

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

State Inventory No. **70-00127 (128, 130)** 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-066

2. Location

street & number 208-210-212 E. 2nd St
 city or town Muscatine, Iowa vicinity, county _____
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 13 Lot(s) Lot 9 and W 10' Lot 8

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:	
	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 – Hats/Clothes</u>	<u>02E: Commerce/Specialty Store – Antiques</u>
<u>02E15: Commerce/Specialty Store-Billard/Billards/Pool Hall</u>	<u>02B03: Commerce/Business –Law Office</u>
<u>02E: Commerce/Specialty Store – Harness</u>	<u>02E: Commerce/Specialty Store – Pawn Shop</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>06B: Victorian/Italianate</u>	foundation _____
_____	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 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 208-210-212 E. 2nd St

Site Number 70-00127,128,130
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

1882

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 Jay Brady, Chair (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date February 13, 2005

street & number 215 Sycamore telephone 563-264-1554

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: _____

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<u>Commercial</u> Name of Property	<u>Muscatine</u> County
<u>208-210-212 E. 2nd Street</u> Address	<u>Muscatine</u> City

7. Narrative Description

This building is a c.1882 three story, three section Italianate brick commercial building that has been modified. This building has three storefronts (208-210-212) and three bays per section. The elaborate cornice with pediment seen in historic photographs has been removed, and the storefronts have been altered. The upper story windows retain their decorative window hoods.

The three sections of the building are similar on the upper stories, though the storefront configurations differ. The entry for the 208 storefront is located to the east side of the storefront with three storefront windows to the west of the door and one narrow single light window to the east of the door. The store entry is a modern style metal and glass door with metal framed glass transom above. None of the doors or windows appear to be historic. The storefront is set back from the building front. The storefront bulkhead, walls, and transom have been framed and covered with modern stucco. Faux pilasters are located at either end of the storefront.

The recessed store entry for the 210 storefront is located to the west side of the storefront windows adjacent to the upper story entry located at the extreme west side of the storefront. The storefront entry has a modern storefront glass door with metal framing and a metal transom above. The upper story entry has a wood door with a window and inset lower panels. This door may be original. The storefront contains three non-historic storefront windows to the east of the entry with a bulkhead covered in stucco. The storefront transom area has also been modified and clad in stucco.

The recessed store entry for the 212 storefront is located to the east side of the storefront adjacent to the upper floor entry located at the extreme east side of the storefront. The storefront entry has is a wood door with a large full window and a wood transom. The upper story entry door is a possibly original wood panel door of extra height – matches the top of the adjacent store entry transom. The door has four inset vertical panels, and it is slightly narrower than the adjoining store entry door. The entry has a single light glass transom with wood frame. The storefront contains three non-historic metal storefront windows to the west of the door with two of the windows parallel to and facing the street and one set at an angle facing the recessed entry area. The brick bulkheads are non-historic as well. The storefront is equipped with a half circular fabric awning. A metal storefront cornice extends across the building above the awning. A column found between 210 and 212 section is a large cast iron fluted style column; this is the only one remaining on the building.

The second and third stories of all three sections are similar, though the windows have different sashes. The second story windows have segmental arch decorative windows hoods with keystone detailing and metal sills. The third story windows have full arch decorative window hoods with keystone detailing and metal sills. The windows associated with the 212 storefront appear to retain the original single-over-single-light double-hung sashes. These sashes are arched to match the arch of the hoods. The windows associated with the 208 and 210 storefronts have been replaced. The new rectangular single-over-single-light double-hung sashes on the 208 section have wood panels in the arch above the sash. The new rectangular single-over-single-light double-hung sashes on the 210 section have semi-circular

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divided light transoms, which fit in the third story windows. The remaining space on the segmental arch second story windows is filled with wood.

The original elaborate metal roof cornice that included brackets and a pediment has been removed and replaced with a modern parapet brick cornice. The roof parapet over the 208 section has several brick lines that suggest that the adjoining 210 section parapet was rebuilt at some point in time. Brick pilaster frame either side of the brick, and brick corbelling along the frieze creates the appearance of the upper two stories being inset.

