

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

State Inventory No. 70-00118 **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 Block
 other names/site number Field Site #: FS-053

2. Location

street & number 110-112-114-116 East Second 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) 8 (part), 9 (part)

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>02E06: Commerce / Jewelry Store (110)</u>	<u>02E06: Commerce / Jewelry Store (110)</u>
<u>02E03: Commerce / Dry Goods (112 & 116)</u>	<u>08E: Recreation / Sport Facility / Tai Kwon Do (112)</u>
<u>11D01: Health Care / Pharmacy (114)</u>	<u>70: Vacant (114); 02B04: Insurance Office (116)</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B: Late Victorian / Italianate (110-112-114)</u>	foundation <u>03: Brick</u>
<u>09F05: Commercial / Brick Front (116)</u>	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 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 110-112-114-116 E. 2nd St Site Number 70-00118
City Muscatine District Number _____

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce

Significant Dates

Construction date
1865 check if circa or estimated date
Other dates

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 Maryrose and John Peterschmidt (Member and Volunteer) (R.L. McCarley, Consultant)
organization Muscatine Historic Preservation Commission date July 24, 2005
street & number 215 Sycamore telephone 563-264-1550
city or town Muscatine state Iowa 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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7. Narrative Description

Originally, this commercial block has four unified, similar storefronts and upper facades. The block is depicted as a two story building from 1883 through 1946 on the Sanborn maps. Except for a few variations in the rear, or south elevation, such as an addition of a garage at the rear of 112 East 2nd St. in 1919 and a similar addition shown in 1928 at the rear of 114 East 2nd St., the building outline of all four of these buildings has remained the same from 1883 to 1946. An early c.1900 photo of the south side of Second Street, reveals a row of four identical, two story brick buildings with shared walls between the buildings and a common façade. (OG#A-76, Grossheim Collection). Each of the buildings at 110 – 116 East 2nd St. was two bays wide, with a continuous wrought iron balcony and railing at the second floor window sill level. Each storefront entry was recessed and flanked by display windows and protected by an awning that spanned the width of the store and extended across the front sidewalk. The skirt of each awning proclaimed the wares of the proprietor within. They were flanked by three story buildings at 108 and 118 East Second Street on the Sanborn maps from 1883 to 1946. When the Better Homes Furniture Store at 118-120 East 2nd St. was destroyed by fire on September 27, 1966, the building at 116 East 2nd St. was also damaged. (“Disastrous Blaze Hits Stores”, Muscatine Journal, September 27, 1966, 1). This building has been significantly reconstructed following the fire. The remaining three stores (110-112-114) continue to have the connect storefront brick cornice detailing. The middle stores, 112 and 114, appear to retain their original window openings.

The store at 110 East Second Street (far right) has been remodeled in recent years. The non-historic storefront appears to date to the 1960s. The entry is recessed between storefront windows, and the upper story entry is located at the far left of the storefront. This entry has a transom window. A modern, high profile awning is mounted full width of the building. On the second floor, the two original windows with hoods and sills have been replaced by four smaller, non-historic, double-hung windows, set in a space that is topped by a lintel made of an approximately ten foot long steel I-beam or channel. The remaining area beneath the lintel and around the windows is filled with wood panel, indicating that when these windows were originally altered, larger windows were installed. The cornice of 110, 112 and 114 East Second St. is not high and decorative, but rather low and simple in design. Continuous rows of brick are laid projecting from the three buildings in a dentil pattern, giving the appearance of a single building. The alterations to the storefront and the second floor windows have taken place in recent years and have impacted the architectural integrity of this portion of the block.

The store at 112 East Second Street (second from right) is two bays wide. The storefront has retained the original brick bulkheads beneath display windows that diagonally flank a recessed single entry. The entry door is modern and framed in aluminum. The historic black and white, octagon shaped, ceramic tile floor between the windows at the entry is intact also. In addition, a decorative pressed tin ceiling above the entry appears to be intact and original. A full width transom, about thirty inches high, made up of three inch square translucent glass panes is above the display windows and appears to be intact. There is a modern, aluminum framed awning and diagonal support, which is attached to a steel channel mounted on the face brick of the building. The flat awning projects from the building above the display windows. A single entry with transom to the second floor apartment is on the right. On the second story

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are two one-over-one-light, double-hung windows with their original cut stone segmental arch hoods with keystone. The continuous cornice lined with brick “dentil” detailing extends across this portion of the building, as well as 110 and 114. The architectural integrity of 112 East Second Street is very much intact.

