

**Site Inventory Form**  
**State Historical Society of Iowa**  
 (November 2005)

**State Inventory No.** 29-01131  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-00001  
 Relationship:  Contributing  Noncontributing  
 Contributes to a potential district with yet unknown boundaries  
 National Register Status:(any that apply)  Listed  De-listed  NHL  DOE  
 9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_  
 Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name Ganz Building

other names/site number Downtown Survey Map # J-153-154

**2. Location**

street & number 613-615 Jefferson Street

city or town Burlington  vicinity, county Des Moines

Legal Description:(If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Original City Block(s) \_\_\_\_\_ Lot(s) east 39' of Lot 883

**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 N/A Historical Architectural Data Base Number \_\_\_\_\_

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

02G04: Commerce / tavern

02G: Commerce / restaurant

02E: Commerce / specialty store

**Current Functions** (Enter categories from instructions)

02G02: Commerce / bar

**7. Description**

**Architectural Classification** (Enter categories from instructions)

09F05: Commercial / brick front

05B: Italianate

**Materials** (Enter categories from instructions)

foundation 04: Stone

walls (visible material) 03: Brick

roof 08B: Rolled Asphalt

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 Des Moines Address 613-615 Jefferson Street Site Number 29-01131  
City Burlington District Number 29-03685

**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 1873  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**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 Rebecca L. McCarley, consultant, Davenport research by Judy Stevens and Barb Mackey  
organization Burlington Historic Preservation Commission date February 3, 2014  
street & number City Hall, 400 Washington Street telephone 319-753-8158  
city or town Burlington state Iowa zip code 52601

**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 noncontributing 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>Ganz Building</u>	<u>Des Moines</u>
Name of Property	County
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Address	City

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## 7. Narrative Description

This is a two-story, seven-bay Italianate building. This building is one of very few downtown buildings that retains its original storefront design, with seven arch openings. While the individual windows/doors have been replaced, it also retains its original window/door/window/door/window/door configuration. The iron columns between the openings are unique, with corner "corbels." The arch above each opening is composed of three rowlock courses of brick. The second story windows have a continuous sill and double-rowlock course of brick. The right/west three windows appear to retain original six-over-six-light double-hung wood sashes, with later storms installed. The left/east four windows have replacement one-over-one-light double-hung sashes with transoms. Similar to other buildings on this block built after the 1873 fire, the decorative cornice is brick, with large "brackets" between each of the bays and smaller brackets between them. The east side along the alley has four small windows on the first story and four replacement one-over-one-light double-hung windows with transoms on the second story. A building constructed in the 1920s to the west has been demolished, and this wall has been covered in stucco-like panels. A patio for the restaurant is located to the rear of the building.

## 8. Narrative Statement of Significance

The Ganz Building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1873 by Andy Ganz, with the cooperation of the owner of the west half. A saloon or restaurant operated in both storefronts of this building for many years historically, with the two spaces combined in 2004. This history contributes to the historic significance of the downtown district. This building is an excellent example of Italianate architecture in downtown Burlington, with arch openings across the storefront, arch windows, and decorative brick cornice. Unlike many downtown buildings, it retains its original storefront configuration and design. It also contributes to the first period of architectural significance for the historic district. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

The east 20 feet of Lot 883 (613 Jefferson) was originally sold to C.F. Aspelmeier and the west 97 feet (which includes 615 Jefferson) to Elisha Chamberlain. On September 8, 1869, Elisha Chamberlain sold 19 feet (615 Jefferson) to C. F. Aspelmeier, giving Mr. Aspelmeier 39 feet west of the alley along Jefferson. In 1871, C.F. Aspelmeier operated the Hawkeye Store at 121 Jefferson, dealing in groceries, provisions, stone and wooden ware, flour and feed, and he lived at the same location. Prior to about 1873-4, the buildings were not numbered by blocks but in order west from Main St, and the buildings were numbered 108 to 126 in the 600 block of Jefferson. C.F. Aspelmeier & wife sold the east 20 feet (613 Jefferson) to Andreas Ganz on August 1, 1872 and the 19 feet to the west (615 Jefferson) to Gilbert Hedge Company on January 17, 1873. The two halves of the building were not owned by the same person again until 2004. A fire on "upper Jefferson" destroyed this building in 1873. On October 17, 1873, the *Hawk-Eye* reported that "Andy Gantz (sic.) is building new brick business houses on the site of the old one on Jefferson street, destroyed by the last fire" (page 4). On December 23, 1873, Weil & Hirsch announced that they were moving to a new brick store at 615

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Jefferson, dealing in hides, wool furs, pelts, tallow, etc. (*Hawk-Eye*, December 23, 1873, 4). Thus, this building was constructed in 1873.

