

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

State Inventory No. 29-01144 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-0001
 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 Iowa Grain and Produce Company

other names/site number E. Joy & Company Planing Mill, Downtown Survey Map # J-168

2. Location

street & number 800-804 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 Joy's Subdivision of Original City Lot 942-942A Block(s) _____ Lot(s) 1-2-3

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:	
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> site	— sites	—	— sites
<input type="checkbox"/> structure	— structures	—	— structures
<input type="checkbox"/> object	— objects	—	— objects
	— 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)

09C11: Agricultural / storage - produce

Current Functions (Enter categories from instructions)

02E: Commerce / specialty store

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

05G: Romanesque

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 800-804 Jefferson Street Site Number 29-01144
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 1865 check if circa or estimated date
Other dates, including renovation c.1889, 1917

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 Hal Morton and Barb Mackey
organization Burlington Historic Preservation Commission date February 28, 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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7. Narrative Description

While the core of this stone building dates to construction around 1865 for E. Joy & Company (planing mill), the current three-story design and side addition date to the period of use by the Iowa Grain and Produce Company. Thus, the historic name reflects this association. The original building at the corner is five bays in width, and it was two-and-one-half stories with a gable roof. By the early 1900s, the building was expanded to the full three stories with the crenellated parapet. This section of the building has a large centered entry on the first story, and secondary single entry in the east/right bay. Three windows with stone segmental arch lintels and stone sills are also found on the first story. The second story has five windows with stone segmental arch lintels and stone sills, with wood paneling covering four and louvers in the center one. The third story has five similar window openings, though only the second and fourth window have six-over-six-light double-hung sashes while the other three have inset stone. The parapet has stone crenellations. The remaining section to the west is the 1917 addition designed to complement the earlier building. This section has a single-door entry and large picture window on the first story. The second story has three windows with replacement sashes, stone segmental arch lintels, and stone sills. The third story has three windows covered with wood paneling that also have stone segmental arch lintels and stone sills. The parapet on this section is shorter than the earlier building, but it also has stone crenellations. The east side of the building along 8th Street has eight windows and a rear side entry on the first story, with a second side entry in the rear addition. This rear addition appears built in two parts – the first story stone addition and then the two upper stories (stone on east and brick on north). The second story has nine covered windows and a second story entry at the rear. The third story has eleven double-hung windows. The windows on this side also have stone segmental arch lintels and stone sills. The west side is a brick wall of the 1917 addition that was a party wall with the adjacent building constructed in the same year. The north side is a combination of the 1917 addition that wrapped around this side of the earlier building and the earlier one-story stone rear addition of original building. Entries are found into both sections on the first story, with windows on both upper stories in the brick wall.

8. Narrative Statement of Significance

The Iowa Grain and Produce Company building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The core of the building dates to construction around 1865 for E. Joy and Company. This earlier gable-roof stone building was remodeled in 1889 and enlarged in 1917 for the Iowa Grain and Produce Company. They operated here from 1889 to 1944, buying and selling eggs and butter as well as providing cold storage. The Romanesque stone architecture of the building is also a unique architectural design within the district. This history and architecture contributes to the significance of the historic district. The building may also be individually eligible under Criterion A for its association with the Iowa Grain and Produce Company. Further research and assessment of the interior would be required for full individual evaluation. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

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While the building was expanded around 1889 to the current height and design, the history associated with the earlier gable-roof building is interesting within the context of the development of Burlington. In 1862, Edward Joy was listed in the city directory as a carpenter and manufacturer of sash door and blinds at the southeast corner of North and Seventh St. The E. Joy & Co. planing mill office was located in "the new stone building" on the corner of Jefferson and Eighth St. by 1865 (advertisement in *Burlington Daily Hawk-Eye*, November 2, 1865). The reference to "the new stone building" continued to be used in articles and advertisements at least into 1869. The 1866 city directory likewise lists Edward Joy & Co at the northwest corner of Jefferson and 8th Street. The original building was two-and-one-half stories with a basement, reaching a total height of 30 feet. There was a two-story attachment along the north side (rear) with a basement as well. There may have been a one-story storage attachment on the west side at the northwest corner, or that may have been added later during the occupancy of the Burlington School Furniture Co (there by 1886 Sanborn map).

