

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

State Inventory No. 70-00117 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-051

2. Location

street & number 102-104 E. 2nd 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) 12 Lot(s) 10 - East 40 feet

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 and Architectural Survey and Evaluation of the Downtown Commercial District Historical Architectural Data Base Number 70-013

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E:Commerce / Specialty Shop/Confectionary (102)</u>	<u>02E08: Commerce / Specialty/Beauty Shop (102)</u>
<u>02D02:Commerce/Trade / Professional/Bank (102)</u>	<u>02E: Commerce / Specialty Store/toys & gifts (104)</u>
<u>02E03:Commerce / Specialty Store/Dry Goods (104)</u>	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B: Late Victorian/Italianate</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 102-104 E. 2nd Street Site Number 70-00117
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

1880

Other dates

check if circa or estimated date

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 Rudisill, City of Muscatine; Daniel Clark, Member (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date July 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: _____

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<u>Commercial Building</u>	<u>Muscatine</u>
Name of Property	County
<u>102-104 E. 2nd Street</u>	<u>Muscatine</u>
Address	City

7. Narrative Description

This c.1880 building has two sections. The 1883 Sanborn shows a solid wall separating the building into two equal halves, and the majority of the city directories from 1883 to the present list two businesses in the first-story storefronts. Although the interior is divided into separate halves, the exterior of the building, with the exception of the storefronts, does not show any dichotomy. Both storefronts have been remodeled, but the upper stories each have eight historic windows stretching across the façade. An unified metal cornice extends across the building.

Remodeling permits were issued for the building in 1959 (“Building and Remodeling Permits,” *Muscatine Journal Year End Review*, December 30, 1959, Section 4, p. 12), as well as 1976, 1987, 1989 and 1999 (Muscatine Planning, Zoning and Building Safety Department files, 2005). There was also a permit issued in 1960 to construct a heating unit building, apparently a rear addition (“Building and Remodeling Permits,” *Muscatine Journal Year End Review*, December 30, 1960, Section 2, p. 6). Although no historic photographs of the building could be located, it is apparent the original storefronts have been altered, most likely under the 1959 permit. Both storefronts contain a steel beam header between the second and first stories. Both storefronts also have recessed entries, a characteristic feature of late 19th century buildings. The entrance to the east storefront is located at the far left. It contains two glass doors with a fake stone wall partition between the storefront entry and the upper story to its left. The upper story entry contains a wood door with a glass block transom above it. A storefront window takes up most of the remaining frontage, with the recessed wall of the entry area comprised of three smaller storefront windows. A non-functional marquee extends out from the storefront. The west storefront also contains a recessed entryway, with two large storefront windows to its left. The entry contains a single glass door. An upper story entry is located to the right. The transom areas of the storefronts are covered, and a canopy extends from the west storefront.

Each upper story contains a row of eight windows stretching across the façade. On the second story, the four east windows and the far west window contain original one-over-one-light, double-hung sashes with segmental arch tops. The remaining three windows have been replaced with non-historic, one-over-one-light double-hung windows with transoms. Slightly rounded crown hoods are above each window. Each hood has block ends and an ornamental keystone in the middle. The third story arch windows have replacement one-over-one-light double-hung sashes but appear to retain their wood frames. The top arch portion of the four east window has been boarded up and contain shorter one-over-one-light, double-hung sashes that reach only to the ends of the molding. The four west windows have taller sashes, with only a small amount of the original window opening below the molding boarded up. Each arch hood also has a keystone. An entablature runs along the upper face of the building, with a cornice that extends out over the building. The cornice is supported by two main end brackets and seven secondary brackets that run along the length of the cornice. A second series of eight smaller brackets are located between the major brackets. A pilaster is located along the building’s far west edge.

