

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

State Inventory No. 29-01086 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 J.S. Schramm Company
 other names/site number Downtown Survey Map # DT-52-53

2. Location

street & number 216-222 Jefferson (currently 218 Jefferson)
 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) 252: E 40' (2/3) of W 60' (1/2) & W 20' (1/3) of E 60' (1/2) - also s 28' of W 40' Lot 251 and S 37' E 79' 6" Lot 251

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 Enter number of:	If Eligible Property, 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>02E03 dry goods</u>	<u>01B multiple dwelling -- condominiums</u>
<u>02 F04 department store</u>	<u>02E specialty stores</u>
<u>02E06 jewelry store</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>
<u>08 Modern</u>	walls (visible material) <u>03 brick, 06 stucco panels</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 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 type="checkbox"/> No <input checked="" 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 216-222 Jefferson Site Number 29-01086
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

Significant Dates

Construction date 1884 check if circa or estimated date
Other dates, including renovation 1895 – 4th story added; 1901 – 222 built; 1939 façade, 1946 remodel / construction at 216, 2005 – conversion

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
1939 façade by Helmut Bartsh (Holabird & Root, Chicago)
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 Hal Morton, HPC member (research by Barb Mackey) Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date January 21, 2013
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

This unified complex of buildings was originally built as three separate buildings, combined in the middle of the 20th century for the large J.S. Schramm Company by unified façade and interior remodels. The main building was an L-shaped building, with a frontage at 218-220 Jefferson on the south side and at 306 N. 3rd Street on the north side. This building was built in 1884, with a fourth story added in 1895. It wrapped around an earlier corner building at 222 Jefferson, which was replaced by a new modern four-story building in 1900-01. The rear northeast corner of the original building was two stories, then enlarged to four stories in 1907. Schramm's also "permanently" rented the upper stories of 222 Jefferson for additional space. In 1938-39, a modern façade was designed for their frontages at 218-220 Jefferson and 106 N. 3rd Street. The earlier three-story building to the east at 216 Jefferson was then acquired in 1946, with the building enlarged/built with the modern façade of 218-220 extended onto this building. The corner building at 222 Jefferson was partially remodeled, creating a large blank signage wall on the south corner (south side and south 1/3 of west side) while retaining the 1901 detail and cornice of the north two-thirds of the building along 3rd Street. Windows were later covered along this section. In 2005, work to transform the building into condos and first story retail spaces resulted in the addition of windows and some balconies. The current facades reflect these various periods of remodeling, with the integrity of the building generally dating to the 1946-47 remodeling period.

The south side along Jefferson Street consists of the 222 building clad in solid panels in 1947, the original 218-220 section remodeled with the modern façade in 1939, and the 216 building enlarged and remodeled in 1947. The unified storefront along this side generally appears to date to the late 1940s, though some 1960s work was also noted for the building. The original building section at 218-220 Jefferson is six bays wide, with the glass block installed in 1939 remaining on the second story. This block was removed in 2005 on the third and fourth stories for the installation of double-hung windows. It retains its simple 1939 cornice line. However, the overall streamlined 1939 modern design of the façade with the light brown brick remains discernible. The 216 building has two sets of paired windows on the upper stories, again glass block installed in 1946-47 replaced by double-hung windows in 2005. A balcony has also been added on the second story with small windows under it. Windows were cut in 2005 into the third and fourth stories of the solid panels cladding the 222 building to the west, with openings from the original 1900-01 building appearing to have been utilized. The third story windows are a band of three windows, though not in the original style. The fourth story has three arch openings. A balcony wrapping around the corner of the fourth story was added in 2005.

The west side along N. 3rd Street consists of the side of the 222 Jefferson building and then the 3rd Street ell of the 218-220 Jefferson building at 306 N. 3rd Street. The south third (two bays) of the 222 Jefferson building was clad in solid panels in the 1947 remodel. Similar to the south side, windows appear cut into the original openings on the third and fourth stories, with two on each story. The north two-thirds (four bays) of the building were not remodeled in 1947, retaining their 1900-01 design through the end of the 20th century. The brick façade and window detail has been somewhat obscured with the application of stucco in the 2005 remodel, though four windows remain on each story. The earlier first story remodel also remains, with windows reduced to small rectangular windows. The metal cornice with decorative detail is the most historically intact element on this section, continuing to reflect this key design element of turn-of-the-century buildings in Burlington. The 306 N. 3rd Street ell of the

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original building appears to retain the oldest storefront through the complex. It has a recessed entry to the left/north, large storefront windows, and original metal columns. This façade design dates to the 1939 modern remodel, retaining its glass block on the second story. The glass block on the third and fourth stories were replaced by double-hung windows in the 2005 remodel. It retains its simple 1939 cornice line.

8. Narrative Statement of Significance

The J.S. Schramm Company building appears to contribute historically to the potential Downtown Commercial Historic District. The integrity of the building reflects its initial modern remodeling in 1939, designed by Helmut Bartsh of the prominent architectural firm of Holabird & Root of Chicago and followed by an extension of the modern design to the adjacent buildings at 216 and 222 in 1946-47. This initial remodeling effort is historically and architecturally important in the introduction of modern design ideals to Burlington, also reflected in the Memorial Auditorium under construction at this time. It set the standard for design principles applied for remodeling and new construction for the next two decades. J.S. Schramm Company was a historically important department store in Burlington by this time, dating its history back to the establishment of an initial grocery / dry goods store in 1844 by John S. Schramm. They moved into their new building at 218-220 Jefferson in 1884. By the time that J.S. Schramm Company closed in 1997, it had long been recognized as the oldest retail establishment west of the Mississippi River under the continuous ownership and active management of the original family, continuing to be owned and run by great-grandson John Randolph. The building retains sufficient integrity to convey the historic significance of the property as a contributing building within the historic district. With the 2005 remodel into condos, the architectural integrity of the modern design ideals have been somewhat compromised. Thus, it may no longer architecturally contribute to the historic district. Likewise, the modifications have likely compromised the integrity significant enough that the building is no longer individually eligible for listing on the National Register of Historic Places.