The east and west elevations are party walls with the adjoining buildings.

The rear elevations vary for each section. A one-story brick addition extends across the building, and the upper stories have been clad in siding. For the 208 section, the second and third stories have the entry placed at the east side of the elevation with two single-over-single-light double-hung windows at the center and west bays. The first floor has two entries. The second and third stories of the 210 rear elevation have the entry placed at the east side of the elevation with two windows at the center and west bays. The 3rd story windows have single-over-single-light double-hung sashes. The 2nd story windows appear to be full height single light windows. The first floor door is located in the east third of the elevation. A row of four glass blocks are set high in the wall in the east and west quarters of the wall. For the 212 rear elevation, the second and third stories have the entry placed at the west side of the elevation with two single-over-single-light double-hung windows at the center and east bays. The first floor entry is located to the east of center with a small single by single light sliding window located to west of center.

8. Narrative Statement of Significance

This commercial block 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 building in a potential downtown historic district.

Though the building retains some historic features, the storefronts have been modified, original cornice removed, and some windows replaced. While the building has some notable features including nicely detailed metal arched windows, the building has lost integrity due to the alterations. Therefore the building is not eligible for the National Register under Criterion C. The building's broad commercial history spans both the late 19th Century and 20th Century and contains several long lasting family businesses including the Bisesi's, Butz's, and Bazley. The building also played a role in the development of modern utilities in Muscatine as home to the Mississippi Valley Telephone Exchange and an operation's office of Iowa Electric Light and Power from the electrification period of the 1930s into the late 20th Century. However, with the modifications, the building does not retain the integrity needed to convey this significance for individual eligibility under Criteria A or B.

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Finally, it is a contributing building in a potential downtown historic district. It falls within two contexts identified for the district: “19th century Business and Industry” and “20th century Business and Industry.” The history of this building is significant given three storefronts and its long history as a commercial building. The building’s history spans both the late 19th Century and 20th Century and contains several long lasting family businesses including the Bisesi’s, Butz’s, and Bazley, as well as playing a role in the development of modern utilities in Muscatine. The most interesting and significant businesses are Jacob Hess, harnessmaker from 1883 to 1907, the Bisesi family confectionary from 1891 to 1909 (210), Mississippi Valley Telephone Exchange from 1900 to 1911 (208), Bogard clothing from 1904 to 1916 (208), the Chocolate Shop from 1916 to 1942 (210), Butz’s Fair from 1919 to 1936 (208), Bazley Cash Meats from 1923 into the 1960s, and Iowa Electric Light and Power from 1938 into the 1990s (208). The building retains its overall three-story design and scale, detailed window hoods, and three storefront configuration. Thus, it appears to retain sufficient integrity to convey its significance as a contributing building in a potential downtown district.

The photographic record shows this building was not present in 1879, but city directory listings and the 1883 Sanborn map show this three-section building. Therefore the building was likely constructed between 1880 and 1883.

The 208 storefront was vacant in 1883, then becoming home to a billard hall – Maves & Tappe – in 1886 through 1888. By 1893, the Houdek Brothers Restaurant was here. China was being sold here in 1899-1900. Finally by 1904, D. Bogard clothier was establishing what would be over a decade clothing sales at this location, ending by 1919. David Bogard worked as a salesman at S&L Cohn Co. prior to starting his clothing business (1900 City Directory). Bogard moved his clothing store by 1919 to 106-108 E. 2nd operating there in the 1920s until the business closed in the late 1920s prior to 1929. Bogard was one of ten clothing stores in Muscatine in the 1910s with competition gradually increasing to 15 clothing stores in the 1920s. Also during this period from 1900 through 1911, the Mississippi Valley Telephone exchange, an early exchange in the city, was located on the 2nd floor. G.E. Wheeler was the manger of the Mississippi Valley Telephone Company. The first telephone company exchange was listed in the 1886-87 City Directory as the Telephone Office, 3rd Floor, 118 Iowa Avenue. By 1889, it was listed as Iowa Union Telephone Company, over 118 Iowa Avenue staying there through 1898. In 1899, the Iowa Union Telephone Company is listed on the 2nd Floor of 206 E. 2nd and the Mississippi Valley Telephone Company listed on the 2nd Floor of 208 E. 2nd. By 1904, Iowa Telephone Company had moved back to Sycamore Street. These two telephone companies provided local telephone service through 1911. By 1913, Mississippi Valley was no longer listed; only Iowa Telephone Company.

