

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

**State Inventory No.** 29-03675  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 George Boeck Building  
 other names/site number Downtown Survey Map # DT-46

**2. Location**

street & number 215 Washington  
 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) 249 – west 30' of east 50'

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E – Specialty Store (plumbing supplies)</u>	<u>03A04 – Hall of Patriotic Organization (VFW)</u>
<u>02E – Specialty Store (auto repair)</u>	_____
<u>02E – Specialty Store (news stand, distributor)</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04C Limestone</u>
_____	walls (visible material) <u>03 Brick</u>
_____	roof <u>15C01 Rubber Membrane</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 type="checkbox"/> Yes <input checked="" 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 215 Washington Site Number 29-03675  
City Burlington District Number \_\_\_\_\_

**Criteria Considerations**

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

**Areas of Significance** (Enter categories from instructions)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1875  check if circa or estimated date  
Other dates, including renovation  
1989

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect

Builder

George Boeck

**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 Hal Morton, commission member Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date November 30, 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

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George Boeck Building

Des Moines

Name of Property

County

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215 Washington

Burlington

Address

City

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## 7. Narrative Description

This was originally constructed as a three-story brick commercial storefront building, with a limestone foundation. The top two stories were removed in 1989, with the sandstone sill course apparently retained and a new brick parapet built on top. The building faces Washington to the north. The storefront retains a historic decorative cast iron column on the east corner. The two-foot tall base of a similar, but narrower, cast iron column protrudes from the sided façade just west of the recessed front entry, and an upper section of this column seems to be visible in a 1980s photograph. There is currently no evidence of an iron column at the west corner of the storefront, with a brick pilaster at this corner. The original storefront was probably first replaced in 1915 when the building found new use as an auto dealership and then automotive repair shop. This may have entailed removal of earlier iron columns spaced on either side of the entry. The current storefront was installed while Newsland & Wholesale distributors were in the building from 1951 before demolition of the top stories in 1989. The current storefront consists of vertical car siding, a horizontal band of fixed aluminum framed windows, and a fixed awning spanning the entire front. The front door is recessed about 3 feet into the building and just off-center to the west.

The only other side of the building exposed is the east side, which originally abutted another building. It is now painted stucco over brick and has a single door near the rear/south corner. According to the current manager (of VFW Post 10102), there is still an automotive elevator in the basement in the rear southwest corner. Based on Sanborn maps, the elevator was installed between 1900 and 1931, presumably when the first auto dealer moved in – The Iowa Haynes Motor Car Co. in 1915.

## 8. Narrative Statement of Significance

The George Boeck Building was originally a three-story brick building that was reduced to one story in 1989. With this significant alteration, it does not retain historic integrity from an earlier period. Thus, while it falls within the boundary for the potential Downtown Commercial Historic District, it would be counted as a non-contributing building within the district.

An under-documented narrative of this building in the Burlington Public Library vertical files on general buildings states that George Boeck, pork packer and dealer, moved his butcher shop from this location to a new building on North 5<sup>th</sup> Street in 1875 and constructed the current building at 215 Washington around the same time as an investment. Sanborn maps show that the building at 215 Washington was three stories in height from 1886 through 1952. Current research using City Directories, Des Moines County Courthouse records, and Burlington newspapers of that decade has verified that Mr. Boeck and his successors owned the property at 215-217 Washington from 1869 to 1957, and that his butcher shop was at this address until it moved in 1875. No additional documentation was found to verify whether a new building was constructed between 1875 and 1879, but it seems plausible since the address sat vacant for that entire time. The first occupant after this point, according to City Directory, was Joseph Drach, merchant tailor and restorer of plumes & fancy goods, in 1879. By 1884, he had relocated to South Main Street. The building was then occupied by Henry Ewinger, steam plumber and gas fitter from 1884 through 1899. In addition to plumbing supplies and services, the Sanborn maps

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George Boeck Building

Des Moines

Name of Property

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indicated sales and showroom of bath tubs as well. By 1900, Ewinger relocated to 313 North 3<sup>rd</sup> Street. No listing was identified for 215 Washington in the 1900 city directory.

By the 1902 city directory, the building was used by Gardner & Gould wholesale confectioners – a new candy manufacturer. E.T. Gardner and E.C. Gould formed the Gardner & Gould Candy Co. in 1900, and then moved into the building at the northeast corner of S. 3<sup>rd</sup> Street and Elm on March 1904, which had been remodeled and re-equipped to suit their needs (“Gardner & Gould”, *The Burlington Hawk Eye Gazette*, March 24, 1906; Antrobus 1915: 347-48). They would grow into a major regional manufacturer until its acquisition by Fresh Pak Candy Co. of Moline in 1957.