Edward Joy was the original owner of the property, and his lumberyard was between Rand's and Gilbert's lumberyards – all on the west end of Jefferson near the railroad crossing. E. Joy & Co. was a wholesale and retail dealer in Chicago pine lumber, shingles and lath, and Chippewa and Wisconsin River lumber. They also manufactured their own flooring, siding, doors, sash, blinds, fence, mouldings, brackets etc., and provided all kinds of sawing and turning to order. Their doors were kiln dried, and they kept in supply "hand glazed sash and window blinds, already painted with the best Green, with all the trimmings." E. Joy & Co. also sold agricultural implements, such as wagons, plows, corn planters, cultivators, and reapers and mowers (advertisement in the *Burlington Daily Hawk-Eye*, September 1, 1867).

E. Joy & Co. made numerous improvements to the property between Jefferson and Washington and between Eighth and Ninth Streets. These lots were considered nearly valueless because of the frequent flooding along Hawkeye Creek, which flowed along Jefferson Street in front of the E. Joy property. Following the construction of the large stone planing mill, E. Joy & Co. proceeded to raise the adjacent lumber yards and built substantial stone walls along the creek. They also constructed a rail siding from the B & M Railroad, crossing Jefferson Street east of Ninth and extending across the western ends of the yards to Washington St. E. Joy & Co. also walled in and bridged over Hawkeye Creek from Washington St. to Jefferson St. The city council had granted them in 1867 or 68 permission to bridge over the portion of the creek that flowed along Jefferson St. in front of their property. They bridged a portion, over which they stored lath, shingles, etc. While the city authorization granted permission to bridge further westward and use the space for more lumber storage, E. Joy instead proposed to abandon all use of that portion of the creek on Jefferson St., and instead join with a popular citizens' push to bridge the entire part of Hawkeye Creek along Jefferson Street, and widen the street from one to two lanes. The one lane section of Jefferson Street caused traffic jams right at the rail crossing, and the crossing was even more dangerous due to the limited visibility of oncoming trains amid the houses and lumber piles. According to the article, E. Joy had already constructed a portion of the wall "...not equitably theirs to build..." and were offering to continue the wall still further if the city would construct the bridge the entire length of the creek (*Burlington Daily Hawk-Eye*, June 5, 1870, 4).

In September 1873, E. Joy & Co. sold the large stone mill at the corner of Eighth and Jefferson to John M. Gregg for \$12,000 (transfer books; *Burlington Daily Hawk-Eye* October 31, 1873, 4). Mr. Gregg was

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a well-known and wealthy farmer in the western part of Des Moines County, and his intent was to convert the building into a flouring mill. The *Daily Hawk-Eye* speculated that E. Joy & Co. would probably build a new mill at their then-present lumber yard north of the city on the line of the B.C.R. & M. railway. The flouring mill plans, if ever implemented, were short lived, and never made a listing in a city directory.

In September 1874, Funck & Hertzler Agricultural Works moved into the Joy building, corner of Eighth and Jefferson Streets, manufacturing plows and cultivators and wagons (*Burlington Daily Hawk-Eye*, September 9, 1874, 8). The company had suffered a devastating fire just five weeks earlier, destroying their previous facilities (*Burlington Daily Hawk-Eye*, September 29, 1874). J. Adam Funck had set up Burg, Funck & Co. in July 1865 (or possibly 1856, based on the account in *History of Des Moines County, Iowa*, 1879), making wagons and plows on N. 7th Street. In 1871 he bought out Mr. Burg, and renamed the company Funck & Hertzler (Andreas atlas 1873). By the 1877-78 city directory, Funck & Hertzler had relocated just west to 820-822 Jefferson, following a large fire in a stable, warehouse, paint shop and lumber yard on the south side of Jefferson (between Eighth and Boundary, presumably west of the railroad tracks, nearer to Boundary than to Eighth St., since the lot was one-story lower than Jefferson St. at that point) (*Burlington Daily Hawk-Eye*, June 17, 1877). John A. Funck died May 8, 1877, leaving the company to his surviving partners, with his will provided "...that the business and style of the old firm shall not only continue as heretofore, but, shall under his last wishes, prosper and grow in years coming" (*History of Des Moines County* 1879: 635). A news article details the construction of a large new storage and paint house by Funck & Hertzler "...on the western limits of their property on Jefferson St., which appears on the 1886 Sanborn map to be at 830 Jefferson. (*Burlington Daily Hawk-Eye*, August 22, 1877, 8). By 1879, Funck & Hertzler had become one of the most extensive wagon maker in the west, making 1500-1600 wagons per year, 600-800 cultivators, and 1500 plows, and employing an average of 55 men (*History of Des Moines County* 1879). A news article in the *Burlington Daily Hawk-Eye*, dated January 16, 1880, reports on a planned doubling of manufacturing capacity by Funck & Hertzler, including construction of a large new structure fronting on Washington St. In 1885, Funck & Hertzler's city directory listing probably indicated its center of business activity, moved west again to 830-836 Jefferson and 827-843 Washington.

