

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

State Inventory No. 29-03094 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 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 Funck & Hertzler Wagon Factory

other names/site number Nafziger Baking Company, Downtown Survey Map # J-175

2. Location

street & number 834 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) 15-18

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)

10A02: Industry / factory

02E02: Commerce / bakery

Current Functions (Enter categories from instructions)

02E02: Commerce / bakery

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

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 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 Des Moines Address 834 Jefferson Street Site Number 29-03094
City Burlington District Number 29-00001

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 1876 check if circa or estimated date
Other dates, including renovation c.1919, c.1978

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 May 14, 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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Funck & Hertzler Wagon Factory

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7. Narrative Description

This is a two-story brick building with a front parapet that reflects its gable roof. The first story openings have been filled with brick, with two large square windows somewhat visible to either side of the original centered entry. Both window areas have small vents for the bakery operations. The second story originally had five double-hung windows, and the three east windows have likewise been filled with brick. The west window is mostly filled with brick, with a small window inserted, and the window to its east has a smaller window inserted as well. The parapet has decorative brick detail, including pilasters that extend slightly above the top of the wall and brick corbel brackets under the cornice line. The west side is mostly covered by a two-story side addition, likely constructed for the Nafziger Baking Company around 1919. This addition was designed with an angled wall to maximize the remaining parcel space along the angled Hawkeye Street (over Hawkeye Creek). The openings on this section have also generally been filled with brick, with some vents and hoods inserted. A taller metal-sided addition, noted as built in 1978 per the assessor, sits to the west side of the rear/north of the earlier addition. The north/rear has a loading dock along the first story of the elevation, with the c.1919 addition wrapping around the rear of the original building. The main entry into the building is found on this section, with a pair of windows to the west. Three double-hung windows are found on the second story.

8. Narrative Statement of Significance

The Funck & Hertzler building does not fall within the boundary for the potential Downtown Commercial Historic District (#29-03685). While there are some scattered manufacturing/warehouse uses in the district, the primary historic functions of the buildings found throughout the historic district are retail/commercial. This building does not contribute strongly to that historic significance. Additionally, it has been separated (with the Mathes Building to the east) from the remainder of the district to the east by the demolition of three buildings on the north side of the 800 block (since the West Jefferson Street Historic District was listed in 1991, #29-00001). The building itself has sustained a loss of historic integrity through the infill of historic openings, though some brick design remains evident. Thus, it has been excluded from the west end of the boundary for the Downtown Commercial Historic District, as the boundary ends further on the block to the east.

The Funck & Hertzler building remains listed as contributing within the West Jefferson Street Historic District, a status that may or may not be impacted by a potential future amendment to update this historic district. Further assessment of the integrity would like occur during any amendment to the West Jefferson Street Historic District, as well as assessment of the integrity of this west end of the historic district.

J.A. Funck bought lots 15-18 of the Joy Subdivision at sheriff's sale in August 1876. These lots had originally been owned by E. Joy & wife. They were mainly in the floodplain of Hawkeye Creek, and that may have had something to do with the Joys allowing it to go to sheriff's sale. The Joys had put considerable effort into confining the creek across their large property, which spanned from Eighth to Boundary and Jefferson to Washington. The Joys were frustrated in their efforts to solicit city

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assistance regarding the creek – even on the sections that were in the public right-of-way along Jefferson and Washington Streets (*Burlington Hawk-Eye*, May 6, 1870, 4).

