

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

State Inventory No. 70-00950  **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-091

**2. Location**

street & number 307-309-311 E. 2<sup>nd</sup> 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) 31 Lot(s) W 40' of Lot 2

**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>307: 02E08: Commerce/Trade/Specialty Store/Barber</u>       | <u>02E10: Commerce/Trade/Specialty Store/Appliances</u>       |
| <u>309: 02E11: Commercial/Trade/Specialty Store/Grocery</u>    | _____   |
| <u>311: 02E: Commercial/Trade/Specialty Store/(shoes)</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 307-309-311 E. 2<sup>nd</sup> Street Site Number 70-00950  
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 c.1885  check if circa or estimated date  
Other dates c.1920, 1958, 1975

**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 Jim Rudisill, City of Muscatine (R.L. McCarley, consultant)  
organization Muscatine Historic Preservation Commission date June 10, 2005  
street & number 215 Sycamore 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

Page 3

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|   |                  |
|---|------------------|
| <u>Commercial Building</u>                  | <u>Muscatine</u> |
| Name of Property                            | County           |
| <u>307-309-311 E. 2<sup>nd</sup> Street</u> | <u>Muscatine</u> |
| Address                                     | City             |

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## 7. Narrative Description

This two-story brick c.1885 building includes three storefronts that have been remodeled into one storefront. The primary unified façade work, including the brick and windows, may date to the 1920s, though more recent work accounts for the storefront appearance. The storeowner reports that 311 and 309 were combined around 1958, and the 307 and 309 were joined in 1975 (Kleindolph 2005). The current unified storefronts likely date to 1975. The current storefront, from left (307) to right (311), consists of a large storefront window, a recessed entry area, two large storefront windows, and a modern glass single-door entry. The recessed entry area has a set of wood double-doors, and a modern glass single-door commercial entry. Angled metal cladding extends under the storefront windows. A non-historic fabric awning extends across the storefront. The second story is roughly divided into four sections. The brick/mortar appear consistent across the first three bays, while the fourth (right) section has rougher brick and mortar, perhaps indicating some sandblasting and repointing independent of the other sections. The first two bays, from left to right, each have a one-over-one-light double-hung window with segmental arch brick lintel. A large bay window is offset in the third bay. The fourth bay has two one-over-one-light double-hung windows with segmental arch brick lintels. The design of the brick detailing on the frieze is consistent across the building. Brick corbelling extends under the frieze with a central row of dogtooth brick. Fifteen brick panels are inset along the frieze. The parapet is capped in metal.

## 8. Narrative Statement of Significance

This commercial building 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.

A series of business operated at 307-309-311 E. 2<sup>nd</sup> Street from the late 19<sup>th</sup> century to the mid-20<sup>th</sup> century. The two-story buildings appear to have been constructed around 1885, with the current unified façade remodeled at a later date, most likely in the 1920s. At the same time, each section of the building grew and was modified with changing business needs. Storefronts, particularly 309-311, were combined at various points in the 19<sup>th</sup> century, and the upper stories were also unified, first only 307-309 and then all three in the 1920s. This building does not appear to have any association with a significant event, business, or individual connected in Muscatine. The integrity primarily dates to after the c.1920s remodeling, though the storefront appearance dates to Neil's Sewing Center around 1975. This building does provide an interesting example of how a downtown building can adapt and change to meet various needs while remaining intact overall. However, it does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

However, this building does appear to be a contributing building in a potential downtown historic district. This building has one of the most varied and active business histories in the downtown, and as a result provides a strong association with 19<sup>th</sup> and 20<sup>th</sup> Century Business and Industry development in

# Iowa Site Inventory Form Continuation Sheet

Page 4

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|   |                  |
|---|------------------|
| <u>Commercial Building</u>                  | <u>Muscatine</u> |
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Muscatine. The combination of three business addresses with a unified upper story and later storefront provides a unique opportunity to further explore the architecture of these downtown buildings as it relates directly to business trends and changes. The commercial history of this building strongly contributes to a potential downtown historic district.