The 1881-82 city directory lists Stickle & Moard, Marble Workers and Dealers, at 800-802 Jefferson. An ad in the *Burlington Daily Hawk-Eye* on October 30, 1881 lists Stickle & Moard at 800, 802, 804 Jefferson. The 1882 *Commercial and Statistical Review of the City of Burlington, Iowa* lists the Embalming and Burial Case Co. at 802-806 Jefferson (Spalding 1882: 151). This company, incorporated in 1876 with a capital stock of \$25,000, had become a leading industry in Burlington by that time, employing 30 people, and with sales throughout the United States. The building at 802-806 Jefferson was described as "...fronting 44 feet and running back 103 feet, four stories high, giving them 16,480 square feet of floor surface." The Embalming & Burial Case Co. built a new factory on Agency in 1883 and relocated there in 1884 (*Burlington Hawk-Eye*, June 1, 1883, 16; *Burlington Daily Hawk-Eye*, January 4, 1884, 6).

In the 1884-85 directory, Burlington School Furniture Company was listed at 800-804 Jefferson. Burlington School Furniture Co. is shown at 800-812 Jefferson on the 1886 Sanborn map. On this map, the only buildings shown between 802 and 812 Jefferson are a small one-story building connected to

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800-802 at the northwest corner, marked "iron CL storage", and a small, nearly square one-story building at 812 labelled "vacant". An ice house is shown immediately to the west at 814-816 Jefferson. With the sizeable heading and description on the mostly empty lot between 802 and 812, this space was likely used by Burlington School Furniture Co. for materials storage, or else was the site of a planned new building.

In 1889, the building underwent refitting and reuse again, this time as a cold storage warehouse for a newly organized produce company, Iowa Grain and Produce Co. The construction work was completed by J.D. Harmer from February 9 to March 15 (*Burlington Daily Hawk-Eye*, February 7, 1889, 3; *Burlington Hawk-Eye*, February 10, 1889, 3). It seems likely that the third story was then converted to a full story without a gable roof, though the work may have been completed later, or possibly for a previous company. Unlike the quick turnover of businesses in the previous 20 years, this business would continue to be located here until 1944. The 1892 Sanborn map indicates a one-story addition with basement along the west side of the original two-and-one-half-story stone planing mill. The original gable-roof building is noted as storage of eggs and butter, with the office indicated in the front of the one-story addition to the west. Addresses for Iowa Grain and Produce then vary over the next decade. The 1900-01 city directory lists Iowa Grain & Produce Co. at 800-810 Jefferson although the 1902-03 directory listing only includes 800-806 Jefferson, the 1904-05 lists only 800, and subsequent directories list 800-804. An image from the early 20th century shows the building was then a full three-story building with crenellations on top, with the one-story addition to the west. Through this period, city directories list Joseph Gafford, president; Edward Funk, vice president; and J.L. Gafford as secretary and treasurer. The latter is more frequently listed as associated with the company. Eight produce companies operated in Burlington in 1910.

