

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

State Inventory No. 29-01252  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) \_\_\_\_\_  
 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 Dankwardt Boarding House

other names/site number Downtown Survey Map # DT-29

**2. Location**

street & number 520-524 N. Main St

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) 76 – south 30' (1/2) and west 40'

**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:	
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> site	— sites	—	— sites
<input type="checkbox"/> structure	— structures	—	— structures
<input type="checkbox"/> object	— objects	—	— objects
	— 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)

01B Multiple dwelling

02B03 Law Office

02G04 tavern

02G01 Café/diner

**7. Description**

**Architectural Classification** (Enter categories from instructions)

**Materials** (Enter categories from instructions)

09F05: Commercial / brick front

foundation 04C Limestone

walls (visible material) 03 Brick

roof 15C01 Rubber Membrane

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 520-524 N. Main St Site Number 29-01252  
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)

05: Commerce

**Significant Dates**

Construction date 1887  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 David Roed, Commission Member Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date November 12, 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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## 7. Narrative Description

This is a two-story brick building that faces N. Main St to the west. The building has a limestone foundation and a flat rubberized roof. The building was historically two sections, with a three-bay section at 524 (left/north) and a five-bay section to the south at 520 (right/south). The building was remodeled around 2004 for law offices. Two entries have been converted to windows, with the center entry at 524 at the left remaining as the main entry to the building. The large picture window to the left, likely installed in the 1930s when this corner section at 524 was converted to a tavern, remains. The remainder of the first story has six four-light tall replacement windows, mimicking two-over-two-light double-hung windows. The second story likewise has eight four-light tall windows, mimicking two-over-two-light double-hung windows. Both sets of windows have segmental arch brick lintels and stone still. Three rows of decorative brickwork extend across the frieze, the main stylistic detailing on the building. The parapet wall with clay tile coping extends above the frieze. The east side along Court St also has four-light tall replacement windows mimicking two-over-two-light double-hung windows, four on each story. The decorative brickwork on the frieze continues around this side. The east wall is plain with no openings. The rear elevation of the west third of the building is exposed, with the east two-story sharing a party wall with the building at 119 Court. The exposed portion has a rear entry on each story, with a modern wood fire escape and balcony accessing the second story. The two windows on each story also have four-light tall replacement windows mimicking two-over-two-light double-hung windows with brick segmental arch lintels and stone sills.

## 8. Narrative Statement of Significance

The Dankwardt Boarding House was built around 1887 by E.T. and Mary Dankwardt, and it continued to be owned by daughter Lydia Dankwardt until 1936. They never operated the boarding house, with Lydia Brown listed as proprietor by 1892 through at least 1902. Various other proprietors lived here while managing the boarding house, with proprietors Clarence and Rose Hamilton purchasing the property in 1936. They continued to have boarders here, while converting the corner 524 space into a tavern. The building operated as a combination tavern/restaurant at 524 and boarding house at 520 and on the upper story of 520 from the 1930s to 1960s. At this time, this is the only identified extant property in Burlington that is known to have been built as a boarding house, and it operated for several decades for this purpose. It was evaluated in 1978 as eligible for the NRHP as a good example of a simple 19<sup>th</sup> century Victorian commercial row building. The building was remodeled around 2004 for the law firm in the building, removing exterior paint and restoring window openings on the first story. The simple brickwork across the frieze remains, historically and currently as the primary stylistic feature. The new windows installed on both stories, however, are not historically sympathetic, and the historic door into the 520 section was converted to a window. Thus, there are some integrity concerns for an individual listing, and the interior has not been assessed within the scope of this project for historic features and layout. Thus, further assessment is recommended for this building, assessing the interior integrity and its connection to the building's historic use as a boarding house. If its integrity is sufficient to reflect this history, the building would be significant under Criterion A for individual listing on the National Register of Historic Places as a rare example of a 19<sup>th</sup> century boarding house in Burlington. Further identification of any other boarding houses in Burlington would also be helpful in

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this evaluation (one may be at the southeast corner of 3<sup>rd</sup> and Elm). At this time, the building does not appear to fall within a boundary of a potential historic district.

The 1886 Sanborn map shows a two-story dwelling on this corner of Lot 76. E T Dankwardt bought the house at the corner on June 15, 1883, and then acquired the south half of Lot 76 from P. Trulich and husband on May 5, 1886. The 1889 birds-eye view appears to show this building as completed. Since it was built after the 1886 Sanborn map, then it was likely completed in 1887 or 1888. The 1892 Sanborn map then shows a new two-story brick building on the west 40' of the lot. It is labeled Brown's House, and an office is noted in the north end at 522 N. Main Street. E.T. Dankwardt advertised his loan office, located at 522 N. Main Street, in January 1891 (*Hawk-Eye*, January 20, 1891, 4). Thus, this building appears to have been constructed around 1890. The 1890 city directory lists E.T. Dankwardt as proprietor of the Main Street Express Company, which was located at 522 N. Main, also his residence. The same listing appears in the 1892 city directory. Ads for loans from E.T. Dankwardt at 522 N. Main continued to appear in the newspaper through 1893. The 1894 city directory lists E.T. Dankwardt as manager of Main Street Express Company, with daughter Lydia and son Theodore also working for the company. They had moved to 319 S. 7<sup>th</sup> Street. By 1900, E.T. Dankwardt is listed as a real estate dealer, with daughter Lydia as his bookkeeper. The 1900 census lists E.T. Dankwardt (age 53, real estate) with wife Mary (age 50), son Theodore (age 37, real estate), daughter Lydia (age 28), and son Nathan (age 16). Interest in the property transferred to the children after their parents' deaths, with Nathan transferring his interest in 1910 to A. Theodore and Lydia. By 1912, only Lydia and brother Theodore are listed at the family home at 319 S. 7<sup>th</sup> Street, with Nathan not listed in town. She continued to be listed as living there in 1928.

