

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

State Inventory No. 70-00938  **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 Henderson Building  
 other names/site number Field Site #: FS-050

**2. Location**

street & number 100 E. 2<sup>nd</sup> St  
 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) 12 Lot(s) W 2/3 LOT 10 EX NLY 72' ELY 20' WLY 40'

**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)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> site	_____ sites	_____	_____ sites
<input type="checkbox"/> structure	_____ structures	_____	_____ structures
<input type="checkbox"/> object	_____ 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 and Architectural Survey and Evaluation of the Downtown Commercial District Historical Architectural Data Base Number 70-013

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02D02: Commerce / Financial institution/bank</u>	<u>02D01: Commerce / Financial institution/investments</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 <u>15C:Rubber</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 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 100 E. 2<sup>nd</sup> Street Site Number 70-00938  
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 1865  check if circa or estimated date

Other dates 1955, 1956

**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 Daniel Clark, Member & Jim Rudisill, City of Muscatine (R.L. McCarley, consultant)

organization Muscatine Historic Preservation Commission date February 22, 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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Henderson Building	Muscatine
Name of Property	County
100 E. 2 <sup>nd</sup> Street	Muscatine
Address	City

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## 7. Narrative Description

This two-story c. 1865 building, located in the southeast corner of Second and Iowa Streets, has been extensively altered from its original appearance. The third floor has been removed, the storefront remodeled and the entire exposed exterior of the building, with the exception of the rear elevation, has been resurfaced with a new brick veneer. The 1946 Sanborn map continues to show a three-story building. A building permit was issued on October 7, 1955 to remodel the building ("Remodeling and Building Permits Issued," Muscatine Journal December 30, 1955, Section 3, p. 3) and another was issued on April 18, 1956 for additional building remodeling ("Remodeling and Building Permits Issued," Muscatine Journal December 29, 1956, Section 3, p. 4). Permits were also issued in 2000, 2001 and 2003, but the earlier permits are the most likely to mark the major building alterations.

A c.1910 photograph by Oscar Grossheim provides a partial historical view of the building (Image #FF, Oscar Grossheim collection, c.1910). It appears the building originally had a diagonal corner storefront entrance with an overhang supported by a single post. Windows on both the second and third floors had simple, flat lintels. The cornice included an entablature that extended out from the building for a short distance and was supported by a series of brackets. Belt courses appeared to separate the floors. Based on the rear elevation's original brick wall, the brick coursework for the building was in common bond.

The current view substantially differs from its historic image, dating to the remodeling efforts in 1956 and 1957. The original diagonal entry has been squared off, with the main entry still in the building's northwest corner, but directly facing Second Street. A transom is located above the glass door, with a side transom just to the door's right. Two storefront windows are located to the right of the entry. A cloth, half-dome canopy, which is supported by a metal framework attached to the building, runs the entire width of the façade. The canopy continues around the corner and shields three, large storefront windows. Wood siding kickplates are located below the windows. The only second story opening is a large picture window located in the center of the building. This overlaps with a decorative rectangular panel of basketweave pattern bricks outlined by slightly projected bricks.

The west wall is similar to the façade with the entire area clad with new brick. A similar rectangular decorative brick panel extends on the second story of this elevation. Other than the three storefront windows, there are no openings on this elevation.

The south elevation is the only exposed brick wall that remains from the original building. From this elevation it is possible to see the roof has a parapet wall on the west side of the building, but whether this is part of the original wall or a new extension created when the most recent veneer was installed cannot be determined. Most of the openings do not appear to be original on the south elevation. Two 12-light windows, possibly with sliding sashes, are centrally located on the second floor. These open to a non-historic wood deck. A wood frame rear addition has been constructed in the southwest corner. It provides an overhang to a rear entry that includes a single glass door. The remaining portion of the addition is apparently used for storage.

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Henderson Building	Muscatine
Name of Property	County
100 E. 2 <sup>nd</sup> Street	Muscatine
Address	City

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## 8. Narrative Statement of Significance

This building does not appear to be individually eligible under Criteria A, B, or C for the National Register of Historic Places. However, it does appear to be a contributing building in a potential downtown historic district because the alterations were completed prior to 1960.