In 1917, Iowa Grain & Produce Company moved its offices across the street temporarily while it constructed a new three-story addition on the west side of the original building. According to an article in the *Burlington Hawk-Eye* on July 10, 1917, this addition would be constructed by J.H. Huntzinger, and it would have a stone front. According to listings in *The American Contractor* (May 5, 1917, p. 82, 89), Geo. H. Washburn was the architect of this 16 by 104 foot addition. A part of this addition was noted for an office (*Burlington Hawk-Eye*, July 29, 1917, 7). Physical evidence suggests that the addition wrapped around the rear/north of the building as well, with the brick construction on the top of the earlier stone one-story section to the rear. The upper story of the original/corner building was then partially destroyed by fire in 1919 (*Burlington Hawk-Eye*, September 30, 1919, 2; *Burlington Daily Hawk-Eye*, October 1, 1919, 12). The 1931 Sanborn map then shows the Iowa Grain & Produce Company building expanded from two-and-one-half stories to three stories and the various additions to the north, west and northwest corner either expanded or replaced to make three stories. The west addition appears to wrap around the north end of the building, with an elevator on the north side of the original building within the new section. The original building is noted as cold storage, with the office in the section to the west along with produce storage.

A profile of the company in 1922 notes that the Iowa Grain and Produce Company bought eggs when they are plentiful and sold them when there is a scarcity, helping stabilize the overall price of eggs. Millions of eggs and tons of butter were handled each year by the company. The grain portion of the business was ended years previous, with produce and cold storage as the focus of the company. The

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cold storage capacity had been greatly enlarged a short time ago. J.L. Gafford managed the company (*Burlington Hawk-Eye*, January 18, 1922, 4). Iowa Grain and Produce Company continued to be listed here through the 1930s and into the 1940s, last listed in the 1943 city directory. J.L. Gafford was listed as secretary and treasurer through this period.

The new Turner building at 806-808 Jefferson to the west of the stone building was designed by William Weibley and constructed in 1917 as well (*Burlington Hawk-Eye*, September 22, 1917). There are no city directory listings for 806-808 Jefferson from 1904-05 until 1918-19, when G.W. Turner & Son (seed store) appears. Nash-Finch Company, wholesale fruit, then operated in this building by 1928 into the 1930s. It was demolished following a fire on Christmas 2010.

Iowa Grain & Produce Co. sold the enlarged stone building to National Bank of Burlington in June 1944. The 1945 city directory lists Selby Poultry & Egg Co. at 800-804 Jefferson. Selby apparently mortgaged through National Bank of Burlington (who retained title until Selby took title in May 1952). Selby Poultry & Egg Co. operated at 800-804 Jefferson from 1945 through the early 1950s. Based on the Sanborn maps, sometime between 1931 and 1952, an elongate raised cupola was added to the original stone building. There was a fire at the Selby Produce Company on September 23, 1951.

Selby then sold the property in May 1952 to Richard E. & Letha Disselhorst, who in turn mortgaged the property to John H. Witte, Jr. and Josephine R. Witte. The Disselhorsts then took possession in January 1958. During this ownership period, at least as early as the 1955 city directory, Burlington Produce, Inc. and Burlington Cold Storage Co., operated at 800-804 Jefferson. The Diesselhorsts sold the property to Burlington Produce, Inc. in October 1969.

Burlington Produce & Cold Storage remained in operation at 800 Jefferson until 1979, when the building was listed as "vacant". In July 1979, the property was acquired by Horace L. Sutton, remaining vacant until after the property was next sold – this time to Burlington Area Development Corp in May 1987. In April 1991, Burlington Area Development Corp. sold the property through Main Street of Burlington, which was then working on a larger effort to create a West Jefferson Antique District involving several buildings in the 800 block of Jefferson, to Michael J. Kruckenberg. In May 1992, Mr. & Mrs. Kruckenberg sold the property to William I. Hoffman, and the long vacant building was reopened as the Old Stone Mill Antique Mall, which remains in operation today.

The property has changed hands twice since then, once in March 1998 to Jerry J. & Sherilyn K. Kamp, and then in July 2006 to Linda Kay Cale. The Old Stone Mill Antique Mall has continued to operate through these ownership changes.

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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

Perspective Map of the City of Burlington, IA. Milwaukee, WI: American Publishing Co., 1889.

Portrait and Biographical Album of Des Moines County, Iowa. Chicago: Acme Publishing Company, 1888.

