

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

State Inventory No. 29-03651 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685
 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 John H. Witte & Sons Drug Store
 other names/site number Downtown Survey Map # DT-14

2. Location

street & number 206-208 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) Lot 194 - east 2/3 of W 1/2

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property			
	If Non-Eligible Property		If Eligible Property, enter number of:	
	Enter number of:		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	—	buildings	<u>1</u>	— buildings
<input type="checkbox"/> district	—	sites	—	— sites
<input type="checkbox"/> site	—	structures	—	— structures
<input type="checkbox"/> structure	—	objects	—	— objects
<input type="checkbox"/> object	—	Total	<u>1</u>	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Intensive Level Historical and Architectural Survey of "East" Downtown Burlington, IA *Historical Architectural Data Base Number* 29-034

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>11D01: Health Care / medical business / pharmacy</u>	<u>02B04: Commercial / professional / insurance office</u>
<u>02E17: Commercial / specialty / tobacco, cigar store</u>	<u>Vacant</u>
<u>Shoe manufacture and sales</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04: Stone</u>
	walls (visible material) <u>03: Brick</u>
	roof <u>08B: Asphalt / rolled</u>
	other _____

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

8. Statement of Significance

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Des Moines Address 206-208 Jefferson Site Number 29-03651
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 1885 check if circa or estimated date
Other dates, including renovation 1937 remodeling, 1960s storefront remodeling

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 Inez Metzger, commission member Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date November 6, 2012
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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

John H. Witte & Sons Drug Store

Des Moines

Name of Property

County

206-208 Jefferson

Burlington

Address

City

7. Narrative Description

This three-story, double-storefront, brick building appears to have been constructed at the same time as the German American Savings Bank to the east, which opened here in December 1885. The brick and details are connected between the two buildings, though this property was under separate ownership. A band of limestone extends across both buildings under the second and third story windows. Below the third story stone band, there is a dentil brick design with a band of small circles below. The bank to the east underwent a significant remodel in 1913, adding a fourth story and Classical Revival details, resulting in a visible distinction between the buildings. The bank closed, with the National Bank of Burlington then leased and later purchasing the bank in 1937. This building at 206-208 Jefferson was owned separately by the Witte business, though John Witte, Jr. served as president and then chair of the board for several years from the 1950s to 1970s. The two storefronts were combined in 1937 when John Witte & Sons drug and paint store expanded into both storefronts.

The current storefront dates to the Moderne remodel in 1937 and then a later storefront in the 1960s. The white structural glass panels and black accents date to the 1937 design. The setback entry with large aluminum framed windows dates to the 1960s improvements. The entry is centered, composed of two commercial storefront glass-paned, metal doors. A green, horizontal, canvas canopy suspended by cables spans the entire width of the Witte Building. This canopy displays an outdated storefront sign of a former occupant printed on the outer, east canvas edge. The upper two stories each have seven one-over-one-light double-hung wood windows with segmental arch brick lintels. As noted, they have continuous sill bands that stretch across the façade. Decorative brick is found between the second story windows near their tops and under the third story window stone sill. The cornice has further decorative detail, with dentils under the terra cotta frieze which is composed of pilasters and rosette details supporting a projected cornice line.

8. Narrative Statement of Significance

The John H. Witte & Sons Drug Store appears to contribute to a potential Downtown Commercial Historic District. The history of the drug store is significant within the commercial history of Burlington and the downtown district. The commercial building retains its original 1885 decorative detailing, with later storefront remodels to modernize the drug store. The John H. Witte & Sons Drug Store also appears to be individually eligible under Criterion A for its significant role in the commercial history of Burlington. Further assessment of the interior integrity would solidify this determination.

This building sits on the east 2/3 (38') of the west half of Lot 194. Gnahn & Disque are listed as the original owners of the east 1/3 of the west 1/2 of Lot 194 and C.W. Bodeman is listed as the owner of the middle 1/3 of the west 1/2 of this lot. John Gnahn purchased this property from H. Disque, W. Augutta, and F. Ash on November 15, 1871. The German American Bank bought the east half of Lot 194 from the Barger estate in 1883, and they demolished this building to construct a three-story brick bank building to the west. This building at 206-208 Jefferson appears to have been built at the same time, with details from the second and third stories continuing across both buildings. This would put

Iowa Site Inventory Form Continuation Sheet

Page 2

John H. Witte & Sons Drug Store

Des Moines

Name of Property

County

206-208 Jefferson

Burlington

Address

City

construction of the building in 1884-1885, with the bank moving into their adjacent new building in December 1885.

