

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

State Inventory No. 70-00939 **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 Fisch Building
 other names/site number Field Site #: FS-052

2. Location

street & number 106-108 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) Lot 9

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 Enter number of: | If Eligible Property, enter number of: Contributing Noncontributing |
| <input checked="" type="checkbox"/> building(s) | _____ buildings | <u>1</u> buildings |
| <input type="checkbox"/> district | _____ sites | _____ sites |
| <input type="checkbox"/> site | _____ structures | _____ structures |
| <input type="checkbox"/> structure | _____ objects | _____ objects |
| <input type="checkbox"/> object | _____ 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>02E05: Commerce/Trade/Specialty Store/Hardware</u> | <u>02E: Commerce/Trade/Specialty Store/sewing repair</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 106-108 E. 2nd St Site Number 70-00939
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>Fisch Building</u> | <u>Muscatine</u> |
| Name of Property | County |
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7. Narrative Description

Although a separate building from the adjoining building to the west, this c.1880, three-story structure maintains the Italianate style of its neighbor and even matches its third story window hoods and metal cornice. The differences between the buildings include the parapet wall on 106-108 E. Second, the second-story oriel windows on 106-108, and the three bay rather than four bay width of each section. The effort to match the buildings' design was an apparent attempt to create a larger block image, possibly to attract more customers to each business site. However, it appears that they were constructed as two separate buildings. The only historic photograph located was a c.1910 Grossheim photograph, which only shows the second-story oriels in any clear detail. No oriel windows are drawn on any of the Sanborn maps. It appears that the windows are original, with the brick and other decorative detailing visible between them.

The storefronts of 106-108 have been altered, but the remaining façade does not appear to have been substantially changed from its historic condition. The two storefronts have different types of recessed entries. The entry to 106 E. Second is the more traditional recessed entry, with a protruding box created by storefront windows flanked by the recessed store entry on the left and a recessed entry to the upper stories on the right. The store entry includes a glass door, while the upper story entry door is a solid metal door. The recessed entry of 108 E. Second uses a long storefront window set at an angle to create its effect. The recessed entry, which is located in the right end of the storefront, contains a glass door. A central partition that extends to the sidewalk separates the two storefronts. An overhang of 18 reflective panels covers the storefront transom area on 108 while the transom area on 106 is covered with glass brick.

Above the storefronts, both bays exhibit the same features. On the second story, a pair of oriel windows extends from the building. Both the larger center window and the two smaller side windows of each oriel have one-over-one-light, double-hung sashes. A single transom is located above each individual window of the oriels. Each oriel roof has an entablature that is supported by a series of brackets. The entablature extends between the two oriels. Between the windows and supporting the extended entablature are two heavier brackets flanking a pilaster that runs only along the second-story exterior. Two inset vertical brick strips end at the brackets, and a decorative shield is between these brick strips. The third-story windows match the third-story windows of 102-104 E. Second. The third story arch windows have replacement one-over-one-light double-hung sashes but appear to retain their wood frames. Each arch hood also has a keystone. The sills appear to be plain stone. The entablature also matches 102-104. A series of brackets support the cornice, which extends out slightly from the building. The roof contains a parapet wall, which makes the roofline slightly higher than the pediment on 102-104 E. Second. A pilaster on the east edge of 106-108's façade matches a similar pilaster found on the west edge of 102-104.

A rear addition has been constructed on the building. The Sanborn maps indicate it was built between 1883 and 1888. The west elevation is partially covered by a one-story addition to 102-104 E. Second. The only opening on the first story of the 106-108 addition is a solid steel door located about in the

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center of the addition. An iron stairway is attached to the side of the addition and provides access to the top of the 102-104 addition. Second-story openings on the 106-108 addition include a single opening towards the rear of the building. It contains one-over-one-light, double-hung sashes with a brick segmental arch lintel. The other openings include a one-over-one-light, double-hung window near the front of the building. A similar window is located above this one on the third story. Each of these has the brick segmental arch lintel. Two matching windows on each story are located farther back from the front windows. These also have the segmental arch lintels. The remaining openings have non-historic windows and no lintels. These include a second-story window with one-beside-one sliding sashes and what appears to be an exhaust sash above it. The remaining opening contains a single glass window on the third story. All three of these openings set in front of a pilaster that extends above the roofline. The pilaster cuts off the back third of the building.