P. A. Andre had owned and run a shoe store and shoe factory at 218 Jefferson for 20 years when he bought the adjacent property to the west at 220 Jefferson from Thomas Hedge in 1879. He proceeded to replace both buildings in 1884 with an ornate three-story brick Victorian building with an overall L-shaped plan wrapping around the corner building at 222 Jefferson, resulting in a 60-foot wide frontage on Jefferson and 20-foot wide frontage on N. 3rd Street (county transfer books; *Daily Hawk-Eye*, 8/14/1880; *Hawk Eye*, 10/31/96). The new building was designed and built for the J.S. Schramm Co., who had operated in the 20-foot wide building at 212 Jefferson (38 Jefferson) but required additional space. Thus, P.A. Andre built the new building for J.S. Schramm Company, and he moved his business into the 212 Jefferson store. While the businesses traded storefronts in 1884, J.S. Schramm Company did not actually buy their new building until July 1907 ("Buy Their Store", *Burlington Evening Gazette*, 7/27/1907; transfer book records). The original ornamental facades on both Jefferson and N. 3rd Streets featured fine terra cotta work by the Northwestern Terra Cotta Company, cut stone work by August Stenstrom, and the brickwork was installed by George Orm and Charles Pistorius. Centered in the terra cotta work was a life-like figure representing "Industry". The entire construction was estimated to cost \$22,000, and the *Weekly Hawk-Eye* newspaper speculated that the new activity might spur E.H. Carpenter to replace his older building on the corner of Jefferson and North 3rd St. (A fine terra cotta...),

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Hawk-Eye, 3/15/1884, p.8; "The demolition of the old Andre buildings...", *Hawk-Eye*, 3/28/1884, p.8). When J.S. Schramm Co. settled into the new building in late summer 1884, it was hailed as among the best and finest stores in the west ("J.S. Schramm's new store..." *Hawk-Eye*, 9/6/1884, p.8). In 1905, this building is still noted in Andre's biography as a substantial improvement: "To his credit also stands the Andre Building, erected by him, which is one of the substantial business blocks of Burlington, and is now occupied by the J. S. Schramm dry-goods store" (*Biographical Review of Des Moines County* 1905: 271).

An 1875 profile of John S. Schramm provides some background on this prominent local businessman. It notes that J.S. Schramm moved to Burlington in 1842, initially working as a printer for the *Gazette* and then for Edwards at *Hawk-Eye*. In 1844, he started in the grocery business and manufacture of vinegar, the first in Burlington. In 1853, he shifted exclusively to the dry goods business with brother Charles F. Schramm. Schramm built Mozart Hall at Main and Columbia in 1856 (later bought by the county for the courthouse) and moved here. He then moved to 212 Jefferson in 1858 as C.F. Schramm retired from the business, with the building since refitted and improved at different times. His stock occupied both the first and second story in 1875 ("J.S. Schramm," *Hawk-Eye*, October 5, 1875, 8). He was a director of the German American Savings Bank when it formed in 1874, and he served as president from 1877 to 1886. He also served on the school board and as trustee of the library (*Portrait and Biographical Album* 1888: 776).

The 1896 promotional pamphlet, *A Souvenir of Burlington*, noted that Schramm's was similar to Field's in Chicago. It was the leading dry goods establishment in Burlington, with business in Burlington and the surrounding smaller cities. John S. Schramm had started a business on Main over 50 years ago, with this business starting on Main about 40 years ago. He later moved to 212 Jefferson, with this store remodeled and enlarged along the alley in 1879. In 1884, he moved into the building constructed by P.A. Andre, with Andre moving to Schramm's location. F.S. Schramm worked for the company as a buyer, assisted by C.E. Schramm. Charles Armknecht was the general manager. The silk department on the first story was a special feature of the store, with dress goods also on the first story. Cloaks and jackets were on the second story, and curtains, linens, and blankets had now been added on the third story. It also noted that the fourth story had been added to the building in the last year (*A Souvenir of Burlington* 1896: 87). Historic images show the addition of the fourth story within a mansard roof behind the scalloped parapet of the 1884 building. In 1898, John S. Schramm died, and the dry goods business as continued by sons Henry C., Frank E., and Charles E. (*Biographical Review of Des Moines County* 1905: 221). The 1900 Sanborn map shows the odd configuration of the building. The building consists of the combined four-story sections at 218-220 Jefferson and 106 N. 3rd Street, with the northeast corner as a connected two-story "rear" section. Then, a thin arm extends out from the northeast corner of the building to alley to the east, providing loading/unloading access.

Edwin H. Carpenter was a well-established and highly respected Burlington businessman who had run the jewelry store to the west at 222 Jefferson Street since 1872. In fall of 1900, he decided to demolish the three-story, side-gable, brick building and replace it with a new, larger 4-story business block. The plans were developed and the building constructed in just 2 or 3 months. The architect was local – George H. Washburn, and the builders were W.F. Hayden and John McLain. The outer walls are made of St. Louis pressed brick, and there is no woodwork other than window sash on the exterior. The

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cornice was galvanized iron, and the window sills were stone. There were two large display windows on either side of the door, with the one on the west extending around the 3rd St. corner. The sash around the display windows was ornamental iron. The building was noted as 61 feet high, 20 feet wide on Jefferson St., and extends 60 feet along N. 3rd St. The original interior furnishings included a ceramic mosaic floor, steel ceilings, and wall cases of solid mahogany with heavy plate glass. There were two suites of offices on the second floor, each with individual toilet rooms. The entire building was steam heated, and lighted by gas and electricity. Accounts of the time mentioned the inclusion of a cement walk around the building, and a large electric clock with lighted face was installed near the curb ("Two New Buildings", 12/5/1900, Burlington Public Library vertical files). According to a *Burlington Evening Gazette* article dated July 27, 1907, the J.S. Schramm Co. had "permanently" rented the upper two floors of the Carpenter Building to "relieve the present crowded condition of the store." Based on Carpenter's evidently decision to rebuild his corner building in late 1900, and the absence of description of the upper floors in the otherwise detailed newspaper article, it seems possible that J.S. Schramm may have initially rented space on the upper floors as early as 1901, when construction was complete. Historic photographs from the early 1900s show this new four story corner building at 222, the enlarged Schramm building at 218-220, and a small two-story building at 216 Jefferson, home to jeweler Gus A. Waldin.

