

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

State Inventory No. 70-00164  **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 Fred Daut Building  
 other names/site number Batterson-Wessel Button Company, Pearl Plaza, Field Site #: FS-017

**2. Location**

street & number 212 West 2<sup>nd</sup> 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) 10 Lot(s) 7, 8, 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            | If Eligible Property, enter number of: |                  |
|   | 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 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/Trade / Specialty Store</u>                   | <u>02E: Commerce/Trade / Specialty Store</u>                  |
| <u>10F01: Industry/Processing / Shell Processing Site</u>      | <u>02G: Commerce/Trade / Restaurant</u>                       |

**7. Description**

|  |   |
|--|---|
| <b>Architectural Classification</b> (Enter categories from instructions) | <b>Materials</b> (Enter categories from instructions) |
| <u>05B: Late Victorian / Italianate</u>                                  | foundation <u>03: Brick</u>                           |
| _____  | walls <u>03: Brick</u>                                |
| _____  | roof <u>08B: Rolled Asphalt</u>                       |
| _____  | other <u>05A: Iron</u>                                |

**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 212 West 2<sup>nd</sup> Street Site Number 70-00164  
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 1870  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 Devin Pettit, Vice-Chairman M.H.P.C. (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date October 28, 2004

street & number 215 Sycamore Street 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>Fred Daut Building</u>             | <u>Muscatine</u> |
| Name of Property                      | County           |
| <u>212 West 2<sup>nd</sup> Street</u> | <u>Muscatine</u> |
| Address                               | City             |

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## 7. Narrative Description

This is a three-story, four-bay, brick commercial building with Italianate influence, constructed around 1870. From 2001-2003, this building was renovated as part of the Pearl Plaza project. The buildings from 200 W. 2<sup>nd</sup> to 212 W. 2<sup>nd</sup> were combined in the interior to create a number of small stores and offices on the first and second floors, and apartments on the third floor; this was done by cutting out doorways in the interior walls.

The building is built with common bond brick pattern and has a brick foundation. The flat roof is an asphalt and rolled rubber combination. The storefront has been altered by being recessed and filled-in with windows. The three iron columns that are not recessed may have been salvaged from the interior of the building during a remodeling phase. An 1891 depiction of the building shows that the storefront was originally configured as four bays with a double-door entry between two large storefront windows and an entry to the upper stories on the right (Holmes 1891). A picture from Picturesque Muscatine from c.1900 also shows the original storefront without the iron columns (Picturesque Muscatine 1900: 85). A postcard from circa 1970 shows that the storefront was already recessed at that time, as well as the iron columns across the front of the building (Dunlap 1970). The storefront cornice consists of a stone band with stone corbelling underneath. The original windows openings with the stone sills and hoods are found on the second and third stories, with four windows on each story. Though the windows have been replaced, the two-over-two-light wood double-hung windows are sympathetic to the style of the building. The 1891 and c.1900 photographs show the same style of windows historically. The frieze has corbelled brick, and the cornice is metal and bracketed. Brick pilasters define either end of the façade.

The third story of the west elevation, which is visible from a block west above the adjacent two-story building, has a historic painted sign with the name Fred Daut. This was the second business person here, and only a few years after this building was built. He operated here from the late 1870s to around 1900. As the neighboring building at 218 (historically 214) W. 2<sup>nd</sup> Street was built as three stories around 1890 and reduced to two stories by 1899, the sign likely dates to the mid-1890s when he operated a grocery in both buildings. There are also two windows (new), on the third story. At the basement level there is a historic entry inside a cut-out of the end of the new (2002) rear addition to the building. This rear addition extends down to 206 West 2<sup>nd</sup> Street.

The south (rear) elevation includes two screened patios that have been added to the first and third floors above the basement level addition. The second floor has a new open balcony that has a modern entry and modern window. The first floor screened balcony has a modern entry leading to a large open concrete patio going from 212 West Second Street to 206 West Second Street. Underneath the patio there have been garages added.

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| <u>212 West 2<sup>nd</sup> Street</u> | <u>Muscatine</u> |
| Address                               | City             |

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## 8. Narrative Statement of Significance

The Fred Daut Building appears to be individually eligible for the National Register of Historic Places under Criteria A, but not Criteria B or C. Additionally, it does appear to be a contributing building in a potential downtown historic district.

