

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

State Inventory No. 29-03669 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 Bennett and Frantz Carriage Works
 other names/site number Downtown Survey Map # DT-39

2. Location

street & number 418-424 N. Third 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) 245

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>10A02: Industry / factory</u>	<u>04C01: Police Station</u>
<u>10E06: Communications Facility - Publishing</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 06: Stucco</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 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 418-424 N. Third Street Site Number 29-03669
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 1873 check if circa or estimated date
Other dates, including renovation

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 Kristin Lampe and Barb Mackey, volunteers Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date December 17, 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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Bennett & Frantz Carriage Works

Des Moines

Name of Property

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418-424 N. 3rd St

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7. Narrative Description

This large 60 by 120 foot brick building was constructed in 1873 for the carriage factory of Bennett & Frantz. It is three stories tall at the front/west along 3rd Street and four stories in the rear/east and along Columbia Street on the north, due to slope of this corner lot. The building has a stone foundation. The west side facing N. 3rd Street has a centered entry, which enlarged an older single-door entry. The entrance is framed by projecting brick pilasters. A double-hung window is found on either side. The large carriage entries were historically converted to paired double-hung windows, centered on the side sections with an additional double-hung window to the outside. A handicap ramp was added to the building after it became the police department. The second and third stories have nine double-hung windows. The windows have one-over-one-light double-hung sashes, and they are set within segmental arch openings. This side is clad in stucco, obscuring any further window detail. The cornice has brick "bracket" details with corbeling across the width of this side and continuing around the north side along Columbia Street. This north side is a full four stories by the rear/east end. Basement windows are partially covered to the west of the side entry, with double-hung windows to the east. The upper three stories have 15 one-over-one-light double-hung windows with stone sills and segmental arch brick lintels. Two windows have been extended into entries to access the metal fire escape on this side of the building. The east/rear extends along the alley at the east end of the lot. A double-door wide entry is located on the basement story, with some six-over-six-light double-hung windows remaining on this story to the right/north. The upper three stories have six one-over-one-light double-hung windows with stone sills and segmental arch brick lintels.

8. Narrative Statement of Significance

The Bennett and Frantz Carriage Works appears to contribute historically to the potential Downtown Commercial Historic District. The building was built after fire destroyed the earlier carriage factory here in 1873. It is one of three buildings extant that were built in this four block area after the 1873 fire. Bennett and Frantz operated here through 1893, and then the business was continued as the Bennett Carriage Company by Gus V. Sheagren in 1894 and then moved across the street in 1896. The Burlington Buggy Company then operated here from 1897 until it closed completely in 1920. Burlington Willow Ware Company bought the building and used the upper two stories, with other businesses continuing to operate on the lower two stories until they expanded into the full building in 1926. Burlington Willow Ware Company then operated here until their new building was complete along Roosevelt Avenue in 1947. The National Research Bureau of Chicago moved their local operations into this building, and they remained here into the 1980s. This history contributes to the historic significance of the potential Downtown Commercial Historic District. The Bennett and Frantz Carriage Works and the Bennett Carriage Company were prominent local businesses in the 1870s to 1910s. This appears to be the building also best associated with the success of the specialty Burlington Willow Ware Company, who occupied at least part of it from 1920 to 1947. With this strong commercial history, the building also appears likely individually eligible under Criterion A for listing on the National Register of Historic Places. Further assessment of interior integrity would solidify this determination.