Like several other buildings in downtown Muscatine, the original building located at 100 E. Second has been extensively altered from its original appearance by the removal of its top floor and other work. The alterations seriously reduce the building's integrity for the period prior to these alterations, even though it might have some association with past significant events or individuals. Since these alterations occurred in the mid-late 1950s, they are nearly considered historic and within the potential period of significance for the district. However, there is no evidence to show any significant individual or event has been associated with the building since in the late 1950s, and this was one of several buildings in the downtown remodeled similarly in this period. Thus, it does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

Although not eligible for individual listing on the National Register, the building at 100 E. Second does contribute to a potential downtown historic district under the historic contexts of 20<sup>th</sup> Century Business and Industry. The alterations completed on the building in 1956-57 were designed by the owners to accommodate new economic trends and reflect an updated appearance. In addition to trying to meet these developments structurally, owners were also forced during this period to recognize changing patterns in the function of many downtown buildings, and modify their buildings accordingly. A series of alterations occurred throughout the downtown in this late 1950s period, including both storefront remodels and upper story modifications. At least two other buildings were similarly rebricked in this period. Thus, it appears to be a contributing building in a potential downtown historic district.

After the panic of 1857, when business once more became tranquilized, the Muscatine branch of the State Bank of Iowa was started on the southeast corner of Second street and Iowa Avenue. This became the Muscatine National Bank in 1864, and its successor became the banking firm of G. A. Garrettson & Company by the 1880s. In 1890, it became the Hershey, Brown & Company, having for its members, Benjamin Hershey, P. W. Francis, A. B. Brown and W. A. Blakeney. In 1893, Hershey died. The bank then re-organized and on December 1, 1894 it opened for business as the Hershey State Bank. It continued to operate at this site until 1908 when the Hershey Building was constructed at the corner of Third and Sycamore Streets and the Hershey State Bank moved into the first floor of the new building (Richman 1911, Vol. 1: 402). While the bank remained at 100 E. Second, city directories show the two upper floors were used by various doctors, lawyers and other small offices. Included in this list was T. R. Fritzgerald (lawyer); Lucias McAllister (physician), and J.S. Kulp, dentist. After the new Hershey Building was constructed, the Muscatine State Bank operated at 100 E. Second for a few years. The 1913 city directory shows the \$15 Tailors occupied the first floor, but by 1916, that business had been replaced by the Weber-Wagner cigar store. Professional office tenants continued to be attracted to the top floors, but that changed in 1913 when the third floor was used as the GAR hall. The third floor was used by the

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Henderson Building	Muscatine
Name of Property	County
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Moose Lodge in 1916, but the 1919 city directory shows the floor was vacant. Norman Baker and his Tangley Company operated from the third floor in the early 1920s, but by 1927 it was vacant again.

The storefront operation had also changed from tobacco products to Henderson Drugs during this time. Henderson Drugs was first listed here in 1923-24. Over the following years, city directories showed Henderson's would continue to operate at the site, and the building would become known as the Henderson Building by 1929. The tenants in the upper floors were equally stable. Optometrist John Tyler, who originally moved into the building in 1927, was still listed in the 1952 city directory. Another long-time tenant was button cutter Harvey Rexroth, apparently had an apartment on the second floor. He also first appeared in the 1927 city directory. However, he is listed only intermittently through the next 25 years, although he is shown in all the directories from 1943 to 1952. The directories show that after Baker used the third floor, it was apparently converted into apartments.

In 1954, Henderson Drug Store was listed on the building's first floor. A building permit was issued on October 7, 1955 to remodel the building ("Remodeling and Building Permits Issued," Muscatine Journal December 30, 1955, Section 3, p. 3) and another was issued on April 18, 1956 for additional building remodeling ("Remodeling and Building Permits Issued," Muscatine Journal December 29, 1956, Section 3, p. 4). A review of the 1954 and 1956 city directories shows all three floors had occupants in 1954, but only the drug store was still listed in 1956 on the first floor. Later directories did not include any listing for second or third floor occupants, indicating the remodeling that occurred in either 1955 or 1956 included demolition of the upper floors. Henderson Drug Store continued to operate on the first floor until around 1963.

