

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

State Inventory No. 70-00621  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-104

**2. Location**

street & number 222 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) Parts of 6 & 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)	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>02E: Commerce / Specialty store – boots and shoes</u>	<u>02E: Commerce / Specialty store – gift shop</u>
<u>02E15: Commerce / Billiards</u>	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (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 222 Walnut Site Number 70-00621  
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 1866  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> Name of Property	<u>Muscatine</u> County
<u>222 Walnut</u> Address	<u>Muscatine</u> City

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## 7. Narrative Description

This is a three-story, two-bay, brick commercial building. The storefront was remodeled in 1957 in conjunction with 224 Walnut. A slightly recessed entry with a transom was installed, surrounded by plate glass windows. The bulkhead is clad in permastone. The entry with a glass transom to the upper stories is found on the left side of the storefront. The storefront transom area is clad in vertical metal siding. The upper stories are dominated by a two-story oriel window in the right bay. The window is similar to 218 Walnut but slightly different. The center one-over-one-light double-hung window is wider than the side one-over-one-light double-hung windows. The corners of the oriel windows are accented with rope-like detailing. Circular "flower" detail is on the panel under the second story windows. Between the cornice of the second story windows and the sill of the third story windows is a wide panel with garland detailing. The circular "flower" detail is repeated on the frieze of the oriel window, above the cornice of the third story windows and below the projecting cornice of the oriel window. To the left of the oriel window is a one-over-one-light double-hung window with decorative scroll lintel on both stories. The sill is a simple row of rowlock brick. Brick pilasters frame the upper stories. Brick corbel rows line the frieze under the simple cornice line of alternating paired projected rowlock bricks.

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. One has two-over-two-light double-hung sashes and a segmental arch brick lintel. A large one-story rear addition was constructed on this building, as well as the neighboring 220 and 224 Walnut, in the early 1920s, between the 1919 and 1928 Sanborn maps. At this time, 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 band of four double-hung windows are found in the second story enclosed porch.

## 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. None of the businesses or people associated with 222 Walnut appear to be particularly significant. Several shoemakers operated in Muscatine in 1890s. Billiards also was a common business, and Robinson does not appear particularly prominent. The architecture generally reflects the late 19<sup>th</sup> century, with the exception of the remodeled storefront, but it does not appear to be particularly significant. Thus, it does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, and C.

However, 222 Walnut does appear to be a strong contributing building in a potential downtown 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." Its use as a shoe store, billiard hall, and general store represent necessary businesses in downtown Muscatine to serve its residents, and it contributes historically to the potential downtown district.

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<u>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>222 Walnut</u>	<u>Muscatine</u>
Address	City

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The precise construction date of this building is unknown. Following the Civil War, Muscatine saw a building boom, and it appears that this building was likely built at this time. The 1866 city directory of Muscatine lists six businesses on the west side of Walnut. Two businesses were listed as “3 south of 3<sup>rd</sup>” on the west side of Walnut: B. & J. Steiner, grocery, and J. Steiner, physician. Benjamin Steiner is listed as a grocer, while John Steiner is listed as a grocer and physician. They did not appear in the previous city directory dated 1859, or the subsequent city directory in 1869.

In Charles Braunwarth’s account of businesses in Muscatine from the 1860s and late 19<sup>th</sup> century, he appears to specify “Greeley’s knitting works” as located in this building (Carlson 1989: 205). In the 1874 city directory, Osmer K. Greely is listed on the west side of Walnut north of 2<sup>nd</sup> Street. He was listed with a knitting factory as well as an agent for Grover and Baker’s sewing machines. Walnut Street appears to have been largely skipped in the late 1870s directories, and no business could be identified here at this time.

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).

The 1883 Sanborn map shows the property as vacant, and a shoemaker was located here according to the 1888 and 1892 Sanborn Fire Insurance Map. J.W. Scholten is listed at this location in the 1891-92 city directory, and continues to be listed here through the 1897-98 directory. The 1899 Sanborn map once again shows the property as vacant.

In the 1900 city directory, John W. Robinson’s Billiards business is located at this location. F.G. Gottbrecht, associated with the cigar factory next door at 224 Walnut, lived on the upper story in 1900 and 1902-03. John W. Robinson moved into the upper story by 1904, having previously roomed at 218 Walnut. He survived prohibition in 1908, and continued to operate his business. Robinson Pool Hall is listed here in 1911, with John occupying both the 2<sup>nd</sup> and 3<sup>rd</sup> stories as his residence. He continues to live and work here in 1913 according to the city directory. It was likely during his tenure here that the bay window was added to the building.

