

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

State Inventory No. 70-00992 **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-098

2. Location

street & number 210 Walnut
 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) 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: 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>02G: Commerce / Restaurant</u>	<u>01B02: Domestic / apartments</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / Brick Front</u>	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 210 Walnut Site Number 70-00992
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 1915 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 Nepple, member; R.L. McCarley, consultant

organization Muscatine Historic Preservation Commission date February 20, 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

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<u>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>210 Walnut</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This is a two-story, two-bay, brick building. The brick veneer on the façade is wirecut tapestry brick. A metal I-beam lintel extends across the storefront, and it extends to the wall shared with 212 Walnut. The recessed entry area is located on the right side of the storefront. It includes three doors, (210, 210½, and 212½). Prior to the construction of this building, 212 has an exterior staircase leading to the upper story, which appears to have been incorporated into this building. A large storefront window is found on the left side of the storefront, and the bulkhead is clad in wood. A portion of the brick wall is to the left of this window. Vertical wood panels clad the transom area of the storefront below the lintel. The left bay of the second story has a metal oriel window. The one-over-one-light double-hung wood sashes appear to be original, though storm windows have been installed over these windows. The oriel window has a projected cornice. The right bay has two one-over-one-light double-hung wood windows with segmental arch brick lintels. The frieze has simple brick detailing that mimics brackets, though only slightly projected. The cornice also defined by slightly project courses of brick. The south elevation is exposed in a space only wide enough for a fire escape for this building and the neighboring 208 Walnut. The brick on this elevation and the rear elevation is typical red brick, rather than the specialty brick of the façade. Window openings have segmental arch lintels on this elevation. Most of the openings on the rear, if any, are covered by vines. Only a second-story entry is clearly visible.

8. Narrative Statement of Significance

210 Walnut Street does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C, though it appears to be a contributing structure in a potential downtown historic district. A series of restaurants and a law firm operated at this location from its construction around 1915 into the 1940s. None of these businesses or people appears particularly significant. Additionally, the architecture is typical of this period. Thus, it does not appear individually eligible for the National Register of Historic Places under Criteria A, B, and C.

However, it does appear to be a contributing building in a potential downtown historic district. It falls within one historic context identified for the downtown district: "20th Century Business and Industry." The architecture is typical of this period, and the building retains its historic appearance and key features such as the oriel window. Restaurants and law firms were common businesses in downtown Muscatine in this period, and this building contributes to the downtown district.

This building was constructed around 1915, based on city directory listings and Sanborn maps. The 1912 Sanborn map continues to show this as a courtyard type space, with a 10-foot wall along Walnut Street and one-story buildings at the rear. An exterior staircase leads to the upper story of 212 Walnut on the side of the building facing this lot. The 1919 Sanborn map shows a two-story building at 210 Walnut, and the previous exterior staircase seems "enclosed" by the new construction. Hence, the address and stairs for 212½ Walnut is currently in the west portion of this building, though they are separate buildings.

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
<u>210 Walnut</u> Address	<u>Muscatine</u> City

The first city directory to list 210 Walnut as an address is the 1916 city directory. William Myers operated a restaurant at this location, living at 212½ Walnut. By the 1919 directory, E.F. Snider operated the Best Restaurant at 210 Walnut, and “restaurant” is the use indicated on the 1919 Sanborn map. The 1921 directory lists the Houseman Restaurant here, and the 1923-24 directory lists Bond’s Café. Residents are listed on the upper floor at 210½ Walnut, even with the storefront became vacant in the late 1920s.

The law firm of Thompson and Thompson moved to 210 Walnut by the 1931 city directory, from their previous location on the second story of 110 E. 2nd Street. Ralph U. and Herbert G. were partners in this firm, and Fred S. Pentzer is also listed as a lawyer at this location in 1934. Approximately 26 law firms operated in Muscatine in this period. By the 1936-37 directory, Harry Thompson is also listed at this address, working as a music teacher. A series of tenants lived at 210½ Walnut through this period.

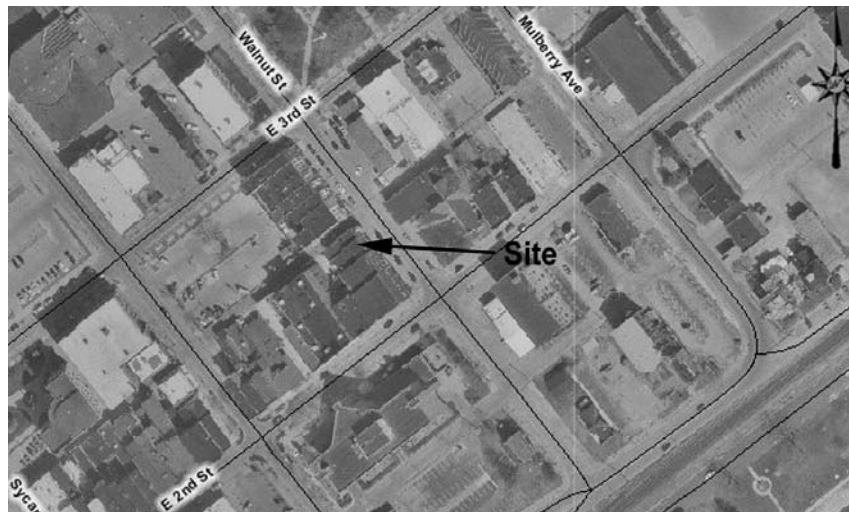
The 1943 city directory lists Ralph U. Thompson as the only lawyer at this location, with Harry continued to work as a music teacher here. The Thompsons appear to have moved out in the late 1940s, and a series of businesses operated from 210 Walnut. In 1952, the Iowa Business Exchange and Muscatine Board of Realtors shared this space. In 1954, an optometrist, Irving Sonner, moved to this location, staying here into the early 1960s. By 1965, Tint and Curl operated here.

9. Major Bibliographical References

City Directories, Muscatine, Various publishers, 1869-1959. 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



Iowa Site Inventory Form Continuation Sheet

Site Number 70-00992

Related District Number _____

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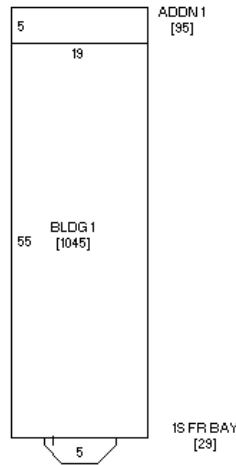
Commercial Building
Name of Property

Muscatine
County

210 Walnut
Address

Muscatine
City

Plan (from assessor's office)



(front – Walnut)

Photograph of building (digital image)