From 1906 through 1912, the building served as home for Keehn-Haffner Manufacturing Co., printers. By 1910, Joseph Haffner and Martin H. Baumgartner took over the business from John Haffner & Joseph Keehn, and the name was changed to Riverside Printing Co., and by 1913 the company relocated to 108 North Main Street.

By 1916, the building entered a new phase of commercial enterprise – automotive sales and repair. The Iowa Haynes Motor Car Co. was the first automotive venture here, with a dealership in the building from 1916-1919. This company was succeeded in business by Warming Motor Co., distributors of Haynes, Nash, Cole Eight & Republic Trucks around 1920. Several automotive enterprises were listed in City Directory over the next several years, including Warming Motor Co. (1922), A & E Motor Co. (1924), Triangle Auto Supply (1926), Rent-a-Car Service (1928), and Paul R. Haas auto repair (1930-1935). Bee Line Serv Auto Repair was in this building from 1937-1945.

The next phase of commercial enterprise in this building started in 1951, when Newsland & Wholesale Distributors moved in. While Newsland was a retail business in newspapers, magazines and books, the distribution business (same principal owners) included at various times, magazines, periodicals, paperback books, toys, games and greeting cards. Lewis B. and Jean G. Wallbridge, part-owners of Wholesale Distributors, purchased the property in 1957. During much of this time, Newsland and Wholesale Distributors had numerous other outlets in southern Iowa, western Illinois and northern Missouri. The top two stories were removed in 1989 by Justine Sandell, then owner of Newsland. Newsland closed in the late 1990s.

Veterans of Foreign Wars Post 10102 bought this now one-story property in 1998 and has operated in this building ever since.

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Related District Number 29-03685

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George Boeck Building

Des Moines

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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.

*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 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.

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

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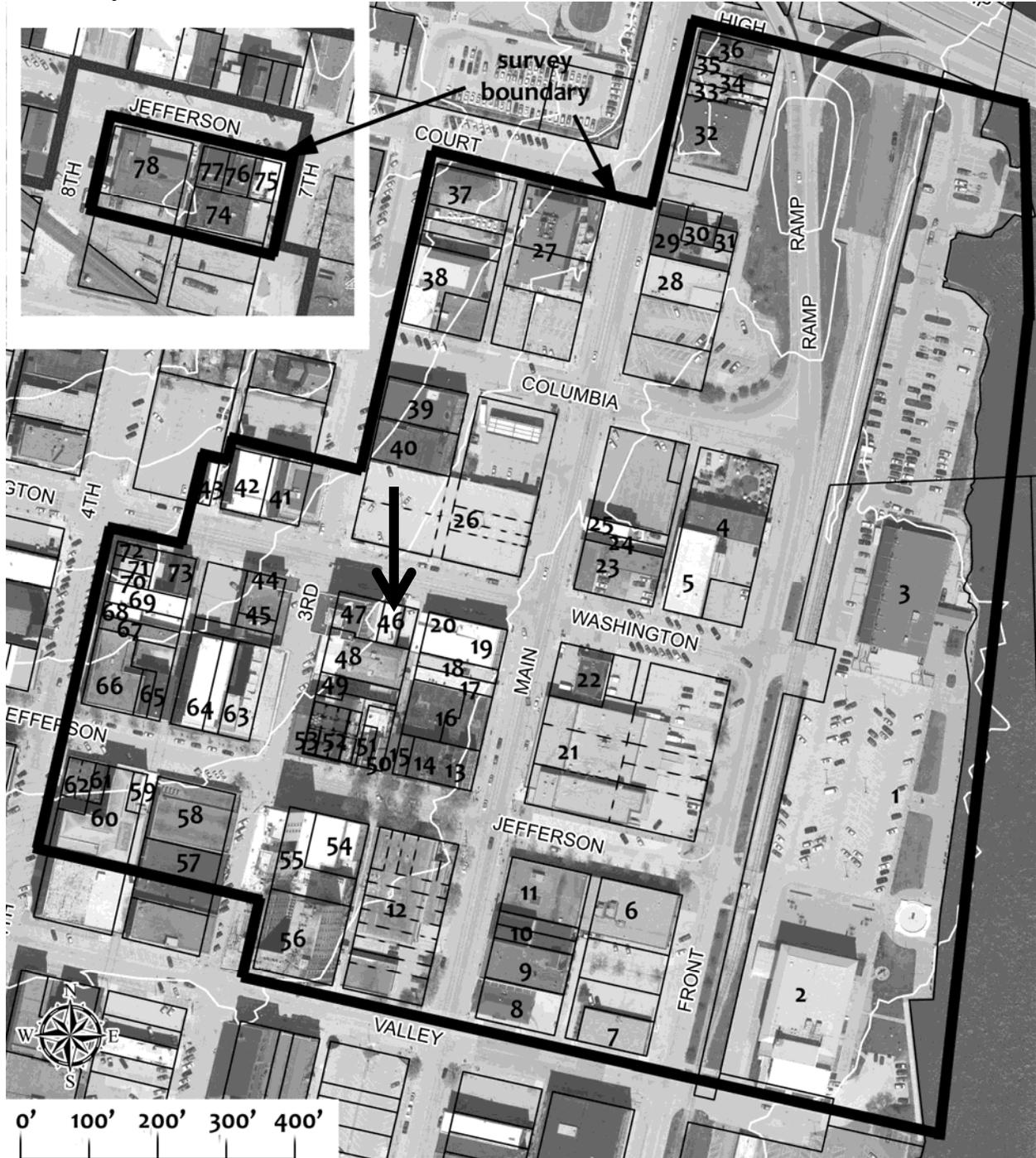
George Boeck Building  
Name of Property