The 1964 city directory lists Bramway Rexall Drug at 100 E. Second, with an additional listing of the building as the Henderson Building. Between 1967 and 1970, the city directories continued to refer to the building as the Henderson Building, but no business was listed as operating there. The 1971 directory still listed the Henderson Building, but Maid-Rite Inc. Restaurant was operating there. The 1972 directory listing still had the Maid-Rite there, but the building's name had been changed to the Angell Building, apparently by the Angell family, which had created the Maid-Rite Company in 1926.

## 9. Major Bibliographical References

"Remodeling and Building Permits Issued," Muscatine Journal December 30, 1955, Section 3, p. 3

"Remodeling and Building Permits Issued," Muscatine Journal December 29, 1956, Section 3, p. 4

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

Image #FF, c. 1910, Historical Photograph, Oscar Grossheim Collection, Musser Public Library, Muscatine, IA.

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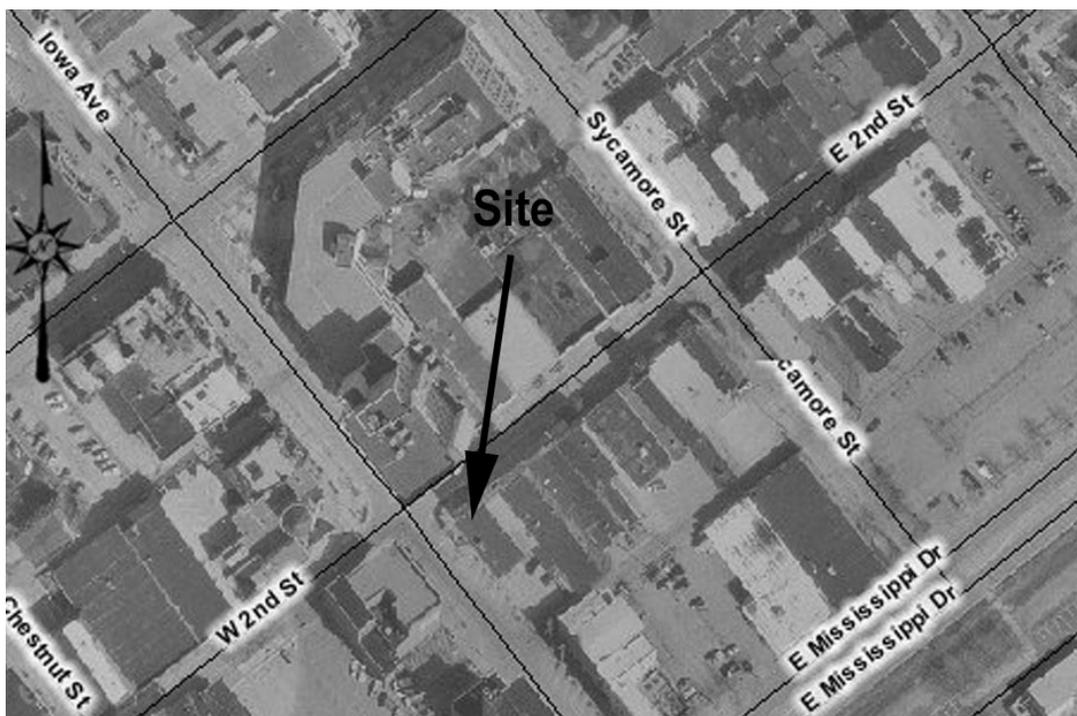
Henderson Building Muscatine  
Name of Property County

100 E. 2<sup>nd</sup> Street Muscatine  
Address City

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1905, 1912, 1919, 1928, 1946. Accessed online at: [sanborn.umi.com](http://sanborn.umi.com)

## Location Map



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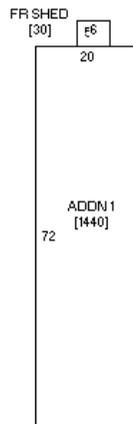
Henderson Building  
Name of Property

Muscatine  
County

100 E. 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Plan (from assessor's office)



(2<sup>nd</sup> Street)

## Photograph of building (digital image)