Gnahn and Gabirel's cigar and tobacco store, listed here in 1856, would then have been in a previous building at this location. In the 1862 directory, this is listed as 32 Jefferson and John Gnahn and Co. occupy this location as manufacturers of cigars and dealers in tobacco, cigars, and smoker's articles until 1875. In 1878 to 1885, this is the location of E. A. Leebrick, boot and shoe maker / dealer. In 1883, 206 Jefferson is the location of Robert Spencer and the Gas Light Company and E. A. Leebrick, boot/shoe maker. 208 Jefferson is the location of Moses Mayer, ladies furnishing goods. 208 1/2 is the location of J. R. Nicholas, dentist.

The first tenants in this current building would then date to after completion in 1885. The 1886 Sanborn map lists a tailor at 206 Jefferson and 208 Jefferson as vacant. John H. Witte opened his drug store on March 4, 1887, at 208 Jefferson at a location leased from H. Shier and Son, tailors who were at 206 Jefferson. In 1887, L.C. Hall, dentist lists an address at 206 1/2 Jefferson, in an office on an upper story. The 1892 city directory lists Hohenstein and Bauer – artists – at 206 Jefferson, with J.H. Witte at 208 Jefferson and doctors' offices on the upper stories. There is an express office listed at 206 Jefferson and drugs listed at 208 Jefferson on the 1892 Sanborn map. By the 1896 city directory, John H. Witte has moved to 206 Jefferson, where he would remain for several decades. He also bought the building at 307 N. Main immediately to the north of this building, connecting the two on the interior. This is shown on the 1900 Sanborn map, creating a T-shaped store. He remained in this space until 1937 ("Progress of Burlington," *Hawk-Eye*, January 26, 1964, 22). L. C. Hall, dentist, continues to be listed at 206 1/2 Jefferson in the 1900-01 city directory. There are 15 drug stores in Burlington at this time and 20 dentists. The 1900 Sanborn map indicates "drugs" at 206 Jefferson and a store at 208. In 1902-03, 208 Jefferson is the site of Douglas Shoes, one of 11 shoe stores in the city. C.S. Ingersoll, hairdresser and dealer in hair goods has a business at 208 1/2 Jefferson at a time when there were only 2 hair dressers. 206 Jefferson is listed in 1906 as the location of John H. Witte Drug and Wholesale and W.L. Douglas Shoes is at 208 Jefferson. Dr. Carl Stutsman is at 206 1/2 Jefferson with Dr. J.W. Smith at 208 1/2 Jefferson.

In 1901, John H. Witte, Jr. joined his father John in the drug and paint store at age 16. In 1905, a small paint factory was established for the business at 213 Front Street (demolished). The company then started selling wholesale paint as well. The paint factory later expanded into 211 and 215 Front Street as well (shown here on 1931 Sanborn map, demolished) ("Progress of Burlington," *Hawk-Eye*, January 26, 1964, 22). On April 6, 1906, John H. Witte bought the adjacent 208 Jefferson section (W 19' of E 98') from Ellen B. Nassau et al. When the German American Savings Bank underwent their 1913 remodel, John H. Witte then bought the 206 Jefferson section (W 19' of E 79') from E.C. Gnahn and T.W. Kriechbaum. However, he maintained his drug store and paint store in the T-shaped space created by 306 Jefferson and 307 N. Main for several years yet. In the 1910-11 city directory, John H. Witte Drug is listed at 206 Jefferson, with now 12 druggists in Burlington. John Witte continued to run the business, with sons John Jr. and William joining the business. 206 1/2 Jefferson is the office of W.R. Bolding, one of 50 physicians in town. Dr. R. V. Vant and W.H. Ryun Land Co. are now also at 206 1/2 Jefferson. W.H. Ryun is a realtor. Dr. J.W. Smith and Dr. K.S. Leak are listed as having offices at 208 1/2 Jefferson. W.L. Douglas Shoes is still at 208 Jefferson, with 11 shoe stores in town. In

Iowa Site Inventory Form Continuation Sheet

Page 3

John H. Witte & Sons Drug Store

Des Moines

Name of Property

County

206-208 Jefferson

Burlington

Address

City

1920-21, there were now 13 druggists in Burlington with 206 being the address of J.H. Witte and Sons Drugs. There are now 8 photographers with Carl Horning, photographer on the second floor of 206 Jefferson Street. Schramm and Patterson Shoes is now one of 13 shoe shops and is located at 208 Jefferson with Dr. John W. Smith on second floor of 208. J.H. Witte and Sons list 206 Jefferson as their location in the 1930 directory, at a time when there were 14 drug companies. The Photo Shop is located at 206 1/2 Jefferson, one of five in town. Schramm & Patterson Shoes continues to be at 208 Jefferson as one of 11 shoe stores in town. Dr. J.W. Smith is one of 40 physicians and has offices at 208 1/2 Jefferson.