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102-104 E. 2 nd Street	Muscatine
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The south (rear) elevations show more diversity than the front. The elevation for 102 E. Second includes a parged first story that extends out and is flush with the adjacent building at 100 E. Second. The first story contains a solid steel door in its right corner and has a wood deck on the extended portion. The second story openings include a single one-over-one-light, non-historic, double-hung window on the right side of the building. A center opening is boarded over and an original opening on the far left of the building has been bricked over. There are three openings on the third story. Each has a one-over-one-light, double-hung, non-historic window. A wood deck is located below the two windows on the right side of the building. All the upper story openings have brick lintels. The rear elevation of 104 E. Second includes a rear addition that extends back about 25 feet from the rest of the building. This is apparently the heating unit building that was constructed in 1960. The brick has been laid in common bond. A solid steel door sets in the right corner of the addition. An approximately 12' v 12' cement pad, possibly a loading dock, extends out from the rear of the building. The second story of this addition includes a boarded up opening in the center of the building and a small, unknown opening to its left. The remaining rear elevation includes the top two stories of the original building. The second-story openings have all been boarded up. The third-story openings include a one-over-one, non-historic, double-hung window on the far left. A middle opening appears to be a doorway, possibly with a non-historic glass storm door. To the door's right is a 10-lite, glass block window. An iron stairway extends up the back wall of the building and provides access to the second story. A set of wood steps leads up to the third story. There is currently a different owner for both 102 E. Second and 104 E. Second, and the county assessor lists them as separate buildings.

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. Additional research may reveal that it is significant for its association with women's history in Muscatine. However, it does appear to be a contributing building in a potential downtown historic district.

The two section commercial block is not unique in Muscatine. The architectural features of the building are also not unique and some of the alterations that have occurred, especially to the storefronts and windows, have affected the building's integrity. There also has not been any evidence uncovered that would support an individual listing because of a significant event occurring at this site. Although the early occupants of both 102 E. Second and 104 E. Second played an important role in the community, but their brief association with 102-104 E. Second provides little significance to these buildings. None of the businesses that operated here appear to be particularly significant. 102-104 E. Second therefore does not appear to be individually eligible for listing on the National Register under Criteria A, B or C at this time.

The association with Alice Anson and Company, and as well other female milliners, has not been further assessed at this time. Alice Anson & Company was located at 113 W. Second in the 1891-92 city directory, but this building is now gone. It was only listed at 102-104 E. 2nd in 1893-94, followed by

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102-104 E. 2 nd Street	Muscatine
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Anson's Bazaar in 1895 and 1897-98. Also in 1897-98, Anson Clothing is located at 122 E. 2nd Street, with president Frank Anson who had a wife named Alice (Barry) Anson. They moved to 126-128 E. 2nd Street in 1899, where they continued to operate for several years. Frank Anson continues to be listed as president. However, Alice Anson & Company is again listed in 1900 at 104 E. 2nd Street, with the note of Alice Anson (married to Mark) and Alice Anson (widow of Micheal). Alice Anson & Company appears to have been a separate millinery business run by Frank's mother Alice, sister Alice, and sister Mary, but the true relationship between the companies is unknown at this point. However, of these addresses, only 102-104 E. 2nd Street remains intact. Although other major players in the dry goods business, such as Battersons and McCombs outlasted the Anson Clothing Company, it might provides insight into the increased role women would continue to make in the community. This building continued to be associated with female millinery businesses after the Ansons ceased working here into the 1950s. Additional research on the history of women in Muscatine may reveal that this building is significant within a historic context of women's history in Muscatine.

It does, however, appear to contribute to a potential downtown historic district because of its association with 19th and 20th Century Business and Industry Development. It falls within two historic contexts identified for this potential historic district: "19th century Business and Industry" and "20th century Business and Industry." Its history as a commercial business location and its association with prominent retailers and other community business leaders provides the necessary significance to this building to be a contributing resource to a downtown commercial potential district.