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Related District Number 29-03685

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This building was erected for Jedediah Bennett and John Frantz in 1873 following the great fire that swept through four blocks of the north section of downtown. The two men ran the Bennett and Frantz carriage factory on the site before the fire, Mr. Frantz having joined his partner in the mid-1860s. ("Burlington Manufactures," *Burlington Hawk-Eye*, July 11, 1868, page 4) This business was so successful that after the fire, the men were able to obtain new construction materials largely on credit. The *Hawk-Eye* reported the building under construction already in August 1873, located again at the southeast corner of 3rd Street and Columbia. It would be 60 by 120 feet, occupying the full lot. The brick work was anticipated to be completed that week. It was a total of four stories, with a full basement story accessible at the east end of the north side of the building along Columbia. This section would have a blacksmith shop, with a repository for repairs in the basement towards 3rd Street. The second level (first story on 3rd Street) would have offices and wood shops in the east section and a repository for finished work, carriage stock, and trimming in the west/3rd Street section. The third level (second story on 3rd St) would have a paint shop and varnish room at the east end off of Columbia, with a trimming room and repository for finer grades of work on 3rd street section. The fourth level (third story on 3rd St) was to be a wareroom for wheels, gears, bodies, bent stuff, and carriage stock, as well as space for sandpapering and rough coating also An 8 by 13 elevator was in the center of building, bought from J.W. Reedy's factory in Chicago ("From Dust and Ashes," *Hawk-Eye*, August 17, 1873, 4).

The 1876 city directory lists Bennett & Frantz, manufacturers and dealers in phaetons, buggies, carriages, cutters, sleighs, and light wagons. They continue to be listed at 418-424 N. 3rd Street in the 1879 and 1883 city directories. They appear to have been the largest carriage manufacturer in town at this time. The 1886 Sanborn map shows that the storage in the basement, repository on the first and second stories, and painting on the third story. Trimming was also done on the second story. The rear third of the building had blacksmith on the basement story, then wood working on the first story, and painting on the top two stories. The 1892 Sanborn map shows the same uses for the spaces as the 1886 map. In both years, a two-story dwelling is attached to the south side at 416 N. 3rd Street. Repaying their creditors was a hardship for the company over the years, and in 1893 Bennett was forced to make a general assignment of the title to W. G. Mercer, Trustee. Charles Starker appears to have held a mortgage on the lot, and in August 1893 he foreclosed on it. ("Filling the Docket," *Burlington Hawk-Eye*, August 31, 1893, page 7) Bennett and Mercer reassigned the title to the property to Starker in November of that year. ("Court Records," *Burlington Hawk-Eye*, November 17, 1893, page 3)

In 1894 Gus Sheagren, former foreman of the Bennett and Frantz blacksmith shop, purchased the firm's tools and materials from Mr. Mercer, and together with Jedediah Bennett began the Bennett Carriage Company "at the old stand" ("The Bennett Carriage Company," *Burlington Hawk-Eye*, February 15, 1894, page 3). Mercer continued to act as Trustee for Bennett and Frantz, selling portions of the debt at public auction in September 1894 ("Assignee Notices," *Burlington Hawk-Eye*, September 7, 1894, page 3). Bennett Carriage Company remained in operation there according to the 1896 city directory, with Gus V. Sheagren as proprietor. Bennett is then listed in the 1900-01 directory at Columbia, between Third and Main. The 1900 Sanborn map shows the company in a smaller new two-story building on the north side of the street at 210 (later 206) Columbia (demolished).

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<u>Bennett & Frantz Carriage Works</u>	<u>Des Moines</u>
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Per the *Hawk-eye*, N.A Keys bought the building in April 1896, intending to open the Burlington Buggy Company here. This address later becomes 206 Columbia. The Burlington Buggy Company got off to a rough start, as the proprietor Keys declined to operate the factory until the presidential election of 1896 had taken place and he was assured that McKinley would take office, thus ending the "free silver" movement that he felt jeopardized his chances of success ("Keyes [sic] is Keen," *Burlington Hawk-Eye*, September 20, 1896, page 2). Finally this came to pass and the Burlington Buggy Company was incorporated in January 1897 ("Burlington Buggy Company," *Burlington Hawk-Eye*, January 13, 1897, page 3). The 1898 city directory then lists the company at the southeast corner of 3rd and Columbia. They continue to be listed here through the early 1900s. A 1906 profile of the company states that it started in 1896 by N.A. Keys, and it employed 75-80 people (*Burlington Evening Gazette*, March 24, 1906, sec 3, p 6). The 1910 city directory has two listings for carriage companies in town, the Bennett Carriage Company across the street at 206 Columbia and the Burlington Buggy Company. John H. Ebert & Son at 315 Valley are listed under wagon manufacturers. The 1913 city directory lists N.A. Keys at 416 N. 3rd Street, and he is then listed again as a buggy manufacturer at 422 N. 3rd Street in the 1916 city directory. By this time, due to the growing popularity of the automobile, the buggy business was struggling. Gus Sheagren had moved onto auto trimming at 206 Columbia. By 1920, N.A. Keys was painting automobiles with William Toup.