Funck & Hertzler built wagons, cultivators and plows, which were sold throughout the west. Following a fire at their original facility on North Seventh St. (*Burlington Daily Hawk-Eye*, September 9, 1874, 8; *Burlington Daily Hawk-Eye*, September 29, 1874, 8), they leased the E. Joy Planing Mill at Jefferson and 8th Street from John M. Gregg, who had recently purchased the mill from E. Joy & Co. (*Burlington Daily Hawk-Eye*, May 9, 1877, 8). J.A. Funck bought lots 15-18 of the Joy Subdivision at sheriff's sale in August 1876. Funck & Hertzler then built a new factory building, listed as moved to 820-822 Jefferson by the 1877-78 city directory. Despite the address variation, this appears to be this building, later numbered 830 Jefferson and currently numbered as 834 Jefferson. When J.A. Funck died in 1877, the property was sold to Funck & Hertzler in 1878 (*Burlington Daily Hawk-Eye*, May 9, 1877, 8). In 1879, Funck & Hertzler employed 55 men, and were producing 1500-1600 wagons, 600-800 cultivators, and 1500 plows per year (*History of Des Moines County 1879*: 635). In 1880, Funck & Hertzler built an additional large manufacturing facility across the rail spur to the north and facing on Washington (*Burlington Daily Hawk-Eye*, January 16, 1880, 4). An 1881 profile of the firm notes that they had previously built a 50 by 100 foot building on Jefferson, which matches the dimensions of this building currently at 834 Jefferson. They then employed 80 men with capacity to employ 150, and they were producing 50 wagons per week (unidentified copy, appears from 1881-82 city directory, located in vertical file for Funck & Hertzler at library). The 1881-82 city directory then lists Funck & Hertzler (agricultural works, plow, and cultivator) at 820-822 Jefferson (later renumbered to 830-832) and 827-839 Washington. The 1882 *Commercial & Statistical Review of the City of Burlington, Iowa* notes employment of 90, and production capacity of 4000 wagons, 3000 plows, 1000 cultivators and 1000 harrows per year. This article also noted that John Zaiser, a principal of the firm, was currently serving as mayor of Burlington (Spalding 1882: 151).

By the 1885 city directory, Funck & Hertzler is listed in this brick building with the yards to the west renumbered to 830-836 Jefferson and at 837-843 Washington. The buildings were adjacent to each other with a railroad spur in the middle of the block between the buildings. This two-story brick building was listed as 830 Jefferson on the 1886 and 1892 Sanborn maps, with lumber storage piles at 834 and 836. These piles and the cabinet shop were probably partially situated over the walled-in and bridged Hawkeye Creek (as described in the *Burlington Hawk-Eye*, June 5, 1870). Buildings to the east included a smaller double-storefront commercial building at 818-820 Jefferson and a small one-story blacksmith shop at 822 Jefferson. The 1892 Sanborn shows a long narrow one-and-one-half-story cabinet shop at 836 Jefferson, which sat almost directly over Hawkeye Creek (an area that would later be Hawkeye Street). Both the 1886 and 1892 Sanborn maps show this two-story building as agricultural implements storage on the first story and painting on the second story, associated with the wagon manufacturing building to the north along Washington.

A profile of the company on January 1, 1890 notes that the firm was established on N. 7th Street in 1851, later moving to its present quarters serviced by a Chicago, Burlington, and Quincy railroad spur in the center of the property. John Hertzler served as superintendent of the wood department, with H.R. Miller in charge of the smithing portion. They manufactured more than 2,500 farm and road wagons per year, as well as a few spring wagons and a number of plows, cultivators, and bob sleds.

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The Iowa Rolling Mills provided much of their one million pounds of iron used each year. An advantage of the "Orchard City" wagon was noted to be the sand bands on the wheels ("Funck & Hertzler," *Burlington Daily Hawk-Eye*, January 1, 1890, 6).

In March 1893, the property was transferred from A.B. Funck et al to J. & J.H. Hertzler (still in the corporate family), and Funck & Hertzler was reorganized as the Orchard City Wagon Co. (the Orchard City Wagon had been the moniker on their main product for several years). In June 1900, the property was transferred from Funck & Hertzler to Orchard City Wagon Co. The 1900 Sanborn map shows a similar use of the property, with this two-story building at 830 Jefferson noted as serving as a warehouse on the first story and painting on the second story. A small office is located in the southwest corner of the building. A one-story section to the west is noted as 834 Jefferson and used for storage of hard lumber. The smaller building to the west at 836 is noted as a second hand store. The 1902 city directory lists the Orchard City Wagon Company with John Zaiser, president; and A.F. Hertzler, secretary and treasurer. Four other wagon manufacturing companies were located in Burlington per the 1910 city directory. Orchard City Wagon Company remained in business until about 1912.