While the second floor façade of 114 East Second Street shows the original cornice, windows, hoods and sills, the storefront has been severely altered. A single, recessed entry on the left is an aluminum framed glass door. A large, modern, aluminum framed display window is located to the right of the entry. A single entry to second floor apartments above 114 and 116 East 2nd St. is on the left. Wood panel has been used to cover the glass transom. The upper portion of the façade has the same one-over-one-light, double-hung windows with their original cut stone segmental arch hoods with keystone and simple cornice as 112. The architectural integrity of 114 East Second Street is relatively intact.

The architectural integrity of 116 East Second Street has been severely compromised, due to the massive reconstruction and modernization that took place after the furniture store at 118-120 East Second Street was destroyed by fire on September 27, 1966. (“Disastrous Blaze Hits Stores”, *Muscatine Journal*, September 27, 1966, 1). New façade brick has been applied, likely after the fire in 1966. Currently, the storefront has a single, recessed entry on the right with large, aluminum framed display window diagonally to the left. A door to the second floor apartment is on the far right, flush with the building façade. A very high bulkhead is clad with light tan colored, ceramic tile. Above the entry and display window is an awning support in disrepair, mounted to the building. The upper story has a large window opening with a center picture window flanked by side double-hung windows. Rows of soldier brick define the lintel of the window opening and cornice of the building.

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, though integrity would need to be carefully considered. However, it does appear to be a contributing building in a potential downtown historic district.

A series of local businesses are associated with this block. Several saloons and groceries operated at 110 from 1866 to 1912, until George Volger started his own jewelry store here in 1913, beginning a long tenure of jewelry stores here. Though Volger was shot by his former employer F.W. Swan in 1921, George Zoller Jewelry Store soon opened and operated here through 1958 when it was sold to Lange’s jewelry who continued business here to the end of the 20th century. 112 E. 2nd Street served as the boot and shoe store of Jacob and then Charles Braunwarth from 1866 to 1911. Meanwhile, the second story served as the office of Dr. Sarah Braunwarth from 1876 to 1926 and Dr. Emma Braunwarth from c.1882 to c.1939. Their sister, Alice, operated a pharmacy next door at 114 in the 1890s. Shoe stores continued to operate at 112 into the late 1930s, and a clothing store moved here in 1940. The early history of 114 is associated with a tailor, J.P. Lewis, before it sat vacant for a number of years until Alice ran her pharmacy from 1893 to 1900. A series of restaurants and cafes operated here into the 1920s. J.G.

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Gordon & Co, a general merchandise store, operated at 116 from 1866 to 1875, followed by tailors Welch and Knopp from 1877 to 1911. Millinery shops operated here from 1912 to 1937. While this commercial history is certainly interesting, none of the businesses appear to have made particularly significant contributions to the history of Muscatine. Additionally, the overall integrity of this two-story block has been somewhat compromised, with the storefront alterations on all four storefronts and upper story alterations to 110 and 116. Thus, this commercial block does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C at this time.

However, this block, particularly 112 E. 2nd Street, may have some significant history in relation to the history of women in Muscatine. Sarah Braunwarth was the first female physician in Muscatine in 1876, and she and her sister Emma continued to practice well into the 20th century. In a published response to a medical journal article advocating the denial of physician's rights to women in 1891, Sarah Braunwarth wrote in part; "In all ages woman has been the real physician of the human race. But it is only lately that she has "caught on" that a service to be appreciated must be paid for. Out of the unselfish purity of heart, she has ministered night and day to neighbors and relatives and never charged money for her services" (University of Iowa Hospital and Clinics quote from *Toledo Medical Compendium*. Series of 1891, vol. 7, pp. 366-67). Sarah and Emma's impact on the role of women in Muscatine, or their broader contributions to women in the medical profession, has not been extensively researched or assessed at this time. 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. The integrity of the building would need to be carefully assessed as the significance is further determined.

However, it does appear to be a contributing building in a potential downtown historic district. It falls within two historic contexts identified for the district: "19th century Business and Industry" and "20th century Business and Industry." The strong commercial history of this building certainly contributes to a downtown commercial historic district. While some alterations to the block have occurred, the block retains its overall scale, design, and form, and it appears to retain sufficient integrity to be a contributing building in a potential downtown historic district.