The section at 208 Jefferson (middle 19' of west half of Lot 194) transferred from John H. and Mary Witte to William A. Witte on December 30, 1935. They also acquired the building to the north at 309 N. Main Street. This set the stage for a major expansion and remodeling for John H. Witte & Sons in 1938. The business expanded west into 208 Jefferson (home of George F. Stiefel Shoe Store) and north into the rear of 309 N. Main Street (home of De Luxe Café), double their frontage on both streets. Work started in August 1938, after several years of discussion of plans. The interior wall between 206 and 208 was removed, with three columns installed in its place. Entry to the upper stories was shifted into the west bay of the National Bank building to the east, with an opening cut between the buildings. A new storefront was installed across the combined space on Jefferson. Air conditioning was installed in the building, and all the fixtures were upgraded. The firm remained in the drug, paint, and varnish business exclusively, with no soda fountain installed despite rumors to the contrary ("Witte Firm to Enlarge Store," *Hawk-Eye*, July 15, 1938, 2). The 1940 city directory lists John H. Witte & Sons at 206 Jefferson, with no listing for 208 Jefferson. They continue to be listed here through the 1950s.

John H. Witte, Jr. was chairman of the board of the National Bank of Burlington at the time of their 1957-58 expansion plan that resulted in the construction of the drive-in facility at 307-313 N. Main Street. Witte retained ownership of the rear half of these lots, with the new bank building constructed on the east half of the lots. Thus, the drug store stretched 140' back from Jefferson Street, but lost its Main Street presence. The storefront was also remodeled again in this period. John H. Witte and Sons drug store continued to be listed at 206 Jefferson through the 1960s. In September 1962, interest transferred in the property from other Witte family members to John H. Witte, Jr. The family then transferred the property to John H. Witte & Sons, Inc. in January 1965.

John H. Witte & Sons, Inc. also owned other real estate on nearby blocks in this period. In July 1970, ten buildings on the west side of the 200 block of Main Street (southwest corner of Jefferson and Main) were condemned by the city, including four owned by the First National Bank of Burlington and six owned by the Witte company. At this time, John Witte was chair of the board of directors for the bank ("Condemn 7 Main Street Buildings," *Hawk-Eye*, July 23, 1970, 1). The demolition of these buildings resulted in plans in 1972 for a new bank building on this site across Jefferson Street from their current building. The bank moved in 1974, vacating their main building and the drive-in facility to the north. In June 1972, the First National Bank of Burlington transferred their main corner building and the added building to the north to John H. Witte & Sons Inc., in exchange for their property on the southwest corner of Main and Jefferson. First National Bank built a new building on this site across Jefferson to the south, moving in August 1974. Witte remodeled the 1958 bank building on N. Main for additional storefront space on this side.

Iowa Site Inventory Form Continuation Sheet

Site Number 29-03651

Related District Number 29-03685

Page 4

John H. Witte & Sons Drug Store

Des Moines

Name of Property

County

206-208 Jefferson

Burlington

Address

City

John Witte, Jr. died at age 93 on October 4, 1978. His obituary notes that Witte Drug Store was founded by his father in 1887. The company later expanded into paints. The company was continued and expanded by John Witte, Jr. and his brother William A. They helped underwrite the stock of the First National Bank. John served as president for many years and then chairman of the board. He was honorary chairman at the time of his death ("J. Witte is Dead," *Hawk-Eye*, October 5, 1978, 1). In addition to several large donations to organization over the past several decades, his will set up a foundation for his estate.

In January 1979, Witte Drug was sold to Drug Fair Inc of Iowa, who maintained the downtown and Fairway shopping center locations under new management. On July 27, 1979, the bank repurchased their former bank property as well as the original home at 208-208 Jefferson from Witte. The drug store remained at this location for several years. The bank sold their entire holdings to Steve S. and Jo Ellen Hoth, JT on April 3, 1987 for \$111,000. They are the current owners. Currently, there is an insurance office at 208 Jefferson and 206 Jefferson is vacant.