Des Moines  
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Burlington  
City

## Location map



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

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George Boeck Building

Des Moines

Name of Property

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215 Washington

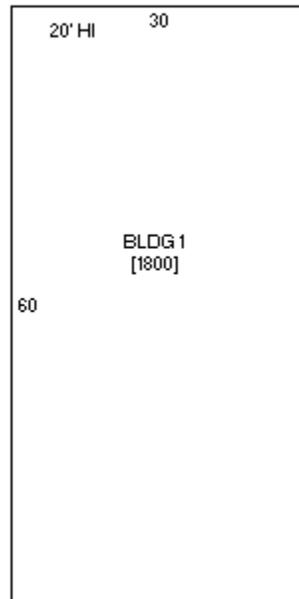
Burlington

Address

City

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## Building plan (from assessor's website)



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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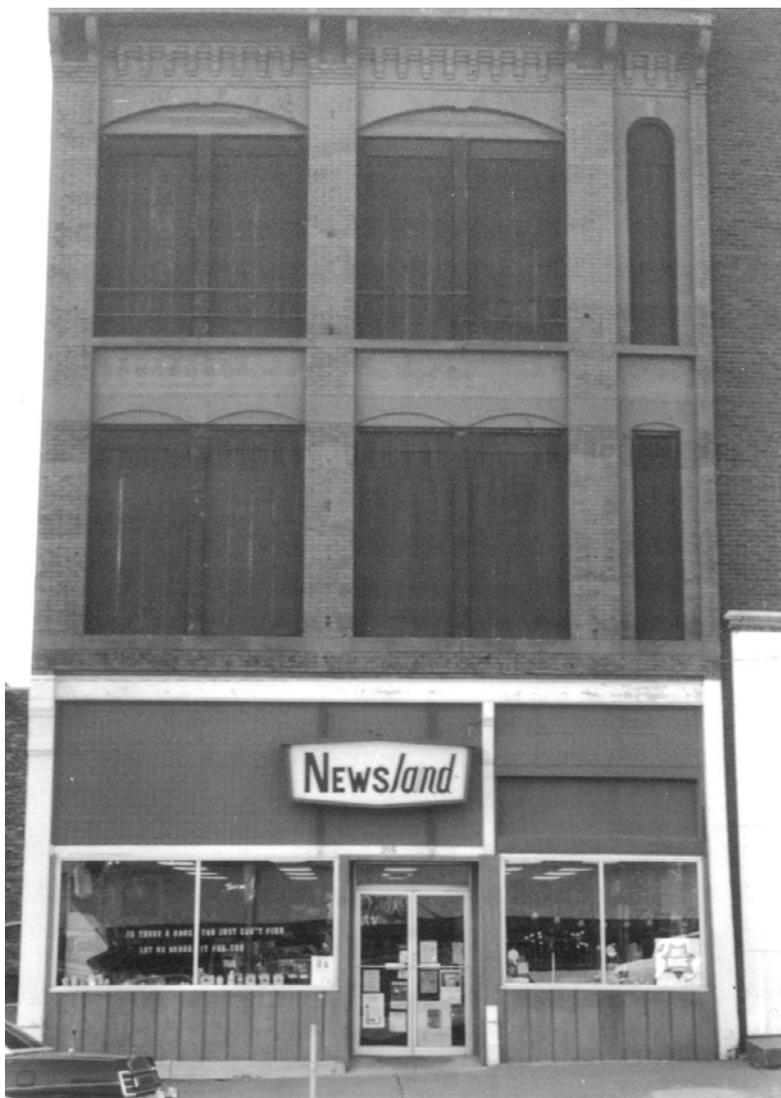
George Boeck Building  
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**Historic images**



**Building at 215 Washington in 1980s (Downtown Partners collection)**

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## Digital photographs



Photograph 29-03675-001 – North elevation, looking southwest (McCarley, June 20, 2012).