From 1919 through 1937 Butz’s Fair, variety store, was located at 208 with E.J. Butz living on the 2nd floor from 1923 through 1927 and Clarence Butz living on the 2nd floor from 1928 through 1939. Iowa Electric Light and Power established a regional office at this location in 1938 that would continue operations into the 1990s.

The 210 storefront was occupied by an agricultural implement shop according to the 1883 Sanborn map, and then a millinery according to the 1888 Sanborn map. Ms. M. Allgaver, Milliner, was listed in the 1889-1890 City Directory. The Bisesi family business started their long run of confectionary stores at this

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location in 1891 with Joseph Bisesi. He ran this shop through 1900 with Peoples Department Store temporarily occupying the space in 1904. From 1905 through 1907, Michael Bisesi operated a confectionary at this location with Antonio Bisesi taking up the mantle from 1908-1910. By 1900 the Bisesi family had two confectionary/fruit stores – 406 Mulberry operated by Antonio and 210 E. 2nd operated by Joseph. By 1904, the family had three stores – 406 Mulberry operated by Antonio, 416 Mulberry operated by Peter, and 324 E. 2nd operated by Joseph. In 1907 the family had four stores 406 Mulberry – Antonio, 324 E. 2nd – Joseph, 210 E. 2nd – Michael, and 416 Mulberry – Peter. In 1908 the stores were reduced to three -324 E. 2nd –Joseph, 210 E. 2nd – Antonio, and 416 Mulberry – Peter. In 1911 the family was operating two stores – 324 E. 2nd and 416 Mulberry. Antonio, Joseph, and Frank lived at 324 E. 2nd and Peter lived at 422 Mulberry. These stores would continue to be operated until 1927 when the number was reduced to three - 103 E. Front, 415 E. 2nd, and 426 Mulberry. These three stores continued to be operated until 1943 when only 103 E. Front and 426 Mulberry were in operation. By 1949, only Peter Bisesi's Candy Shop at 426 Mulberry was in operation continuing into the 1970s.

The storefront was occupied by two short-lived businesses in the 1910s prior to the long running Chocolate Shop starting business at this location. The Brunswick Pool Hall was listed in the 1911 City Directory and H.H. Drugs was listed in the 1913 City Directory. The Chocolate Shop, a local favorite for sweets, operated at 210 from 1913 to 1942. The Chocolate Shop formally opened at 1:30 on Saturday afternoon, December 6, 1913. The Sirpis Brothers reportedly spared no expense, and the parlor was very elegant. The soda fountain was built of onyx of beautiful color and myriads of electric lights were used in trimming. French beveled mirrors and woodwork of mahogany created a parlor of beauty. In the front were located the fountain candy cases and the cashier's desk. In the rear was the parlor proper with a large number of marble topped tables. The Chocolate Shop was advertised as "the most beautiful and costly candy store and thirst shop west of Chicago" ("Marilyn Bekker, *Story Gathering Muscatine*, 2000, June 2000, p.41). The 1916 City directory lists Harry F Sickman and William H. Ahlf as the proprietors of the Chocolate Shop. By 1929, H.F. Sickman had become the sole proprietor. In 1943 the Chocolate Shop was moved to 203 E. 2nd where it would continue operations until 1957.