In February 1913, the property was transferred to John H. Hertzler, trustee. S.P. McQuown of Fort Madison operated the Jefferson Street Skating Rink at 830 Jefferson per the 1913 and 1915 city directories. This building was then renumbered to 834 in the 1920s, with the earlier Mathes stables building to the east then assigned the 830 number by 1928.

In March 1916, the property was sold to Carl O. Schwieckhardt, who opened and ran the wholesale Model Bakery from 1916 to 1919. His retail store was located at 209 N. 3rd Street. He is listed with a bakery at 830-834 Jefferson in the 1916-17 city directory. Schwieckhardt then sold it to Nafziger Baking Company in April 1919. The article noted that they will make some improvements to the plant, which is generally up-to-date. The company had successful wholesale bakeries in St. Louis, Kansas City, and Sedalia, and they produce a popular brand of bread. Schwieckhardt was then to focus solely on his Model Bakery on N. 3rd Street (transfer books; "Nafziger Bakery Co. Buys Control of Model Bakery," *Burlington Hawk-Eye*, March 30, 1919, 9; "New Bakery Directors Hold First Meeting," *Burlington Hawk-Eye*, April 2, 1919, 9). The building has continued in use as a commercial wholesale bakery to the present day.

Nafziger Baking Company of Burlington, Iowa transferred the property to Nafziger Baking Company of Missouri State in June 1921 for a sum of \$15,000 ("Nafziger Bakeries are Made One Corporation," *Burlington Hawk-Eye*, June 24, 1921, 6). In 1921, the company operated bakeries in Kansas City, St. Louis, Springfield (MO), Sedalia (MO), Decatur (IL), Muskogee (OK), and Burlington. Their leading brand was Butter Cream Bread ("The Nafziger Baking Company," *Burlington Hawk-Eye*, July 3, 1921, 14). J.C. Grant is listed as manager in 1928, and Herbert Moore is listed as manager in the 1930 city directory. The 1930 Sanborn map shows that Hawkeye Street has been plated on top of the creek along the west edge of the property, removing the buildings to the west. This change may have resulted in the renumbering of the properties on the west end of this block. This two-story building, renumbered to 834 Jefferson from 830 Jefferson, is noted as a bake shop with office and flour on the first story and warehouse on the second story. The lumber shed to the west has been demolished and

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replaced with a two-story side addition for garage with storage at the rear. This addition was built along the angled Hawkeye Street, resulting in a chamfered southwest corner.

Nafziger Baking Company is last listed here in the 1930 directory, with Purity Bakeries Corporation then here in the 1933 through 1937 directories. The 1940 directory then lists Taystee Bread Company at 834 Jefferson. This company appears to have bought out the earlier company, and Taystee Bread Company of Missouri transferred the property to Taystee Baking Company of Delaware in March 1945. Interestingly, Taystee then transferred the property to Purity Bakeries Corporation in April 1947, who then sold it to Burlington Baking Company in September 1947.

Burlington Baking Company is then listed at 834 Jefferson in the 1951 city directory. Burlington Baking Company's main product was Sweetheart Bread, which it produced and delivered within a 75 mile radius. Burlington Baking Company grew through the 1950s, expanding into the one-story rear section of the Mathes Building to the east at 830 Jefferson by the 1963 Sanborn map. John A. Tod bought both sections of the Mathes Building at 826 and 830 Jefferson in February 1973, and the bakery then expanded to fill those buildings. They continued to operate at 834 Jefferson through the 1975 city directory.

