



County Des Moines Address 315 North Main Street Site Number 29-03654  
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)

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

**Significant Dates**

Construction date  
1870  check if circa or estimated date  
Other dates, including renovation  
c.1950, 2012

**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: \_\_\_\_\_

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<u>Burlington Beauty Academy</u>	<u>Des Moines</u>
Name of Property	County
<u>315 N. Main St</u>	<u>Burlington</u>
Address	City

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## 7. Narrative Description

This is a two-story brick commercial building that has undergone several periods of remodeling. Historic photographs show that it was originally an Italianate building similar to the one to the east at 317 N. Main. The façade was remodeled likely in the early 1950s, resulting large square tiles applied to the majority of the façade. The second story windows were reduced in size at the same time. Burlington Beauty Academy occupied the building through this period. In the 1970s, the upper half of the building was then clad in aluminum siding. This was then the appearance in June 2012 – storefront and lower portion of the building clad in square tiles with an aluminum canopy from the 1950s, small double-hung windows on the second story, and aluminum siding on the upper half. In fall 2012, the building underwent another remodeling phase, removing the canopy and cladding the portion of the building above the canopy in stucco while retaining the small windows. In November 2012, the square tiles and 1950s storefront configuration remained, with double glass doors at the left/south and one large window to the north/right. The shell of the building is still the original structure from the 1800s, with the old brick wall extending above the adjacent structure along the south. This building has virtually no visible foundation street side, but appears to have a stone foundation from the alley ...

## 8. Narrative Statement of Significance

The Burlington Beauty Academy appears to fall within the boundary of the Downtown Commercial Historic District but it does not appear to contribute to the historic significance of the district due to the recent façade modifications. The Italianate building was remodeled in the late 1940s or early 1950s for the Burlington Beauty Academy, and this façade remodel would have been significant within the history and development of the historic district. It was partially obscured with siding applied in the 1970s, though the key elements remained mostly visible. However, the remodeling in 2012, while perhaps improving the condition/appearance of the building, has removed the design elements of this earlier phase of remodeling. Thus, the building does not retain sufficient integrity to contribute to the historic district or be individually eligible for listing.

The building was likely constructed in the late 1860s or early 1870s. Samuel H. Jones was owner of the property (all of Lot 196 – 313-315-317) in this period, and he was listed as a capitalist in the 1879 *History of Des Moines County*, working from an office in his new 1876 building at 4<sup>th</sup> and Jefferson and living at 222 Court. The 1879 *History of Des Moines County* lists J.H. Miller as a dealer in furniture and manufacturer of upholstered goods at 315 N. Main. He moved to Burlington from Ohio in 1870. It was the location of J.H. Miller, Cabinet Maker, manufacturer and dealer in furniture and upholstered goods in the 1883 city directory as well. The 1886 Sanborn map shows furniture in this building as well as the storefront to the south at 313 N. Main. By 1887, Will H. Moore operated a furniture retail business at this location.

The 1892 Sanborn map shows a second hand store at this location. On September 8, 1899, Jos and H. S. Gross purchased the building from the Jones heirs. At the turn of the century, the 1900-01 city directory listed Gross Brothers junk dealers and second hand store at this location. There were 3 junk dealers and 8 second-hand stores listed in the 1900-01 city directory. H.S. Gross and Sons was listed

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here in the early 20<sup>th</sup> century through 1909, and then Sal Gross's second hand store was listed here in 1910. He was then listed here as a clothing dealer in 1913. The 1916 city directory then listed the second hand store run by Max Kaplan, and it was run by Grover Martin in 1920.

The property transferred to a trustee for the Joseph Gross estate in 1903, and it was then sold by executor Mary R. Remy in August 1921 to Caroline and Lucas Leicht. The 1924 city directory lists John Leicht, grocer, at this address. By 1928, C. Leicht Estate Grocery was listed here, and it was here through 1933. It was one of 65 groceries in Burlington in 1930.

Emma Matsch purchased the building on May 5, 1936. It was the unique location of John W. Bustard's amusement in 1940, the only business of its type in the city at the time. She sold it to Wallace J. Gobert and wife in 1942. It remained in the Gobert family until April 16, 1945 when it was purchased by Melvin H. and Gladys P. Crawford. In 1945, Wally's Tap Tavern was listed here.

By 1947, Burlington Beauty Academy was listed at this address. They continue to be listed here through the 1950s and 1960s. The *Burlington Hawk-Eye* on July 10, 1962 included a photograph of the building showing the square tiles on the façade with the flat aluminum canopy. It notes that the academy was established in 1926. The cosmetology school occupied 6,000 square feet in this building, and it was a modern and the largest training facility in the Midwest, offering air conditioned space (*Burlington Hawk-Eye*, July 10, 1962, 73). Burlington Beauty Academy continued to be listed here in 1980.

