

## **Appendix B. Sample Survey Forms**

For the Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, an Iowa Site Inventory Form was prepared for each property. Color digital photographs of each site were inserted on the last pages of each form. Eight sample survey forms are included in this appendix as example of the forms used and type of information recorded for this survey. One set of the survey forms was archived at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines, and the other set of survey forms was retained by the Burlington Historic Preservation Commission at City Hall in Burlington.



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

State Inventory No. 29-01245  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 Allen Building  
 other names/site number Downtown Survey Map # DT-24

**2. Location**

street & number 408 N. Main 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) N1/2 of S30' Lot 82

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E: Specialty store (plumbing), 02G: Restaurant</u>	<u>70: Vacant/Not in use</u>
<u>02E08: Barber and Beauty supplies</u>	_____
<u>10E03: Radio station</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04: Stone</u>
<u>05B: Italianate</u>	walls (visible material) <u>03: Brick</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 checked="" type="checkbox"/> Yes <input 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 408 N. Main Street Site Number 29-01245  
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  
02: Architecture

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

# Iowa Site Inventory Form Continuation Sheet

Page 1

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<u>Allen Building</u>	<u>Des Moines</u>
Name of Property	County
<u>408 N. Main St</u>	<u>Burlington</u>
Address	City

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## 7. Narrative Description

This is a three-story brick commercial building constructed with several other buildings on this block after the 1873 fire. This building is frame by brick pilasters, a feature that appears repeated on the adjacent buildings rebuilt around the same time. The storefront has a recessed entry at the right/south with two doors and a large storefront window on the left/north. The space above these windows and doors is clad in aluminum siding. The two upper stories have three bays, each with a window with segmental brick arch lintel with keystone. The windows have various replacement sashes. They share a single stone sill spanning the width of each story. The cornice has brick corbelling between the pilasters, with brick "brackets" between each bay and above the left/north pilaster, a detail that is repeated on the building to the north at 410 N. Main St and appears to have continued on the adjacent buildings rebuilt at the same time to the north, now demolished. The south side of the building has no windows, but it has been painted with historic scenes reflecting the history of the building. The northern wall is a party wall with 410. The rear/east elevation has plywood and tin covering the first level with a plain white door set into the left/south side. The second story has one window replaced with a plain brown door and one one-over-one-light double-hung window. The third story has one single-light window on the left and a one-over-one-light double-hung window on the right.

## 8. Narrative Statement of Significance

The Allen Building appears to contributing historically and architecturally to a potential Downtown Commercial Historic District. The recommended boundary for the historic district includes this section of the block. The building reflects the reconstruction of this area following the 1873 fire, and it stands with the adjacent building at 410 as the last two buildings reflecting this history on this block. The businesses within the building from the 1870s to 1960s are typical downtown businesses, contributing to this history. The Italianate architecture of this period continues to be reflected in the tall arch windows with keystone detail, brick corbelled bracketed cornice, and brick pilasters. The building retains sufficient integrity to contribute historically and architecturally to a potential Downtown Commercial Historic District. At this time, it does not appear that the building would have significance for individual listing on the National Register of Historic Places. While its history is tied to the historic fire of 1873, the building does exhibit later modifications that have impacted its integrity for individual listing.

This building was erected in 1873 following the fire that devastated four blocks between Washington and Court, Front and 3<sup>rd</sup> Streets ("From Dust and Ashes," *Hawk-Eye*, August 17, 1873, 4; *Burlington Daily Hawk-Eye*, September 19, 1873, page 4). The property had been owned and occupied by Christopher Allen, a plumber and gas fitter, since 1867. He briefly relocated while the new building was in progress, but was back in business here by 1874. The 1876 city directory lists C. Allen, gas fixtures, at 408 N. Main Street. He is listed as a plumber and selling gas fixtures here in the 1879 directory. In 1883, he was listed in the directory as one of three gas and steam fitters in town, along with Henry Ewinger (315 N. 3<sup>rd</sup> St, demo) and Stewart & Hayden (312 N. Main, demo).