As noted, in 1907, J.S. Schramm Co. finally took title to the 218-220 Jefferson building (and P.A. Andre to 212 Jefferson) and built two stories on the northeastern part of the building (two story section north/behind 216 and 218) to bring it to a full four stories. The building also had no basement, so plans were made to excavate a basement for storage. The Jefferson storefront was remodeled, removing the center pillars and installed new display windows and entry. Schramm had also "permanently" rented the upper two floors of the E.H. Carpenter Building to the west (222 Jefferson), with plans to connect the building on the interior. The additional space provided much needed room for the growing company ("Buy Their Store", *Burlington Evening Gazette*, July 27, 1907).

Later history notes that Frank E. Schramm traveled more than 50 times between Burlington and New York City in first quarter of 20th century to examine and purchase merchandise from jobbers and wholesalers. He then contracted directly with manufacturers to provide better values to customers, one of the first in Midwest to do so ("Schramm's Marking 120th Anniversary," *Hawk-Eye*, March 28, 1965, 22). City directories continue to list several members of the Schramm family working for the J.S. Schramm Company. Charles E., Frank E., Henry C., J. Henry, and Henry W. are listed as working for the company in 1907. Charles E. Schramm died in 1914. In 1916 and 1926, Frank E. Schramm appears to be the head of the company, though officers are not listed in city directories. Frank H. and James S. were noted as "with J.S. Schramm" and Henry C. was noted as a salesman in 1926. By 1928, the basement was remodeled into retail space: the bargain basement. James S. Schramm was president of the Greater Burlington Association when it became the Burlington Chamber of Commerce in 1930 ("Business Assn. Formed in 1920," *Burlington Hawk-Eye*, July 10, 1962, 11). Henry C. Schramm died in the early 1930s.

Frank E. Schramm, the last son of John S. Schramm, died in 1934. He sons Frank H. and James S. Schramm then became the active joint heads. Over the next decade, Frank H. and James S. worked to transform store from old dry goods store to one of most contemporary specialty shops in country,

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including dry goods and women's and children's apparel. They installed air conditioning and modern office machinery, as well as giving the building a facelift for building ("Schramm's Marking 120th Anniversary," *Hawk-Eye*, March 28, 1965, 22). In 1937, air conditioning was installed, a new convenience in Burlington. The system was designed by Charles S. Leopold of Philadelphia, reportedly one of the foremost engineers of heating and air conditioning systems in the country. Mr. Leopold had also designed the systems for the US Capitol buildings in Washington DC, and systems for the Marshall Field store in Chicago, the Younkers store in Des Moines, and Gimble stores in the east ("Air condition Schramm Co.," *Hawk-Eye Gazette*, 6/12/1937, p.2; "J.S. Schramm Company air conditioning has some special features", *Hawk-Eye Gazette*, 6/18/1937, p.9).

In 1938, Frank H. and James S. hired Helmut Bartsch of the prominent architectural firm of Holabird & Root of Chicago to design a contemporary front for their High Victorian building. William Holabird was a cousin of the Schramm family, and James S. Schramm had a strong interest in modern architecture. The fancy stone work and terra cotta was removed in 1939, replaced with a plain brick veneer of a light yellow brick and glass block windows with brown brick between them to create wide horizontal bands ("Schramm's Marking 120th Anniversary," *Hawk-Eye*, March 28, 1965, 22; "New Front for J.S. Schramm Co. Building," *Hawk-Eye*, July 7, 1939, 1). Department stores continued to be a strong downtown business sector in the post-war economy as well. The 1947 city directory lists Montgomery Ward (200 N. Main, demolished), J.S. Schramm Company (216-220 Jefferson), G.R. Herberger's Inc. (412 Jefferson), J.C. Penney Co (500 Jefferson), and Sears Roebuck & Company (515 Jefferson). "Five and dime" stores continued to line the north side of the 300 block of Jefferson, with Neisner Bros Inc at 304 Jefferson, F.W. Woolworth Company at 312 Jefferson, and S.S. Kresge Company at 316 Jefferson.

By 1945, J.S. Schramm Co. boasted 28 up-to-date departments and was still growing ("Schramm Firm 100 Years Old Thursday", April 18, 1945, *Burlington Hawk-Eye Gazette*, p. 1, 9). In 1946, J.S. Schramm Co. acquired the short three-story building to the east at 216 Jefferson from Lina Gemmel, who had run a millinery and women's wear business there since 1906. The building was then rebuilt/enlarged to four stories in height, and it was designed/remodeled on the interior and exterior to blend with their building at 218-220. The modern yellow brick facade with dark bands and glass block windows was continued onto this building, with slight variation in the detail of the design. In December, a portion of the exterior was noted as done, to be completed in early 1947 ("Schramm Store has 2 new departments", *Hawk-Eye Gazette*, December 17, 1946, 2; "Burlington Gains in 1946," *Hawk-Eye*, December 31, 1946, 1, 8). They also remodeled the corner of the building the west at 222 Jefferson, creating a large modern sign for Schramm's. E.H. Carpenter had continued to operate his jewelry store here until his death in 1913. The business was succeeded by C.E. Gerling, jeweler and optometrist, from 1913 through the late teens, then by Niemeyer Shoes until the late 1920s. Henry Drug Co. was in the first story retail space at this address into the mid-1930s, and Neff's Shoes were here from 1940 through 1957. By 1957, J.S.Schramm Co. took over the entire building, and the city directories no longer listed the 222 Jefferson address. The 1958 city directory lists the department stores continued to be concentrated along Jefferson, with J.S. Schramm Company at 216-220 Jefferson, Klein's at 400 Jefferson, Block & Kuhl Company at 412 Jefferson, J.C. Penney Company at 500 Jefferson, Brown Lynch Scott Company at 501-503 Jefferson, Sears Roebuck & Company at 519-523 Jefferson, and Montgomery Ward at 200 N. Main. The F.W. Woolworth Company is listed in the new building at 301-

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11 Jefferson, with S.S. Kresge Company remaining at 316 Jefferson and Neisner Brothers at 304 Jefferson.

