

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

State Inventory No. 70-00533  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 Hotel Muscatine  
 other names/site number Field Site #: FS-046

**2. Location**

street & number 101 West Mississippi Drive  
 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) 5, e 6' lot 4

**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>01D: Domestic/Hotel</u>	<u>02G02: Commerce/Trade/Restaurant/Bar</u>
<u>02G02: Commerce/Trade/Restaurant/Bar</u>	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>06C: Classical Revival</u>	foundation <u>03: Brick</u>
<u>06A: Beaux Arts</u>	walls <u>03: Brick</u>
_____	roof <u>08B: Rolled Asphalt</u>
_____	other <u>07: Terra Cotta 04C: Stone/Limestone</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 checked="" type="checkbox"/> Yes <input 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 101 West Mississippi Drive

Site Number 70-00533  
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)

02: Architecture

05: Commerce

**Significant Dates**

Construction date

1914  check if circa or estimated date

Other dates \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect

Paul V. Hyland

Builder

George W. Stiles

**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 March 18, 2005

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>Hotel Muscatine</u> Name of Property	<u>Muscatine</u> County
<u>101 West Mississippi Drive</u> Address	<u>Muscatine</u> City

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## 7. Narrative Description

The Hotel Muscatine is a seven story (six floors plus mezzanine level), four bay, brick building with terra cotta detailing. Overall, the building is divided into three sections: the first/second story, the middle stories, and the top story. Each section is emphasize by different detailing. A section at the rear (west) is only two stories. The raised basement foundation is limestone, with glass block in the basement windows. Originally there were side by side windows as seen in a photograph shortly after the building was completed (OG #J10). The façade (north) is divided into four bays while the sides are divided into five bays, each defined by a pair of windows.

The lower section of the building consists of the first story and mezzanine (second story) levels. The first story windows are arched with terra cotta detailing on the front (south) and east elevations. These windows are tall, indicating high interior ceilings on this level. There is a new door in the historic entry on the façade. There is also a new door in the historic entry on the east elevation with a modern canopy over the east elevation entry, that replaced the original more substantial canopy (OG# J10). The west elevation on the first floor has a modern entry with canopy. The mezzanine level of the façade has an enclosed porch structure, with a patio on top of the porch and large brackets underneath. This is clad in terra cotta. The windows in this porch structure consists of four sets of three windows each, with one set of three windows on each side. The terracotta edge detailing extends around the east corner of the building and continues as bands on the east elevation. The east elevation second story windows include five pairs of one-over-one-light double-hung windows with terra cotta detailing between the windows. The rear section of the building only includes this lower section of the building. Arch windows continue on this portion of the east elevation, with two pairs of double-hung windows with terra cotta detailing on the second story. The terra cotta bands also continue on this section of the building.

The third to the sixth floors have one-over-one-light double-hung wood windows with stone lintels with keystones. Six windows are found on each story of the façade, with the two middle sets grouped together to continue the four bay appearance. Five sets of paired windows, with the same detailing as the façade windows, are found on each story of the east elevation. The west elevation in the main seven-story section also has the one-over-one-light double-hung windows. The north elevation includes one-over-one-light double-hung windows on each floor on the seven-story section.

The seventh (top) story is defined by a stone band and projecting cornice that extend around the building. The window pattern continues from the lower stories, with one-over-one-light double-hung wood windows with stone sills and lintels but no keystones. There are decorative terra cotta panels between the windows with a garland-like detail. The same window and panels pattern continues on the east elevation. The cornice extends around the south and east elevation only. A brick parapet with decorative terra cotta panels and stone details rises above the projected cornice line of this story. It also extends around the building.

At the rear of the building, there is a two-story section of the building that was built at the same time as the seven-story section. The east elevation of this section includes similar windows and detailing as the seven-story section. The north elevation includes several windows that have been filled-in or partially

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filled-in with brick. One smaller modern window has replaced one of the historic windows. One of the original windows appears to still be in place on the second story; it is a wood one-over-one-light double-hung window. There is an entry on the first floor and a fire escape extends up to the roof of this section, and then continues up the north elevation of the seven-story section. The west elevation includes four windows with one-over-one-light double-hung sashes. There are two more filled-in with brick, three covered in vertical metal cladding, and one used as a vent (historic?).

## 8. Narrative Statement of Significance

The Hotel Muscatine appears to be individually eligible for the National Register of Historic Places under Criteria A and C. Additionally, it is a contributing building in a potential downtown historic district.