The original occupant of east (613) storefront has not been identified. Andy Gantz (sic.) is listed as living at 613 Jefferson in voter registry lists in the 1870s. He appears to have run a saloon at this location. An October 21, 1875 advertisement for Whan & Fry, house movers and raisers, notes to leave orders for them at 613 Jefferson (*Hawk-Eye*, October 21, 1875, 1). On November 2, 1878, the *Hawk-Eye* published a list of people charged in district court for the "nuisance" of selling intoxicating liquor, including Andrew Ganz (*Hawk-Eye*, November 2, 1878, 5). The 1886 Sanborn map shows a vacant store. The *Hawk-Eye* noted on September 18, 1888 that the "Ganz block on Jefferson street shines out in all the resplendence of new paint" (page 3). The 1890 and 1892 city directories list Hagemeyer Bros. (H.F. & William) as barbers at 613 Jefferson St., with the Ganz family living upstairs. According to the 1893 city directory, J.H. Gereke operated a saloon at 613 Jefferson St. There were 58 other saloons & cafes in Burlington. The 1896-97 city directory lists The Burlington Saloon, operated by Andy Ganz & Son. The 1900 through 1907 city directories list Henry Geng operating a saloon at 613 Jefferson and has Mary Ganz widow & family at 613 ½ Jefferson St. Mary Ganz lived here until her death on May 7, 1922.

City directories from 1912 to 1926 list Adolph Chervas operating a shoe repair shop at 613 Jefferson St. On April 11, 1918, Mary Ganz, a widow, sold 613 Jefferson to Adolph Cherkas. Nine months later, on January 28, 1919, Adolph Cherkas and wife sold 613 Jefferson St. to Jacob Lurelchek and Joseph Burdman. They then sold the 613 half to Harry and Samuel Weinrep on May 7 and June 12, 1919, under two separate transactions. They then sold it back to Adolph Cherkas on January 14, 1920. He continued to be listed as operating a shoe repair shop here in the 1926 city directory, though it was sold to W.F. Hagemeyer on December 11, 1925. City directories from 1928 to 1945 list William Hagemeyer as a barber at 613 Jefferson. William's son, William Jr., was also a barber at 613 Jefferson St. until about 1946. The 1947 city directory lists Arthur Holtgren (lives at 106 N. Garfield) operating a tavern at 613 Jefferson St. The building owner, William F. Hagemeyer, continued to live on the upper stories and was one of the bartenders, also renting space in 613 ½ Jefferson to John M. Merchant for his barber business. The 1951 city directory lists William Hagemeyer operating the Farmers Tavern at 613 Jefferson St. He died on March 10, 1952 while living above his old shop at 613 ½.

On April 10, 1954, the estate of William F. Hagemeyer sold 613 Jefferson St. to John N. & Elsie Ruth Zachmeier. The 1955 to 1960 city directories list Kenneth M. & F.C. Ingram operating "the Office" tavern at 613 Jefferson, and John M. Merchant continued his barber shop at 613 ½ Jefferson. There were 26 barber shops and 44 taverns in Burlington at the time. Directories from 1963 to 1972 list 'The Starlite' tavern operated at 613 Jefferson, first by Harold Osboure and then operated by Hazel & Hilbert 'Lucky' Wagner starting in 1965. Various taverns operated here over the next decade, with the Plaza Pub tavern here from 1978 to 1993. The Paddlewheel Lounge tavern was then listed at 613 Jefferson starting in 1994. On April 5, 2004 Patricia Huddleston, single, sold 613 Jefferson St. to Mary C. Stevens, Troy L. Lietsch & Milburn Lietsch III. They bought 615 Jefferson St. on April 11, 2004, and both properties were once again in the same name.