9. Major Bibliographical References

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 collected 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.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03651
Related District Number 29-03685

Page 5

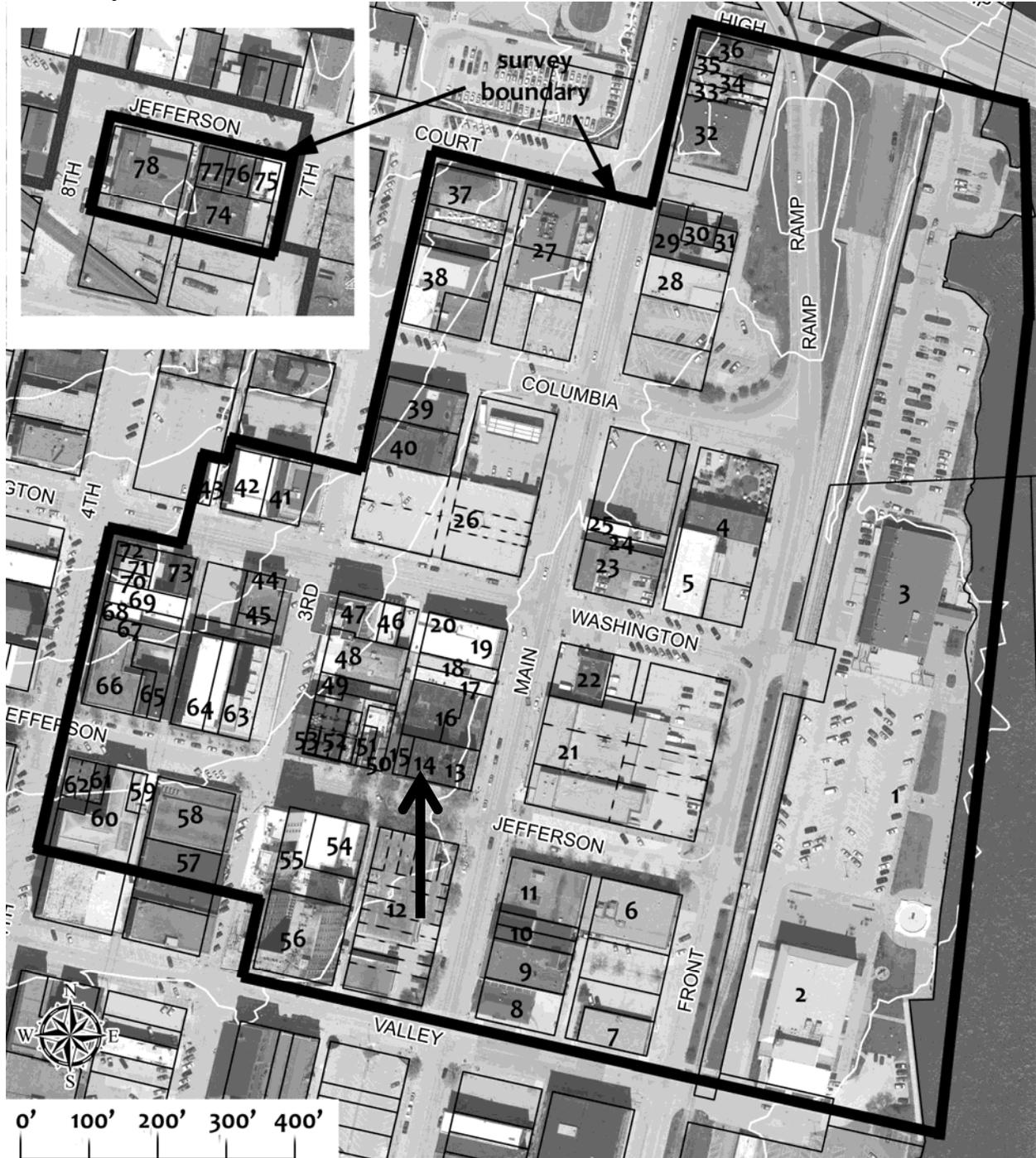
John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City

Location map



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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 29-03651
Related District Number 29-03685

Page 6

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City

Building plan (from assessor's website)