The building was constructed around 1880, based on city directory listings and Sanborn maps. The 1883 Sanborn map already shows a three-story building on the site. A grocery is identified on the map as operating out of the 102 address, while the map indicates a jewelry store is located in 104. The second and third stories of 102 are identified as the YMCA. The 1883 city directory does not list any grocer at 102, but jeweler Fitch Swan is identified with a business at 104 E. Second. The 1886-87 city directory lists grocer Michael Murphy at 102. Murphy might also be the grocer identified as operating out of 102 on the 1883 Sanborn. The 1877-78 city directory lists grocers Byrne & Murphy at a building on "2d, se cor Chestnut." There is also no building identified in the 1877-78 directory that would correspond to the location of 102-104 E. Second. That would indicate the building was constructed between 1877 and 1883, and grocer Michael Murphy was the first occupant of the west half. Swan was most likely the occupant of the east half. In the 1877-78 directory he is located at a building on the "ns 2d 5 e of Iowa av." The 1877-78 directory also does not list any building that could correspond to the location of 104 E. Second, indicating there was no building yet at this site. Murphy was the son of Irish immigrants and there is little additional information known about him. However, he was also the brother of Alice (Murphy) Anson, whose son incorporated a small ladies fashion business into one of Muscatine's most successful clothing companies (Richman 1911: 593). This business would later show up at 104 E. Second. Swan was also a well-known figure in Muscatine. Richman identifies him in a 1911 biography as one of Muscatine's most affluent individuals. However, Swan apparently was associated with 104 E. Second for only one or two years while the Anson family connection with 102 E. Second was also short-lived.

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102-104 E. 2 nd Street	Muscatine
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John Koehler is listed as operating a confectionary at 102 E. Second in the 1891-92 city directory. Koehler was born in 1848 in Germany and immigrated to the U.S. with his parents in 1849. According to a short biography, Koehler served with Company B of the 44th Iowa Volunteer Infantry and was honorably discharged (*History of Muscatine County, Iowa* 1879: 608). He operated the confectionary with his brother George until 1898-99 when the Hershey State Bank moved into 102 E. Second. There is no evidence to indicate either Koehler stayed in Muscatine after the bank began operating from 102 E. Second. Brett Cobb is also listed as operating a shoemaking business at 102 E. Second in 1899, indicating he was working out of an upper story. No additional information could be located on him. Attorney Charles Olgilvie also had an upper story office at 102 E. Second. Olgilvie was the son of Adam Olgilvie, well-known Muscatine resident. He graduated from Princeton in 1877 and then studied law in New York. After returning to Muscatine he was admitted to the bar, but instead of practicing law, served as principal of school No. 2. He then engaged in the loan and insurance business for 30 years. He also practiced law and eventually become well-known in the community (Richman 1911: 339).

Around the turn of the century, a rapid turnover was also occurring next door at 104 E. Second. The jeweler Swan is only listed there in the 1883-86 directory, while Aumiller and Son is running a boot and shoe business there in 1889-92. In the 1891-92 directory, L.E. Donovan, shoemaker, is shown at 104. After only one year, Donovan is replaced by the Alice Anson and Company, a ladies clothing and furnishings retailer, which apparently used both first story sections of the building for its business.

The Alice Anson & Company was located at 113 W. Second (demolished) in the 1891-92 city directory. However, it was only listed at 102-104 E. 2nd in 1893-94, followed by Anson's Bazaar in 1895 and 1897-98. Also in 1897-98, Anson Clothing is located at 122 E. 2nd Street, with president Frank Anson who had a wife named Alice (Barry) Anson. Anson Clothing, listed as Anson & Company in 1899, appear to have moved to 126-128 E. 2nd Street in 1899, where they continued to operate for several years. Frank Anson continued to be listed as president. However, Alice Anson & Company is again listed in 1900 at 104 E. 2nd Street, with the note of Alice Anson (married to Mark), Mary E. Anson and Alice Anson (widow of Micheal). The business relationship between this company and Alice Anson & Company is unknown at this point, as is the role Alice Anson may truly have played in either company. The 1900 census lists Frank (49, clothing) and Alice (39) Anson living with their in-laws Nicholas and Alice Barry; and lists Alice Anson (66, widow) with daughters Mary E. (41, milliner), Alice (38, milliner), and Margaret (26, no occupation) and sons Joseph (34, commercial traveler) and Mark (30, commercial traveler). Thus, it appears that 104 E. 2nd Street is associated with this latter group, rather than Frank Anson's clothing company. Frank, however, appears to be the son of the elder Alice (widow of Michael). The 1870 census listed Michael (57), Alice (37), P.F. (Frank, 13), M.E. (Mary, 11), H.E. (female, 10), Alice (8), Philip (6), and Joseph (4). So there may have been a direct relationship between the companies.