Although listed for 309 E. Second, this permit most likely included the storefronts on 307 and 311 as well. No events, individuals or special architecture set this building apart individually, but the history of renovation that has occurred here does help make it a contributing resource to a potential downtown district under the contexts of business and industry development in the 19<sup>th</sup> and 20<sup>th</sup> centuries. The various owners of what originally were three buildings were frequently altering them to meet the changing economic conditions and demands of 19<sup>th</sup> and 20<sup>th</sup> century consumers. These attempts to comply with consumer demands was a driving force in remodeling work throughout the downtown and helped spur both 19<sup>th</sup> and 20<sup>th</sup> century business and industry development throughout the area. Both of these developments are important historic contexts for the downtown. In addition, the renovation work has not substantially altered the integrity of the buildings, except in those cases where the alterations were to meet new consumer demands and economic conditions. Even in those cases, the work that has been done was primarily accomplished in the 1950s and would now, or soon would be, considered historic. Because the combined building at 307, 309 and 311 E. Second Street provide a representative example of owners' efforts to respond to changing economic conditions during the 19<sup>th</sup> and 20<sup>th</sup> century and the buildings' still maintains its integrity, it qualifies as a contributing building to a potential historic district.

It is unclear if these three storefronts were built as one block or two or three separate buildings that were later unified. While the 1883 map shows one-story buildings at 307-309-311, the 1888 map shows two-story buildings at this location. It is possible that they incorporated these earlier buildings, or at least the foundation, into these two-story structures, but the set of two-story buildings dates to c.1885. 307-309 are depicted as joint addresses, with two separate uses, and a one-story rear section with a skylight has also more than doubled the length of 309 E. Second. The main portion of 311 is longer than the main portion of 307-309, and it has a small one-story rear section. The 1888 map indicates a barber in 307, photo in the semi-connected 309, and photo enameling in 311. G.D. Church and David Browning, barbers, are identified at the 307 storefront in the 1883-86 directory, followed by barbers W.P. Pratts and J.G. Gleason in the 1886-87 directory. In 1886, the city directory lists candy manufacturer John Regeo at 311. J.P. Phelps operated a photo enameling business out of all three storefronts according to the 1889-92 directory, but the 1891-92 listings did not mention him. The 1891-92 directory shows Chas. Clifford and Son running a photography business at 309, while Mrs. M.J. Gleason, a dressmaker, is listed on the second floor.

Between 1892 and 1899, the first floors of 309 and 311 E. Second were apparently combined, with differing widths noted. In addition, it appears a new short, one-story rear addition with rear steps has been added to 311, and shared rear steps constructed for 307 and 309. The 1892 map indicates a barber at 307, photo at 309, and cigar factory at 311. The only business listed in 307 in the 1893-94 listing was lawyer and abstractor E.U. Cook on the second floor, though barbers G.D. Church and Bert McKean are listed here in 1897-98. Oscar Grossheim, who would become a very prominent local photographer, opened his first solo studio in 1895 at 309 E. Second, prior to constructing his own

# Iowa Site Inventory Form Continuation Sheet

Page 5

|   |                  |
|---|------------------|
| <u>Commercial Building</u>                  | <u>Muscatine</u> |
| Name of Property                            | County           |
| <u>307-309-311 E. 2<sup>nd</sup> Street</u> | <u>Muscatine</u> |
| Address                                     | City             |

building at 315-317 E. 2<sup>nd</sup> in 1898. In 1892, 311 is listed as Chas. Schwertfeger, a cigar dealer/manufacturer, with no listings in 1895 or 1896-97, indicating perhaps the storefronts were both used by Grossheim, as they previously had shared photographic uses. It may have been at this time that the wall was removed. The 1899 Sanborn shows a tailor is operating in 309 with cleaning and pressing in the now attached 311, and a dye house has been constructed behind 309. The 1900 directory listed tailor E.B. Lewis and the Singer Manufacturing Company at 309 while C.R. Slaughter was listed in the 1900 directory as a dyer at 311. The 1899 Sanborn map also shows that the second stories of 307 and 309 have been combined, as is noted on later maps.

In the early 20<sup>th</sup> century, each storefront appears to have regained their independent uses. The 1905 Sanborn shows several changes to 311 E. Second, including a bay window added to the front and a new rear addition that extended to be flush with the end of 309. 307 E. Second gained a small one-story addition between 1905 and 1912, and then an addition that extended back to the rear walls of the additions to 309 and 311 by 1919, making the rear of the three buildings flush with each other for the first time. There does not appear to have been any major alterations to the three building's exteriors from 1919 to 1928, when the next Sanborn map was issued, though the oriel window is no longer depicted on 311. However, no oriel windows are depicted on this 1928 map, so it may not indicate a change. However, also between 1919 and 1928, the first-floor dividing wall between 311 and 309 clearly reappears and the walls between 307/309 and 309/311 are all indicated to be first story only, with the three second stories apparently combined into one space. Two-story is also just indicated in one corner for the whole 307-309-311 block, suggesting that this building now appeared as a unified structure. Based on this information and an examination of the current appearance and materials, it is quite possible that the second story was generally remodeled between 1919 and 1928, including new façade brick with segmental arch double-hung windows on 307 and 311 and a new oriel window on 309, roughly centered on the building. The simple brick work along the frieze/cornice would also be consistent with this period.

