

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

State Inventory No. 70-00972  **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-027

**2. Location**

street & number 119 Chestnut 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) W 24' N 100' of Lot 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:
<input checked="" type="checkbox"/> building(s)	_____	Contributing _____ Noncontributing _____
<input type="checkbox"/> district	_____	_____
<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> structure	_____	_____
<input type="checkbox"/> object	_____	_____
	_____ buildings	<u>1</u> _____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ 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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02G04: Commerce/Trade/Restaurant/Tavern</u>	<u>70: Vacant/Not In Use</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial /Brick Front</u>	foundation _____
_____	walls <u>03: Brick</u>
_____	roof _____
_____	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 Address 119 Chestnut Street Site Number 70-00972  
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

1925  check if circa or estimated date

Other dates

1956 – remodel (likely façade, storefront)

**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 Deb Pohl, MHPC member & Jim Rudisill, City of Muscatine (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date May 18, 2005

street & number 215 Sycamore telephone 563-264-1554

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

Page 3

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<u>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>119 Chestnut Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This building appears to have been constructed between 1919 and 1928, based on the Sanborn maps. The current appearance likely dates to after 1946, as this Sanborn map continues to show two entries and a divided store (119-121 Chestnut). A permit to remodel the store building was issued on July 2, 1956 (*Muscatine Journal*, December 29, 1956, Section 4, p. 4). It is unknown what specific work was completed, but it is certainly feasible that the remodeled appearance, including the single storefront, brick façade, and concrete block infill on the side elevation, date to this period. The detail of the work, particularly the brick façade, is consistent with this period.

The building at 119 Chestnut is 34' wide and 24' deep, with a recessed entry. Two large storefront windows have been partially filled with paneling, with smaller windows installed in the center of the panels. The brick veneer is running bond, although a belt course that marks the division between the first and second stories contains brick in soldier bond. A full-width brick panel on the west elevation's second story is laid in a basketweave pattern. The roof is flat with a capped parapet around the perimeter. The south elevation has exposed concrete block on the second story, with a pair of single light casement or sliding windows towards the building's west end. The 1946 Sanborn map indicates a wall on the first story on this elevation only (also seen in 1928) with a covered drive between this building and the building to the south. The removal of this covered drive and construction of the second story concrete block wall, tied into the brick façade, likely dates to 1956. There is also an air conditioner opening on the west end of the first story wall and a first story, single-door entry towards the rear. The back wall of the building has been completely parged and contains no openings.

Another building permit was also issued on December 15, 1976 for remodeling at this address to a beauty/barber shop (Muscatine Building and Zoning Dept). This permit included work at 128 W. Second, which is the abutting property to the north. It was likely at this time that the storefront windows were shrunken. However, no entry for 119 Chestnut appears in any city directory between 1973 until 1987, indicating the building likely was associated with the Second Street property in this period.

## 8. Narrative Statement of Significance

This building does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. The exterior appears to date to the 1956 remodeling, which appear to have included new façade brick, a single storefront appearance, and construction of second story wall on the south elevation. No particularly significant events, businesses, or people have been historically associated with the building since this time. Additionally, the architecture is not particularly outstanding for the period. The storefront windows were likely remodeled during the 1976 work.

It does, however, appear to be a contributing building in a potential downtown historic district. It falls within one historic context identified for the district: "20<sup>th</sup> century business and industry." The probable significant remodeling in 1956 falls into a period of remodeling seen throughout downtown Muscatine.

# Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Commercial Building</u>	<u>Muscatine</u>
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Two other extant buildings were clad in new brick veneer similar to this building in this period, the Henderson Building at 100 E. 2<sup>nd</sup> (1955-56) and the Houdek Block at 130 E. 2<sup>nd</sup> Street (1957). Additional storefront remodeling was seen throughout the downtown in this period. This building reflects this economic activity. Throughout the 1950s and 1960s, a restaurant at this location served the residents of Muscatine.