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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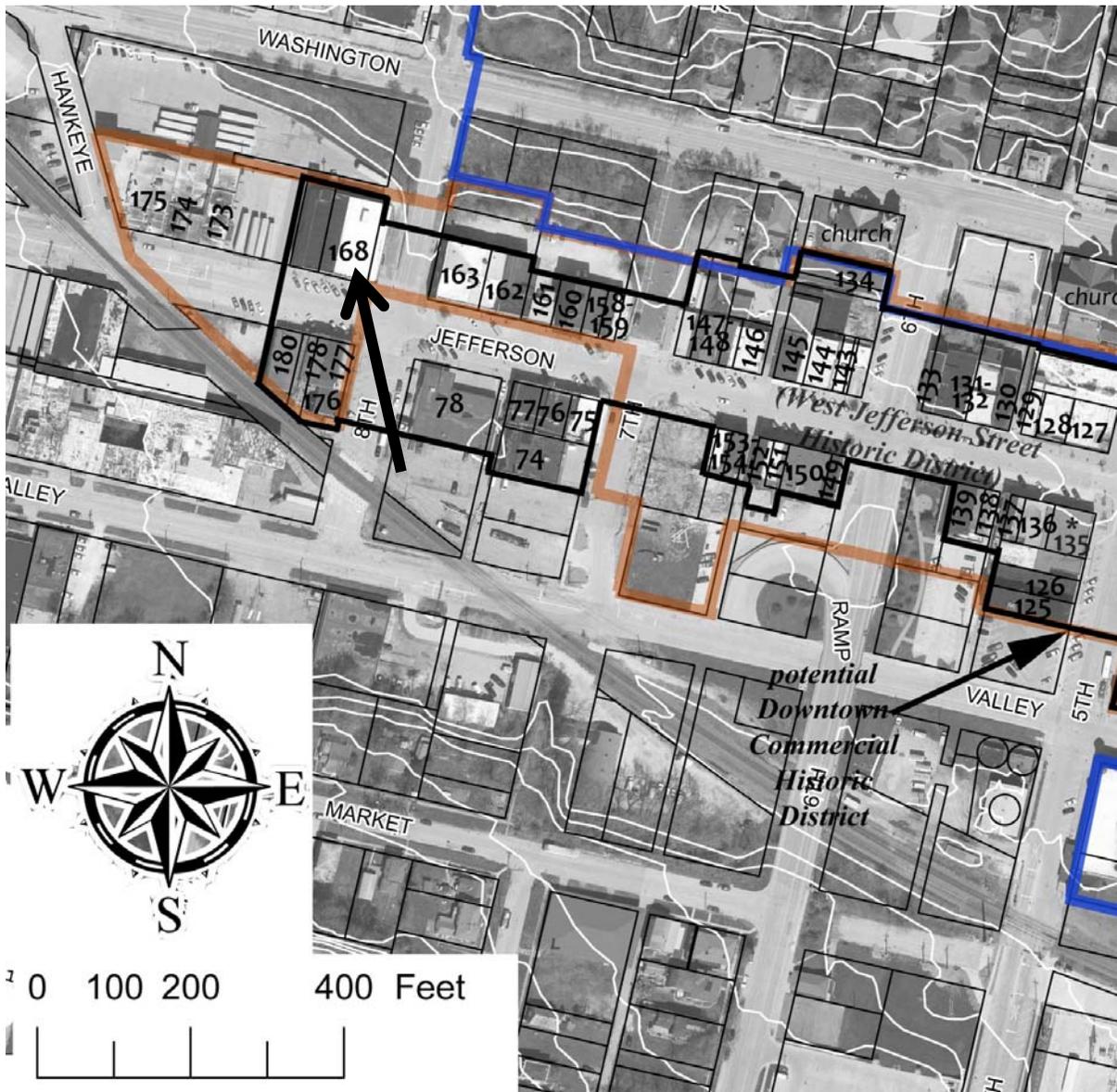
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Location map



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

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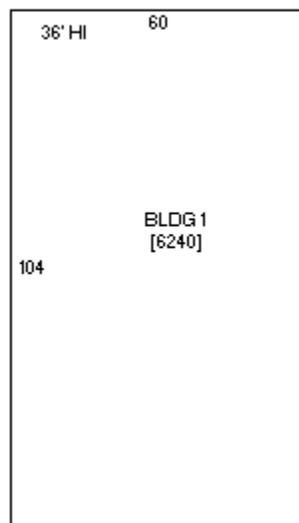
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Building plan (from assessor's website)