Barbers G.D. Church and Bert McKean were listed at 307 in 1897-98. They continued to be listed in the 1900 directory, along with chimney cleaner C.H. Armstrong on the second floor. The 1904 directory did not list any business at 307 E. Second. B.B. Baker, a barber, was operating a shop there in 1907, according to that year's directory. The following year, H.G. Schoenig opened the Iowa Restaurant at 307 E. Second. The city directories for 1911, 1913 and 1916 continued to show the restaurant at that site, although several owners were listed. Hallen Callas was listed as the owner in the 1916 directory, and in 1919, Louis Callas (relationship unknown) was listed as the proprietor. City directors indicate he continued to operate it under that name until 1927 when he changed it to the Muscatine Café. In 1931 the cafe at 307 was converted to the NuWay Quilt Shop, but three years later became the K&C Grocery Store. It was listed as the Winning Grocery Store in the 1936-37 directory. For the next 10 years that company survived, but in 1946 it became Hubbard's Grocery. Within three years it was the Mac Market Grocery and three years after that became the site for Muscatine Tent and Awning. That firm continued to operate there into the 1960s. It eventually was converted into a fabric shop and then was acquired by the present owner in 1975 to expand a sewing machine business.

# Iowa Site Inventory Form Continuation Sheet

Page 6

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|   |                  |
|---|------------------|
| <u>Commercial Building</u>                  | <u>Muscatine</u> |
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Druggist H.C. Thiessen was in the 309 storefront according to the 1904 directory. The directory also listed Dr. E.B. Fulliam at the address, but was unclear if he shared the storefront with Thiessen or practiced out of a second floor office. Thiessen and Fulliam were still listed in the 1907 directory at 309 E. Second. The 1908 directory listed the Settlemire Brothers grocery in the storefront and attorney E.F. Richman and real estate agent A.G. Tyler on the second floor. The 1911 directory shows Richman and Tyler still on the second floor, but the grocery is now being operated by William Moots. Two years later the Pantel Brothers Grocery was operating there. The Pantels were followed by Richards' Cash Meat Market, according to the 1916 city directory. The Bartz and Shellabarger Cash and Carry Meat Market replaced Richards', according to the 1923 directory but within four years the Cash and Carry had been replaced by the Gertenbach Meat Market. That business lasted less than two years. The building was apparently vacant for a few years, before Muscatine Tailoring opened there in 1931. It continued to operate until about 1938, when the city directory lists Samuels' Candy Shop in the storefront. G.B. Samuels, a local resident who had made candy in Muscatine for over 40 years, ran the candy shop. By 1943 it had become Kemps' Jewelry before being replaced by Neil's Sewing Service around 1958. The sewing machine business is the firm that has expanded and currently operates out of all three storefronts.

The third storefront of this building, 311 E. Second, also has a diverse business history. In the 1904 directory, Joseph Siegel was using it for a clothing store, after which, the 1907 directory showed J. Robinson operating a shooting gallery there. The 1911 directory lists 311 E. Second as the waiting room for the street railway system. However, the Goodyear Shoe Repair Shop was located there by 1913, according to the city directory, and continued to operate here until the late 1950s.

In the mid-20<sup>th</sup> century, the three storefront again began to have shared uses. Neil's Sewing Center moved into 309 around 1958, and soon into 311 as well. The sewing machine business is the firm that has expanded and currently operates out of all three storefronts. According to the owner, Jerry Kleindolph, the stores were permanently joined in two stages. The earliest work combined 311 and 309 in 1958. The owner might be off a couple of years in his recollection, because a permit was issued on September 14, 1960 to remodel the front of 309 E. Second (Building and Remodeling Permits, Muscatine Journal, December 30, 1960, Section 4, p. 6). A Muscatine Journal photo confirms the 1960 permit and appears the most likely date for this initial unification ("Expansion Project at Neals," Muscatine Journal, December 30, 1960, Section 1, p. 6). Regardless of the specific date, the storeowner did confirm the unified storefront does date to after Neil's Sewing Center expanded into the storefronts. The joining of 307 and 309 did not occur until 1975. The current storefront for 307-309-311 likely dates to 1975, as it appears unified across the entire block.