The rear (south) elevation of the addition has a number of openings. Most of the openings have brick segmental arch lintels over them, indicating they are original. Nearly all of them also have at least one transom above them, but most of the transoms have been boarded up and the majority of windows that actually remain are non-historic. The south elevation contains a basement entry in the lower right-hand corner. The entry door is a solid metal door. The first story includes a pair of matching, four-over-four-light double-hung windows that set outside two other openings. Each outside window has a transom, but both are boarded up. The interior openings are both entries. The left entry includes a possibly historic metal door with a single large transom above it. The entry on the right is also a solid, metal door, but it has two transoms above it. Both have been boarded up. The second story contains two similar sets of openings. The set on the left includes an entry on the outside and a one-over-one-light double-hung window to its right. The opening on the right has the window on the outside and the entry located to its left. Each opening has a transom and segmental arch lintels. The transom of the door on the right is boarded up. The third story openings include one-over-one-light double-hung windows on the outside and the second opening on the left. The second opening on the right is a solid door with an awning over it and a closed up transom. An iron stairway winds up the back of the building and formerly provided a rear access to the various openings on the second and third story. An iron ladder allowed access from the third story to the roof.

The east elevation of 106-108 E. Second, which would include both the original building and the c.1885 rear addition, also has several openings. All the openings contain one-over-one-light, double-hung, non-historic windows. The elevation is also divided by five pilasters, although these do not extend below the second story. There are a total of eight openings on the third story. The second story contains six windows, while the first story has a single window.

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8. Narrative Statement of Significance

The Fisch Building appears to be individually eligible for listing on the National Register of Historic Places under Criteria A. In addition, it appears to be a contributing building in a potential downtown historic district.

The Fisch Building appears to have been constructed for the Jacob Fisch's hardware store around 1880. In 1890, his three sons, Charles, Henry and George, formed a partnership to operate the hardware store as J. Fisch & Sons through 1907. They were one of five hardware stores listed in the 1886-87 city directory, and one seven hardware stores in 1900, including three other stores previously listed. The Thompson family also has a strong association with the Fisch Building because it was the firm's first location when it was formed in 1903. Ralph and Herbert, lawyers, operated briefly with their father William B., insurance, until the father died and the firm became Thompson & Thompson. Both these businesses appear to be locally significant and have strong associations with this building. Further, the Fisch Building is associated with the street railway and the Clinton, Davenport, and Muscatine interurban line. The Citizens Railway and Light Company began operations in 1883, as the Muscatine Street Railway Company, and they moved their office and passenger waiting room to this location in 1908. In 1912, the Muscatine & Davenport interurban opened, with their office at this location. The Interurban continued to operate here through 1920. Thus, this building represents the period that the local railway system was converted into a local system with an interurban connection. The local streetcars on the track system only continued to operate through 1929, though the interurban continued to use some of the local tracks through 1938. The storefronts at 106-108 E. Second have been altered, but overall the historic integrity of the building remains intact. Taken as a whole, these collective associations appear to establish sufficient significance for this building to be individually eligible for the National Register of Historic Places under Criterion A.

The Fisch Building also appears to qualify as a contributing building to a potential downtown historic district. It falls within two historic contexts identified for the historic district: "19th Century Business and Industry" and "20th century Business and Industry." This building clearly shows the development of 19th and 20th century business and industry development in the community. It has been the site of numerous businesses and community activities, and the individuals associated with the building have clearly impacted the local economy through their activities. Despite any alterations to the building, it retains enough integrity to clearly show these associations and therefore establishes its significance as a contributing resource to a potential downtown historic district.