In March 1965, the company celebrated their 120th anniversary of J.S. Schramm. At the time, it was noted as perhaps the oldest business west of Mississippi under continuous active management of same family. Frank H. Schramm, the grandson of John S. Schramm, was chairman of board, and his brother James S. Schramm was vice president. A great-grandson, John Randolph, was secretary and co-manager with Thomas B. Read, Jr., who served as president (“Schramm’s Marking 120th Anniversary,” *Hawk-Eye*, March 28, 1965, 22). Thomas Read, Jr. and John Randolph (great-grandson) had bought business in 1961 (“Familiar store adapts to challenges,” *Hawk-Eye*, February 19, 1995, 48). The company announced the acquisition of the adjoining building at 214 Jefferson from Paul Rapp, jeweler, in 1965. Rapp would continue to occupy the front 30 feet of the building on the first story, with J.S. Schramm occupying the rest of the building. They also rented the second and third floors of Brown Shoe Fit Company at 212 Jefferson (“Plan Store Remodeling,” *Hawk-Eye*, November 8, 1965, 3). In 1966, J.S. Schramm Company completed a \$60,000 remodeling project (“Fix-ups are as vital as new projects,” *Hawk-Eye*, December 5, 1971, 27). In 1968, J.S. Schramm Company then bought the building at 212 Jefferson, their original location. They further expanded into the building with new departments. In 1969, Schramm’s opened a new teen department on the first story of 212 Jefferson (“Jefferson Street Firms to Expand,” *Hawk-Eye*, August 7, 1968, 1; “Schramm’s opens newest teen addition,” *Hawk-Eye*, February 23, 1969, p. 10). This department was accessible both from the street and from inside the main J.S. Schramm’s store.

In 1976, J.S. Schramm Co expanded into former Rapp jewelry store, the only 1,200 square feet that they didn’t occupy on this half block from 212-222 Jefferson. The sportswear department opened on the first story, and they also remodeled the second story for boys, girls, and infants departments (“Schramm expands,” *Hawk-Eye*, 7/25/1976, p. 20; “Burlington Business Community was and still is expansion minded,” *Hawk-Eye*, January 30, 1977, 11). In 1984 Thomas Read, Jr. retired, leaving John Randolph (great-grandson) at the head of the business (“Familiar store adapts to challenges,” *Hawk-Eye*, February 19, 1995, 48).

The 25 years from 1960 to 1995 were much tougher for the large department store than the first 125 years. In 1990, the Carpenter family finally sold the 222 Jefferson building to John and Susan Randolph et al. By the 1990s, J.S. Schramm Company was struggling against new market forces, and downsizing happened much more quickly than its growth over its first 125 years. By time of their 125th anniversary in 1995, Schramm’s had closed its top two floors. John Randolph remained as president, with wife Susan as vice president. The store had phased out the bridal business in mid-1990s. They had become more of a specialty store for women and children, as well as operating a gift shop. They closed top two floors in 1994 and had opened Schramm’s Kids across street from main store (“Familiar store adapts to challenges,” *Hawk-Eye*, February 19, 1995, 48). In October 1996, J.S. Schramm Company announced that it would close after liquidating its inventory. It was noted at the time as the downtown’s oldest and largest retailer (“107-year-old gem closes,” *Hawk-Eye*, November 10, 1996, 1D). They closed their doors one final time in 1997.

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In February 1998, John and Susan Randolph sold building to Bob Brueck of Brueck Construction, including the complex of 216, 218-220, and 222 Jefferson. He announced plans to remodel the building with four retail shops on first story and upscale apartments on upper stories ("Brueck buys Schramm's," *Hawk-Eye*, February 15, 1998, 1D). The historically linked buildings have been combined into a redevelopment project incorporating custom-designed residential condominiums on the upper floors, and a mini-mall for commercial and retail business on the lower floor and mezzanine. Additional windows have been added into the 1939 and 1947 modern facades, as well as some balconies. The work was completed in the early 2000s, and the building was divided into condo units in 2005.

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, pp 220-22 (John Siegmund Schramm), and 270-273 (P.A. Andre).

Burlington Commercial & Statistical Review, 1882, p. 133 – Charles Waldin, p. 155 – Ed F. Runge & Son.

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.

Holabird & Root portfolio, ca 1983, p. 313. In Downtown Partners collection.

Jochims, Debra, and Janet McCannon. "Schramm Building," National Register of Historic Places nomination form, prepared by Downtown Partners, May 1996. On file at the State Historic Preservation Office, Des Moines, IA

Mertens, Bill. *Burlington, Iowa: A Souvenir*. Burlington IA, 1996.

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

Specific articles:

"1946 gains presage prosperous 1947", 12/31/1946, *Hawk0Eye Gazette*, p. 8.

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<u>J.S. Schramm Company</u>	<u>Des Moines</u>
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<u>216-222 Jefferson (currently 218 Jefferson)</u>	<u>Burlington</u>
Address	City

