

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

State Inventory No. 70-00956  **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-131

**2. Location**

street & number 106 West Second 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) 11 Lot(s) 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	_____	_____
	<u>1</u> buildings	_____ buildings
	_____ sites	_____ sites
	_____ structures	_____ structures
	_____ objects	_____ objects
	<u>1</u> Total	_____ 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>02E11: Commerce / Grocery</u>	<u>02E: Commerce / Travel Agency</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
_____	foundation <u>03,10A: Brick and Concrete Block</u>
_____	walls <u>03,10A: Brick and Concrete Block</u>
_____	roof <u>08B: Asphalt / Rolled</u>
_____	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 type="checkbox"/> Yes <input checked="" 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  
City Muscatine

Address 106 West Second Street

Site Number 70-00956  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1890s  check if circa or estimated date  
Other dates  
1981 remodel

**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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date January 4, 2005

street & number 215 Sycamore Street telephone 563-264-1550

city or town Muscatine state Iowa 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>106 W. 2<sup>nd</sup> St</u>	<u>Muscatine</u>
Address	City

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## 7. Narrative Description

The Second Street façade of 106 West Second Street shows no trace of the historic structure that once housed the George Eitman Grocery for almost 50 years, with the exception of the height. A new façade with new windows and storefront was applied in 1981. The front (or north) elevation is three stories high and shows a single entry with a large display window across the width of the first floor. The front elevation also reveals two sets of three featureless, fixed windows mounted in metal frames on each of the second and third floors. The front façade is clad with a stucco-like material that rises to a parapet that is capped with sheet aluminum. Portions of the rear walls of this structure remain intact with the original brick. However, the west elevation, once a party wall, has been clad or reinforced with a three-story wall of concrete block. On the northwest corner of the building an engraved stone panel is mounted like a cornerstone and bears the date August 13, 1981.

## 8. Narrative Statement of Significance

This building has been altered to a point where the historic integrity is lost, and thus the building is not individually eligible for the National Register of Historic Places under Criteria A, B, or C. Since the changes took place in 1981, while outside the 50-year-old criteria, this building does not appear to be a contributing building in a downtown historic district. The façade changes have significantly altered the historic appearance of this building.

The building appears to date to the 1890s. Frank Eitman Sr. established his grocery business in 1857 on Hershey Ave. in South Muscatine. Frank's four sons, Joe, Frank, Fred and George were associated with him in business (*Muscatine Journal*, May 31, 1940). In 1898, George brought the store uptown to 106 W. 2<sup>nd</sup> St., while the other brothers established a store elsewhere in town. The three Eitman brothers retired from business in 1937. The George Eitman store was continued by his son, Clarence from 1929 until 1946. The store remained vacant for most of the next ten years. The Muscatine Bank next door occupied this structure in the late 1950s.

## 9. Major Bibliographical References

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

"Eitman," *Muscatine Journal Centennial Edition*. May 31, 1940.

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)

# Iowa Site Inventory Form Continuation Sheet

Site Number 70-00956

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

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Commercial Building  
Name of Property

Muscatine  
County

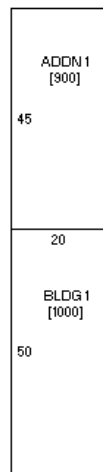
106 W. 2<sup>nd</sup> St  
Address

Muscatine  
City

## Location Map



## Plan (from assessor's office)



(front – W. 2<sup>nd</sup> St)

# Iowa Site Inventory Form Continuation Sheet

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Commercial Building  
Name of Property

Muscatine  
County

106 W. 2<sup>nd</sup> St  
Address

Muscatine  
City

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## Photograph of building (digital image)

