

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

State Inventory No. 70-00134  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 Hine Brothers Building  
 other names/site number Field Site #: FS-076

**2. Location**

street & number 217 E. 2<sup>nd</sup> St  
 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) 32 Lot(s) 3 E 1/3

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02G: Commerce / Restaurant</u>	<u>02E: Commerce / Specialty Store</u>
<u>02E03: Commerce / Dry goods/clothing</u>	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05G: Victorian/Romanesque</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 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 Address 217 E. 2<sup>nd</sup> St Site Number 70-00134  
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)

02 Architecture  
05: Commerce

**Significant Dates**

Construction date 1875  check if circa or estimated date  
Other dates c.1903

**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 6, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>Hine Brothers Building</u>	<u>Muscatine</u>
Name of Property	County
<u>217 E. 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This building is a c.1875 three story, brick Romanesque commercial building. Review of the 1869-70 photo (GR22) of this block shows this building is not present. Two Graham Collection photos (GR160, GR164) from 1879 show this three story building present comparable to the building that is present today, without its bay window. This same early appearance, without the bay, is depicted in an 1888 Graham photography (GR165) and a 1900 Oscar Grossheim photograph. The original 1870s facade originally had three arch windows on the second and third stories, but was remodeled with the addition of the bay window between 1900 and 1905. The 1899 Sanborn (and 1900 Grossheim photograph) shows the building without the bay window while the 1905 Sanborn shows a bay window.

Brick pilasters at each side of the front elevation frame the three-story brick building. The building retains a historic storefront, possibly original. The storefront entry is deeply recessed between two storefront windows. It is a wood door with a large glass window, sidelights, and a transom window. The storefront windows appear to be framed in copper surrounds and bulkheads. The storefront entry retains its historic tile floor and stamped metal ceiling. The upper story entry is offset on the east (right) side of the storefront. A fabric awning stretches across the storefront. Metal sheeting covers the area between the top of the glass to the awning juncture with the steel lintel supporting the brick above. A decorative brick row above the awning defines the storefront cornice, though the addition of the bay window extends across this line. The earlier arch windows on each story were replaced with the centered two-story bay window between 1900 and 1905. The main windows have non-historic six-light-over-six-light double hung sashes and the side windows have non-historic four-light-over-four-light double hung sashes. The bay has stamped metal siding below each window set. A small metal cornice extends above the second story windows, and a larger cornice defines the top of the bay window. The roof cornice has brick arch and corbelling detail similar to adjacent 215 E. 2<sup>nd</sup> St. The east and west elevations are party walls with the adjacent buildings. A single story addition to the back of this building to the alley almost doubling its length appears on the 1919 Sanborn map. The back portion of this addition was altered to a two story building by the 1928 Sanborn map.

## 8. Narrative Statement of Significance

The Hine Brothers Building does not appear to be individually eligible for the National Register of Historic Places under Criteria A or B. It does appear to be individually eligible under Criterion C. The building is a good example of a Romanesque Revival building that was updated and remodeled around 1903. Additionally, the intact historic storefront is unique in downtown Muscatine.

Several businesses operated in this building historically; none appear to be particularly prominent or significant. Thus, this building does not appear to be individually eligible under Criteria A or B. However, it is an excellent example of a c.1875 Romanesque Revival building that was updated and remodeled around 1903. Throughout Muscatine in this period, bay windows were added to historic buildings to "update" their appearance. This building retains its original brick cornice with arch detailing and brick detailing along the storefront cornice. The original arch windows were removed and filled in for the

# Iowa Site Inventory Form Continuation Sheet

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<u>Hine Brothers Building</u>	<u>Muscatine</u>
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installation of the two-story bay window. This bay window retains its original stamped metal detailing, though the window sashes have been replaced. The storefront also appears to date to this period of remodeling, with the deeply recessed storefront entry; wood door with a large glass window, sidelights, and a transom window; storefront windows framed in copper surrounds and bulkheads; tile entry floor; and stamped metal ceiling. Thus, the Hine Brothers Building appears to be individually eligible for the National Register of Historic Places under Criterion C.