P. Frank Anson, son of Michael and Alice (Murphy) Anson, was president of the Anson Clothing Company of Muscatine. His first experience in the mercantile line was as clerk in the clothing store of Bach & Friedman, being identified with this firm from 1878 to 1882. He next entered the employ of the S. & L. Cohn Clothing Company, and he married Alice E. Barry, daughter of Nicholas and Alice Barry, in 1888. In 1896, with Paul Steinmetz, he incorporated the Anson Clothing Company, beginning in a small

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space at 122 E. 2nd Street. "By good management, the business grew rapidly and in 1899 the company removed to its present commodious quarters (126-128 E. 2nd Street), consisting of a double store and basement, where one of the largest and best stocks of clothing is displayed that may be seen in the state of Iowa" (Richman 1911: 593). Neither of these addresses (122, 126-128) retain historic integrity, but is unclear how strong an association this company truly had with 102-104 at this time.

By 1902, the Anson sisters have been replaced by Miss Laura M. Slater, millinery, at 104 E. 2nd Street. She continued to operate here through 1913, with some additional women listed in some years. Several individuals had offices or apartments on the upper story of 104 E. Second, including H.M. and Emma Dalzell, dentists, from 1899 to 1911. At 102 E. 2nd Street, Wagner Brothers operated from 1904 to 1907, followed by Charles M. Weber, cigar store, in 1908-09. His business became listed as Weber's Smoke Shop in 1913.

Throughout the next decade, a number of businesses attempted to become established in the building. The 1919 city directory lists Smith's Emporium at 104. That store appears to have kept operating until 1927, when Garfield's Millinery is listed in the directory. That business continued to be located at 104 E. Second into the 1950s. Meanwhile, 102 has significant turnover. Louise Dillaway operated a millinery shop at 102 E. Second between 1916 and 1919. Crowe's Sign Shop followed the millinery shop until 1921, when Lohr's Talking Machine Shop, which had been on the second story, switched places with the sign shop. The Muscatine Music House, which might have just been a name change for Lohr's, is listed at 102 E. Second in the 1927-1943 city directories. After the music house closed its doors, Mar-Clare Shop, an infants clothing store, opened for business. It was still in business in the 1950s. The upper stories of both sides also continued to be used for businesses and apartments. Physician G.D. Lezotte is listed for the second story from 1927 to 1931. Others included the Glad-U-Kum Photo Studio at 102 E. Second in 1923-24; Thompson Figg Beauty Shoppe at 102 E. Second from 1934 to 1937; Janet's Beauty Shop at 102 in 1943; and a beauty shop at 104 operated by Mildred Howard from 1943 to 1949.

Between the two storefronts, there is a strong association with women's clothing and millinery businesses and this building, consistently throughout the first half of the 20th century. Alice Anson & Company appears to have generally operated at 104 from 1893 through 1900, followed by Laura Slater through at least 1913. In 1916, Louise Dillaway is listed at 102. From 1927 into the 1950s, Garfield's Millinery is listed at 104. As additional contextual research is completed on the history and significance of women in Muscatine, this building may be significant within this historic context and should be reassessed.

9. Major Bibliographical References

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

History of Muscatine County, Iowa. Chicago: Western Historical Company, 1879.

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Commercial Building Muscatine
Name of Property County

102-104 E. 2nd Street Muscatine
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Richman, Irving B. *History of Muscatine County, Iowa*. Volume 2, Biographical Section. Chicago: S.J. Clarke Publishing, 1911, p. 339 & 593.

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

Location map



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Site Number 70-00117

Related District Number _____

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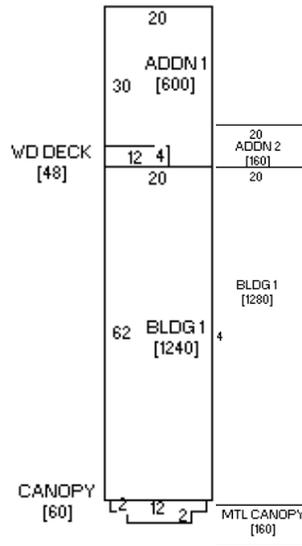
Commercial Building
Name of Property

Muscatine
County

102-104 E. 2nd Street
Address

Muscatine
City

Plan (from assessor's office)



(front – 2nd Street)

Photograph of building (digital image)