# Iowa Site Inventory Form Continuation Sheet

Page 2

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<u>Allen Building</u>	<u>Des Moines</u>
Name of Property	County
<u>408 N. Main St</u>	<u>Burlington</u>
Address	City

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In 1883, Martin Wiedemann began operating an awning business from the second floor ("Removed," *Burlington Daily Hawk-Eye*, March 1, 1883, page 8). The 1886 Sanborn map then shows the full building occupied by a tent factory, and the 1886 city directory lists Martin Wiedemann – tents, awnings, wire signs, etc.

In March 1888, Allen and his wife sold the property (N ½ of Lot 82, Original City) to Hermina Lux. In October 1889 Mrs. Lux opened a restaurant and "oyster rooms" in the building. Mrs. Lux also advertised for "a limited number of regular and day boarders" at that time ("Grand Opening," *Burlington Daily Hawk-Eye*, October 26, 1889, 3). She was listed in the 1890 Burlington City Directory as a restaurant proprietor. By 1892, Max Huppert is listed as running the restaurant here (then noted as a saloon in the 1896-97 directory). In 1899 Mrs. Lux, then going by the name Hermina Probst, and her husband briefly handed over the title to Lot 82 to Henry J. Lux, who transferred it back the next day in Hermina's name only. She remained the owner of record until March 1911, when ownership was transferred to Mollie Donnelly.

No business was listed here in the early 1900s, but Mollie Donnelly was listed as running a boarding house at this location by the 1900-01 city directory. In the 1902-03 directory, Blanche Woods was listed and the business was specified as a "female" boarding house. She remained in residence through 1906, though this directory only mentions her being in residence there and not any business use. Mrs. Donnelly is again shown as a resident in the 1910-11 directory. She bought the property from Hermina (Lux) Probst then in March 1911. In the 1913-14 city directory, she is sharing the space with George Heiser. The pair ran Heiser & Co., a secondhand goods store. In 1916 and 1920 Mollie Donnelly was again the sole resident listed, but still running a secondhand store. Mrs. Donnelly made news in 1923 when she filed for divorce from her estranged husband. She requested the decree in order to clear the title to the property so she could sell it to one Grover Martin (*Burlington Hawk-Eye*, March 7, 1923, page 7). Her petition was granted, but the sale apparently did not take place. In 1924, 408 N. Main was used by the Courtney-Skerik Company, dealer in automotive replacement parts. Skerik did business at the address until at least 1926 (Advertisement, *Burlington Hawk-Eye*, August 1, 1926, page 20). Mollie continued to hold title to the property until March 1927, when, under the name Mollie Heiser, she sold it to Byron A. Gulick. He does not seem to have had a business here, but the building remained in the Gulick family until the death of Byron's wife, Alma, in 1950.

During the Gulicks' ownership the building briefly housed the Club Cafe run by A.P. Warming, which used space from 1927 through 1928 ("Club Cafe Opens Today," *Burlington Hawk-Eye*, September 1, 1927, page 5; Advertisement, *Burlington Hawk-Eye*, January 31, 1929, page 6)/ In July 1930 A. E. Wineinger opened a barber supply business at 408 N. Main ("A. E. Wineinger to Open Office," *Burlington Hawk-Eye*, July 13, 1930, Part One, Page 5). In the 1940 directory, this was the only barber supply store listed. In 1944 Mr. Wineinger sold his business to longtime employee Arthur Miller, who continued to operate it from the location ("A. C. Miller Buys Barber Supply Co.," *Burlington Hawk-Eye Gazette*, April 22, 1944). Miller eventually purchased the property from Alma Gulick's estate in August 1950. Miller Barber and Beauty Supply occupied the building until 1955. Chemical Services Co. moved its headquarters to the building in 1956 and remained until about 1963-64. In 1965, the Des Moines County Broadcasting Company and a country-western radio station (KYED) occupied the building. By 1970 the station was called KYND in the city directory.