- "A fine stock of watches – advertisement", 12/19/1873, Daily Hawk-Eye, p.1.
"A fine terra cotta...", 3/15/1884, Hawk-Eye, p.8.
"Air condition Schramm Co.", 6/12/1937, Hawk-Eye Gazette, p.2.
"An Old Time Block", 9/15/1933, Burlington Hawk-Eye Gazette, p. 2.
"Brueck buys Schramm's", 2/15/1998, Burlington Hawk-Eye, p. 1D.
"Burlington Clothing Emporium – advertisement", 5/2/1850, Hawk-Eye.
"Business Improvements: Transfers of Real Estate and New Buildings Going Up", 8/14/1880, Burlington Daily Hawk-Eye, p.4.
"Buy Their Store", 7/27/1907, Burlington Evening Gazette.
"Chas. Waldin, 87, succumbs", 3/8/1923, Hawk-Eye.
"Chas. Waldin has retired", 11/9/1920.
"City Briefs", 9/27/1884, Daily Hawk-Eye.
"City Core Area's New Look By 1975?", 2/4/1968, Burlington Hawk-Eye, p. 13.
"Down go the Prices- advertisement", 8/14/1880, Daily Hawk-Eye, p.4.
"Dr. D.K. Garman, dental, special and plastic surgeon – advertisement", 5/31/1849, Hawk-Eye, p. 6.
"Editorial... 2-Way development", 10/15/1947, Hawk-Eye, p. 4.
"Elevator lifts spirits of visitors", 4/23/1989, Burlington Hawk-Eye, p.1,8.
"Facts About Boots and Snow", 11/18/1875 Weekly Hawk-Eye, p.9.
"Familiar store adapts to challenges", 2/19/1995, Burlington Hawk Eye, p. 48.
"Fix-ups are as vital as new projects", 12/5/1971, Burlington Sunday Hawk-Eye, p. 27.
"G.H. Waldin – advertisement", 5/31/1849, Hawk-Eye, p. 6.
"Gus Waldin is dead", 11/9/1920.
"Heart of the business district – 300 block N. Third Street", 4/11/1922, p. 7.
"Industrial Gains Feature '47 Here", 12/31/1947, Hawk-Eye Gazette, p. 15.
"J.S. Schramm Company air conditioning has some special features", 6/18/1937, Hawk-Eye Gazette, p.9.
"J.S. Schramm Co. is Widely Known", ca 1924, Burlington Public Library, vertical files.
"J.S. Schramm Died Today", 2/17/1898, Burlington Gazette, p.5.
"J.S. Schramm's new store...". 9/6/1884, Hawk-Eye, p.8.
"Jefferson Street from Third to Front Fifty Years Ago", 11/16/1913, Burlington Hawk-Eye, p. 37.
"Mr. P.A. Andre...", 3/13/1884, Hawk-Eye, p.8.
"New Front for J.S. Schramm Co. Building", 7/7/1939, Burlington Hawk-Eye Gazette, p. 2.
"New Goods! New Goods!! – advertisement", 3/27/1861 Hawk-Eye, p.2.
"...or are engaged...", 3/5/1947, Hawk-Eye Gazette, p. 4.
"P.A. Andre...", 3/6/1884, Hawk Eye, p. 8.
"Plan basement department in Schramm store", 8/29/1928, Hawk-Eye, p. 5.
"Plan store remodeling", 11/8/1965, Hawk-Eye, p.3.
Runge's Restaurant advertisement, 3/28/1883, Burlington Hawk-Eye, p.8.
"Schramm's department store to close", 10/31/1996, Hawk-Eye, p. 1A.
"Schramm expands", 7/25/1976, Hawk-Eye, p. 20.
"Schramm family perpetuates business", Burlington Hawk-Eye
"Schramm Firm 100 Years Old Thursday", 4/18/1945, Burlington Hawk-Eye Gazette, p. 1, 9.

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J.S. Schramm Company	Des Moines
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“Schramm’s announcing the opening of our new Thrift Dress Shop”, 2/3/1947, Hawk-Eye Gazette, p.5.

“Schramm’s department store to close”, 10/31/1996, Burlington Hawy-Eye, p. 1A.

“Schramm’s had a proud past”, 2/21/1998, Burlington Hawk-Eye, p. 8A.

“Schramm’s opens newest teen addition”, 2/23/1969, Hawk-Eye, p. 10.

“Schramm’s Marking 120th Anniversary”, 3/28/1965, Burlington Hawk-Eye(?), Burlington Public Library vertical files.

“Schramm Store has 2 new departments”, 12/17/1946, Hawk-Eye Gazette, p.2.

“Schramm’s store pre-dates state”, 1/11/1970, Hawk-Eye, p. 29.

“Shop in the 200 Block – Jefferson Street – the heart of Burlington”, 4/20/1927, Hawk-Eye, p.9.

“Stage III”, 3/2/1969, Hawk-Eye, p. 39.

“Tear down old brick home on Third Street”, 8/22/1952, Hawk-Eye.

“The demolition of the old Andre buildings...”, 3/28/1884, Hawk-Eye, p.8.

“The New York store...”, 9/9/1884, Daily Hawk-Eye, p. 6.

“Waldin home being razed for clinic”, 5/21/1958, Hawk-Eye, p.17.

“Waldin – obituary”, 11/9/1920, Hawk-Eye.

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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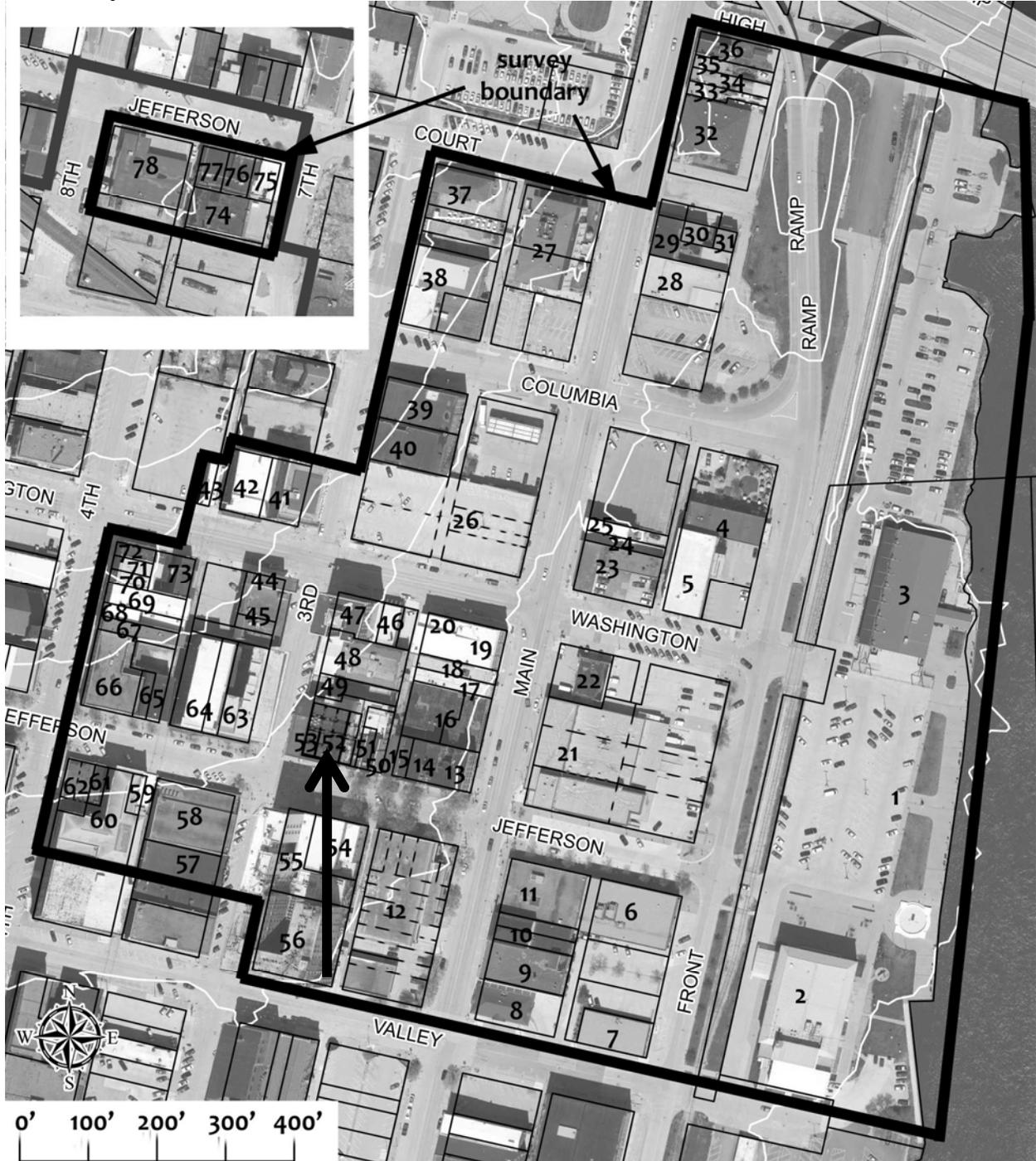
J.S. Schramm Company
Name of Property

