

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

State Inventory No. 70-00378  **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-031

**2. Location**

street & number 118 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) 10 Lot(s) N23' S61' of Lot 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**

<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 (storefront – upper floor: apartments)</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
_____	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 118 Chestnut Street Site Number 70-00378  
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 1870s  check if circa or estimated date  
Other dates c.1904 – oriel windows

**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

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
<u>118 Chestnut Street</u> Address	<u>Muscatine</u> City

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## 7. Narrative Description

A two-story, oriel window dominates the façade of 118 Chestnut. The oriel window, and a similar unit on the north elevation of the building, first appear on the 1905 Sanborn map, indicating those features were apparently added at the same time many of the other bay windows on downtown buildings were installed. The original building is shown on the 1883 Sanborn, along with two similar three-story buildings immediately to its south. Collectively, the three buildings appear to be a single unit, and an 1875 birds-eye view of Muscatine appears to confirm this. However, the southernmost building, 114 Chestnut, no longer exists. The middle building, 116 Chestnut, has been covered in metal, and a short roof extension might have been added, making a determination that all the buildings were similar in design and age impossible to determine.

The storefront of 118 Chestnut has been altered, but no historic photos could be found to compare its current appearance with any earlier image. It appears that this storefront might date around 1900-05, the same time that the upper oriel window was added. Currently, two recessed entryways are located on each side of an extended center storefront. The storefront has been covered with wood siding, with two smaller fixed sash windows centered in the main front section. A series of four transom windows extend across the front of the protruding center section, including the two angled sides. A steel beam header extends across the storefront. The two-story oriel window has a larger center window and smaller side windows. The second-story has one-over-one-light, double-hung windows on each side, with a boarded up center window. The double-hung sashes on the third-floor windows are two-over-two-light on each side, with a one-over-one-light, double-hung center window. Brick pilasters on each side of the bay windows extend up the façade from the iron beam, but brick at the top of the pilasters have been damaged. The top of the oriel appears to be metal, but there is little additional decorative detail.

The north elevation of the building also was altered in the early 20<sup>th</sup> century. The 1905 Sanborn map shows a two-story oriel window near the center of the elevation and a three-story addition in the building's northwest rear corner. Neither of those features appears in the 1899 map. The window designs on this elevation match the façade's oriel windows on the second story. One entry, with two window openings to its right, is located in the first story of the rear corner addition. Openings on the main wall include two second-story windows towards the front of the building. Below and slightly to the right of these windows are another entry and two small windows. There are two windows on the third story between the bay window and the rear addition, and three second-story window openings towards the rear of the building. All of the window and door openings, with the exception of the bay windows, have segmental arch brick lintels and appear to be original openings.

The first story of 116 Chestnut's west (rear) elevation is covered by another building. One opening is located on the second story, but has been partially bricked shut. The opening that remains contains a single, one-over-one-light, double-hung window. The third story contains two openings, each within formerly larger openings. The north opening is a one-over-one-light, double-hung, non-historic window, while the south opening contains a taller, one-over-one-light, double-hung window. Much of the rear has been clad in metal.

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
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A building permit was issued for remodeling a storeroom and lowering a ceiling on May 9, 1956 ("Permits for Remodeling and Building," *Muscatine Journal*, December 29, 1956, Sec. 3, p. 12). No other permits have been located for the site.

## 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. It does appear to be a contributing building to a potential downtown historic district.