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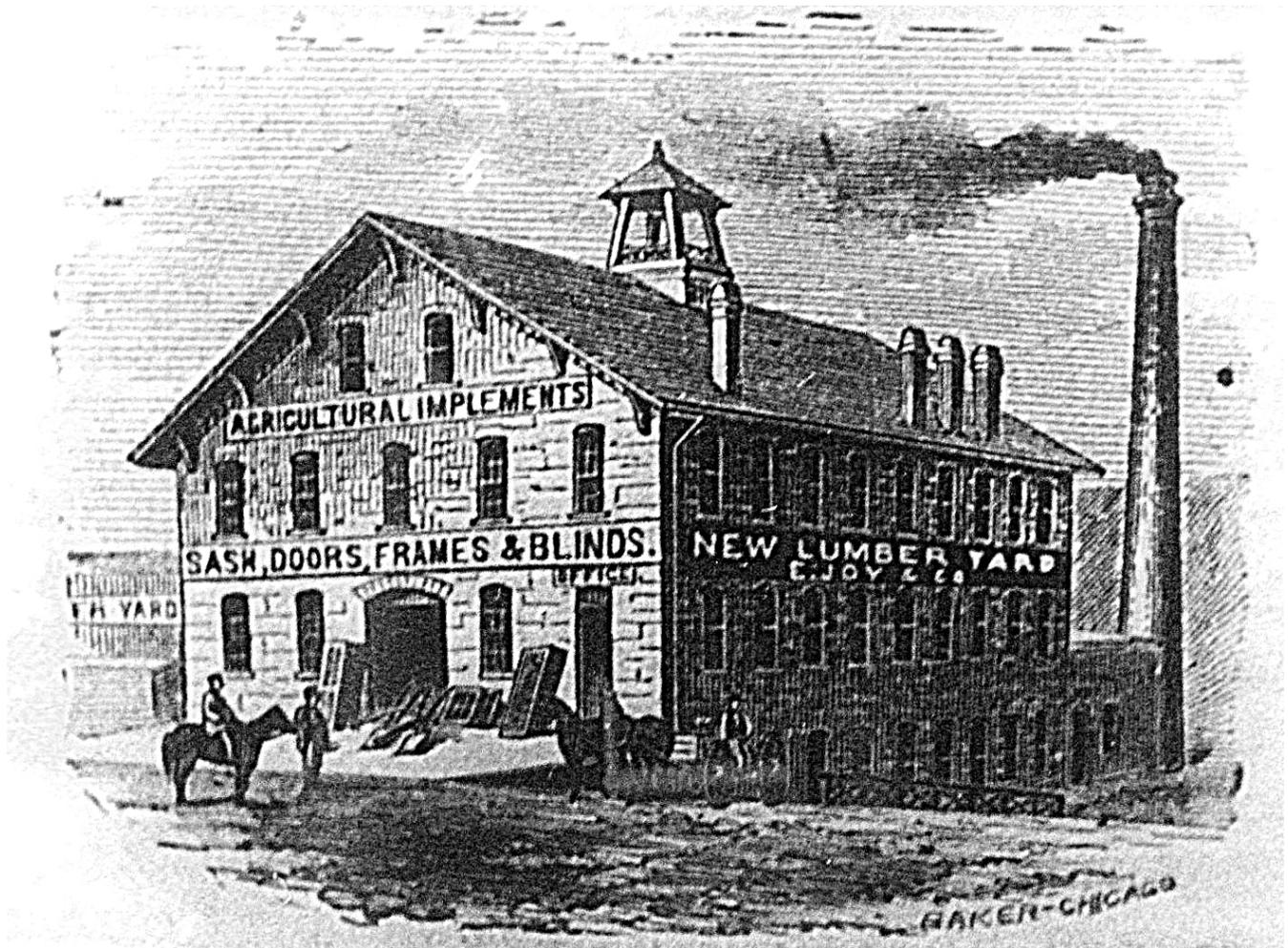
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Historic images



Sketch of new lumber yard for E. Joy & Co (Downtown Partners)

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Looking east on Jefferson in 1910s from railroad tracks in 800 block (Downtown Partners)

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Digital photographs



Photograph 29-01144-001 – South and east elevations, looking northwest (McCarley, July 17, 2013).

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Photograph 29-01144-002 – South elevation, looking north (McCarley, July 17, 2013).

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Photograph 29-01144-003 – North and west elevations, looking southeast (McCarley, July 17, 2013).