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01245

Related District Number 29-03685

Page 3

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<u>Allen Building</u>	<u>Des Moines</u>
Name of Property	County
<u>408 N. Main St</u>	<u>Burlington</u>
Address	City

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Since that time, it has housed various other enterprises, including KCPS radio, Brueck Investment Service, and Heart of America Tattoo and Piercing. The mural on the south side of the building, painted in 1991 by members of the Art Guild of Burlington, was designed to represent historic periods in the building's existence, including the boarding house and the barber supply business. The building is currently vacant.

## 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.

*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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01245  
 Related District Number 29-03685

Page 4

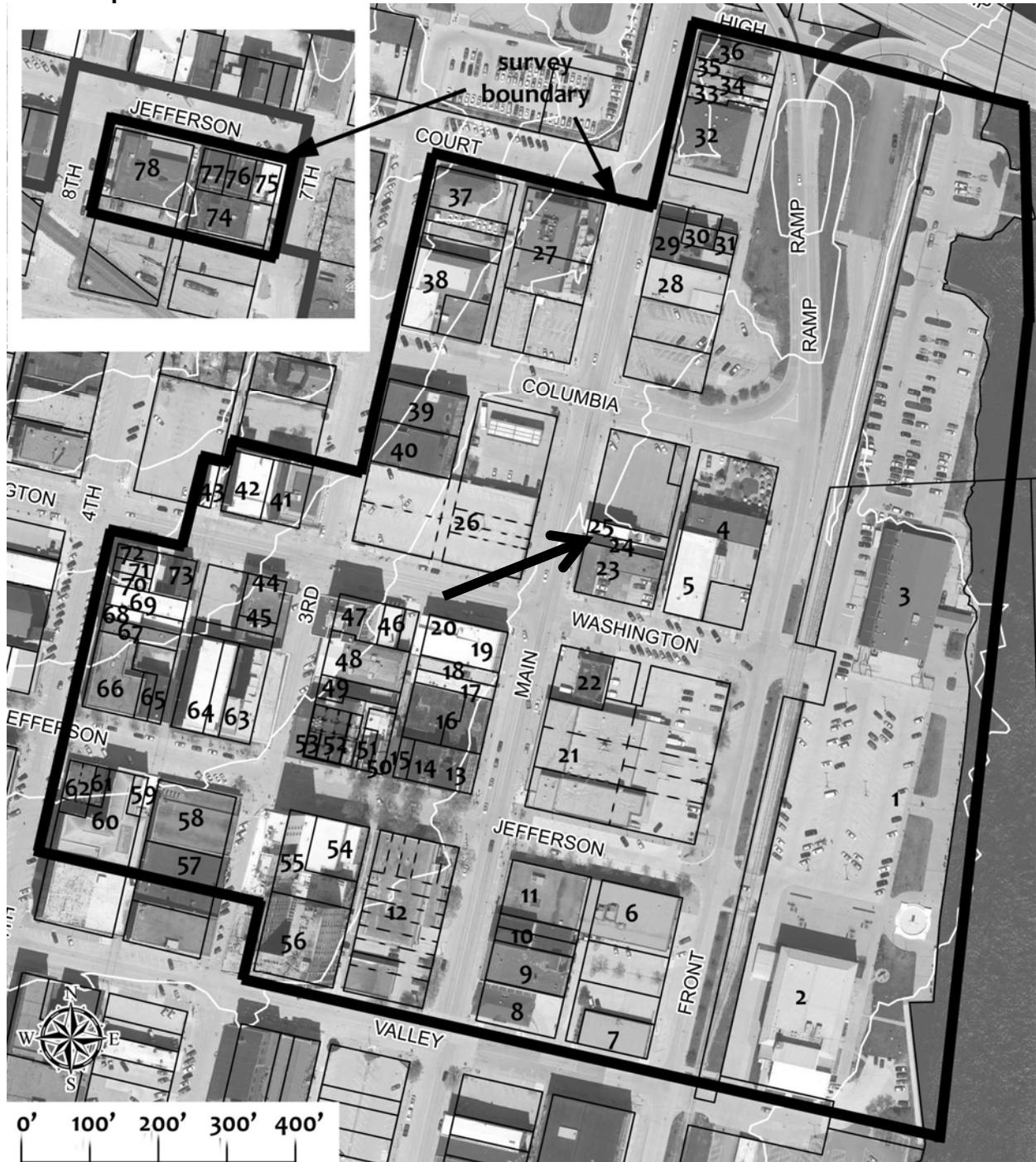
Allen Building  
 Name of Property

Des Moines  
 County

408 N. Main St  
 Address

Burlington  
 City

**Location map**



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01245

Related District Number 29-03685

Page 5

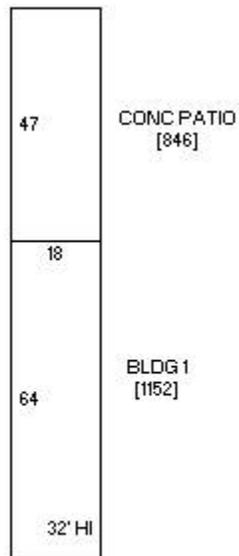
Allen Building  
Name of Property

Des Moines  
County

408 N. Main St  
Address

Burlington  
City

## Building plan (from assessor's website)



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01245  
Related District Number 29-03685

Page 6

Allen Building	Des Moines
Name of Property	County
408 N. Main St	Burlington
Address	City

**Historic images**



**View of building from around 1977 (Downtown Partners collection).**

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01245

Related District Number 29-03685

Page 7

Allen Building  
Name of Property

Des Moines  
County

408 N. Main St  
Address

Burlington  
City