The 1892 city directory also lists the Brown House, run by Mrs. Louisa Brown, proprietor, at 522 N. Main. She was previously listed in 1890 running a boarding house at 107 S. 6<sup>th</sup> St and living there. In 1896, J.F. Reynolds is listed as a horse trainer residing at 524 N. Main. Thus, Dankwardts may have lived in the corner/524 portion with the south section then operating as the Brown House. The Brown House continued to be listed at 522 N. Main through the 1902-03 city directory. The 1900 census lists Louisa Brown (widow, age 51, boarding house keeper) with daughters Addie and Mamie at 522 N. Main. Boarders listed include George Smith (73, harnessmaker), Fred Scott (26, cigar maker), Oscar Timmerson (25, cigar maker), Charles Mace (24, shipping clerk), Carl Metz (26, ?), Harry Stephen (25, harnessmaker), C.B. Brown (19, painter of buggies), George Crone (82, retired), and Benjamin Goldsberry (63, cooper). Oliver Gunnells (25, buggies) is listed last with wife Alice (22) and daughter Rene (2). The 1910 census lists Miranda Whalen (69, widow) as the keeper of the boarding house at 520 N. Main, living here with daughter Gertrude and her husband Ora. Eight boarders are listed with them at this address. The north section is listed separately as 524 N. Main, with three couples listed at that address.

The boarding house continued to operate under the 520 and 524 addresses into the early 1930s. The 1920 census lists no particular person as proprietor. Residents included Harry Woepking (24, hardware salesman), Mabel Stults (17, worker in tobacco factory), Margaret Kilgore (27, tobacco worker) and her sister Mildred Kilgore (11), Matilda Crossley (27, waitress), and John Dunn (32, driver). Edward Dunn (28, machine shop) is then listed at 524 N. Main with wife Minnie and sister-in-law Ruth Larson (21, widow, button worker). The 1930 census lists Clarence Hamilton (38) as proprietor of the

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rooming house, living here with wife Rose (49). The boarding house is valued at \$2,000. Ten lodgers are listed also at 520 N. Main, as well as a family renting for \$20 – Harley Watkins (age 35, medicine salesman) with wife Mammie and three children. Alden Gladman (22, electric lineman) is then listed as renting at 524 N. Main for \$25 per month, living here with wife Adeline and daughter Beverly.

On November 2, 1936, Lydia Dankwardt sold the building to Clarence and Rose Hamilton, proprietors from the 1930 census. In 1937, the city directory lists Hamm's Place Tavern at this location, which becomes Mrs. Rose Hamilton Tavern by 1940. The 1940 census lists Rose Hamilton (widow, age 59) as proprietor of a tavern and rooming house valued at \$7,000 at 524 N. Main. She had four lodgers, including Emil Samuelson who is listed as a tavern bookkeeper. The other three lodgers are all retired. From 1942 to 1948, Mrs. Rose Hamilton also owned the adjoining building at 119 Court St. Mrs. Rose Hamilton is listed at living at 520 N. Main in 1945, with Dee & Helen Tavern operating at 524 N. Main. By 1947, Robert Gerdner Tavern was at 524, and it was still listed here in 1951. Mrs. Rose Hamilton continued to live at 520 until 1953.

On April 15, 1953, Rose Hamilton sold the building to Robert H and Helen Gerdner. The 1955 city directory then lists Wings Café at 522, with residents at 520. The city directories of 1960, 1965 and 1968 have the business at 524 listed as Bob's Stage Coach Inn & Restaurant. Various people lived at the 520 address. In 1968, the directory lists 520 as Robert Gerdner – sleeping rooms.

## 9. Major Bibliographical References

Antrobus, A.T. *History of Des Moines County Iowa and Its People*. Chicago, IL: S.J. Clarke Publishing Company, 1915.

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.

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.

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.