Property ownership records reflect several transfers between the former owners, Keys, and trustees in the 1910s. In 1900, Charles Starker died and the property (two lots) was inherited by his daughter, Clara Starker Leopold, though this is not reflected in deed transfer records. The records do indicate that Clara and her husband, Carl Leopold, transferred the property to Nathan Keys in 1912. The following year W. G. Mercer reentered the picture, again as a Trustee, with Keys transferring the property to him in 1913. In 1915, the lot to the south was sold off separately from the corner lot. In January 1917 the title reverted to Keys as trustee, and nine days later he transferred it to new trustees, R. C. Schemmel, et al. They then transferred the property to Arthur Schwerin and J. H. Schier, owners of Burlington Willow Ware Company in April 1920. An article on the purchase in 1920 notes that the building was currently occupied by Keys' buggy business and the Iowa Haynes Motor Car Company, with the Burlington Willow Ware Company to occupy the top two stories.

The 1920 city directory lists the Burlington Transfer Company at 506-508 N. 3rd Street, managed by Frank J. Tracy. In November 1921, George Tracy was negotiating to buy this building from Henry Chubb, intending to have Barton Motor Company move into this building from their quarters to the south in the old Bennett & Frantz building at the southeast corner of 3rd and Columbia. These quarters were too small for the auto assembly portion of their business, which was done to a great extent by the company ("Barton Company will make move to New Quarters," *Hawk-Eye*, November 11, 1921, 16). George S. Tracy purchased the building from Henry Chubb in February 1922, and then apparently moved his Burlington Transfer Company to this building at 418-424 N. 3rd Street. Burlington Transfer Company and Storage is listed at the site in the 1924 city directory. It went bankrupt and held an auction "on Columbia Street between Main and Third" on July 15, 1924. ("Auction Sale," *Burlington Hawk-Eye*, July 9, 1924, page 11).

Arthur Schwerin and J. H. Schier, owners of Burlington Willow Ware Company, bought this property in April 1920, with the building transferring to the company in 1922. The 1916, 1920, and 1926 city

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directories list them as operating next door in the Remy Building at 416 N. 3rd Street. The article on the purchase notes that they would remain in the Remy Building and occupy the two top stories of this corner building for storage and light work. They would be able to expand specialty lines. The company focused on manufacturing and wholesale business ("Willow-Ware Company Buys Keys Building," *Hawk-Eye*, May 9, 1920, 1). The Burlington Willow Ware Company was incorporated in 1908, with E.A. Florang as E. A. Florang as president, O. E. Florang, vice president, Arthur Schwerin, secretary, and J. H. Schier, treasurer. The company was started in Burlington by E.A. Florang in 1906 after he visited Switzerland, believing that fancy and willow baskets imported from Europe at the time could be manufactured in the United States. He brought over several basket makers from Switzerland and Germany to teach the craft of willow basket making to employees with the company ("Willow Ware Will Build," *Hawk-Eye*, February 8, 1947, 1). Arthur Schwerin and J. H. Schier bought out the interests of the first two members in 1911. F.G. Nelson then purchased an interest in the business in 1913. In 1915, J. H. Schier was president and manager; F. G. Nelson, vice president; and Arthur Schwerin, secretary and treasurer. They were located in the "L" shaped building in 1915 at 205-211 Washington Street with a frontage also on Main Street (Churchill building) and also in their new factory down the street at 207-209 N. Main, which was three stories with a basement. They made willow baskets and willow furniture by hand, employing 32 people. It was the only factory of its kind in Iowa – and one of few in country (Antrobus 1915, Vol. 2: 303). On May 18, 1914, H. Wernich sold the building on Washington to the Fraternal Order of Eagles, with title clarified from Burlington Willow Ware to the Fraternal Order of Eagles on September 12, 1914. They were noted as having occupied the Churchill building for eight years before moving to N. 3rd Street ("Willow-Ware Company Buys Keys Building," *Hawk-Eye*, May 9, 1920, 1).