With close inspection of the 1919 and 1928 Sanborn maps, it appears this building was constructed sometime between 1919 and 1928. In the 1919 map, the footprint of the building at 119 Chestnut appears narrower and the covered passageway to the south of the building is wider than on the 1928 map. It appears the building at this site in 1919 was demolished sometime before 1928 and a wider building, which extended into the older passageway, was constructed in its place. The earlier 119 Chestnut and 121 Chestnut are listed as vacant in the 1921 directory, and then Anderson Ford Used Auto Parts operating out of 121 Chestnut in the 1923-24 directory. Both 119 Chestnut and 121 Chestnut are listed as vacant again in the 1927 and 1929 directories. It is unclear at what point in this period that this building was apparently constructed.

119 Chestnut was used by several businesses in the 1930s and 1940s. In 1931 it became the Iowa Fish Market, which stayed there until 1936. The directory for 1936-37 listed Anderson Ford in the storefront. The 1938-39 directory listed 119 Chestnut as vacant, but the 1940-41 directory showed the storefront as occupied by Radio Service. The storefront was listed as vacant in the 1943 directory, but the 1946 directory listed the Fried Pie Shop there. The Cabinet Shop was operating at 119 Chestnut in 1949 and in 1952 was apparently sharing the spot with the Koepping Kounter in 1952.

The 121 Chestnut storefront was listed as vacant from 1929 to 1940. George Angerer was listed as operating Refrigeration Services from 121 Chestnut between 1940 to 1941, but the address was again listed as vacant in 1946. After 1946, 121 Chestnut is not listed, perhaps indicating an early consolidation of the storefront spaces. Clarence and June Koepping continued to operate the restaurant at 119 Chestnut through the 1950s. Throughout the 1930s and into the 1950s several different people lived in the upstairs. The longest stays were by Roosevelt and Willa Gaddis, from 1936 to 1941; and Merle Lloyd, from 1943 to 1949. Gaddis was a pugilist and porter, while Lloyd worked for Roach and Musser.

The current appearance dates to after 1946, as this Sanborn map continues to show two entries, a divided store (119-121 Chestnut), and south wall on the first story adjacent to the covered passageway. A permit to remodel the store building was issued on July 2, 1956 (*Muscatine Journal* December 29, 1956, Section 4, p. 4). With the detail of the current façade and building, it seems likely that the brick façade, single storefront set-up, and concrete wall on the second story on the south side dates to this period. It is unknown what the profile of the building may have been, but the exposed concrete block on the second story of this elevation likely dates to the removal of this covered drive and extension of the wall to a full second story.

The Koeppings Kounter Restaurant operated here from 1952 until 1969 or 1970. It was during this period that the building underwent the 1956 remodeling. By the time that the restaurant moved into this location, the building was operating solely as 119 Chestnut. This remodeling likely was an effort to more

# Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
<u>119 Chestnut Street</u> Address	<u>Muscatine</u> City

formally consolidate the storefronts, perhaps in conjunction with the demolition of the adjacent covered passageway.

Another building permit was also issued on December 15, 1976 for remodeling at this address to a beauty/barber shop (Muscatine Building and Zoning Dept). This permit included work at 128 W. Second, which is the abutting property to the north. However, no entry for 119 Chestnut appears in any city directory between 1973 until 1987, indicating the building likely was associated with the Second Street property in this period. In 1987, when the Designers III Beauty Shop is recorded at the Chestnut Street address. The beauty shop appears to have last operated there in 1997 and the building has been vacant since then.

## 9. Major Bibliographical References

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

Muscatine Building and Zoning Department. Building Permits. City Hall, Muscatine, Iowa.

*Muscatine Journal Year End Review*, December 29, 1956, Section 4, p. 4.

Sanborn Map Company, New York. Maps of the City of Muscatine dated September 1883, August 1888, October 1892, August 1899, December 1905, February 1912, July 1919, March 1928 and June 1946.

## Location Map



# Iowa Site Inventory Form Continuation Sheet

Page 6

Commercial Building  
Name of Property

Muscatine  
County

119 Chestnut Street  
Address

Muscatine  
City

## Plan (from assessor's office)



(front - Chestnut)

## Photograph of building (digital image)