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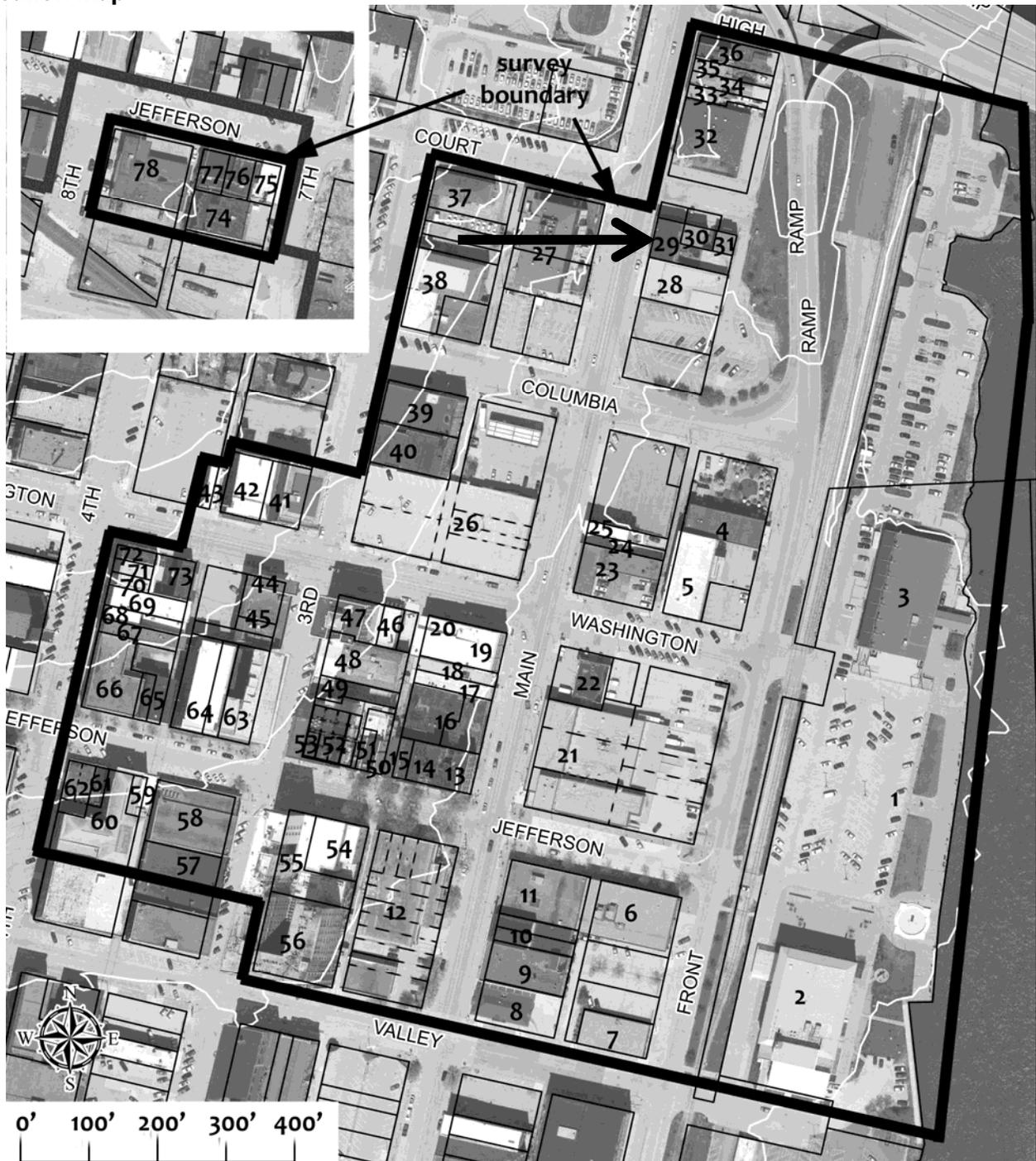
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**Location map**



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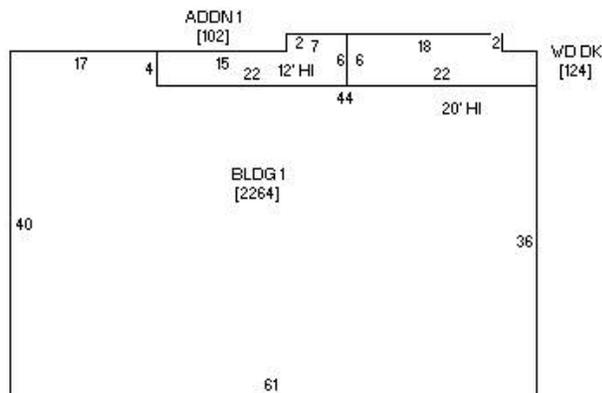
Burlington

Address

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

## Building plan (from assessor's website)



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## Historic images



Building at right in 1948 photograph (from Kristin Lampe, Burlington)

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Building in 1977 (Downtown Partners collection, Greater Burlington Partnership, Burlington, Iowa)

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**Digital photographs**



**Photograph 29-01252-001 – North and west elevations, looking southeast (McCarley, June 20, 2012).**

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**Photograph 29-01252-002 – West and south elevations, looking northeast (McCarley, June 20, 2012).**

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Photograph 29-01252-003 – East/rear elevation, looking west (McCarley, June 20, 2012).