

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

State Inventory No. 70-00620 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-103

2. Location

street & number 220 Walnut 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) S 20' N 80' Lot 6, part Lot 7

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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

<i>If Non-Eligible Property</i>	<i>If Eligible Property, enter number of:</i>
<u>Enter number of:</u>	<u>Contributing</u> <u>Noncontributing</u>
<u>buildings</u>	<u>1</u>
<u>sites</u>	<u> </u>
<u>structures</u>	<u> </u>
<u>objects</u>	<u> </u>
<u>Total</u>	<u>1</u>

If Eligible Property, enter number of:
Contributing Noncontributing

buildings
sites
structures
objects
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)

02G: Commerce / Restaurant

Current Functions (Enter categories from instructions)

02G01: Commerce / Restaurant/cafe

7. Description

Architectural Classification (Enter categories from instructions)

09F: Commercial

Materials (Enter categories from instructions)

foundation

walls

10A: Concrete block – rusticated, 03: Brick

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 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 220 Walnut
City Muscatine

Site Number 70-00620
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 Person

(Complete if National Register Criterion B is marked above)

Significant Dates

Construction date

1866 check if circa or estimated date
Other dates
c.1915 facade, 1959 storefront

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**

1. **Map:** showing the property's location in a town/city or township.
2. **Site plan:** showing position of buildings and structures on the site in relation to public road(s).
3. **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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
2. **Barn:**
 - a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - b. A photograph of the loft showing the frame configuration along one side.
 - c. 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>
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7. Narrative Description

This is a three-story, three-bay, commercial building, and the façade is rock face concrete block. This is the only building in downtown Muscatine with a façade of this material, which appears to have been added between 1912 and 1919. The 1919 Sanborn map indicates "C.B." with a blue color on the front of this brick (pink) building. This detail is not seen on the 1912 Sanborn map. The storefront was remodeled in 1959, as noted in building permits for the year. The storefront entry is recessed at the right side of the storefront. It has a historic door with a transom window. An entry to the upper stories is located to the left of the large storefront windows. The door and transom window appear non-historic. The center two storefront windows have a permastone bulkhead. A two-story oriel window spans the upper right two bays, which may have been added at the same time as the concrete block facade. This window is different than the window on neighboring 218 Walnut. The center windows are larger than the side window, but they all have one-over-one-light double-hung wood sashes. A wide panel with decorative detail is found under the second story (with fleur-de-lis), above the second story (with square "flowers"), and under the third story on the oriel window (with center and small side flowers). Small "flower" details are also along the frieze under the projecting cornice of the oriel window. To the left of the oriel window on the second and third stories is a one-over-one-light double-hung non-historic window. Smooth concrete block bands span the façade at the level of the sills and lintels of these two windows, contrasting with the rock face concrete block. Rock face concrete block pilasters define the edges of the building, and corbelling extends under the frieze/cornice. The cornice is supported by large rounded dentils.

The rear and side walls of the building are brick. The exposed third story wall of the original building has two large double-hung windows with replacement sashes and a smaller window. A large one-story rear addition was constructed on this building, as well as the neighboring 222 and 224 Walnut, in the early 1920s, between the 1919 and 1928 Sanborn maps. This addition is also rusticated concrete block. The entire building was vacant in 1921, perhaps indicating some construction activities. Originally, an open porch remained on the second story. Since the 1946 Sanborn map, this second story porch has also been enclosed. The first story section extends much further back than the enclosed second story porch, about to the alley line. A rear entry is found in this first story addition. A non-historic entry and window are found in the enclosed second story porch.

8. Narrative Statement of Significance

220 Walnut does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C. None of the businesses or people associated with 220 Walnut appear to be particularly significant. A variety of restaurants and saloons operated in Muscatine in the late 19th century. None of the 20th century businesses operated here for a significant period of time, until the Cricket Club in the 1940s and 1950s. Though this is the only building in the downtown with a rusticated concrete block façade, this alone does not appear to be potentially significant enough for this building to be individually eligible under Criterion C, particularly with the 1959 storefront modifications. Other

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buildings in Muscatine are built using this material. Thus, it does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, and C.

However, this commercial building does appear to be a strong contributing building in a potential downtown historic district. It falls within two historic contexts identified for the district: "19th Century Business and Industry" and "20th Century Business and Industry." The series of businesses that operated here contributed to the commercial history of the downtown. Additionally, the rusticated concrete block façade is unique in this potential district.

The precise construction date of this building is unknown. Following the Civil War, Muscatine saw a building boom. It appears that this building was likely built at this time, though the rusticated concrete block façade was added at a later period. The 1866 city directory of Muscatine lists six businesses on the west side of Walnut. The business listed as "4 south of 3rd" on the west side of Walnut was James Bevans' meat market. This butcher did not appear in the previous city directory dated 1859, or the subsequent city directory in 1869.

A particular business could not be identified at this location in the 1869 or 1874 city directories, though a number of sewing machine dealers operated on the west side of Walnut in this block. Walnut Street appears to have been largely skipped in the late 1870s directories, and no business could be identified here at this time. Charles Braunwarth's account does not clearly identify a business at this location, though he may have referred to "Uncle's bar" as located in this building (Carlson 1989: 205). No associated business could be identified in the city directories.

The bird's-eye view of Muscatine from 1874 clearly shows a three-story building at this location. Likewise, an 1882 photograph shows a comparable three-story building at this location. However, no bay window is visible in this photograph, suggesting it was a later addition as was common in Muscatine (Koch 1874, "170," Volume 4, Graham photographs).

It appears as a restaurant on the 1883, 1888, and 1892 Sanborn maps. The 1883-86 city directory lists Jerry Carl "Confectionary, Ice Cream & Oyster Parlor, Cigar, Tobacco, Fruit, etc." at this location. By the 1886-87 directory, his listing has become simply "restaurant and confectionary." Carl's residence is listed on the upper floors. He moved to another location by 1889.