The 210 storefront was vacant in 1943 prior to Charles Leu Typewriter starting its long run at this location from 1946 to 1973, when the business became Don's Typewriter. Before opening his typewriter agency in Muscatine in 1903, C.H. Leu worked in Davenport, at the typewriter exchange of Mr. Shimm who formerly ran a business college in Muscatine. Mr. Leu was the first agent for Woodstock typewriters in Iowa. When he first started in business he sold the old Oliver machine, which had only three rows of keys and was not the standard keyboard as the Woodstock typewriters. His son Chester started working with him in 1925 (Muscatine Journal, May 31, 1940, P. 6 and 24, Section 4.) Charles Leu was first listed in the 1907 City Directory as a stenographer and agent for Oliver typewriters at 133 W. 2nd. In the 1908 and 1911 directories he is listed as a stenographer for Carskaddan, Burk, & Pepper attorneys and agent for Oliver typewriter. By 1913, he had his own establishment at room 3 of the First National Bank Building, moving to 220 Iowa Avenue by 1916, and 200 W. 2nd by 1919 where he would stay until 1946 when he moved to 210 E. 2nd. By 1949, Herbert Leu joined him in the business eventually becoming the sole proprietor by 1961. Herbert Leu continued operation until 1973 when the business became Don's typewriter.

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The 212 storefront was occupied by a short series of long running businesses starting with Jacob Hess Harnessmaker from 1883 to 1909. Jacob Hess learned his trade at Fesler & Loefflin in the 1850s and worked as a “jour” until he went to the Civil war, enlisting in 1862. With his Civil War comrade Fred Giesler, Hess began his harness making business, Hess & Giesler, in 1865. In 1867 Giesler retired from the firm, and Mr. Hess continued by himself. It was noted in 1902 that “Mr. Hess makes harness by hand and of the best leather” (“Business Briefs – Jacob Hess, Harness 1865” Jubilee Edition, Muscatine Journal, July 17, 1902, P. 35).

Mark Quinn, Haberdasher, operated at 212 for a short stint from 1908 through 1911 followed by West Toggery Shop from 1913 to 1921. Finally, Bazley Cash Meats, a successful family owned meat market chain operated here for almost 40 years from 1923 to 1962 with the business closing in 1962. Bazley’s Cash Market was established in November 17, 1923 by E. S. Bazley of Chicago. As of 1940, Mr. Bazley had about 45 meat markets in IL, MI, IN, OH, and IA, including another at Burlington, IA. Carl Schenkel had served as manager of the local cash market since 1933 (Muscatine Journal, May 31, 1940, P. 29, Section 5). J.W. Bazley is listed as the manager of the store in 1923 with Fred Angell taking over as manager by 1927 and continuing through 1929. Carl Schenkel became manager by 1933 continuing through 1940. Earnest S. Bazley took over management in 1941 with Alfred E. Oest managing the store in 1943. Carl Schenkel returned as manager in 1946 continuing through 1954. By 1958, Richard Williams was manager continuing through 1959. Don G. Schweitzer was the last manager listed in 1961.

9. Major Bibliographical References

“Business Briefs – Jacob Hess, Harness 1865” Jubilee Edition, Muscatine Journal, July 17, 1902, P. 35.

“Bazley’s Cash Market”, Centennial Edition of *Muscatine Journal* newspaper, May 31, 1940, P. 29, Section 5.

“C.H. Leu Typewriters”, Centennial Edition of *Muscatine Journal* newspaper, May 31, 1940, P. 6, 24, Section 4.

City Directories, Muscatine, Various publishers, 1869-1959. Available at the Musser Public Library.

“Gail Weiershauers b. 1931”, *Story Gathering Muscatine, 2000*, Jan Drum, Storygatherer, Publisher: William Street Press, Decatur, Illinois, June 2000, P.41.

GR22, Second Street, looking West from Cedar Street, 1869, 977.7 Graham Photo Collection, Volume 1. Available at the Musser Public Library.

GR50, South Second East from Sycamore Photograph, 1877, 977.7 Graham Photo Collection, Volume 2. Available at the Musser Public Library.