In March 1976, Burlington Baking Co. sold its routes and Sweetheart name to Trausch Baking Co. of Dubuque (*Burlington Hawk-Eye*, March 30, 1976). The building remained in the possession of Burlington Baking Co. until it was sold to Aldi, Inc. in September 2006. Baking operations continued at 834 Jefferson throughout that timeframe, first as Aldi-Benner Bakery (1976-78) and then as Mississippi Bakery (1979-2006). The rear addition on the west side is dated to 1978 per the assessor, likely built then for the Mississippi Bakery.

In September 2006, Aldi, Inc. formally took ownership of the property, and then sold it to the Baking Company of Burlington, LLC in December 2006. It was then sold to Baker's Pride, Inc. in October 2008, followed by the Jefferson St. Bakery, Inc. in December 2008. Jefferson Street Bakery continues to operate here.

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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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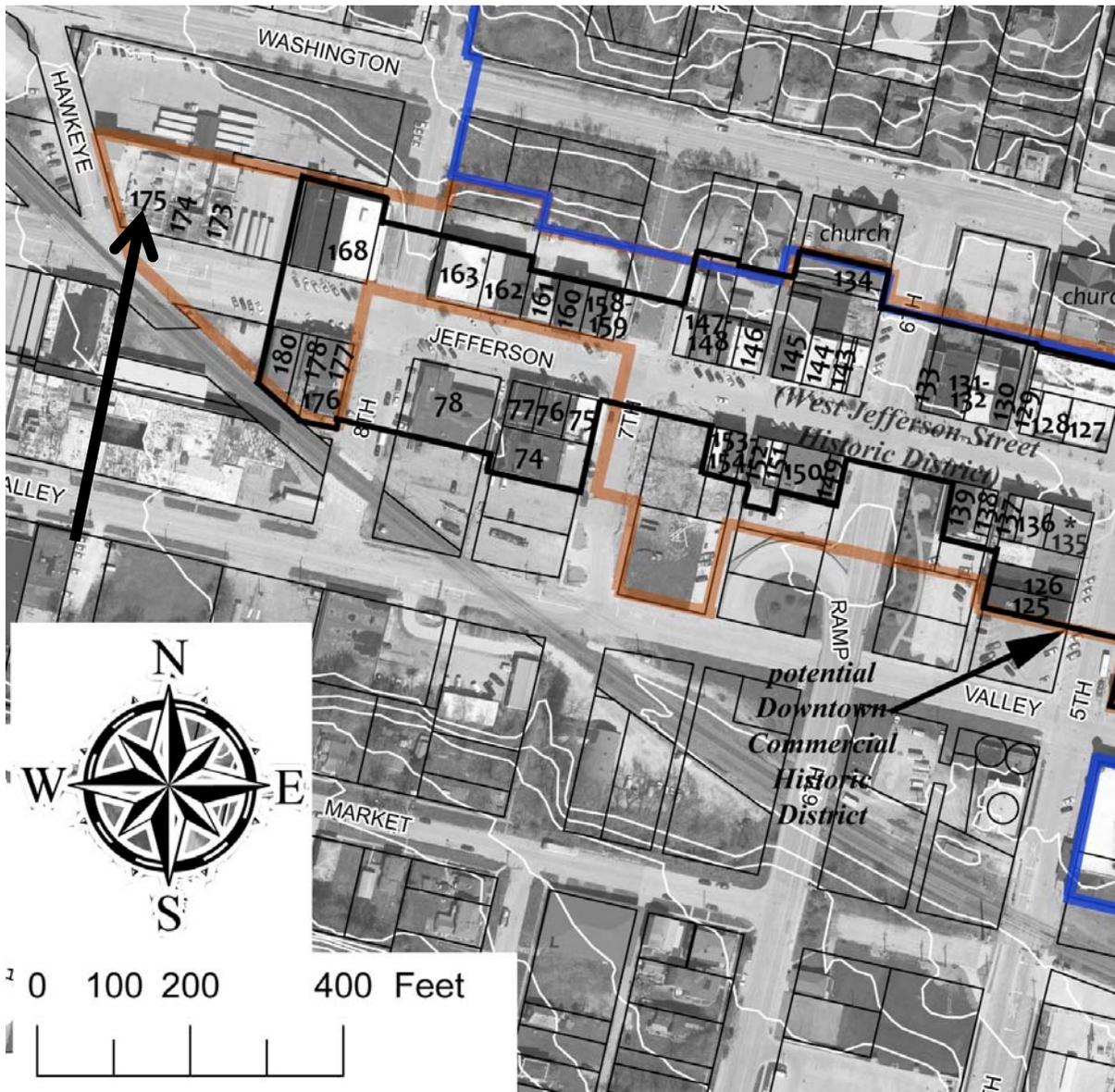
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Location map