The construction of Hotel Muscatine marked a culmination in a period of rebirth and pride in Muscatine, partially fueled by the booming pearl button industry in the early 20<sup>th</sup> century. With its significant price tag of \$215,000 plus another \$40,000 for furnishings, it was probably the most expensive building ever built in this town up to this point. The construction was feasible due to a large number of citizens who bought the common stock which help build it. Thus, it appears to be individually eligible for the National Register of Historic Places under Criterion A, under the context of Civic Pride and Accomplishment. This building appears either to be the first or nearly the first to use steel reinforcement in its construction (*Muscatine Journal*, December 12, 1914; pg. 1-2). This building was also the tallest building in Muscatine until the Clark House was constructed in 1977, and is still the second tallest building in Muscatine (Emporis.com). This hotel is one of a handful of formally designed buildings in Muscatine in the first part of the 20<sup>th</sup> century. It follows the typically "three-block vertical" format of buildings in larger cities with three distinct sections of a lower, middle, and upper zone. Therefore, it appears this building is individually eligible under Criterion C for architecture as well. The integrity of this building is very strong with almost no outside changes to the building.

The Hotel Muscatine also appears to contribute to a potential downtown historic commercial district. It falls within two historic contexts identified for the district: "Civic Pride and Accomplishment" and "20<sup>th</sup> Century Business and Industry." For most of its years of existence it was the only Hotel in this potential historic commercial district. It remains as one of only a handful of historic buildings along Mississippi Drive. Its height continues to define this section of the downtown.

The original structure at this location was the Ogilvie House, later known as the Commercial Hotel, and had been constructed in 1849, and torn down just prior to building the Hotel Muscatine (Randall 1983: v.4, 97). Talk of a new hotel began many years before the Hotel Muscatine was actually built. There had been a problem securing statewide and regional meetings, because of the lack of adequate hotel rooms (*Muscatine Journal* December 12, 1914, pg. 1-2). However, it was an event unrelated to Muscatine's lack of hotel rooms that started a movement towards a new hotel. A large fire destroyed several buildings in Iowa City. Soon after this fire one of the new buildings put up was a new hotel (Jefferson). The property owners of this hotel were relatives of some influential people in Muscatine. About this same time, the architect F.L. Stevens who designed the new hotel in Iowa City, The Jefferson, found out there might be

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<u>Hotel Muscatine</u>	<u>Muscatine</u>
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Address	City

a chance for a new hotel in Muscatine, came to town, and got the people in Muscatine even more excited about the prospect of a new hotel. After canvassing some of the business owners in the downtown, it was obvious that they all were eager for a new hotel. A plan was then made to find a tenant and management for this new hotel. What today would be called a request for proposal was sent out.

The winning proposal for the new hotel was from Hull and Lehman, managers of the Jefferson Hotel in Peoria, Illinois. They were given a fifteen year contract with the possibility of a ten year extension. This contract also stipulated that Hull and Lehman would provide for the furnishings of no less than \$40,000. After the contract was signed a finance committee was organized. The chairman of this soliciting committee was G.M. Titus. The money was raised quickly with \$215,000 worth of common stock being sold. The hotel was designed by architect Paul V. Hyland who worked on the LaSalle Hotel in Chicago, among others in the Midwest. In Muscatine, he designed the Muscatine State Bank (1910), and three years after the hotel, designed the Laurel Building (1917). These buildings are all within one block of one another (*Muscatine Journal*, December 12, 1914, pg 1-2).

An article describing the building appeared in the *Muscatine Journal* on December 12, 1914. Work was begun in June 1914, and it was enclosed and heated in November of 1914. Each floor was described as follows:

The basement housed a barber shop, finished throughout with marble and tile. In the front portion of the basement there was a billiard room with six tables. There was also a men's toilet, a bootblack stand, and a Turkish bath; which included showers, steam rooms, and various baths.

The first floor just inside the Iowa Avenue entrance was the ladies toilet, north of the hall was located the café, and north of the café there was a place for two shops, with show window space on Iowa Avenue. The main dining room was located next to the lobby, and was thirty by fifty feet, with the main feature being the large wood burning fireplace. The kitchen was located toward the west side of the first floor with a size of about thirty by sixty feet.