John F. Freyermuth operated a “harness, shoes, and general merchandise” store here according to the 1916 city directory, living on the 2<sup>nd</sup> story. His business continues to be listed in 1919. In 1921, he is still listed in this business at this address, but Siegel and Broud, also boots, shoes, and general merchandise, is also listed at this address. It appears that Freyermuth took on these gentlemen as partners, at least briefly. In 1923, Joseph C. Broud continued to operate Broud’s Shoe and General Merchandise Store here, and Freyermuth is listed as retired. However, by 1927, Broud moved on, and John F. Freyermuth is once again listed with a general store here, living on the upper stories. The Freyermuth & Son General Merchandise is listed in 220-222 Walnut in 1929 and 1931. Clifford L. Freyermuth moved into the second floor of 220 Walnut, and continued to live here into the 1950s. John F. Freyermuth continued to live at 222 Walnut. In 1934, Freyermuth is back to only operating in 222 Walnut.

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<u>Commercial Building</u> Name of Property	<u>Muscatine</u> County
<u>222 Walnut</u> Address	<u>Muscatine</u> City

The storefront is listed as vacant in 1938-39, 1940-41, and 1943 city directories. John Freyermuth, with his wife Lillian, continued to live on the 2<sup>nd</sup> story with various tenants on the 3<sup>rd</sup> story. Lillian is listed as a widow living here in 1943 through the early 1950s. In the storefront, Pla-Mor Bingo is found here in 1946, followed by Helen's Confectionary in 1952 and 1954. In 1956, Edwards Dinette operated here. The storefront was remodeled in 1957 with 224 Walnut. By 1958, Kenny's Barber Shop moved in, and continued to be listed here into the late 1960s.

## 9. Major Bibliographical References

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

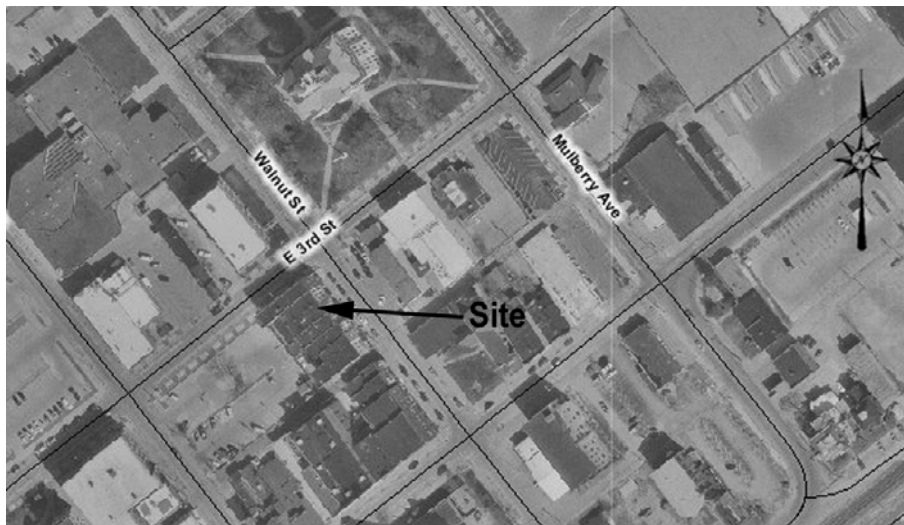
Carlson, JoAnn, ed. *Muscatine History Notes*. Muscatine: Musser Public Library, 1989. Includes transcript of the reminiscences of Charles C. Braunwarth of Muscatine from the 1860s to late 19<sup>th</sup> century, compiled in the 1920s.

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](http://sanborn.umi.com).

## Location Map



# Iowa Site Inventory Form Continuation Sheet

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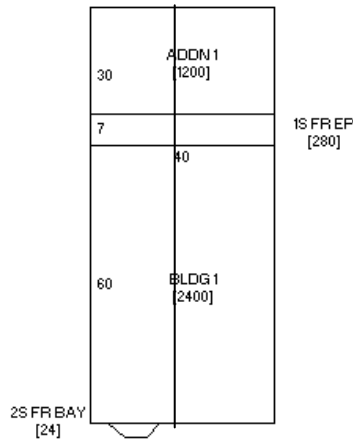
Commercial Building  
Name of Property

Muscatine  
County

222 Walnut  
Address

Muscatine  
City

## Plan (from assessor's office)



(222 Walnut – 224 Walnut)

## Photograph of structure (digital image)