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

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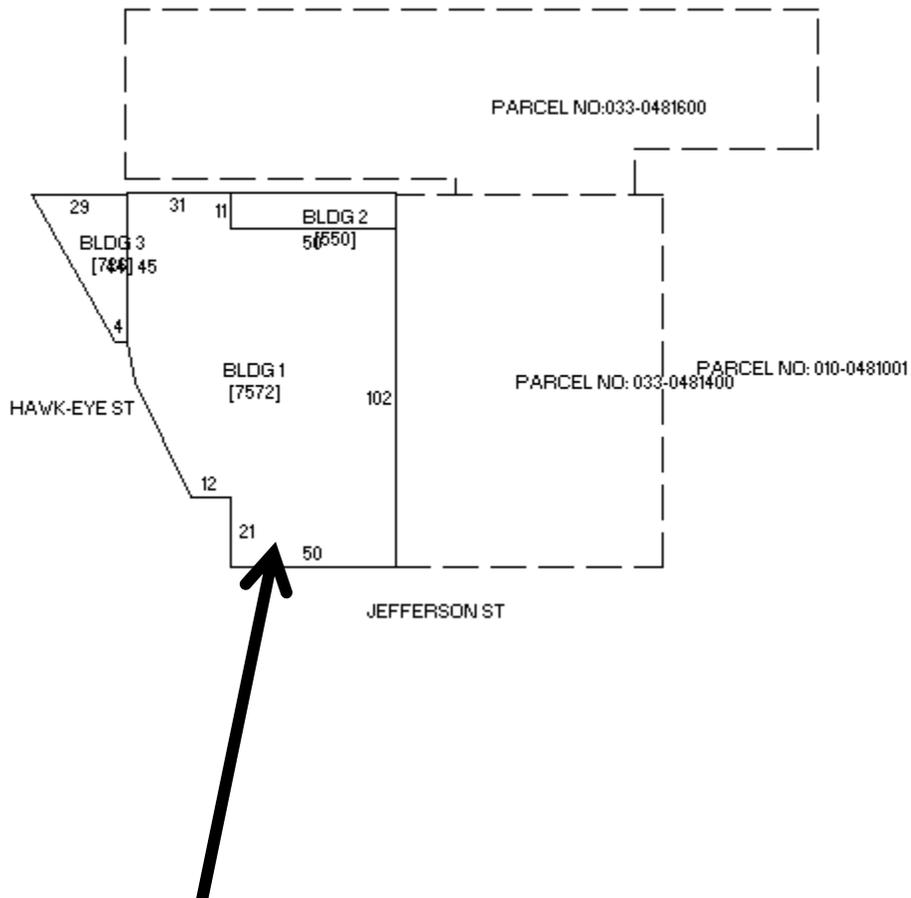
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Building plan (from assessor's website)



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Historic images



Building at left in 1910s, looking east on Jefferson from 800 block (Downtown Partners)

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Digital photographs



Photograph 29-03094-001 – South elevation, looking north (McCarley, January 14, 2014).

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Photograph 29-03094-002 – North elevation, looking south (McCarley, July 17, 2013).