The four storefront commercial block at 110, 112, 114 and 116 East Second Street is shown on all Sanborn maps as a two story block. Except for a few variations in the rear, or south elevation, such as an addition of a garage at the rear of 112 East 2nd St. in 1919 and a similar addition shown in 1928 at the rear of 114 East 2nd St., the building outline of all four of these buildings has remained the same from 1883 to 1946. An early c.1900 photo of the south side of Second Street, reveals a row of four identical, two story brick buildings with shared walls between the buildings and a common façade. (OG#A-76, Grossheim Collection). Each of the buildings at 110 – 116 East 2nd St. was two bays wide, with a continuous wrought iron balcony and railing at the second floor window sill level. Each storefront entry was recessed and flanked by display windows and protected by an awning that spanned the width of the store and extended across the front sidewalk. The skirt of each awning proclaimed the wares of the proprietor within. They were flanked by three story buildings at 108 and 118 East Second Street on the Sanborn maps from 1883 to 1946. When the Better Homes Furniture Store at 118-120 East 2nd St. was destroyed by fire on September 27, 1966, the building at 116 East 2nd St. was also damaged.

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("Disastrous Blaze Hits Stores", Muscatine Journal, September 27, 1966, 1). This building has been significantly reconstructed following the fire.

The earliest occupant shown in city directories at 110 East Second Street is a saloonkeeper, J.W. Koehler in 1866 (old address of 169 Second). He appears to be followed by George Freyermuth in 1869. A confectioner, James E. Marshall, is shown in the 1877-78 city directory at this address. The 1883 Sanborn map indicates a second hand store operated at 110 W. 2nd Street, but it cannot be verified by city directories. The 1888 and 1892 Sanborn maps indicate that a grocery operated at 110 W. 2nd Street. The 1886-87 city directory shows the George M. Scott Grocery, followed by the Callahan & O'Brien Grocery in 1889-92, H.H. Sharrer Grocery in 1891-92 and 1893-94, and the Thomas J. Ryan Grocery from 1895-96 to 1897-98. The 1899 city directory lists Nicholas Achter, grocer, at this location, though the 1899 Sanborn map indicates a restaurant at this location. The city directories show that James Cosgrove, tailor was in business at 110 East Second Street from 1891 to 1903, likely on the second story. His wife continued to be listed here through 1908-09. In 1900, the Kuriger brothers, cigar makers, are listed at 110 East 2nd St. The 1905 and 1912 Sanborn maps indicate tea at this location. The Home Tea Company was owned and operated by William E. Scannell from 1903 through 1911. They were one of five listings under "teas and coffees" in the 1910 city directory.

In 1913, George Volger quit his employ at the F.W. Swan Jewelry Store and began his own business at 110 W. 2nd Street. He remained here until his unfortunate demise in 1921 at the hands of a competitor and former boss, F.W. Swan. The George Zoller Jewelry Store then began and continued until 1958, when the business was sold to Lange Jeweler's, who remained at 110 East 2nd St. until the turn of the 21st century. Through this period, various tenants operated on the second story. B.F. Bates was here in 1913 and 1916, followed by Thompson & Thompson, attorneys, from 1921 to 1929. Also in 1929, U.P. Byrne and C.H. Schultz, both real estate agents, were listed here. John and Katherine Hanley moved in by 1931, and Katherine continued to be listed here though 1943.

The history of 112 E. Second Street can be traced back to Jacob Braunwarth in 1866. Jacob Braunwarth was born in Langenau, Wurtemberg, Germany on November 7, 1812. As a young man he learned the shoemaker trade in Germany and immigrated to the United States through New Orleans in 1849. He married Louisa Wagner that same year and traveled up the Mississippi River to Vandalia, Illinois, where they remained until 1855. They then moved once again, this time further upriver to Muscatine, where they settled in with their growing family, which eventually consisted of Sarah, Anna, Emma, Charles, Jessie, Alice and William (*Portrait and Biographical Album of Muscatine County, Iowa* 1889: 349; University of Iowa Hospitals and Clinics). Jacob, according to city directories, operated a saloon at the corner of Fifth and Mulberry in 1859-1860. He was then shown to be operating a boots and shoes manufacturing and sales shop in 1866, at 171 Second Street, which coincides with the new address system for 112 East Second Street. In the city directories after 1875, son Charles is shown to be the owner of the business at this address, even though Jacob did not die until 1897. Charles was born and raised in Muscatine, graduating from Muscatine High School in 1879. He remained in business until 1911 as The Red Boot Store at this location. Boots and Shoes is indicated as the use of 112 E. 2nd Street on the 1883, 1888, 1892, 1899, and 1905 Sanborn maps.