The Burlington Willow Ware Company then moved their main office at the new Remy Building at 416 N. 3rd Street (see #29-03670), listed here from the 1916 to 1926 city directories. In 1926, they moved into the full building at 420-424 N. 3rd Street. The 1928 city directory then lists them at 420-424 N. 3rd Street, with J.H. Schier, president, and Arthur Schwerin, secretary and treasurer. In 1930, the company is listed at 420-424 N. 3rd Street and 611-613 S. Main. They continue to be the only company of this kind in town, and one of a handful in the country. The earlier Burlington Basket Company also continued to operate in town. While the Burlington Willow Ware Company continued to operate here through the 1930s and 1940s, the building ownership was transferred to the receiver for the First Iowa State Trust and Savings Bank in September 1933, who then sold it to John H. Witte, Jr. in May 1937. He then sold the building back to Arthur Schwerin after the war in January 1946. The 1945 city directory lists Burlington Willow Ware Shops at 420-424 N. 3rd Street. In 1942, J.H. Schier retired from the Burlington Willow Ware Company. The 1940 city directory includes basket making as one of Burlington's prominent industries, noting that the town produced more baskets than any other city through their three main companies (Burlington Basket Company, Burlington Willow Ware Company, and L.F. Ita Company).

In February 1947, the Arthur Schwerin announced plans to construct a larger modern facility for Burlington Willow Ware Shops on Hwy 34 west of Roosevelt. Their building at the southeast corner of 3rd and Columbia had already been taken over by the National Research Bureau, Inc. of Chicago for the two local production departments of its merchandise division, as well as moving an ad clipping department here from Chicago ("Willow Ware Will Build," *Hawk-Eye*, February 8, 1947, 1). The 1947

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city directory then listed National Research Bureau at 420-424 N. 4th Street, with J.G. Owen as personnel manager and Rex Doran as production manager. The 1951 city directory then lists Rex Doran as general manager. The 1955 and 1957 city directories list the National Research Bureau here with Truxton Ford as general manager, and they also had a publishing plant at 820 Washington and 216 S. 3rd Street by 1957. The local branch reorganized and incorporated as M.P. Brown, Inc., a division of the National Research Bureau, Inc., by 1960. New officers included William H. Wood, president-treasurer; Robert F. Stone, vice president and assistant treasurer; Martin Baier, secretary and vice president; and Mrs. Vera Plesscher, assistant secretary and treasurer. National Research Bureau continued to be listed here as the M.P. Brown, Inc Division also. These dual listings continued through the 1960s and into the 1970s. On March 1, 1967, the Schwerin heirs sold the building to William Wood & Company. He then sold it to the National Research Bureau, Inc. on April 27, 1981.

National Research Bureau sold the building to Michael and Diane Darnall in August 1991. In 1994, the City of Burlington purchased the building, and it became the location of the Burlington Police Department. It continues to serve as the police department with the County Attorney's office renting space on the top story.