The Fisch Hardware Store appears to have been constructed around 1880, and Jacob Fisch moved his hardware store to this location (both storefronts). Later directories refer to this as the Fisch Building. Fisch was a native of Germany who immigrated to the U.S. with his parents in 1843 when he was about eight years old. He began working in a Muscatine hardware store as a young man and eventually started his own business (Richman 1911: 26). The 1869-70 city directory lists Clapp and Fisch as operating a hardware store on the "n.s. 2d between Cedar and Sycamore." The 1874-75 directory has the firm located on the "n.s. 2d w. Cedar." In the 1883-86 directory, Jacob Fisch is listed by himself and operating

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his hardware store at 106-108 E. Second, indicating construction of this building around 1880, which is the same time as 102-104 E. 2nd Street. In 1911, after his death, Richman wrote: "He was widely recognized as one of the substantial and respected citizens of Muscatine (Richman 1911: 26). In 1890 before Fisch died, his three sons, Charles, Henry and George, formed a partnership to operate the hardware store. The business was listed for both addresses in several city directories in the 1890s. Though the storefront had separate addresses, they are also depicted as one unit on the Sanborn maps of this period. The three brothers ran the hardware store for five years before George retired. Charles and Henry then continued to run the firm until 1907, when Charles retired. Richman later wrote that Charles had "long been numbered among the leading and representative citizens here" (Richman 1911: 161). The 1899 and 1905 Sanborn maps note the hardware store on the first story and a tin shop on the second story, which appears to be associated with Fisch, as they are also listed as carried stoves and tinware as well as hardware.

The 1883 and 1888 Sanborn map indicate that the A.O.U.W. Hall was located on the third story. Groups meeting here included the Modern Woodmen of America, Iowa Legion of Honor and the Ancient Order of Hibernians. The third story was used for the KOTM Hall in 1900, and groups that met there included the Brotherhood of American Yeomen, the Iowa Legion of Honor, the Macabees and the Modern Brotherhood of America. In 1907 groups that met here included the Nobles, Yeomen, and Patroits. After this period, the third story appears to have been converted to furnished rooms.

Other businesses were located on the second story of the three-story building, including insurance agent M.W. Stirlen and attorney J.C. Coster, who are both listed in the building in the 1899 directory. At the 106 address, Thompson & Sons is first listed in 1904. By 1911, it is clarified that they were located on the second story, and they probably were located in the upper stories since they began at this location, as Fisch & Sons continued to occupy both storefronts. William B. Thompson moved his family to Muscatine in 1888 and later entered the insurance business. His sons Ralph and Herbert both graduated from law school in 1903. At this time, William and his sons opened a law, loan, and real estate office under the firm name of W. B. Thompson & Sons. It located its first office at 106 E. Second, first listed in the 1904 city directory. Richman noted in 1911: "Following their father's death, they discontinued the real estate and loan departments and have since devoted themselves successfully to the practice of law, in which they have secured an extensive clientage." Their father apparently soon died as already in the 1907 city directory they are listed as "Thompson & Thompson" (not to be confused with the hardware store). This continued to operate on the second story through 1919. From 1921 to 1929, they were listed at 110 E. Second. Richman reported that both brothers were prominent in fraternal circles and held several positions in various organizations. Ralph was also recognized for his musical abilities, including his conducting and musical arranging skills. Herbert's contributions to the community included stints as both city and county attorney (Richman 1911, Vol. 2: 105).

In 1908, after the Fisch hardware store has dissolved, the Citizens Railway and Light Company is listed in the 108 E. Second storefront, using it as an office and waiting room. The Sanborn maps continue to show the 106-108 storefronts as consolidated, and no other business is listed in the 106 storefront, so it appears that they used the entire first story. The company had been organized in 1883 for the purpose

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of constructing and operating a railway, and the following officers were elected: Peter Musser, president; George Dillaway, vice president; T. R. Fitzgerald, secretary; Orange Chapman, superintendent. According to Richman: "The road was built according to plans and on September 11, 1883, there were something over two miles of tracks in the city and the first car was run over the line. The motive power was of mule and horse flesh. Since that time a number of changes have taken place, both in the personnel of the men owning the utility, the physical conditions of the concern and the power used for locomotion. As the city grew in numbers and importance, its citizens desired being up with its neighbors in the matter of street car service. May 29, 1893, saw a change. Mules were discarded for electricity and on the day above mentioned the present electric, or trolley system was inaugurated" (Richman 1911, Vol. 1: 412). The railway had many previous locations prior to moving into the Fisch Building. The Muscatine Street Railway Company is listed in the 1886-87 and 1891-92 city directories with its office and barns were at the corner of Third and Mulberry (demolished). In 1893-94, it had a name change to the Muscatine Electric Railway with the electrification of the line, and its office and plant were located from 225 to 233 Oak (demolished). In the 1897-98 directory, the office was at 317 E. Second (demolished – newer c.1898 building on site) and the barn was at 3rd and Spring.