The mezzanine level included two sample rooms, with proximity to the stairs, the rooms being used as private dining rooms. The manager of the hotel also had a private office on this level, with a balcony extending from this office, with French doors overlooking the dining room.

On the second floor, a balcony ran across the river side, sixty-one by eleven feet, and is made in the form of the sun parlor with the windows having triple sashes. The structure was finished in white terra-cotta, with a quarry tile floor. To the rear of the sun parlor was the banquet and ballroom. There were six parlor bedrooms with baths on this level along Iowa Avenue. To the north of the seven story section of the building was a two story section, with four large sample rooms with baths and another large bedroom with bath and closet on the court side.

Floors three through seven had nineteen rooms on each floor with six rooms having bath and toilet. Each of these floors had public toilets and showers for men and women (*Muscatine Journal* December 12, 1914; 1).

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The hotel opened to guests on March 29, 1915, and the dining room opened the next day (Randleman 1981, 51). Originally, the hotel had 106 rooms, with a dining room and café on the first story. Over the years, various owners and managers have been associated with the hotel. It continued to successfully operate as a hotel for the next seven decades.

A fire broke out on the afternoon of January 31, 1952 in the main dining room, causing about \$100,000 in damage. Two female employees had to be rescued by firefighters from the second floor. The hotel opened up later that same day. The irony of this fire is that a large painted sign on the west elevation of this building states this building is "fire proof" (Van Wey 2003: 63).

In 1968 an extensive remodel occurred in the interior of the hotel. First, they took ten rooms without baths, and turned them into five with a tub and shower. Second partitions were removed to make additional rooms. They added super twin and queen sized beds, as well as, color televisions and air conditioning to the rooms. They also remodeled two apartments, and six rooms with old-fashioned plumbing were given new fixtures. Halls on the upper floors were paneled, and the Muscatine Room on the first floor was remodeled and redecorated (Muscatine Journal, December 30, 1968; sec.5 p.3).

The Hotel Muscatine continued to serve as a hotel until 1986 when the Carver family bought the hotel. Though it ceased to operate as a hotel at this point, they did occasionally rent out rooms to people. In 2000, Dave Maeglin who bought it, and Floodwaters Restaurant opened; the first time a restaurant opened in the front section of the building. It was bought in 2002 by the Meekers (Meeker 2005).

Currently there is a restaurant/bar on the first floor. The second floor (mezzanine), serves as a banquet facility, and also serves various organizations such as the rotary for years. After the hotel rooms ceased to be in this building, offices for various businesses took over.

## 9. Major Bibliographical References

"Beautiful New Hotel," *Muscatine Journal*, December 12, 1914, pg.1-2.

City Directories, Muscatine. Various Publishers 1916-present. Available at the Musser Public Library.

Emporis, buildings of the world. Accessed online at [emporis.com](http://emporis.com)

"Extensive Remodeling at Hotel Muscatine," *Muscatine Journal Year-end Edition*, December 30, 1968, section 5, page 3.

Meeker, Ann, current owner. Conversation with Devin Pettit. May 2005.

OG#J10, "Hotel Muscatine." Oscar Grossheim Glass Plate Negatives & Photographs 1886-1954, Musser Public Library.

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Name of Property	Muscatine County
Address	Muscatine City

Randall, William. *Little Known Stories of Muscatine*. Vol. 4. Muscatine, Iowa: Friends of the Musser Public Library, 1983.

Randleman, Douglas. *Greetings from Muscatine, a Pictorial Postcard History*. Muscatine, IA: Knott Printers, Inc., 1981.

Van Wey, Mike. *Muscatine Fire Department: 128 Years of Dedication*. Muscatine, Iowa: 2003.

## Location Map



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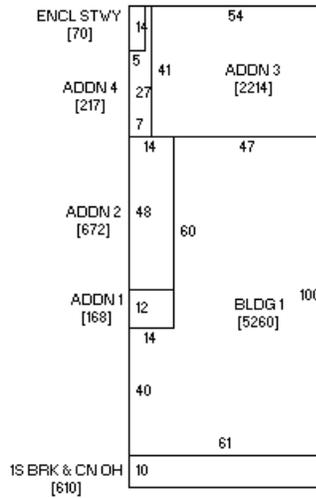
Hotel Muscatine  
Name of Property

Muscatine  
County

101 West Mississippi Drive  
Address

Muscatine  
City

## Plan (from assessor's office)



(front – Mississippi)

## Photograph of building (digital image)

