

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

State Inventory No. 70-00363  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-081

**2. Location**

street & number 204-206-208 Cedar 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) N40'E40' Lot 5

**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:	
<input checked="" type="checkbox"/> building(s)	_____	Contributing <u>1</u>	buildings
<input type="checkbox"/> district	_____	Noncontributing _____	sites
<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> structure	_____	_____	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>2E08: Commerce / Barber</u>	<u>10E05: Industry/Communications / telephone co. - wireless</u>
<u>10E06: Industry/Communications / Publishing</u>	<u>70: Vacant</u>
<u>02A: Commerce - Plumber</u>	<u>02E08: Commerce / Barber/Beauty Salon</u>

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F: Commercial</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  
City Muscatine

Address 204-206-208 Cedar St

Site Number 70-00363  
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

1913

Other dates

check if circa or estimated date

**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 21, 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>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>204-206-208 Cedar Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This building was extensively modified or more likely rebuilt between 1912 and 1913 based on City Directory and Sanborn Map information. The first address listing for 204 Cedar appears in the 1913 City Directory with Siegel Brothers General Store listed at 204-208 Cedar. Prior to 1913, only listings for dwellings at 206 and 208 Cedar are found. The 1912 and 1919 Sanborns show that the building was changed from a two bay 1 1/2 story building used for two dwellings to a two-story, three-bay, building used for retail. The building was a 1 1/2 story two bay building from 1883 through 1912 according to the Sanborn Maps for the period, mostly used as dwellings. The alley (north) and west walls may be older than 1913.

The building has three storefronts. The north and middle storefronts are configured the same with a recessed single-door entry with a transom to the left of the storefront window. The south storefront is the mirror image of the others, with a recessed single-door entry with a transom to the right of the storefront window. The bays are separated by brick walls with the center two walls clad in modern textured tin or aluminum cladding. The storefront windows consist of a window facing the street and a window angled in the recessed entry area. A tin or aluminum clad kneewall is below the windows. The wood doors have a large window and postal slot. Air conditioning units have been installed in the transom windows and a cut out transom above for unit air conditioner. A metal awning suspended by six steel rods from the second floor shields the storefront. The space above the metal awning between the awning and the steel lintel across the storefronts is clad in vertical wood paneling. Remnants of storefront transom windows are located on either end, and the tops of two cast iron columns are visible. The brick second story has a bay windows above each of the side storefronts, with no window in the middle bay. The window bays are clad in vinyl and feature angled cornices. The front parapet features a row of brick dentils beneath a two course protruding belt courses separated from an upper row of dentils by two courses. The parapet roof cornice is capped.

The north elevation along the side alley has four nonsymmetrical bays with a replacement window with brick sill approximately centered horizontally. A rear entry is located at the extreme west side and features a non-original door with an angled wood awning. The second story features a pair of one-over-one-light double-hung windows at the east edge of the second bay that have a common brick sill and two course segmental brick arch lintel. The east window appears to have replacement sashes while the west window appears to have wood sashes. One-over-one-light double-hung windows with brick sills and two course segmental brick arch lintels are located at the west edge of the second bay and the west edge of the third bay. These windows have a wood frame and appear to have replacement sashes. The roof line of this elevation features four steps down from front elevation to back elevation and a chimney with brick arch cap at the west edge of the west bay.

The south elevation has three bays and features a one-over-one-light double-hung window with brick sill and two course segmental brick arch lintel located in the middle of the center bay. This window has a wood frame and appears to have replacement sashes. Wood stairs from the first to the second floor run up the side of the building to two entries with wood doors. The entries feature a two course segmental brick arch lintel over each opening. The doors are located at the division between the west and middle

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bays. The second floor of the elevation features a pair of one-over-one-light double-hung wood windows at the middle of the center bay that have a common brick sill and two course segmental brick arch lintel. A one-over-one-light double-hung window with brick sill and segmental brick arch lintel is also located at the west extreme of the building. This window has a wood frame and appears to have replacement sashes. The roof line of this elevation features three steps down from front elevation to back elevation and two chimneys with brick arch caps at each end of the middle bay.