Des Moines
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216-222 Jefferson (currently 218 Jefferson)
Address

Burlington
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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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J.S. Schramm Company

Des Moines

Name of Property

County

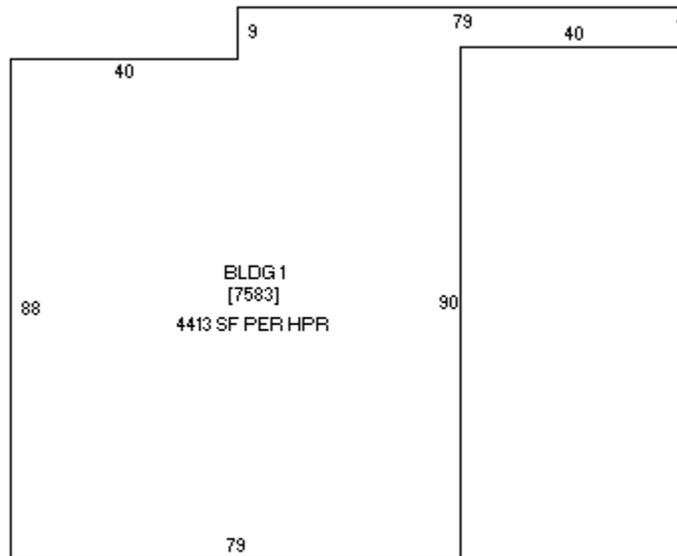
216-222 Jefferson (currently 218 Jefferson)

Burlington

Address

City

Building plan (from assessor's website)



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J.S. Schramm Company
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Historic images



222 220-218 216

Jefferson Street, looking east from 3rd Street around 1890 (Schramm at left) (Downtown Partners collection)

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J.S. Schramm Company
Name of Property

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222 220-218 216 214

J.S. Schramm building after addition of fourth story in late 1890s (after 1895 4th story addition, before 1900 construction of Carpenter's new building) (Downtown Partners collection).

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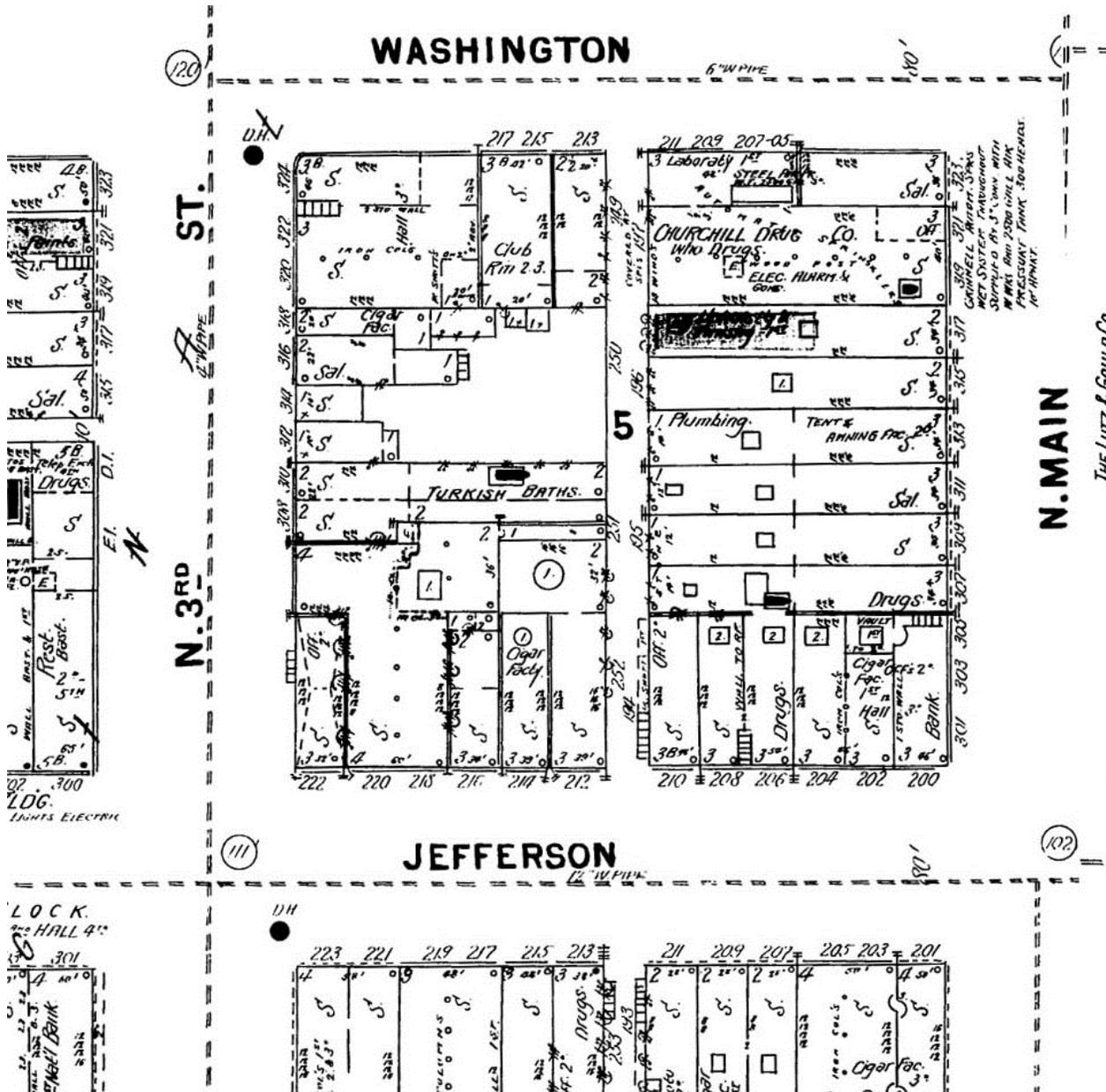
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J.S. Schramm Company
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J.S. Schramm Company at 218-220 Jefferson in 1900 (Sanborn Map Company 1900).