The Fred Daut Building appears to be individually eligible under Criteria A for its association with the pearl button industry in Muscatine. Around 1910, the Batterson-Wessels Button Company moved to this location, also partially operating out of the neighboring 214 (218) W. 2<sup>nd</sup> Street, home to the Muscatine Pearl Works. While most businesses were focused on button manufacture, the Batterson-Wessels Button Company was one of the few that were a source of wholesale buttons. It appears to be the earliest wholesale button business as well as one of the steadiest, operating into the 1960s.

It may also be eligible under Criterion A for its association with 19<sup>th</sup> century business, particularly the cigar business of Fred Daut. This building served as a wholesale cigar store apparently its whole time here (about twenty-five years), however it was not always listed that way in city directories. From the first city business directory in 1859, there have been listings for cigars or cigar manufacturer etc. The first mention of tobacco-wholesale was in 1877 with Fred Daut the only listing. There is only one other year in which the category of wholesaler in tobacco comes up, and that is in the 1889-1892 city directory, in which Fred Daut was the only listing once again. In most years Fred Daut was listed with the many other cigar stores in town. Interestingly a painted advertisement on the west side of the building is for the Fred Daut business, further emphasizing this history. Around 1890, he appears to have converted this building into a grocery, also building the neighboring structure at 214 (218) W. 2<sup>nd</sup> Street.

The Fred Daut Building does not appear to be eligible for the National Register of Historic Places under Criteria B or C. None of the people associated with this building, including Fred Daut, Elmer Batterson, and J.E.T. Wessels, were particularly important. This is one of many brick, Italianate structures in the downtown, and with the altered storefront it does not appear to be a particularly outstanding example of this style. Overall, however, the integrity of the building is sufficient to convey its significance under Criterion A. The 1891 and c.1900 photographs of the building show windows similar to the new windows, as well as the same hoods and cornice. The picture shows that although the storefront has been altered, it still retains much of the “look” it had originally.

Finally, the Fred Daut Building appears to be a contributing building in a potential downtown historic district. It primarily falls within two contexts identified for the district: “Pearl Button Center of the World” and “19<sup>th</sup> century Business and Industry.” Its history as an early cigar manufacturer and conversion to the wholesale button industry contributes to the commercial and industrial district of the downtown district.

The Fred Daut Building was constructed around 1870. The first business here was a cigar manufacturer operated by John Vaupel, as listed in the 1874-75 city directory. This did not last long as in the 1877-78 directory; Fred Daut Cigar and Tobacco had located here. Although no evidence was found, it may have been that John Vaupel and Fred Daut were business partners, and Fred Daut simply bought John

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| <u>212 West 2<sup>nd</sup> Street</u> | <u>Muscatine</u> |
| Address                               | City             |

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Vaupel out, due to the short time John Vaupel was listed here. Though not the first business here, the building has been named as the Fred Daut Building in recognition of this second and more historically significant business. In the 1877-78 city directory, he was the only wholesale cigar manufacturer listed in town, though other cigar businesses were likely also manufacturing cigars. Daut did have a well known future author (Ellis Parker Butler) work for him for a period, as Ellis's father had already been working here for sometime (Carlson 1991: 160). The 1883 and 1888 Sanborn maps depict this business as "wholesale tobacco and tea." In 1890, Fred Daut expanded into the grocery business by building a similar structure next door at 218 West 2<sup>nd</sup> Street. Fred Daut was one of many grocers in the downtown. The 1892 and 1899 Sanborn maps has "wholesale grocery" listed as the use of both these structures, as illustrated in the 1891 *Souvenir of Muscatine*. Fred Daut remained at these two addresses at least until 1900, according to the city directories.

By 1904 M.N. Bond Hardware was located here briefly. The 1905 Sanborn map depicts a department store here.