None of the owners or operators of the early businesses appear to have contributed significantly to the city's history or development. The Salvation Army began using the building in 1938 and continued to operate there into the 1950s. While the Salvation Army is an important community organization, there is nothing to indicate it has contributed any more significantly than similar organizations in the community, and no evidence to specifically demonstrate significance at this site. While all renovation work and remodeling would appear to date to historic periods, there does not appear to be any outstanding architectural features that would qualify the building to be eligible for listing under Criteria C. In addition, no evidence could be found to associate the building with any significant individuals or events. Therefore this building does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The building, however, does appear to qualify as a contributing resource to a potential downtown district. The variety of businesses that have operated at this site over the past 135 years demonstrates a strong association with two historic contexts identified for the community: 19<sup>th</sup> Century Business and Industry and 20<sup>th</sup> Century Business and Industry. The early Muscatine community, like many river towns, was a mixture of socially approved businesses and others that society simply tolerated. Although this building appears to have started as a respectable grocery, its owners apparently realized within a few years that business might be more profitable as a saloon/restaurant. Subsequent owners agreed with this thinking and the tavern persisted. What is interesting about this tavern, and Chestnut Street in general, appears to be that the saloon business did well in this area. While some streets had more saloons/restaurants on them, few had as many in as short a distance as Chestnut. In the 1886-87 city directory, a saloon/restaurant is located at 112 Chestnut, 119 Chestnut, 114 Chestnut, 116 Chestnut and 118 Chestnut. At least five establishments were within roughly 150 feet of each other. As society began debating prohibition in the 20<sup>th</sup> century, Chestnut Street gradually began to lose its liquor trade and new businesses opened. However, the building's history appears to have followed them and nearly all show signs of their past. The building at 118 Chestnut shares that history, but as one of contributing buildings to a potential downtown historic district, it helps provide a reminder of the city's more colorful and active life.

The 1874 birds-eye drawing of Muscatine shows a set of buildings in the current location of 118 Chestnut, though this address system had not been set at this time. It is unclear if this building is depicted. The 1877-78 city directory has several buildings listed on the west side of Chestnut, including

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<u>Commercial Building</u>	<u>Muscatine</u>
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Address	City

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one restaurant owned by W. A. Halter and located “5 s of 2d”. He is still listed on Chestnut in the 1883-86 directory, this time at 116 Chestnut, which is assumed to the “5 s of 2d” location described in the earlier directories (he is first listed in 1866, confirmed also through property deed records). With the neighboring building to the south as “5 s of 2d,” this building would be “4 s of 2d.” The earlier directories also identify several saloons on the west side of Chestnut. One of the saloons is owned by Joseph Pfeiffer and is identified as being located “4 s of 2d.” Using Halter’s locations as keys, Pfeiffer’s saloon would appear to be 118 Chestnut and identify that the building had been constructed by 1877. Earlier businesses at this location could not be confirmed.

The building’s early history, through 1911, is primarily related to the city’s liquor and food industry, a trait it shares with a number of other currently existing buildings in the downtown, including several other Chestnut Street properties. In addition to the possibility the building was used by Joseph Pfeiffer around 1879 as a saloon, other early occupants included Margaret Thompson, who is listed in the 1886-87 directory as running a restaurant there; and Patsy Dwyer, a billiards parlor owner listed in the 1889-92 directory. Mary Dwyer, relationship to Patsy unknown, was listed in the 1891-92 directory with a restaurant in the building. The Salvation Army shows up in the 1900 directory, possibly in response to efforts to promote prohibition in an area of the community with a large number of drinking establishments. The 1902 directory lists the building as vacant, while Crippen and Hafleigh are listed as running a saloon there in the 1904 and 1907 directories. The building was again listed as vacant in the 1908-09 directory.

Following that period, the city directories show the building was used by G.W. Grosjean as a paint shop from 1911 until around 1924. The Lantern operated there from around 1927 to 1938, according to the directories of that period. None of the owners or operators of these early businesses appear to have contributed significantly to the city’s history or development. The Salvation Army began using the building in 1938 and continued to operate there into the 1950s. While the Salvation Army is an important community organization, there is nothing to indicate it has contributed any more significantly than similar organizations in the community, and no evidence to specifically demonstrate significance at this site.

Currently the storefront is vacant, although the second floor does appear to be used as an apartment.

## 9. Major Bibliographical References

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

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.

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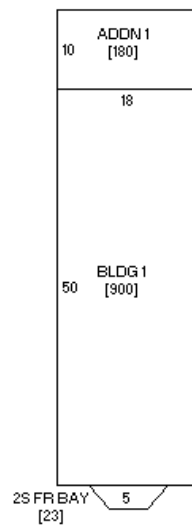
118 Chestnut Street  
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## Location Map



## Plan (from assessor's office)



(front - Chestnut)

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## Photograph of building (digital image)