## 9. Major Bibliographical References

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

Kleindolph, Jerry, current owner, conversation with Jim Rudisill on July 13, 2005.

# Iowa Site Inventory Form Continuation Sheet

Page 7

Commercial Building  
Name of Property

Muscatine  
County

307-309-311 E. 2<sup>nd</sup> Street  
Address

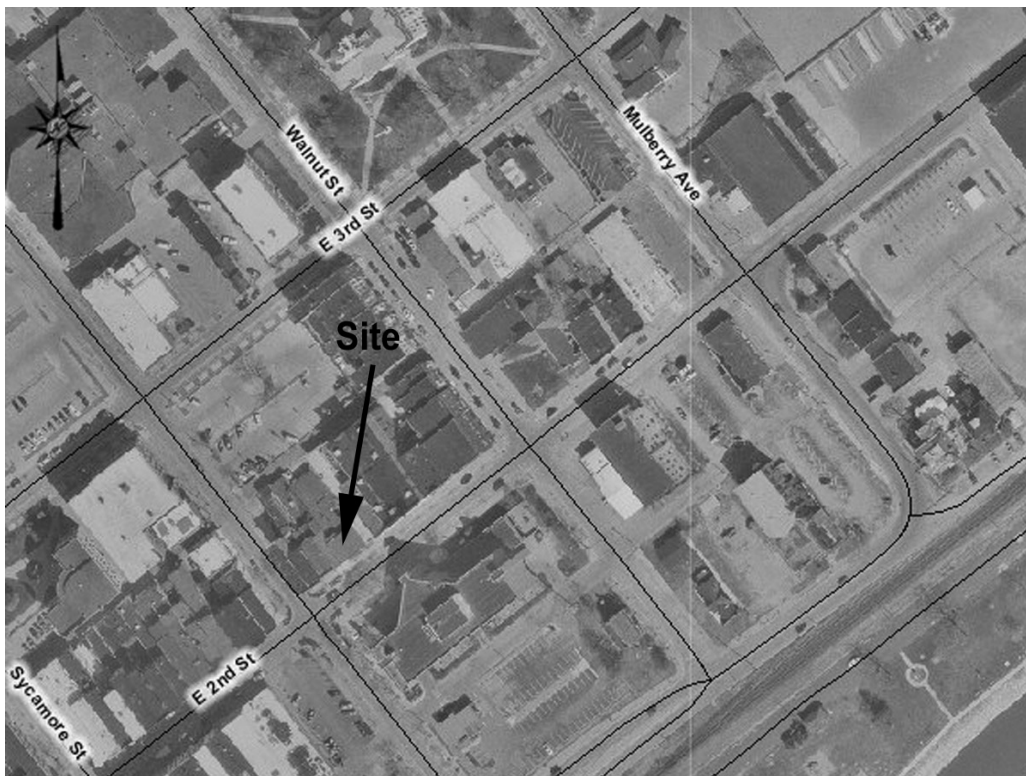
Muscatine  
City

"Muscatine Cafe," *Muscatine Journal Centennial Edition*. May 31, 1940, Section 6, p. 26.

"Samuels Candy Shop," *Muscatine Journal Centennial Edition*. May 31, 1940, Section 3, p. 17.

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).

## Location Map



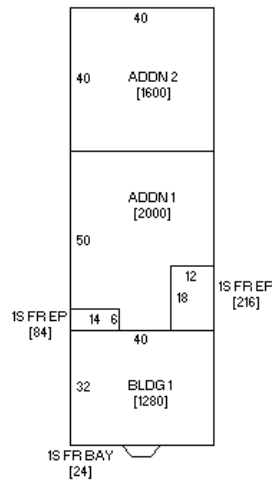
Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 70-00950  
Related District Number \_\_\_\_\_

Page 8

Commercial Building Muscatine  
Name of Property County  
307-309-311 E. 2<sup>nd</sup> Street Muscatine  
Address City

**Plan (from assessor's office)**



(front – 2<sup>nd</sup> Street)

**Photograph of building (digital image)**