The rear elevation is all brick with no openings.

## 8. Narrative Statement of Significance

This early 20<sup>th</sup> century commercial building does not appear to be 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.

The appearance of the building dates to around 1913, when the building was rebuilt or extensively remodeled. The bay windows were common features added to older building and incorporated in new construction soon after the turn of the century in downtown Muscatine. These windows, the doors, and wood portions of the storefront appear to date to this period. The metal awning, modern aluminum/metal textured siding, and the vinyl siding of the second story window bays somewhat compromise the historic integrity. The overall architectural design of the building does not appear to be particularly notable, and, with these later alterations, the building does not appear to be eligible under Criterion C. The building's commercial history offers an insight into small single proprietor businesses including plumbing shop, barbers, newspaper, jeweler, and veterinarian that occupied the building for most of its early 20<sup>th</sup> Century history. However, none of these businesses or people appear to be particularly prominent in Muscatine. Thus this building does not appear individually eligible under Criteria A or B either.

Finally, the building's early 20<sup>th</sup> century commercial style and its commercial history make the building a strong candidate as a contributing structure to a potential downtown commercial historic district under Criteria A and C. It falls within one historic context identified for the district: "20<sup>th</sup> century Business and Industry." The commercial history of all three storefront contributes to the commercial history of the downtown, providing insight into small single proprietor businesses. Additionally, the early 20<sup>th</sup> century design with the bay windows contributes architecturally to this district. Though some alterations have occurred, the overall historic design of the building is still visible.

The commercial history for this building commences in 1913 with the Siegel Bros general store listed at 204-208 Cedar. Based on review of City Directory listings prior to and after 1913, it appears that Siegel Bros General Store was a short lived business with the two brothers – Joseph and Max - joining business concerns for about a year and then splitting apart by 1916 with Joseph operating the Muscatine Bargain Store at 816 E. 5<sup>th</sup> and Max operating a clothing store at 320 E. 2<sup>nd</sup>. From this point forward, the each of the three bays housed separate businesses.

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Charles Balluff operated a cigar store at 204 Cedar in 1916, and by 1919 Nesselbush Plumbing had opened a plumbing shop here. Nesselbush would continue until 1923-24 when the shop was Nesselbush and Haskins Plumbing. C.T. Haskins operated here until 1934 when Leon Haskins took over the business. He operated here until 1940-41 when he apparently moved to 419 E. 2<sup>nd</sup>. This storefront was vacant from 1943 to 1949. Fred's Sport Shop was listed at this address in 1952 with State Farm Insurance listed here for the remainder of the 1950s.

W.L. Fridley operated a barbershop at 206 Cedar in 1916, followed by barber B.B. Baker from 1919 to 1929. Kenneth Hathaway then barbered here from 1931 through 1959. In 1961 the Time Shop Jewelry store was located here.

208 Cedar housed Davenport Democrat & Leader from 1916 to 1919. Reeves Barbershop was listed here in 1921, followed by the W.S. Buck Merchantile Co. from 1923 to 1927. L.B. Price Merchantile Co. was located here in 1929, and Robert Tillie, veterinarian, from 1931 to 1959. By 1961, the Cedar St Beauty Salon moved in.

## 9. Major Bibliographical References

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

OG #A-42, 2<sup>nd</sup> St at Cedar looking West, C 1906, 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.

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

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Commercial Building  
Name of Property

Muscatine  
County

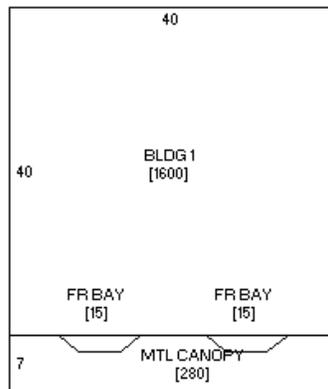
204-206-208 Cedar Street  
Address

Muscatine  
City

## Location Map



## Plan



(front – Cedar St)

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Name of Property

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204-206-208 Cedar Street  
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## Photograph of building (digital image)