Melvin H. and Gladys P. Crawford owned the building until it was purchased by John H. Witte and Sons, Inc. on June 1, 1972. Donald and Ethel Dayton bought the building in February 1984.

According to the *Hawk-Eye* on June 13, 2009, the school on Main Street was closing and had been in operation for 72 years, first as Burlington Beauty Academy then taking on several other names before becoming Dayton's School of Hair Design in 1973.

Today, the building is vacant. The owners are remodeling the façade in fall 2012.

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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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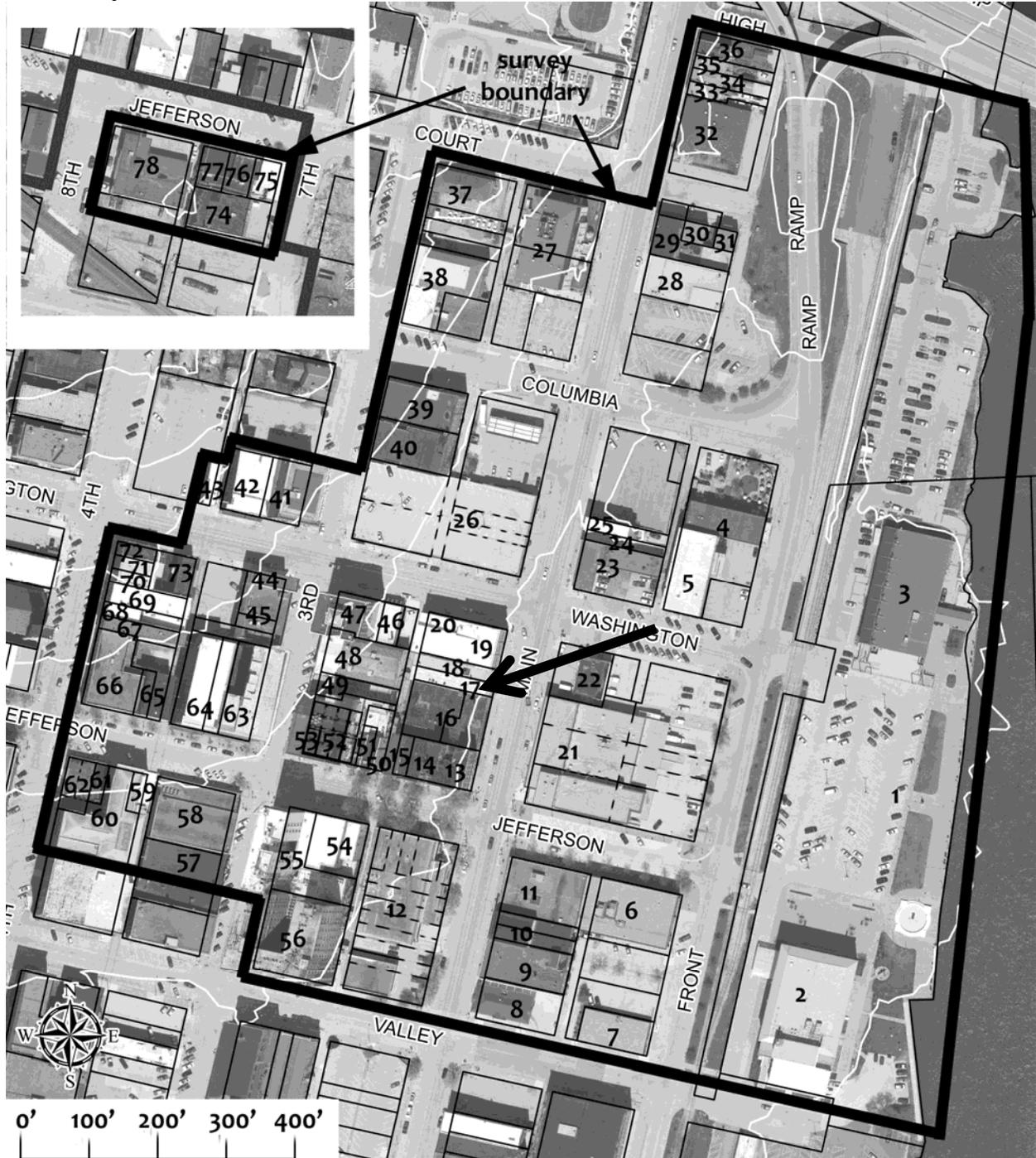
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## Location map



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

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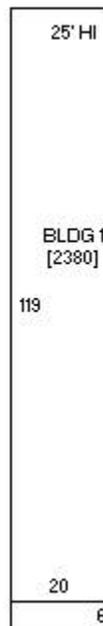
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## Building plan (from assessor's website)



MTL CANOPY  
[120]

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**Historic images**



307 309 311 313 315 317

**View of building from around 1920s (Downtown Partners collection).**

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

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

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View of building in late 1970s (Des Moines County Historical Society collection).

