

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

State Inventory No. 70-00129 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 Kaufmann Cigars
 other names/site number Field Site #: FS-073

2. Location

street & number 211 E. 2nd St
 city or town Muscatine, Iowa vicinity, county _____
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 32 Lot(s) E1/3 Lot 2

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

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E: Commerce / Speciality Store - Cigar</u>	<u>02E: Commerce / Speciality Store - Embroidery</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05G: Victorian/Romanesque</u>	foundation _____
_____	walls <u>03: Brick</u>
_____	roof <u>08B: Asphalt Rolled</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input 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 checked="" type="checkbox"/> Yes <input 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 211 E. 2nd St Site Number 70-00129
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
02: Architecture

Significant Dates

Construction date 1875 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 Jay Brady, Chair (R.L. McCarley, Consultant)
organization Muscatine Historic Preservation Commission date February 6, 2005
street & number 215 Sycamore telephone 563-264-1554
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

Page 3

Kaufmann Cigars

Muscatine

Name of Property

County

211 E. 2nd Street

Muscatine

Address

City

7. Narrative Description

This building is a c.1875, three story, Romanesque Revival commercial building. The original storefront has been replaced, but the second and third stories are relatively intact. Brick pilasters at each side of the front elevation frame the building. Review of an 1869-70 photo of this block shows this building is not present (GR22). Two 1879 photos show this three story building present comparable to the building that is present today (GR160, GR164). The original single story back of this building was modified to add two stories between 1892 and 1899 according to the Sanborn Maps. An 1888 photo shows the building front similar to the present (GR165). A 1900 Oscar Grossheim photograph shows the building front much like it is today (OG #A-107). The photographs show that the upper story windows are four-over-four-light double-hung windows. The storefront configuration is not clearly shown on the photographs.

The original storefront has been replaced, but the second and third stories are relatively intact. Brick pilasters at each side of the front elevation frame the building. The storefront is a modern style consisting of the entries to the upper floors and to the store offset to the west side of the store. The entrance door is a typical glass retail door with transom above. The second floor entry is adjacent and to the east of the store entry. The second floor entry door is a modern glass retail door with transom above. The storefront windows consist of three windows – two single lights of same size and slightly taller than wide, and a third single light that is narrower to close the gap between the two windows and the building wall. The storefront ceiling is wooden plywood sheeting. Faux stone covers the storefront's exterior walls. A new fabric awning shelters the storefront from the elements. A steel lintel spans the storefront and supports the brick upper stories. Immediately above the lintel is brick dentiling and stone ledge that reflects the arch pattern of the building's cornice. The three second-story windows have non-historic four-over-four-light double-hung rectangular sashes and segmental arch window hoods with keystone detail. The three third-story windows have non-historic single-over-single-light double-hung rectangular sashes. These arch windows have an arch hood with keystone detail. The window sills appear to be stone. The different window hoods echoes the pattern also next door at 209 E. 2nd with arches on the third story window and flatter hoods on the second story windows. The roof cornice is defined by brick detailing with arches and corbelling. The east and west elevations are party walls with the adjacent buildings. A brick rear addition was added in the late 1890s.

8. Narrative Statement of Significance

The Kaufmann Cigars Building appears individually eligible for the National Register of Historic Places under Criterion A for its association with the cigar industry in Muscatine. Though the storefront has been altered and upper story windows replaced, the overall design and features of the building remains intact. The building does not appear to be eligible for the National Register under Criteria B or C. The building would also likely be a strong contributing building in a potential downtown commercial district.

The Kaufmann Cigars Building appears individually eligible for the National Register of Historic Places under Criterion A for its association with this cigar industry in Muscatine. The Kaufmann business dates

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Kaufmann Cigars</u>	<u>Muscatine</u>
Name of Property	County
<u>211 E. 2nd Street</u>	<u>Muscatine</u>
Address	City

as one of the early cigar/tobacco business in Muscatine, outlasting many of its competitors. This building appears to have been built for the business around 1875. The Kaufmanns continued to operate here through the late 1890s, when the business was bought by George Eichenauer. He continued to make cigars and sell tobacco here through the 1920s when the business was passed onto his son, who continued to operate here until 1963. Thus, for nearly the first 100 years of this building, it was associated with the cigar/tobacco industry. Both businesses were recognized for their success and prominence within the community. Thus, the building appears to be eligible under Criterion A.

Finally, this building would be a strong contributing structure in a potential downtown commercial historic district. The building is located in the middle of a key block centered in the business district. It falls within two historic contexts identified for this district: "19th century Business and Industry" and "20th century Business and Industry." Its operation for over 90 years as a cigar store contributes to the historic business context of the downtown district. Additionally, the traditional three-story, brick, Romanesque Revival architecture contributes architecturally to this district.