## Digital photographs



Photograph 29-01245-001 – West and south elevations, looking northeast (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01245  
Related District Number 29-03685

Page 8

Allen Building  
Name of Property

Des Moines  
County

408 N. Main St  
Address

Burlington  
City



Photograph 29-01245-002 – Detail of west elevation, looking northeast (McCarley, June 20, 2012).

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

State Inventory No. 29-01082  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 German American Savings Bank  
 other names/site number American Savings Bank, National Bank of Burlington, Downtown Survey Map # DT-13

**2. Location**

street & number 200-204 Jefferson 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) 194 - east 1/2

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02D02: Commercial / financial institution / bank</u>	<u>02B03: Commercial / professional / law office</u>
<u>02A01: Commercial / office building</u>	_____
<u>11D03: Health Care / medical business / doctor's office</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04: Stone</u>
<u>06C: Early 20<sup>th</sup> Century / Classical Revival</u>	walls (visible material) <u>03: Brick    4C: Limestone</u>
_____	roof <u>08B: Rolled Asphalt</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 checked="" type="checkbox"/> Yes <input 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 200-204 Jefferson Street Site Number 29-01082  
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  
02: Architecture

**Significant Dates**

Construction date 1885  check if circa or estimated date  
Other dates, including renovation 1913, 1958

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect  
Bank Building and Equipment Corporation (1958 remodel)  
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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