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As noted, the west half was originally occupied by Weil & Hirsch, dealers of in hides, wool furs, pelts, tallow, etc. (*Hawk-Eye*, December 23, 1873, 4). On July 26, 1876, Gilbert, Hedge & Company (lumber company) transferred the 615 Jefferson half to James Gilbert. On December 22, 1881, James Gilbert & wife then sold 615 Jefferson St. to J.W. & W.D. Gilbert. The 1886 Sanborn map shows the Gilbert, Hedge, & Company lumber yard occupying the full block south of the buildings along Jefferson Street and west of the building at 613-615 Jefferson. The lumber yard continues to operate on the south half of the block per the 1892 map. On January 4, 1883, J.W. & W.D. Gilbert & wives sold the 615 Jefferson Street property to David Schenk. On September 27, 1884, David Schenk & wife then sold the property to P.G. Guenther. The 1886 Sanborn map shows a saloon at 615 Jefferson, and "cigars" is shown here on the 1892 Sanborn map. The 1890 to 1897 city directories list Peter G. Guenther making & selling cigars at 615 Jefferson and living at 1503 Mt. Pleasant St. The 1892 city directory lists 23 other cigar makers in Burlington. Peter G. Guenther continues to be listed as making and selling cigars here in the 1900-01 city directory, and there were 18 cigar stores in Burlington. Dr. E. A. Waggoner, physician, was listed with an office upstairs at 615 ½ Jefferson (lived at 931 Jefferson St) in the 1900-01 directory as well. Directories from 1902 to 1917 then list Peter G. Guenther making & selling cigars at 615 Jefferson (living at 1503 Mt. Pleasant St.) and his son Dr. E. G. Guenther with an office upstairs at 613 ½ Jefferson. Peter Guenther died on May 17, 1922. According to the 1920-21 City directory, Aria Sabboth & Harry Wintroub were making & selling cigars under the name Favorite Cigar Co. at 615 Jefferson, and Mary Chriss (wid. of George) lived upstairs at 613 ½ Jefferson. On February 3, 1925, Edward Guenther and wife sold their ¼ undivided interest in 615 Jefferson to Mrs. Aurelia G. Zaiser (his sister).

A variety of businesses then operated at 615 Jefferson through the end of the century, with a series of tenants living in the apartment on the second story. Barbers, W.F. Hagemeyer & Son, operated here per the 1926 city directory, and then they moved to 613 by 1928. Crane Auto Supplies, managed by C. M. Lucas, was listed at 615 Jefferson St in the 1928 city directory. Crane Auto Supplies continued to be listed here in the 1930 and 1933 city directories. According to the 1935 city directory, Lee R. Waldron operated Waldron Auto Supplies at 615 Jefferson. It was then vacant per the 1937 city directory. By 1940, Frank E. Bruggeman operated a tavern at 615 Jefferson St. The 1942 directory then lists Donald Dallenfield operating a restaurant, and then Angelos W. Draeuas operated a restaurant here by the 1945 city directory. Tiny's Coffee Shop, a restaurant, was listed at 615 Jefferson St. in the 1947 and 1951 city directories. On March 4, 1953, Walter F. Kelly, administrator of the Frank J. Zaiser estate, transferred the 615 Jefferson St. property to Aurelia G. Zaiser. Tiny's Coffee Shop continued to be listed here, with Fred Boden as manager in 1955 and Madeline G. Brown in 1957. According to the 1960 city directory, Little Bob's Cafe was at 615 Jefferson St. According to the 1963 and 1965 city directories, Harold A. Miller operated Harold's Café at 615 Jefferson. The apartment at 615 ½ was vacant for a number of years in the late 1960s and 1970s. Johnson Inn, a restaurant, was then listed here from the 1968 to 1973 city directories. From the 1979 to 1990 directories, Dick's Barber Shop, operated by Richard G. Abernathy, was at 615 Jefferson St. Mac's Barber Shop, operated by Wm. O. McCannon, was listed here from 1991 until 1997.

On April 11, 2004, Allisoun F. Lamb sold the 615 Jefferson (west) half to Mary Stevens, Troy Lietsch, and Milbune Lietsch III, who had bought the 613 Jefferson half on April 5, 2004. They knocked a hole

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in the interior dividing wall and added 615 Jefferson to the existing Paddlewheel Tavern. It continues to be listed as 613 Jefferson Street.

## 9. Major Bibliographical References

Antrobus, A.T. *History of Des Moines County Iowa and Its People*. Chicago, IL: S.J. Clarke Publishing Company, 1915.

Brower, Steven. *West Jefferson Street Historic District*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. Listed on April 9, 1991.

*Biographical Review of Des Moines County, Iowa*. Chicago: Hobart Publishing Company, 1905.

City Directories, Burlington, Iowa, various dates. On microfiche at the Burlington Public Library

Deed records, per transfer books at Des Moines County Auditor's Office.

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of scanned historic photographs of downtown Burlington.

Newspapers, various titles and editions. Particular special editions utilized:

*Burlington Evening Gazette*, March 24, 1906

*Daily Hawk-Eye Gazette*, September 2, 1938

*Burlington Hawk-Eye Gazette*, August 4, 1942

*Burlington Hawk-Eye*, July 10, 1962

*Burlington Hawk-Eye*, July 4, 1976

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1886, 1892, 1900, 1931, 1952.

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

Vertical files. Files on business/industry as well as individual businesses. Burlington Public Library, Burlington, Iowa.