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During this period, the second floor was also used as offices. Jacob and Louisa Braunwarth were German immigrants who brought a strong respect for medicine with them and passed it on to their offspring. Of their seven children, five girls and two boys, three of their daughters graduated from coeducational medical schools and a fourth studied pharmacy. When J. Sarah Braunwarth graduated from the Medical Department at the State University of Iowa (University of Iowa) in 1876, she set up a private practice in Muscatine. She is listed in the 1877 city directory as practicing on the "south side of 2nd, 8 east of Iowa," the same location as her father's boot and shoe store. She appears to be the only woman listed under "physicians" in this directory. Two of her sisters, Emma and Anna, also graduated as physicians from the State University of Iowa, and Emma joined Sarah in her practice while Anna moved to Illinois to practice. The 1886-87 city directory lists "Misses J.S. and E.L. Braunwarth" at 112 E. 2nd Street. They appear to be the only females listed under "Physicians and Surgeons." Sarah and Emma continued their practice on the second story of 112 E. 2nd Street well into the 20th century. Throughout this period, they appear to be the only female doctors practicing in Muscatine. Sarah practiced medicine in Muscatine for fifty years before retiring in 1926 and dying in 1927 at age 74. Emma continued to practice well into the late 1930s, and she died on March 6, 1940. Also, sister Alice was a pharmacist and operated a drug store next door at 114 East Second Street (*Portrait and Biographical Album of Muscatine County, Iowa* 1889: 349; University of Iowa Hospitals and Clinics).

The Adams Express Company was also located at 112 from 1900 to 1904. Boots and shoes continued to be indicated at this location on the 1912 and 1919 Sanborn maps, and city directories indicate that this use continued for several more decades. Charles Braunwarth was last listed here in 1911. In 1913, the Moore & Meerdink shoestore is listed at 112 East 2nd Street, followed by Fischer Brothers Shoes from 1916 until 1929. There follows an unlisted period from 1930 to 1935, then the Bruce John Shoe Co. appears from 1936 to 1939. The Mode O Day ladies clothing shop moves in to this location in 1940 and stays until 1943. In 1946, Service Optical Co. is found at this location and remains through 1958. William D. Goldsberry is found at 11½ East 2nd St. from 1931 to 1946, then the youngest Braunwarth daughter, Jessie, is shown here from 1949 to 1952.

Early city directories in 1866 and 1875 list a tailor, J.P. Lewis at 173 Second St., which would be 114 East 2nd St. Interestingly, he is the only tailor listed in town in 1866. 114 E. 2nd Street was indicated as "shoes" on the 1883 Sanborn map, which may have been associated with the neighboring store of Jacob Braunwarth as no occupant is identified in the 1883 city directory. Crossman and Huff, attorneys, were listed here in 1886, and no listings were found in 1889 or 1891. The 1888 and 1892 Sanborn maps also shows this building as vacant. W.C & A.L. (Alice) Braunwarth Drug Store was listed here from 1893 through 1903. By 1899, Alice L. Braunwarth is listed solely. Alice was the sister of Sarah and Emma Braunwarth, physicians, who operated next door at 112 E. 2nd Street. The 1899 and 1905 maps indicated "drugs" as the business here. Various doctors are listed here from 1904 to 1909, including Dr. J.L. Pentzer, Dr. D.P. Miller, and Dr. J.W. Morgan.

A series of cafes was located at 114 E. 2nd Street until 1924, including Leu & Koepping (1911), Waldorf Café (1913), Bond's Café (1916), and Liberty Café (1921, 1923-24). In 1916 through 1921, Charles C. Braunwarth's shoe factory was also indicated on the second story, further indicating an association between 112 and 114. The West Toggery Shop was at 114 East 2nd St. in 1927, 1929, and 1931,

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followed by Carroll's Clothes Shop in 1934. Kords Drug Store began a long stay in 1936, ending in 1958. Second story tenants included Floyd W. Law in 1927, H.S. Curry in 1929, John Gerard from 1931 to 1934, Mary Criger in 1936, Ray Knapp in 1938. It remained vacant throughout the 1940's until Nan Holtz occupied 114 ½ from 1949 to 1952.