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**Digital photographs**



Photograph 29-03654-001 – East elevation, looking west (McCarley, June 20, 2012)

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Photograph 29-03654-002 – East elevation, looking west (McCarley, June 20, 2012)

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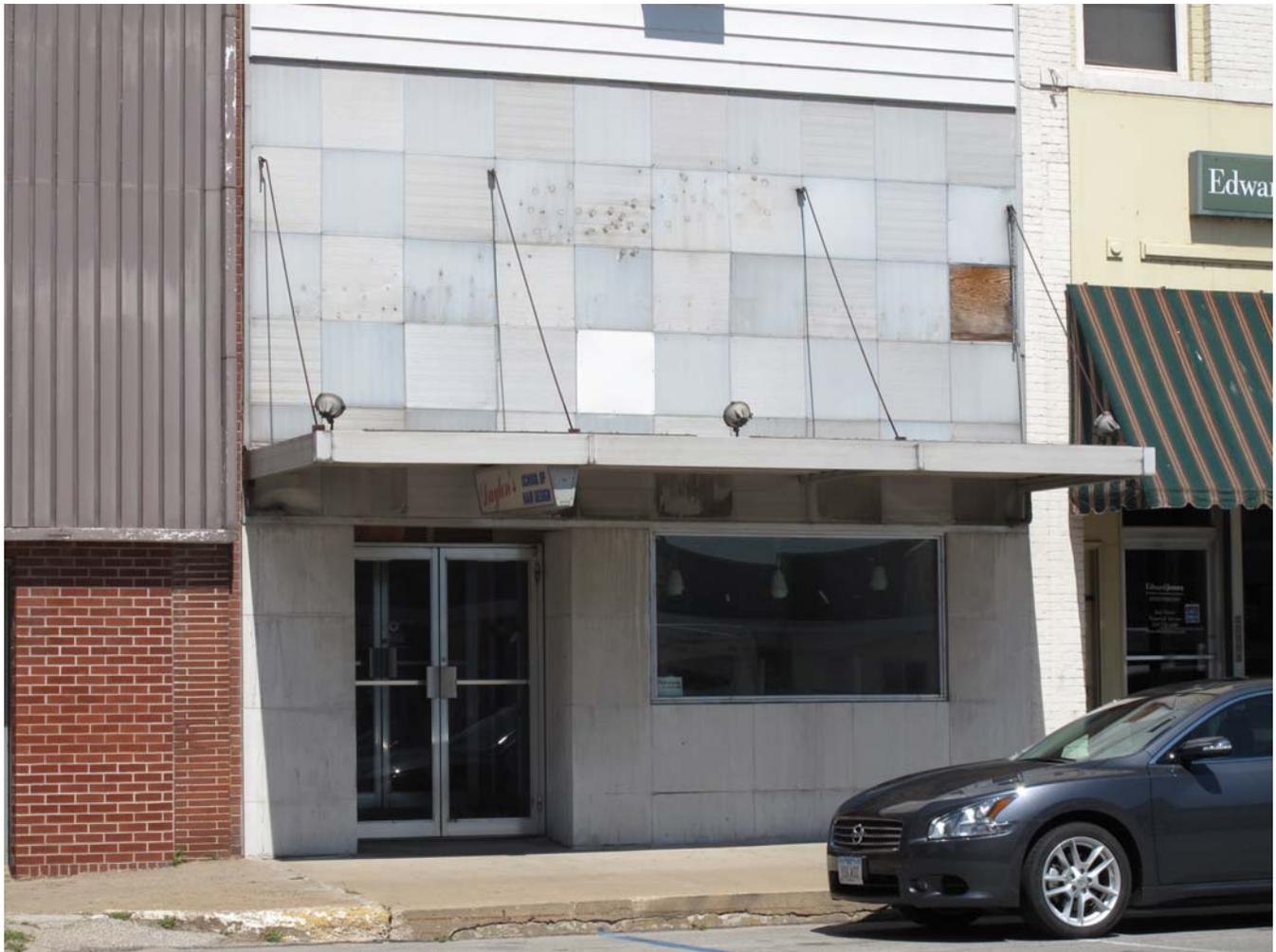
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Photograph 29-03654-003 – Detail of storefront, looking west (McCarley, June 20, 2012)

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Photograph 29-03654-004 – South and east elevations, looking northwest (McCarley, November 15, 2012)