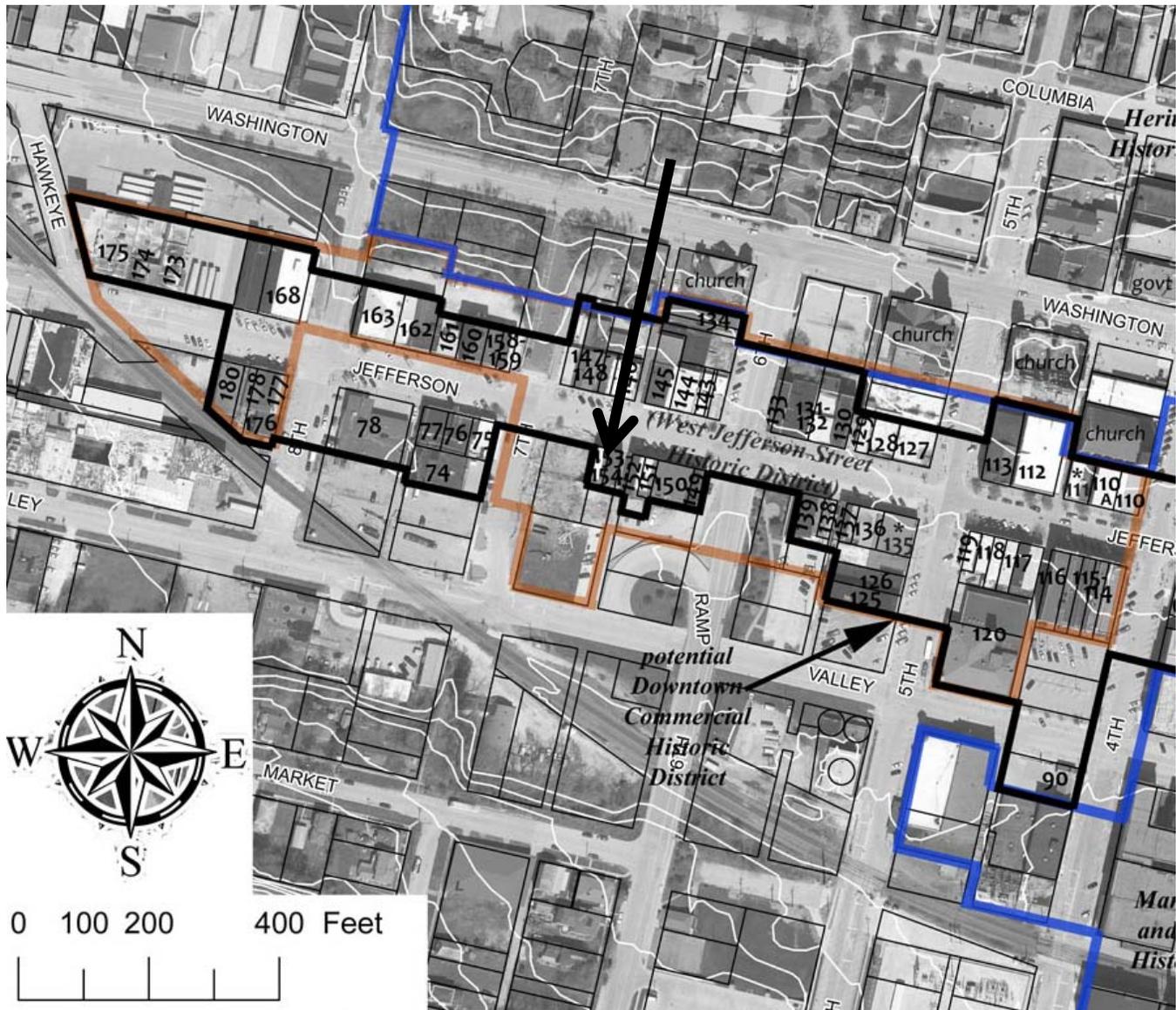
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**Location map**



Base aerial photography by Aerial Services Inc for Des Moines County GIS Commission, March 2010.

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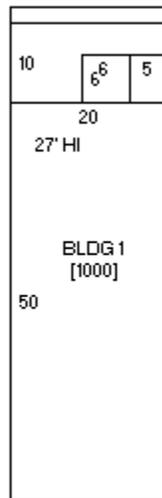
Ganz Building  
Name of Property

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## Building plan (from assessor's website)



WD CANOPY  
[240]

WD DECK  
[200]

1S FR EP/ COOLER  
[30] [36]

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**Historic images**



**Building in the 1990s (Downtown Partners)**

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**Demolition of adjacent building in 2010 reveals ghost sign on west (Downtown Partners)**  
*later covered with stucco panels on this side*

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**Digital photographs**



Photograph 29-01131-001 – East and north elevations, looking southwest (McCarley, July 17, 2013).

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Photograph 29-01131-002 – West and south elevations, looking northeast (McCarley, January 14, 2014).