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GR160, Looking West from Cedar Street on 2nd Street Photograph by J.P. Phelps, 1879, 977.7 Graham Photo Collection, Volume 4. Available at the Musser Public Library.

GR164, Looking East on 2nd Street Photograph by J.P. Phelps, 1879, 977.7 Graham Photo Collection, Volume 4. Available at the Musser Public Library.

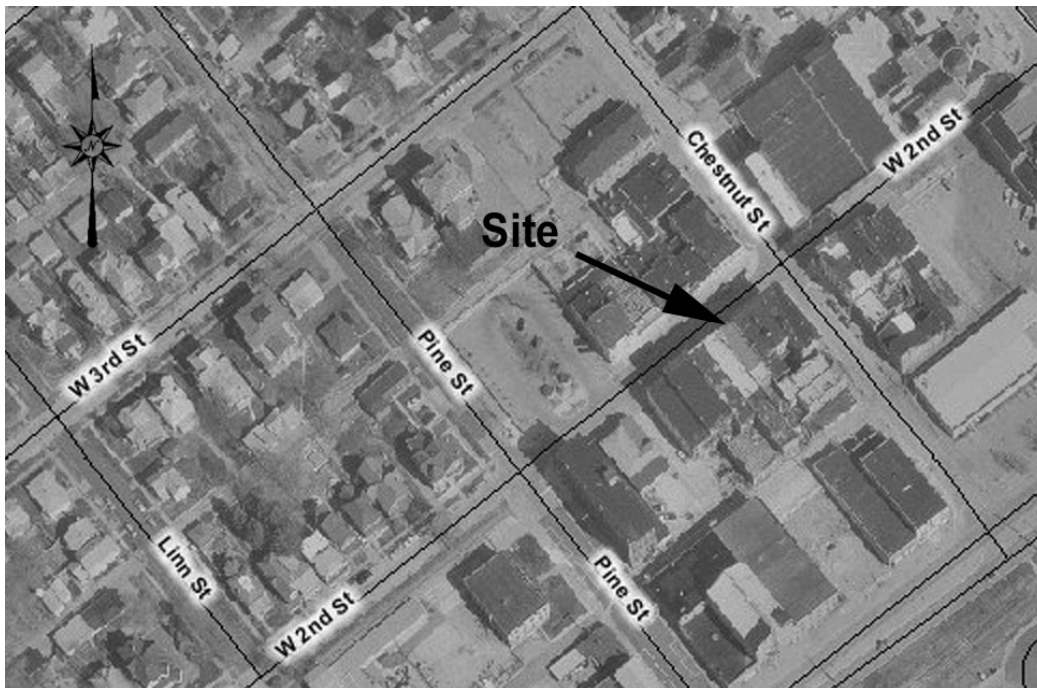
Labor Day Parade, E 2nd St, C 1897, Randallman's Post Card Collection. Available at the Musser Public Library.

"Marilyn Bekker, Heritage Vignettes published by the Muscatine Area Heritage Association", *Story Gathering Muscatine, 2000*, Jan Drum, Storygatherer, Publisher: William Street Press, Decatur, Illinois, June 2000, P.41.

OG #A-1136, Vol 10, Iowa Telephone Company Street Scene, Sycamore & 2nd, 1911, Grossheim Photo Collection. Available at the Musser Public Library.

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

Location Map



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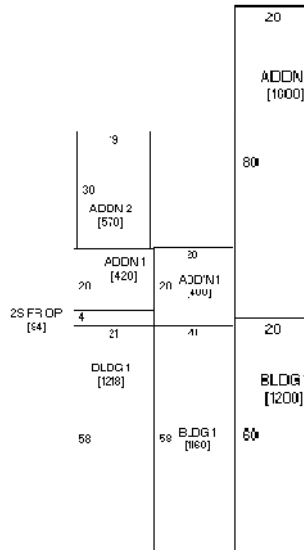
Commercial
 Name of Property

Muscatine
 County

208-210-212 E. 2nd Street
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Plan



(front – W. 2nd St)

Photograph of building (digital image)