building is 39' wide by 60' deep

Iowa Site Inventory Form Continuation Sheet

Site Number 29-03651

Related District Number 29-03685

Page 7

John H. Witte & Sons Drug Store

Des Moines

Name of Property

County

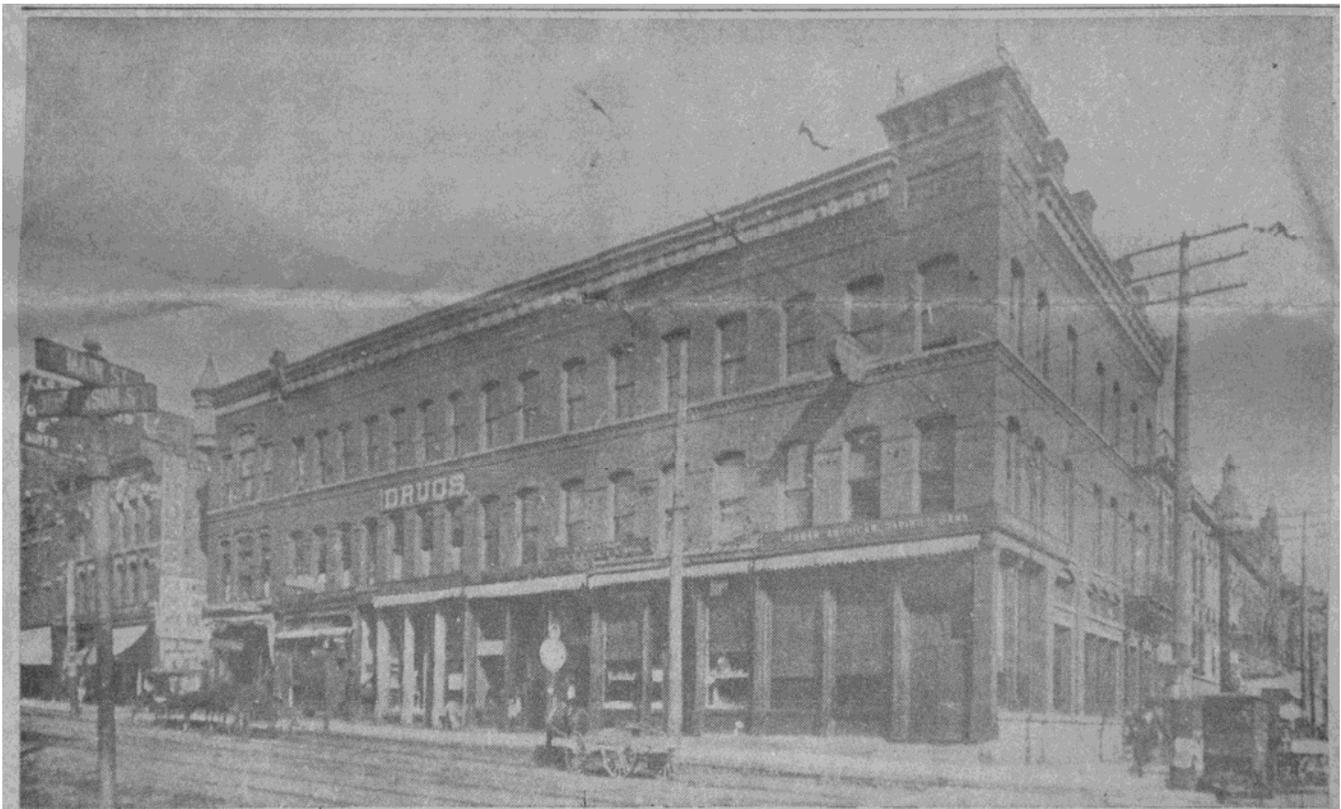
206-208 Jefferson

Burlington

Address

City

Historic images



FORERUNNER of the National Bank of Burlington was the older German American Savings Bank. Located at the same site, the bank corner looked like this when there were street cars and the peanut vendor carriage was located at the choice Main and Jefferson location. Witte's Drugs was at the same site as it is now.

Building in early 1900s, after Witte moved to 206 section (*Hawk-Eye*, May 14, 1958)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 29-03651
Related District Number 29-03685

Page 8

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City



Building after 1913 remodel of adjacent bank (Downtown Partners collection).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 29-03651
Related District Number 29-03685

Page 9

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City



1937 storefront remodel combining 206 and 208 (Downtown Partners collection).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03651
Related District Number 29-03685

Page 10

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City



View of building in November 1966 (from Carleen Nollen, Burlington, IA).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03651
Related District Number 29-03685

Page 11

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City

Digital photographs



Photograph 29-03651-001 – South elevation, looking north (McCarley, November 15, 2012).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03651
Related District Number 29-03685

Page 12

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City



Photograph 29-03651-002 – South elevation, looking north (McCarley, November 15, 2012).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03651
Related District Number 29-03685

Page 13

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City



Photograph 29-03651-003 – Detail of storefront, looking north (McCarley, November 15, 2012).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03651
Related District Number 29-03685

Page 14

John H. Witte & Sons Drug Store
Name of Property

Des Moines
County

206-208 Jefferson
Address

Burlington
City



Photograph 29-03651-004 – Detail of cornice, looking north (McCarley, November 15, 2012).