In the early 1910s, the Batterson-Wessels Button Company moved here. "Wholesale buttons" is listed as the use on the 1912 Sanborn map, and they are listed here in the 1913 city directory. The Batterson-Wessels Button Company started in the late 1890's by Elmer Batterson, who was from the family that had the Batterson's department store, and by J.E.T. Wessels. This business was involved in the wholesale distribution of buttons throughout the country. John E. Wessels (son of J.E.T) entered the business in June 1939. J.E.T had died in 1923, and H.E. Fayle became manager until 1935; when Mrs. Ana Korte became manager ("Batterson-Wessels," 1940: 66). The business was listed at 125 W. Front St from 1904 through 1909 (building has been demolished). In 1904, they were listed as one of two suppliers of wholesale buttons, and by 1908 they were the only supplier. They continue to be the only listing under "Button Dealers – Wholesale" in the 1913 city directory, at 212-214 W. 2<sup>nd</sup> St. They appear to have primarily operated out of 212, as the Muscatine Pearl Works was also listed at 214 (218), with stock/storage on the upper story. This company was here from at least 1913 to 1968, according to city directories. There was a large fire here on December 20-21, 1918, that did heavy damage to the third floor, where they had just received a lot of new stock ("45,000 Damage Caused In Big Downtown Blaze," Dec 21, 1918, p. 1).

The Batterson-Wessels Button Company was joined in this category by the Schner-Block Co in the late 1910s and 1920s. In 1927, they were listed in "Buttons – Wholesale" at 210-214 W. 2<sup>nd</sup> Street as well as "Button Importers and Jobbers" at 212 W. 2<sup>nd</sup> St. They continued to be the only steady company listed under "Button – Wholesale and Jobbers. In 1936, they were joined by the button company next door (Muscatine Pearl Works), but within a couple of years they go back to being just a manufacturer. In 1946 two other companies are listed as wholesalers in the button business; those being the Burton Button Company and the Patterson Company both located at 604 East 3<sup>rd</sup> Street. The Patterson Company was no longer listed in 1949, and by 1952 the Burton Company had disappeared as well. By 1952 Batterson-Wessels was once again the only wholesaler, and had also gained the title of a novelty company; like the neighboring Muscatine Pearl Works. This would indicate that they were by this time more involved in the retail trade. The Muscatine Pearl Works had already been long engaged in the retail trade, and by the early 1950's, this may have been a more appealing part of the business to be in with the advent of plastic

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| <u>212 West 2<sup>nd</sup> Street</u> | <u>Muscatine</u> |
| Address                               | City             |

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buttons. The Batterson-Wessels Button Company was listed in city directories here through 1968, when the business closed.

Since 1968, various businesses have been located here. From 2001-2003, this building was renovated as part of the Pearl Plaza project. The buildings from 200 W. 2<sup>nd</sup> to 212 W. 2<sup>nd</sup> were combined in the interior to create a number of small stores and offices on the first and second floors, and apartments on the third floor.

## 9. Major Bibliographical References

"45,000 Damage Caused In Big Downtown Blaze," *Muscatine Journal*. Dec 21, 1918, p. 1.

"Batterson-Wessels," *Muscatine Journal Centennial Edition*. May 31, 1940, 66.

Carlson, JoAnn, ed. "Remembering by Jacob Braunworth," *Muscatine History Notes*, Volume 3. Muscatine: Musser Public Library, 1991.

City Directories, Muscatine, Various publishers, 1874-1968. Available at Musser Public Library.

Dunlap Post Card Company. Muscatine, Iowa. Second Street. Street Scene. Omaha, NE. c.1970.

Holmes, R.A. *Souvenir of Muscatine, Iowa*. Muscatine: R.A. Holmes, 1891. Available online at [www.rootsweb.com/~iamuscat/albumtiny.htm](http://www.rootsweb.com/~iamuscat/albumtiny.htm)

*Picturesque Muscatine*. Muscatine: H.W. Lewis: 1901, 85.

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)

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Fred Daut Building  
Name of Property

Muscatine  
County

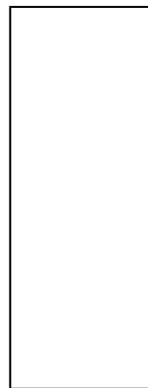
212 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Location Map



## Plan



(front – 2<sup>nd</sup> St)

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Fred Daut Building  
Name of Property

Muscatine  
County

212 West 2<sup>nd</sup> Street  
Address

Muscatine  
City

## Photograph of building (digital image)

