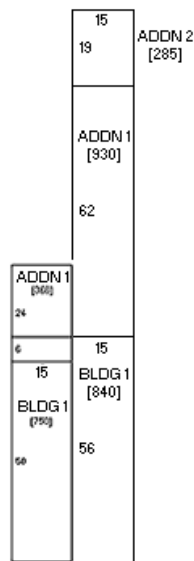
120-122 W. 2<sup>nd</sup> St  
Address

Muscatine  
City

## Location Map



## Plan (from assessor's office)



# Iowa Site Inventory Form Continuation Sheet

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Commercial Building  
Name of Property

Muscatine  
County

120-122 W. 2<sup>nd</sup> St  
Address

Muscatine  
City

## Photograph of building (digital image)