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Bennett & Frantz Carriage Works

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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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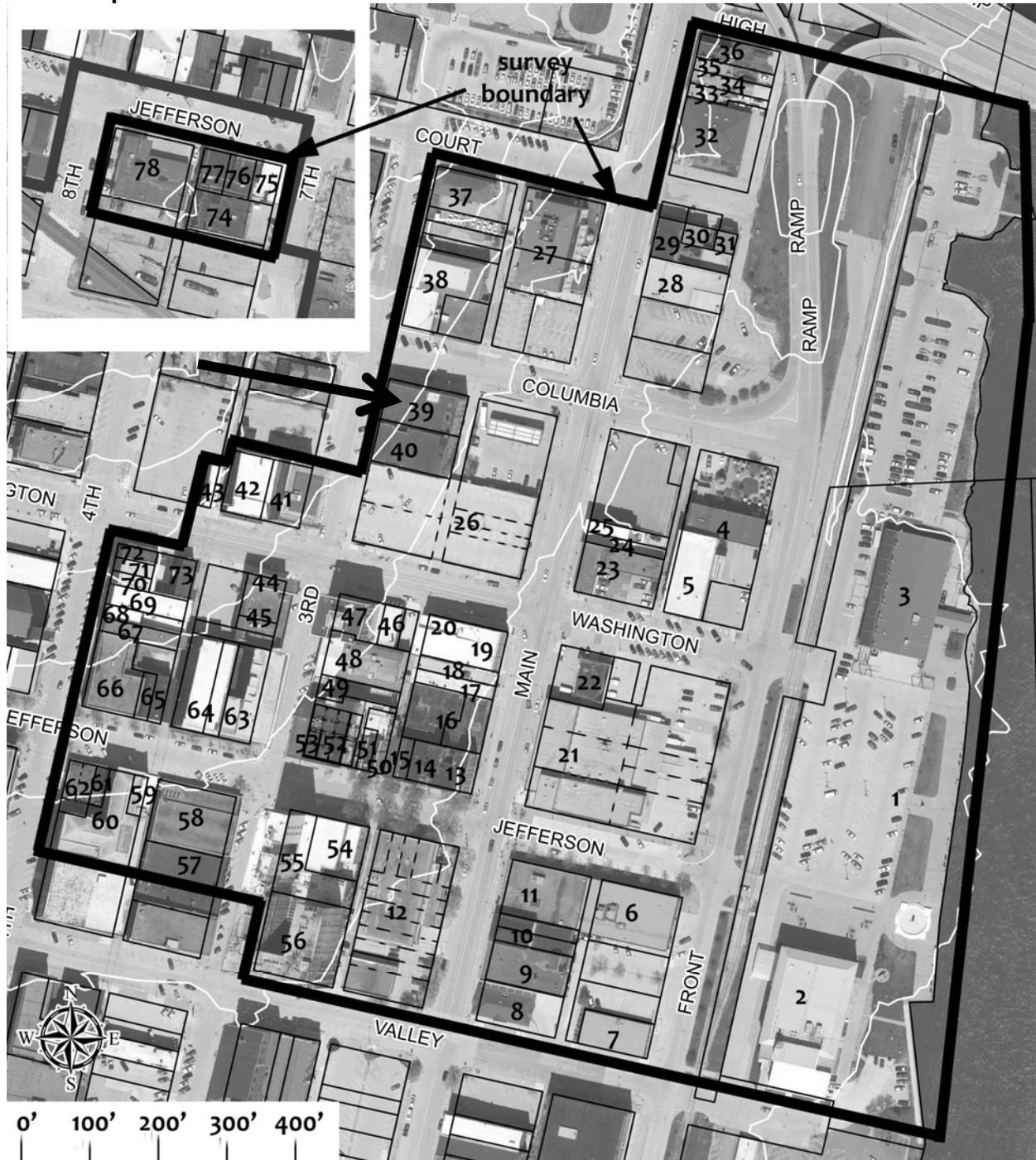
Bennett & Frantz Carriage Works
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Location map