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222

220 - 218

216

214

212

J.S. Schramm Company in 1910s (Downtown Partners collection)

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<u>J.S. Schramm Company</u>	<u>Des Moines</u>
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222 220-218 216 214 212

Looking west on 200 block of Jefferson around 1930 (Downtown Partners collection).

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J.S. Schramm Company

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J.S. Schramm before 1939 remodel (Mertens 1996: 99).

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J.S. Schramm Company
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Address

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City

1503 J. S. Schramm Company— Remodeling

CITY: Burlington, Iowa

ADDRESS: 218 Jefferson St.

DATE: c. 1938

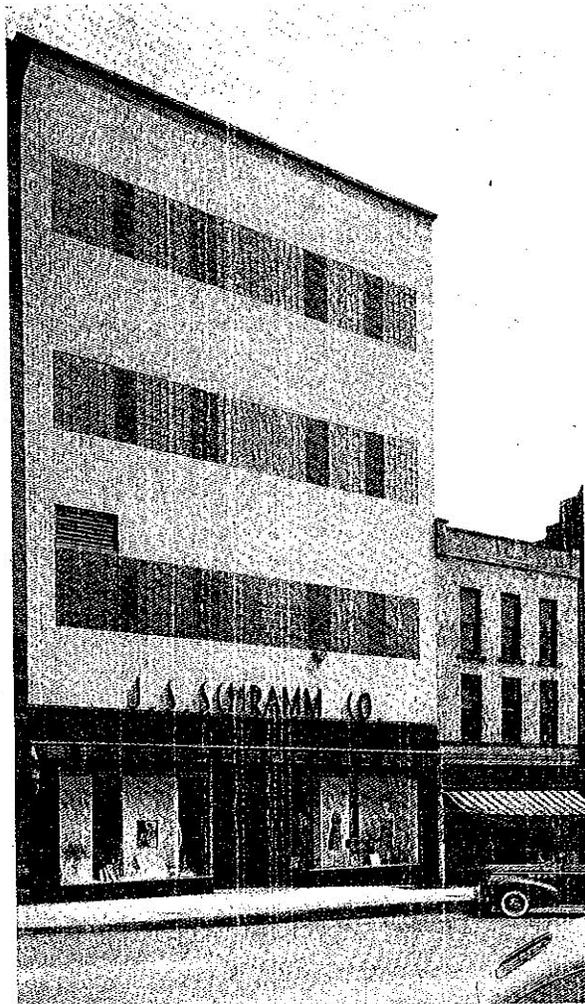
STATUS: Built. Standing 1983

ARCHITECT: H&R

H&R COMM #: Unknown

DESCRIPTION: Extensive remodeling of earlier building, including new front.

HISTORY: According to Frank Schramm, former president of the store, "H&R only did new fronts to the store. The old exteriors were gingerbread fronts and what we did was to cover up the whole thing and put on these new and modern fronts. It was done by Helmut Bartsch. ... I think his work in Burlington was recognized as something new and very contemporary."



1503. J. S. Schramm Company—Remodeling, Burlington, Iowa. Photo by Hedrich-Blessing, courtesy of Hedrich-Blessing.

J.S. Schramm Company after remodel of façade complete in 1939 (Holabird & Root Portfolio).

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N. 3rd Street side of Schramm's in 1940s after 1939 remodel (Downtown Partners collection)