From 1866 to 1875, a general merchandise store, J.G. Gordon & Co. is shown in city directories at 175 Second Street, which is later identified as 116 East Second Street. The 1883, 1888, 1892, 1899, and 1905 Sanborn maps show a tailor operating at 116 E. 2nd Street. City directories show Welch and Knopp, tailors to be in business at 116 East Second Street from 1877 until 1911. A millinery is then indicated in 1912 and 1919. Hahn Millinery Shop was here in 1913, followed by Banker Millinery Shop from 1916 to 1921, and then Delahan Sisters Millinery Shop from 1923 to 1937. A variety of shops operated here during the next 20 years, such as Hollywood Studio barber shop in 1939, The Furniture Mart in 1941, The Gift Store in 1943, Petersen's Office Supplies in 1949, then Vance Jewelry from 1954 to 1958. Second story tenants included Tony Lange, a tailor, from 1929 to 1938, Glen McMullen, who operated a photo studio at 116 ½ in 1946, Harold Leedy in 1949, Everett Hontz in 1952.

9. Major Bibliographical References

City Directories, Muscatine. Various Publishers, 1859 – 1959. Available at the Musser Public Library

"Disastrous Blaze Hits Stores", Muscatine Journal. September 27, 1966, page 1.

OG#A-76, Photograph, c.1900. Oscar Grossheim. Oscar Grossheim Photograph Collection, Musser Public Library, Muscatine.

Portrait and Biographical Album of Muscatine County, Iowa. Chicago: Acme Publishing, 1889.

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

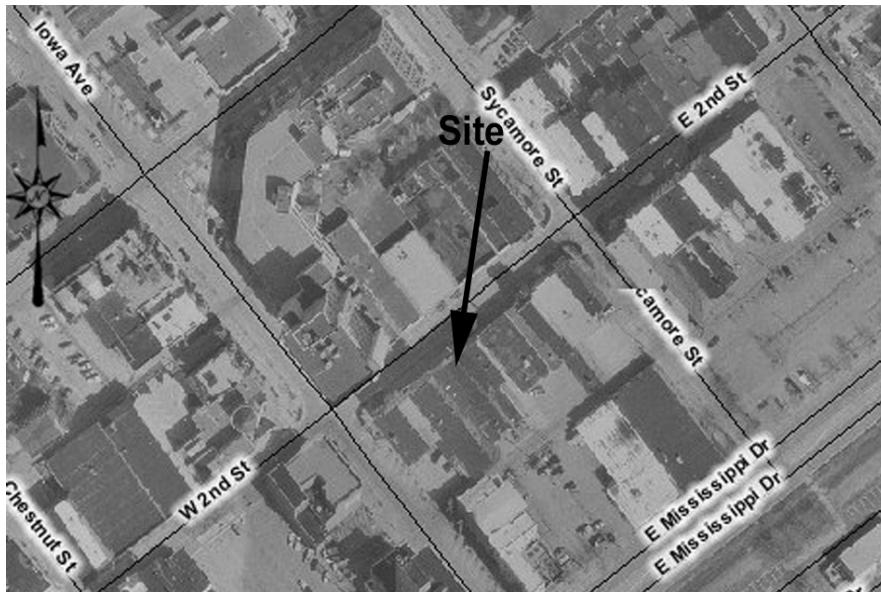
University of Iowa Hospitals and Clinics, Medical Museum. "J. Sarah Braunwarth, M.D., 1853-1927," Available online at <http://www.uihealthcare.com/depts/medmuseum/wallexhibits/braunwarth/sarah.html>

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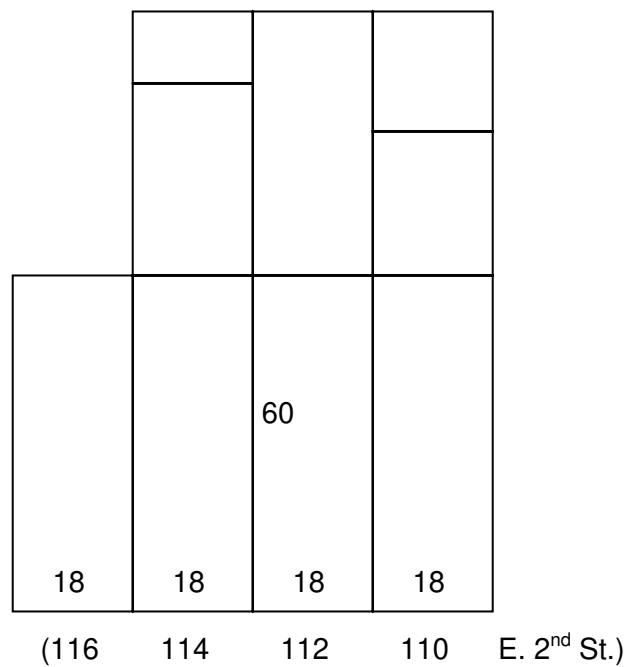
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Location Map



Plan



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Photograph of building (digital image)