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

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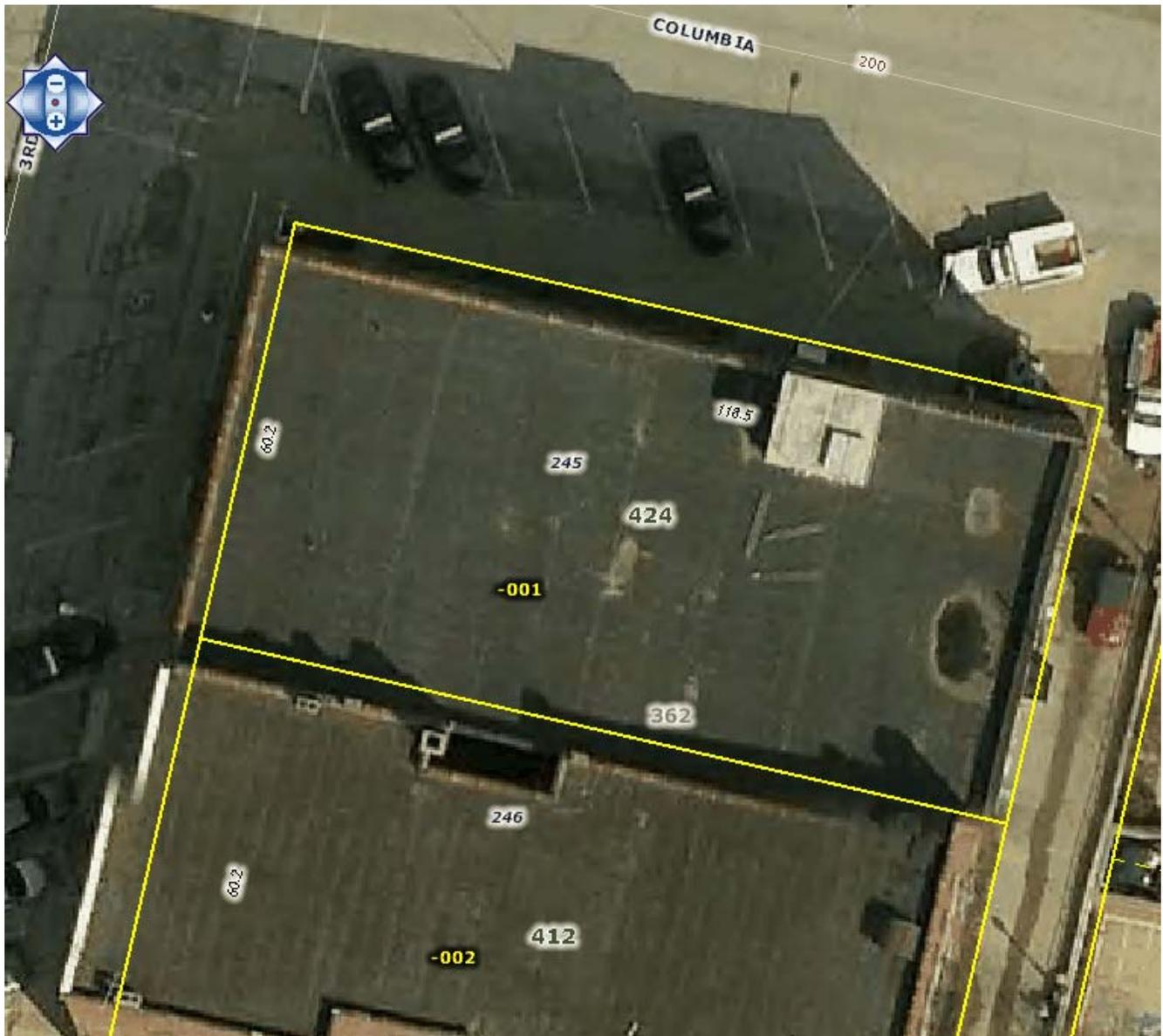
Bennett & Frantz Carriage Works
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Building plan (from assessor's website)