In the 1900 directory, the Muscatine Electric Railway office had moved next door to 315 E. Second and the barn was in the southeast corner of Third and Oak. Officers included L.W. Prior, president; H.W. Huttig, vice-president; and C.E. Dennison, secretary-treasurer. On May 30, 1903, the Citizens Railway Park was opened. On December 4, 1903, Harry W. Huttig and William Musser bought out the other investors. They continued to expand service through Muscatine. The name had been changed to Citizen's Railway and Light Company in the 1904 directory. The office was at 405 E. Second (demolished) and the officers included Wm. Musser of Iowa City, president; J.R. Swearington, vice-president; H.W. Huttig, secretary-treasurer; A.L. Lindner, general manager; and H.T. Fiske, superintendent. The 1907 directory continued to list the Citizens Railroad and Light Company at 405 E. Second. However, the directory identified Child, Hulswit & Company, Grand Rapids, Michigan, as the proprietor. A.L. Lindner continued as the general manager.

In 1908, after the Fisch hardware store has dissolved, the Citizens Railway and Light Company is listed in the 108 E. Second storefront, using it as an office and waiting room. In 1911 the Citizens Railroad and Light Company continued to have its office at 108 E. Second, the gas house at 217 Oak, the power house at the foot of Oak and Front, and the barns on Third Street near Oak. The waiting room was located at 311 E. Third. The general manager was Edwin Walker and the master of transportation was W.A. Stockfield, but other officers were not identified in the city directory. By 1910, Muscatine bragged that they had 15 miles of electric railways (*Muscatine Boosters* 1910), though about 10 miles appears to be more accurate. In 1911, the Citizens Railway & Light Company served the city in a three-fold capacity. It furnished the gas, electricity for light and power, and street railway service (Richman 1911, Vol. 1: 412).

In 1913, the Davenport & Muscatine Railway Co. ("interurban and city railway service") was listed at this location, sharing space with the Muscatine Lighting Company. The first survey for the Muscatine-Davenport interurban began on May 8, 1906, after the Clinton-Davenport line had opened. The

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interurban survey was completed on January 1, 1907 (Richman 1911, Vol. 1: 485). The 1913 city directory apparently shows a split in the earlier railway and electric company, with the Muscatine Lighting Company operating electric services and the Davenport & Muscatine Railway running the rail and interurban service. Both organizations apparently operated from the same office, but the lighting company listed its office at 106-108 E. Second and the Interurban listed the Fisch Building for its passenger station. H.J. Carson was identified as the manager for the lighting company, which had its plant at Oak and Front Streets (same location as previous company). The freight depot for the Interurban was at 125 W. Front. The interurban was a popular way to travel to these cities for those who did not have cars during the hard economic times. The 1916 city directory shows the Davenport & Muscatine Interurban Railway Company was using both 106 & 108 for office and waiting room, and sharing the space with the Muscatine Lighting Company. By 1919, the name of the line was changed to the Clinton, Davenport & Muscatine Railroad. The business was moved to the Welch Apartment Building at 220 Iowa in 1920. The "trolley" streetcars ran until March 17, 1929, and the CDM (Clinton Davenport & Muscatine) interurban ran until November 8, 1938, using some of the same track (Clark 2005).

City directories show that the upper stories were apparently divided into various apartments and small business offices. Thompson & Thompson continued to operate on the second story through 1919. By 1911, several business and residential tenants were listed on the second and third stories. Mrs. B.A. Sheeney had furnished rooms on the third story in 1913, and the third story is listed as having furnished rooms in 1916.

In 1921, the 106-108 storefront was acquired by the Bogard Clothing Company, recreating a link between the Fisch family and the building. Carrie Fisch, youngest daughter of Jacob Fisch, was married to clothier David Bogard (Richman 1911: 26). City directories from the 1920s show the Bogard Clothing Company continued to operate from the store until around 1929, when it became vacant. By 1929, it was called the Fisch Building in the city directories.