German American Savings Bank

Des Moines

Name of Property

County

200-204 Jefferson

Burlington

Address

City

## 7. Narrative Description

This is a four-story, brick bank building, constructed in 1885 and remodeled in 1913 and 1958. The current appearance has components that date to these three periods. The building was designed with three storefronts along Jefferson, and the 1913 remodeling added the Classical Revival stone detail to the first story as well as expanding the bank into the full first story. The entry was moved to the center bay from the east bay at this time. In the 1958 remodel, the entry was again moved, now to the west bay where it is currently located. Stone pilasters continue to divide the first story into three bays. The burgundy panels appear to date to this 1958 remodel for the National Bank of Burlington. The stone and Classical Revival details on the first story on the Main Street side dates to the 1913 remodel. The building is nine bays wide on the Jefferson Street side, and it is seven bays wide on the Main Street side. The Classical Revival cornice, added in 1913 with the addition of the fourth story, was removed in 1958 during the modernization of the bank. Buff brick extends across the top of the building in its place. The building is built on a slight hill with the stone foundation being higher toward the east on Jefferson Street. There is virtually no visible foundation at the west end of this building.

There are three bays on the first story on the south (Jefferson Street) side. As noted, the entry is currently in the west bay. Stone pilasters separate the bays and mark the ends of the building. The entry has a double-door entry with glass encased in steel with sidelights on both sides and transom windows above, with the words "Hoth Building" etched in gold on the glass above the door. A metal awning extends out above the entry. Square burgundy panels fill the remainder of the space to the west and above the entry and awning. The middle and east bay each contain large rectangular window openings which touch the foundation at the bottom. The windows are likewise surrounded by large burgundy stone panels. The second and third stories have one-over-one-light double-hung wood windows with segmental arch brick lintels and continuous stone sills. The west opening on the second story has been bricked-in. Decorative bands of brick work extend between the second story windows and below the sill band for the third story windows. This design is made up of rows of diamonds above circles with centralized dots above a row of recessed squares. There are nine circles between each second story window with seven circles on the end of the building. The fourth story, added in 1913, has a stone belt course with row of soldier bricks under the one-over-one-light double-hung windows. Inset brick panels are found between the windows, and a soldier course band runs across the elevation above the windows. The buff brick across the top was added with the decorative Classical Revival cornice was removed, likely during the 1958 remodel.

On the first story on Main Street, the south bay is flanked by stone pilasters on either side. There is a low stone framed window opening, with a protruding, horizontal stone hood, that might once have been a teller's station. It is framed by stone pilasters. The remainder of the first story of the east façade is divided into three window bays, which each has a set of paired windows. There is a gray wood Ionic pilaster between each pair of windows. The left and center window bays each contain two three-over-three-light double-hung windows. The right window bay contains small glass blocks instead of window sashes - seven wide and fourteen high. There are four, blocked-in cubes which are three cubes wide on all sides. These are evenly positioned two cubes from the window exteriors. An old metal fire escape extends from the roof to the bottom of the north edge of the middle window bay, with balconies out of upper story windows on each floor. The first story has a stone cornice line below the level of the

# Iowa Site Inventory Form Continuation Sheet

Page 2

German American Savings Bank

Des Moines

Name of Property

County

200-204 Jefferson

Burlington

Address

City

second story windows. The second and third stories, dating to the original 1885 construction, each have seven one-over-one-light double-hung wood windows with segmental arch brick lintels and continuous stone sills. The second story displays decorative brickwork between the windows, while the 3rd floor brick is plain though there is a band of decorative brick work under the third story sills. The fourth story, added in 1913, has similar window pattern and style, except they are simple rectangular openings. A narrow stone belt course extends across this level, also serving as the windows sills for the fourth story windows. The buff brick across the top was added with the decorative Classical Revival cornice was removed, likely during the 1958 remodel. A 1958 photograph shows the brick as background for a sign for National Bank at that time.

There is a sign on the east, Main Street-side on the south east corner of the first floor that says "Hoth Law Offices" on three lines. On the south, Jefferson Street-side, there are two signs. One says "Hoth Building" and the other says "Burlington Shortline Railroad". These signs are dark brown with gold trim and lettering.

The north side upper stories of the building are visible above the adjacent building. There is "ghost lettering" that remains from the days when the adjacent drive-up bank existed. The U-shaped configuration of the upper stories is evident from this side, permitting windows for interior office spaces on the upper stories.