The 1891-92 city directory lists Hans Mohnsen's restaurant at this address. He may have operated here earlier, as the 1889-92 city directory does not list a specific location for his "refreshments" business. He also lived above the storefront. He continued to operate a restaurant here in 1893-94, but switched to a meat market at this location in the 1895-96 city directory. In 1897-98, he is listed as a liquor dealer, which he remained into the 20th century. The 1907 city directory continues to list his saloon at this location, and he has moved by 1908, when Muscatine adopted prohibition. The 1899 and 1905 Sanborn maps show a saloon at this location.

The 1908-09 city directory's street listings have the ground floor as vacant, but Charles McCoy is listed as a grocer at this location, with his residence here as well. The other upper floor is occupied by a

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resident, John Noble. In 1911 city directory shows the property housing Hontz Billiards. A.D. Hontz lived on the second floor, with no other residents listed in this building. In 1913 and 1916, an undertaker, N.W. Myers, is listed in this storefront, with various upper story tenants. The 1919 Sanborn map continues to show an undertaker at this location.

Though no further information could be found about the rusticated block façade through this project, it appears to have been at this time that the façade was added. Blue, indicating concrete block, is depicted on the façade of this building on the 1919 Sanborn map, while it is not seen on the 1912 map. The two-story bay window may have been added at the same time. In 1919, the storefront is again listed as vacant in the city directories, and in 1921, the entire building was vacant. The rear rusticated concrete block addition appeared between 1919 and 1928, perhaps constructed during the period that the building was vacant around 1920.

A variety of businesses operated here in the 1920s and 1930s. The 1923-24 city directory lists Fred F. Wirtz, plumbing and heating, at this location, followed by Sanitary Plumbing and Heating at this address in 1927. The Freyermuth & Son General Merchandise is listed in 220-222 Walnut in 1929 and 1931. Clifford L. Freyermuth moved into the second floor at this time, and continued to live here into the 1950s. A variety of tenants lived on the third floor though this period. The storefront is vacant in 1934. According to the 1936-37 directory, George Foster operated a beverage business here, which didn't last long as the 1938-1939 city directory shows that John C. Kemble had opened his tavern. By 1943, the Cricket Club tavern is shown at this location, which continued there into the early 1960s.

In the 1965 city directory the property housed Koepping's Diner restaurant, and today it is the Downtown Café.

9. Major Bibliographical References

"170," June 1882, Volume 4, Graham photographs. Compiled by Graham for the Musser Public Library.

Carlson, JoAnn, ed. *Muscatine History Notes*. Muscatine: Musser Public Library, 1989. Includes transcript of the reminiscences of Charles C. Braunwarth of Muscatine from the 1860s to late 19th century, compiled in the 1920s.

City Directories, Muscatine, Various publishers, 1859-1959. Available at the Musser Public Library.

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, 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.

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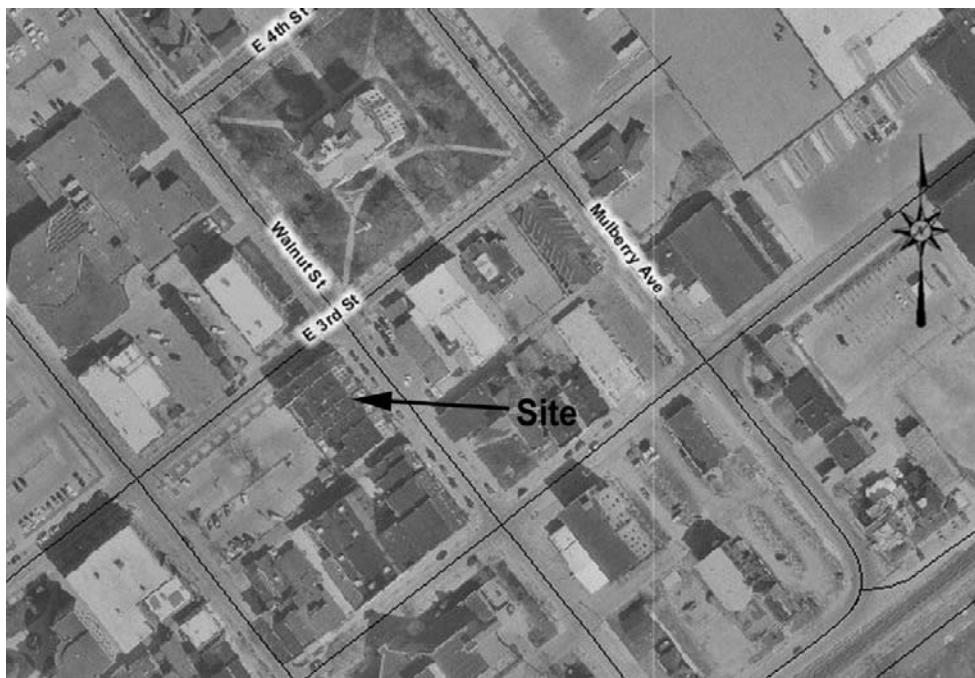
220 Walnut

Muscatine

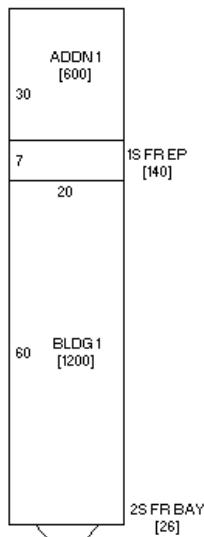
Address

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Location Map



Plan (from assessor's office)



(front - Walnut)

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Photograph of building (digital image)