The Spurgeon Mercantile Company was listed there in the 1931 directory and stayed until around 1938 or 1939. The upper stories were then called the Dermedy Apartments. The 1943 directory lists the apartments as the Downtown Apartments and the Western Auto store is located in the storefront. The Downtown Apartments continue to operate there into the 1950s. The 1946 directory shows the storefront however is acquired by the Firestone Stores around that period. Firestone keeps operating from the store until around 1952, when the 106 storefront is listed as vacant and the 108 address has the Singer Sewing Machine there.

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9. Major Bibliographical References

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

Clark, Dan. "Muscatine's Street Railway Era 1883-1938," website accessed online at <http://www.muscatine-tours.com/muscatine-streetcars/>

Grossheim, Oscar. "Image #FF," Historic photograph, c. 1910, Oscar Grossheim Collection, Musser Public Library, Muscatine, IA.

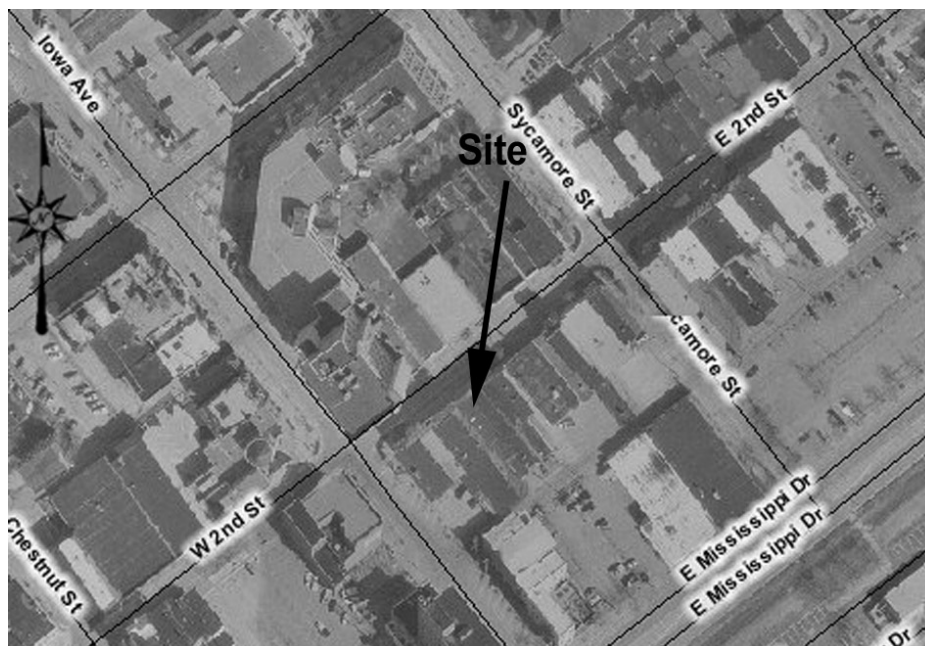
Muscatine Boosters. Muscatine: Record Printing Company, c.1910.

Richman, Irving B. *A History of Muscatine County, Iowa Vol. II, Biographical*, Chicago: S.J. Clarke Publishing, 1911, p. 26, 161, 153 & 572.

Portrait and Biographical Album, Muscatine, Iowa, Chicago: Acme Publishing, 1889, p. 105.

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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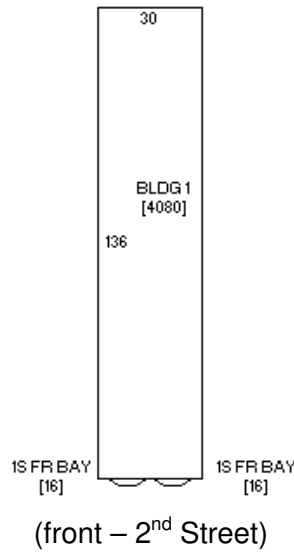
Fisch Building
Name of Property

Muscatine
County

106-108 E. 2nd Street
Address

Muscatine
City

Plan (from assessor's office)



Photograph of building (digital image)