Additionally, it appears to be a contributing building in a potential downtown historic district. It falls within two historic contexts for the district: “19<sup>th</sup> century Business and Industry” and “20<sup>th</sup> century Business and Industry.” Its history as a series of retail stores contributes historically to the district. Additionally, its design and early 20<sup>th</sup> century “update” contributes architectural to the district.

A number of businesses operated in this building over the first few decades. The 1877-78 City Directory lists Andrew Cracker, Grocer, and Mrs. Ruth Alexander, dressmaker at ns 2d 7w Cedar, which appears to be this location. No listings for this address were found in previous city directories. This property was used by John Koehler for tobacco retail and restaurant in 1883. The Koehler Brothers, “confectioners, bakers and dealers in candies, toys, fruit, nuts, cigars and tobaccos,” operated their main store at 201 W. 2<sup>nd</sup> from around 1876 to 1896 (*History of Muscatine County Iowa 1879*: 608). From 1886 to 1891, George J. Schmidt operated a restaurant at this location. The 1883 and 1888 Sanborn maps show a restaurant at this location. In 1892, W.E. Kincaid & Co. had a sewing machine operation, also depicted on the 1892 Sanborn map. J.A. Bond operated a confectionery shop here from 1895 to 1898. In 1899 and 1900 W.E. Battey operated a jewelry store at this location, depicted on the 1899 Sanborn map.

The Hine Brothers were listed at this location in the 1902-03 city directory, operating a hat store. “Dry goods” is the indicated use on the 1905 Sanborn, and the new bay window is depicted. It is likely this window was added around the same time that the Hine Brothers moved into this location, as well as the storefront remodeling. They continued to operate here until Ernest Moore and George Meerdink bought them out on September 15, 1914, establishing Moore & Meerdinks Clothing. By 1923, it had evolved into Meerdinks Clothing Company. They are one of 15 clothing companies listed in the 1923 Muscatine city directory. George’s son, Charles, entered the business in 1938. Meerdinks would continue clothing retailing at this location until 1967. Meerdink featured Griffion and Kuppenheimer clothes for men, Steston hats, and Enro and Arrow shirts (*Centennial Edition, Muscatine Journal*, P.4).

The upper stories have been used for tenant housing since before the 1900’s.

## 9. Major Bibliographical References

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

“Meerdink Clothing Company”, *Centennial Edition of Muscatine Journal*, May 31, 1940, Section 4, Pg 30.

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<u>Hine Brothers Building</u>	<u>Muscatine</u>
Name of Property	County
<u>217 E. 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

OG #A-42, 2<sup>nd</sup> St at Cedar looking West, C 1906, Grossheim Photo Collection. Available at the Musser Public Library.

OG #A-107, Vol 27, Street Fair, September 10-15, 1900, 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](http://sanborn.umi.com).

"Second West from Cedar Photograph," 1869, GR22 of Graham Photo Collection, Volume 1. Available at the Musser Public Library.

"Second West from Cedar Photograph," 1879, GR160 of Graham Photo Collection, Volume 4. Available at the Musser Public Library.

"Second East from Sycamore Photograph," 1879, GR164 of Graham Photo Collection, Volume 4. Available at the Musser Public Library.

"Second East from Sycamore Photograph," 1888, GR165 of Graham Photo Collection, Volume 4. Available at the Musser Public Library.

"Second Street Muscatine," Randallman's Post Card Collection, 1907. Available at the Musser Public Library.

## Location Map



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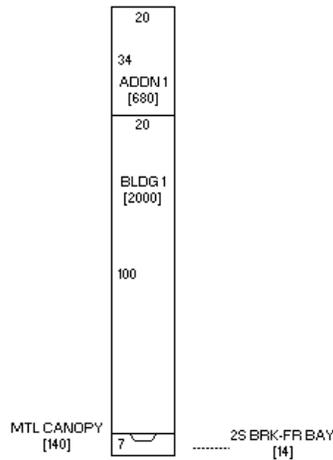
Hine Brothers Building  
Name of Property

Muscatine  
County

217 E. 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Plan (from assessor's office)



(front – E. 2<sup>nd</sup> St)

## Photograph of building (digital image)

