

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

State Inventory No. 70-00142  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-095

**2. Location**

street & number 323-325 E. 2<sup>nd</sup> Street (historically; currently 323)  
 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) E 1/2 of 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 <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>	

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>02E02: Commerce/Trade/Specialty Store/Bakery</u>	<u>02B03: Commerce/Trade/Business/Law Office</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 323-325 E. 2<sup>nd</sup> Street Site Number 70-00142  
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

1890  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 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: \_\_\_\_\_

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<u>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>323-325 E. 2<sup>nd</sup> Street</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

This three-story, two-bay, brick commercial building is dominated by two large upper oriel windows. The storefront has been completely remodeled. A permit to remodel the residential and commercial areas of this building was issued on December 6, 1978, with later permits issued in 1980 and 1997. There was an additional permit issued in 2003, but the type of work completed was not available. Historically, the storefront appears to have been recessed, with the building divided into two separate stores. The storefront has been filled with brick, with a large entry on the left side and a smaller upper story entry on the right side. Two sets of vertical paired windows are found near the center of the old storefront.

Each of the bays on the upper stories has a large, two-story oriel window. These metal bay windows have elaborate bands above and below each story, which has been painted in contrasting colors. The windows appear to retain their one-over-one-light double-hung sashes, though non-historic storm windows have been installed over the windows. A small historic one-over-one-light double-hung is centered on the third story. Interestingly, the building originally only had oriel windows on the second story. The 1892 Sanborn map shows oriel windows on the building, but an 1899 postcard of East Second Street clarifies this footprint by showing the building with the oriels on the second floor only (PC#289 1899, no page). A 1907 Grossheim photo of the Batterson Building next door also shows a small section of 323-325 E. Second, including a small bit of window from both top floors (Grossheim #687 1907, no page). There is no oriel window on the third floor in this photo. Although the third floor oriel windows were a later addition to the building, it does not appear these are recent, but more likely date from the 1920s. The center window between the oriels on the third floor was probably added at the same time.

Brick pilasters define the edges of the building, connected by a brick band with corbelling above the third story windows. The decorative metal cornice includes large brackets at either end, several small brackets, rounded bands and repeated arch detailing. A semi-circular metal pediment is centered on the building. No date or name is found on the pediment, though it is unknown if anything was found here historically.

## 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.

The building at 323-325 E. Second does not appear to have particular individual historic significance. The building was originally constructed around 1892, but appears to have undergone a number of alterations and changes. A renovation of the storefront has significantly affected its integrity under Criterion C. Renovations on the third floor appear to have occurred earlier, possibly in the 1920s and have not altered the historic appearance of the building. No significant historic individuals appear to be associated with the building and there has been a steady rotation of both individual businesses and

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
<u>323-325 E. 2<sup>nd</sup> Street</u> Address	<u>Muscatine</u> City

business types over the past 100 years. Thus, this commercial building does not appear individually eligible under Criterion A, B, or C.

Although the building does not appear to have particular individual distinction, it does appear to contribute to a potential historic district. It falls within two historic contexts identified for the district: "19<sup>th</sup> Century Business and Industry" and "20<sup>th</sup> Century Business and Industry." The building retains enough integrity to contribute to a historic district. Its current appearance still provides a historical look, especially in the upper floors, which does not detract significantly from the over-all historical appearance of the area.

The construction of this building may be linked to the neighboring, non-extant Kemble Hotel (originally the Eastern Hotel). The construction of this building may be linked to the neighboring Kemble Hotel. This site appears associated with the Kemble Hotel on the 1888 Sanborn map, with a small one-story building housing an office (323) and barber (321). A bakery, operated by N.F. Schumacher, is carved out of a portion of the hotel adjacent to this site. He is listed as operating a bakery in the hotel in the 1891-92 city directory. Barber Frank Walker is listed at 323 E. Second, in the 1889-92 city directory, likely the 321 indicated on this site. The 1889-92 directory also lists attorney and real estate agent E.U. Cook at 323-½ E. Second Street. The 1892 Sanborn map shows a new three-story building (321-323) on this site, with two bay windows close together and a 1½-story rear section. The 1893-94 directory does not contain a listing for the Kemble House bakery, but Schumacher is now listed as the operator of a bakery at 323 E. Second. The adjacent west section of the Kemble Hotel continues to be labeled as a bakery, and a connecting door between the two bakeries is shown on the map.

The footprint on the 1892 and 1899 Sanborn maps show significant differences, but it is unclear if it is depicting a remodeling or new building. With the construction of a new building to the west, this building is now identified at 323-323½, rather than 321-323. The oriels are now shown as separated by a large central space, which has an interior staircase. A wall separates the two storefronts. The west storefront, 323, indicates billiards as the use, while the east storefront, 323½, continues to have a bakery. A "Hall" is also indicated on the third story. Schumacher continued to operate this bakery, while the former Kemble House bakery next door is listed as vacant and the connecting doorway is no longer present. It does appear however the two bakery locations did co-exist for a short time, and because of the physical connection, might have been a unified operation rather than competitors. The 1893-94 directory lists N.F. Schumacher at 323 E. Second, with no indication he is sharing the building with another operation, nor a listing for 323½. Schumacher continues to be listed at 323 E. Second in both the 1895-96 and 1897-98 directories. There are no other business listings for those addresses. There are no listings in the 1899-1900 directory for 323 or 323½ E. Second. G.H. Weisse is also listed as operating a bakery at 329 E. Second, the address for the Kemble House. This indicates that perhaps the storefronts were not divided until 1898 or 1899, soon before the 1899 Sanborn map was issued.