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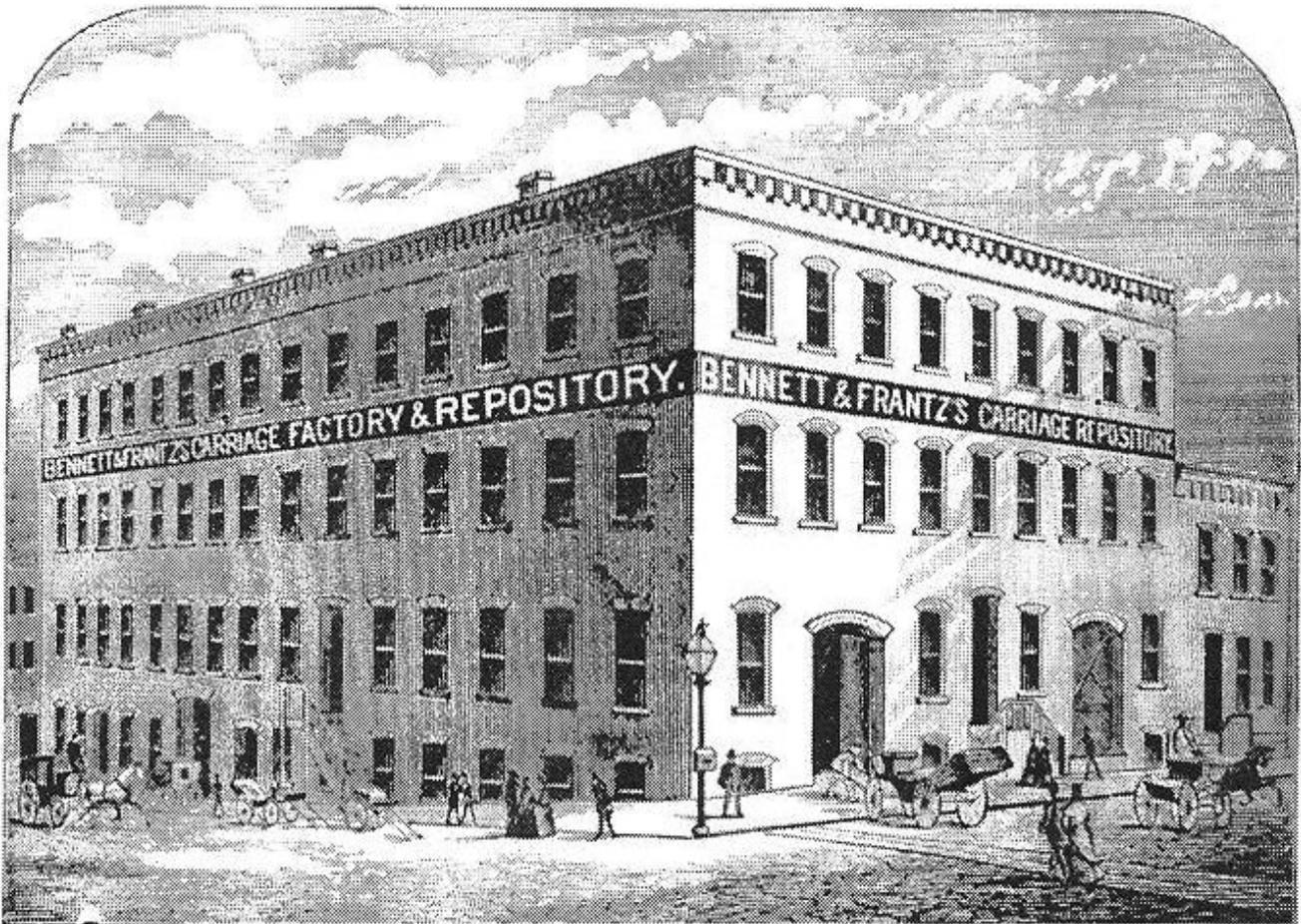
Bennett & Frantz Carriage Works
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Historic images



View of building soon after construction in 1873 (*Hawk-Eye*, June 24, 1879, 2).

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Building in 1977 (Downtown Partners collection).

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Digital photographs



Photograph 29-03669-001 – North and west elevations, looking southeast (McCarley, June 20, 2012).

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Photograph 29-03669-002 – West elevation, looking east (McCarley, June 20, 2012).

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Photograph 29-03669-003 – East and north elevations, looking southwest (McCarley, June 20, 2012).