This property location has been used for cigar and tobacco retailing for many years. Fredinand Kaufmann reportedly started a cigar and tobacco store in 1862, though city directories list him as a cigar dealer as early as 1856 ("Eichenauer's Cigar Store," May 31, 1940, 28). In 1859, Kaufmann was one of four cigar dealers and was listed at 197, south side of 2nd by Sycamore (old address system). In 1866 Kaufmann was one of two cigar stores and was listed at 206 2nd (old address system). By 1869, Kaufmann was one of eight cigar dealers and was listed on the north side of 2nd near Sycamore. Since a 1869-70 photograph of the block does not show this building, it is assumed he was operating elsewhere on the block in this period. In 1875, Kaufmann was on the north side of 2nd east of Sycamore and was one of five cigar dealers listed. The 1876-77 city directory lists him at 44 E. 2nd, which became 211 E. 2nd with the final address renumbering in the early 1880s. Thus, it is likely that he built this building around 1875 for his business. Fredinand's son, Adolph, joined him in the business several years after the business started. The 1883 Sanborn map shows a tobacco store at this location. The 1888 and 1892 Sanborn maps show cigar making, as well as a tobacco store. Kaufmann would continue to operate at this location until 1899 ("Eichenauer's Cigar Store," May 31, 1940, 28). Kaufmann survived the early business competition of the 1850s and the lean war years of the 1860s to participate in the ascendancy of the Muscatine cigar manufacturing and dealing during the 1880s and 1890s.

George Eichenauer bought out Kaufmann's Cigars and moved into this storefront in 1899 ("Eichenauer's Cigar Store," 1940, p. 28). George Eichenauer was born in Muscatine on January 12, 1858, and he entered the tobacco business as a stripper at age 10, working before and after school. He later learned the cigarmaker's trade, which he practiced for years as a journeyman. He married Miss Katie Gergen, a first generation German immigrant, on September 12, 1888. The 1899 Sanborn map shows "cigars and factory" as the use of the building, as well as a significant addition to the rear of the building. This use continues to be depicted on the 1905, 1912, and 1919 Sanborn maps. Eichenauer's was listed in the city directories as a cigar dealer but not as a cigar manufacturer until 1902. However, it was likely that Eichenauer's was manufacturing cigars from the beginning since George had learned the trade as a youngster, as indicated on the Sanborn maps. In 1911, it was noted that "he has built up a fine patronage and made his establishment one of the most flourishing of the kind in the city" (Richman 1911,

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Kaufmann Cigars</u>	<u>Muscatine</u>
Name of Property	County
<u>211 E. 2nd Street</u>	<u>Muscatine</u>
Address	City

Vol 2: 68). In 1925 his son, Fred Eichenauer, became the proprietor and continued to operate at this location until 1963, completing over 100 years of cigar making and dealing tradition. It appears, based on city directory listings, that Eichenauer's was no longer manufacturing cigars as of 1936.

Pandiet's band and orchestra shop was also located here in 1908-1909, perhaps using an upper story space. The upper stories have been used for tenant housing since before the 1900's.

Cigar making, wholesaling and retailing has been a long-standing tradition in Muscatine. The number of cigar and tobacco houses varied from 5 to 9 in the 1870s, and by the 1890s there were 17 cigar makers and retailers. Cigar manufacturing reached its zenith in the 1900s with up to 16 cigar manufacturers and 11 dealers located in Muscatine. From 5 to 10 manufacturers and 8 to 11 dealers were operating in the 1910s. The cigar wholesale industry in Muscatine began to decline in the 1920s going from 9 dealers at the beginning of the decade to 4 by 1920. The number of cigar manufacturers continued to remain steady at 8 to 10 during this period. The Muscatine cigar manufacturing industry began its decline in the 1930s going from 9 at the beginning of the decade to 4 by the end of the decade. The number of dealers dropped from 4 to 3 over the course of the decade. The 1940s spelled the end of the cigar manufacturing industry in Muscatine with 0 manufacturers listed in 1949. Two cigar dealers remained in 1949.

9. Major Bibliographical References

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

"Eichenauer's Cigar Store", Centennial Edition, Muscatine Journal newspaper, Muscatine, Iowa, May 31, 1940, Section 2, Page 4 (Page 28). Available at the Musser Public Library.

"George Eichenauer", History of Muscatine County, Vol. 2, 1911, P. 68, 69.

GR22, Second West from Cedar Photograph, 1869, Graham Photo Collection, Volume 1. Available at the Musser Public Library.

GR160, Second West from Cedar Photograph, 1879, Graham Photo Collection, Volume 4. Available at the Musser Public Library.

GR164, Second East from Sycamore Photograph, 1879, Graham Photo Collection, Volume 4. Available at the Musser Public Library.

GR165, Second East from Sycamore Photograph, 1888, Graham Photo Collection, Volume 4. Available at the Musser Public Library.

OG #A-42, 2nd St at Cedar looking West, C 1906, Grossheim Photo Collection. Available at the Musser Public Library.

Iowa Site Inventory Form Continuation Sheet

Page 6

Kaufmann Cigars
Name of Property

Muscatine
County

211 E. 2nd Street
Address

Muscatine
City

OG #A-107, Vol 27, Street Fair, September 10-15, 1900, Grosheim Photo Collection. Available at the Musser Public Library.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at sanborn.umi.com.

Second Street Muscatine, Randallman's Post Card Collection, 1907. Available at the Musser Public Library.

Location Map



Iowa Site Inventory Form Continuation Sheet

Page 7

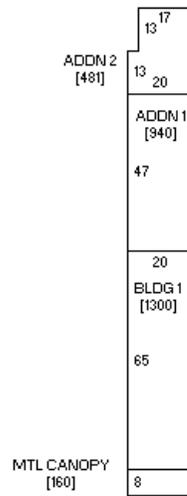
Kaufmann Cigars
Name of Property

Muscatine
County

211 E. 2nd Street
Address

Muscatine
City

Plan (from assessor's office)



(front – Second St.)

Photograph of building (digital image)