On the 1899 Sanborn map, the west storefront, 323, has billiards as the use, while the east storefront, 323½, continues to have a bakery. The 1900 city directory lists George H. and J.H. Wilmering's billiards and cigar parlor at 323 E. Second, which continued to be listed in 1904. Weisse is now listed under the confectionary category in the directory at 325 E. Second, but "old #323" is listed in a footnote beside

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<u>Commercial Building</u>	<u>Muscatine</u>
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Address	City

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Weisse's address. While the Sanborn maps indicate 323½, the association of 325 instead, former address of part of the Kemble House, may indicated a continued association with this half of the building. This appears to establish future 325 E. Second addresses for part of the building originally identified as 323 E. Second (in the 1927 city directory, it briefly is listed as 323½ E. 2<sup>nd</sup> Street, then returns to 325, though Sanborn maps continue to indicate 323½).

The 1904 city directory lists the Peoples Meat Market at 323 E. Second, with no listing for 323½ E. Second and the Arnold Land Company at 325 E. Second. Because of the reference to 325 E. Second being the same as "old #323, it's assumed Arnolds is located in the east half of 323 E. Second, while the Peoples Meat Market has the west half. The meat market was still located in the west half of the building in 1907, while the Singer Sewing Machine Company had moved into the east half, according to the 1907 directory. The 1908 directory had both the Singer Company and the Peoples Meat Market at 323, with 325 occupied by the sewing machine company. That was still the arrangement listed in the 1910-11 directory. The addresses are collaborated by the uses depicted on the 1905 Sanborn map, which has meat in the west (323) half and sewing machines in the east (323½) half. A hall is still indicated on the third story.

The 1912 Sanborn map indicates meat in the west (323) half and a confectionary in the east (323½) half (directories as 325). The 1913 directory shows these changes. The L. Long Meat Market was operating from 323 E. Second, while the Victoria Café was located at 325 E. Second. 323 E. Second was listed as vacant in the 1916 directory, while the Pomeroy Café had replaced the Victoria Café at 325. The 1919 Sanborn maps continues to show meat in the west (323) half and a tailor in the east (323½) half. More changes were noted in the 1919 directory. The Boston Shoe Shop had moved into 323 E. Second, while Rivkins Cleaners were located at 325 E. Second. The 1921 directory still showed the Boston Shoe Shop at its earlier location, but 325 was vacant. The situation was reversed in the 1923-24 directory. 323 E. Second had become vacant by then, but the A&P Tea Store was in 325 E. Second.

In 1922, the neighboring Kemble Hotel was torn down for the new C.F. Schroeder Building, which housed the Iowa Department Store. City directories list its address as 327-331 E. 2<sup>nd</sup> Street. With the unified new store next door, individual listings at 325 would have been associated with the east half of this building, still indicated as 323½ on the 1928 Sanborn map. The 1927 directory showed Ed Hartman operating a barber shop at 323 E Second. As previously mentioned, there was not listing for 325 E. Second, but 323½ E. Second was listed as vacant. There were several second and third-floor apartment tenants also listed with addresses of 323½ E. Second and beside each tenant were notations for either second or third floor, indicating the initial 323½ E. Second was listed for the storefront.

The 1929 directory continued to show Hartman at 323 E. Second, with J.J. Callahan running an electric supplies store at 325 E. 2<sup>nd</sup> St, as this address returns to the directories. Barber Harry Reeves replaced Hartman at 323 E. Second in the 1934 directory, while Callahan remained at 325. The storefront at 323 was listed as vacant in the 1936-37 directory, but Callahan was still at 325 E. Second. This was the last time 325 E. Second was listed in any directory. In the 1938-39 directory, Runnels Electric Shop is listed at 323 E. Second, with no 325, perhaps indicating consolidated storefronts. Runnels is still listed there in

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
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the 1940-41 directory, but the storefront is listed as vacant in the next three directories. The 1952 directory lists the Western Tire and Auto Store there. It remains until through 1963.

In 1964, the U.S. Postal Service is operating a substation there, along with the Paetz Gift and Christian Shop and the Paetz Gold Bond Redemption Center. Paetz is listed at the site until the 1976 directory. The Christian Supply and Gift Shop is listed in that directory, but the following year it is replaced by Mr. Pet. The store is vacant for a short time after that, with the current owners (law offices) listed there in the 1983 directory. The current storefront may date to their tenure in this building or immediately prior, with remodeling permits issued in 1978 and 1980, and later 1997.

## 9. Major Bibliographical References

"PC-289," 1899, *Postcards of Muscatine – Vol. 2*, Musser Public Library, Muscatine, Iowa.

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

Grossheim, Oscar, "OG #687," 1907, Historic photograph, Oscar Grossheim Collection, Musser Public Library, Muscatine, Iowa.

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



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Site Number 70-00142

Related District Number \_\_\_\_\_

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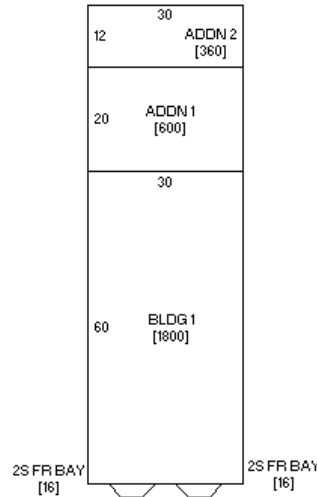
Commercial Building  
Name of Property

Muscatine  
County

323-325 E. 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Plan (from assessor's office)



(front – 2<sup>nd</sup> Street)

## Photograph of building (digital image)