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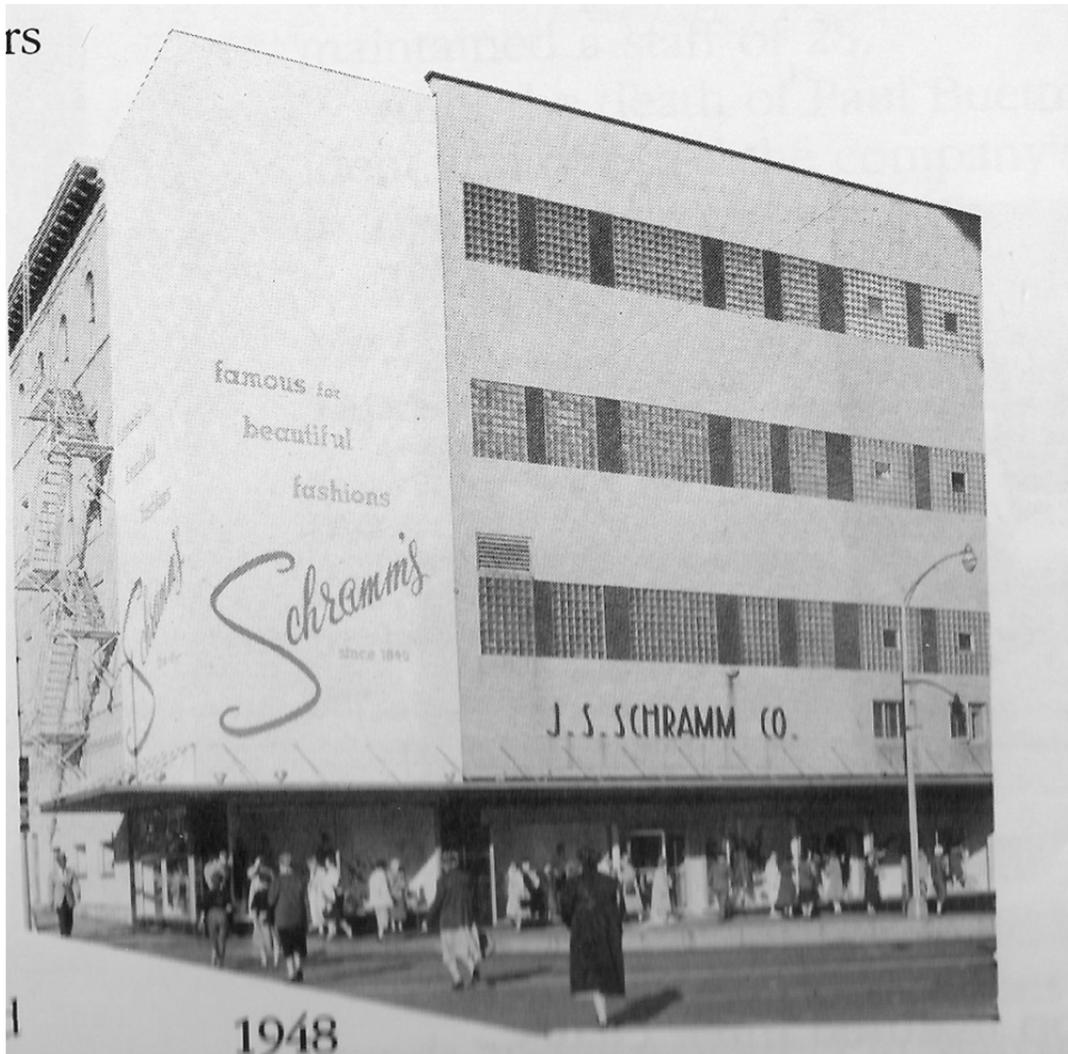
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J.S. Schramm Company
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J.S. Schramm Company after completion of 1947 remodel of 220 and construction at 216 (Mertens 1996: 99).

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J.S. Schramm Company
Name of Property

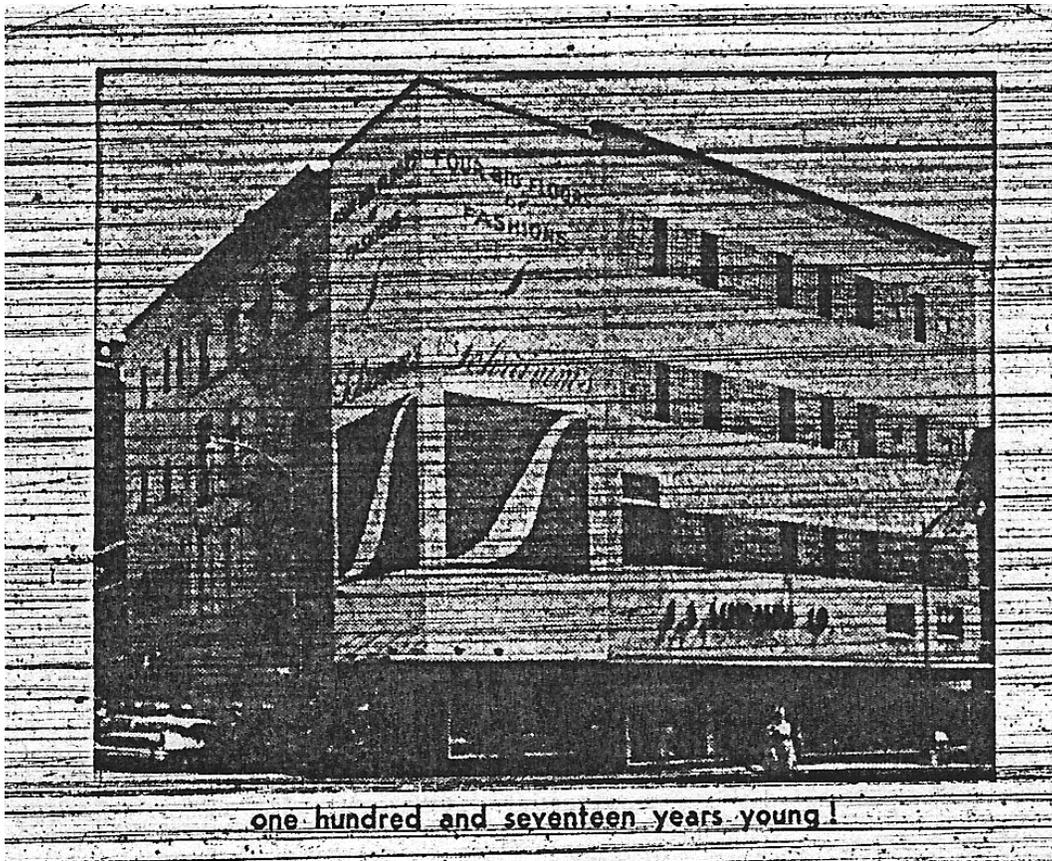
Des Moines
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J.S. Schramm Company around 1961 (Downtown Partners collection)



one hundred and seventeen years young!

J.S. Schramm Company in 1962 (*HawkEye*, July 10, 1962, 69).

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Third Street side of J.S. Schramm's in 1970 (Downtown Partners collection).

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File photos

John Randolph, (inset) president of J.S. Schramm Co., is the great-grandson of the candle maker who established Burlington's oldest retail business which is celebrating its 140th anniversary this year.

J.S. Schramm Company in 1984 (*Hawk-Eye*, September 29, 1985).

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J.S. Schramm Company building in 2000 (Downtown Partners collection).

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Digital photographs



Photograph 29-01086-001 – West and south elevations, looking northeast (McCarley, June 20, 2012)

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Photograph 29-01086-002 – South elevation, looking north (McCarley, November 15, 2012)

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Photograph 29-01086-003 – West elevation, looking east (McCarley, November 15, 2012)

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Photograph 29-01086-004 – West elevation of 306 section, looking east (McCarley, November 15, 2012)