## 8. Narrative Statement of Significance

The German American Saving Bank appears to contribute historically and architecturally to the potential Downtown Commercial Historic District. The bank was originally built in 1885, remodeled in 1913 into a Classical Revival building. The National Bank of Burlington took over this building in 1933, and they significantly remodeled the building in 1958 during a period of downtown improvements, particularly related to financial institutions. This later remodeling is significant as well within the themes of the historic district. The German American Saving Bank also appears to be significant under Criterion A for individual listing on the National Register of Historic Places for its long history with banking in downtown Burlington. Further assessment of the interior integrity would solidify this determination.

According to courthouse records, Luke Palmer is the first listed owner of the South 2/3 of the East 1/2 of Lot 194. A. B. Smith is listed as the owner of the north 1/3. Anthony Barger purchased the south 2/3 on February 23, 1872 and the north 1/3 on March 9, 1872 after Lydia Smith and her husband transferred this property to Luke Palmer on March 4, 1872. Thus, Barger owned the east half of Lot 194. The 1888 county history notes that the German American Savings Bank was organized in 1874, first located in the basement of Merchants' National Bank. Charles Mason was president until his death in 1882. They bought Barger Block in 1883 at the northwest corner of Main and Jefferson (transfer books indicate on June 21, 1883 for \$20,000). The building was demolished for their elegant and substantial three-story brick block. They opened on the first story of the building on December 14, 1885. Capital was increased to \$100,000 in 1887, and Dr. James J. Ransom was president in 1888 (*Portrait and Biographical Album of Des Moines County* 1888: 769). Sanborn maps from 1892 and

# Iowa Site Inventory Form Continuation Sheet

Page 3

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<u>German American Savings Bank</u>	<u>Des Moines</u>
Name of Property	County
<u>200-204 Jefferson</u>	<u>Burlington</u>
Address	City

---

1900 show that the bank occupied the corner space (200 Jefferson), with stores at 202 and 204 Jefferson to the west. Directories listings show J.A. Klippisch & Company in 202-204 in 1892, and then the space was divided into two stores. In 1906, Vockel Jewelry was located at 202 and Siezel & Dilley tailors were located in 204.

The German American Savings Bank operated successfully through the end of the 19<sup>th</sup> century and into the 20<sup>th</sup> century. In 1913, the bank underwent a significant remodel and the addition of the fourth story to update the building to a modern look. The bank took on Classical Revival elements, a style popular for banks in this period. Stone was applied on the first story, and the fourth story with bracketed cornice was added. The three upper stories were remodeled for modern offices ("Make Elaborate Plans," *Burlington Hawk-Eye*, June 6, 1913, 2). The remodel eliminated the additional retail storefront spaces within the building, moving the bank entrance to the center of the Jefferson Street side. In 1915, it was one of six banks in Burlington. The name of the bank was changed during World War I in 1918 to the American Savings Bank and Trust. Several professional offices were located on the upper three stories of the bank building, including doctors, dentists, insurance agents, abstract companies, and lawyers. The American Savings Bank and Trust operated under this name through the 1920s. The bank went into receivership on June 17, 1932, after cash withdrawals. The Friday, June 17, 1932 edition of *The Burlington Gazette* has a front-page editorial describing this "crisis - calamity".

The First National Bank of Burlington opened in June 1933 under the leadership of John Witte, leasing the former American Savings Bank Building. The 1937 city directory lists the First National Bank. In 1937, the name was changed to National Bank of Burlington. After the former banks' accounts were settled, the First National Bank then purchased the East 1/2 of Lot 194 from the American Savings Bank on May 26, 1936. The First National Bank transferred the East 1/2 to the National Bank of Burlington on March 29, 1938. The 1945 city directory lists the National Bank of Burlington and the National Bank Building at this address. The upper stories continued to be used for professional offices.

The National Bank of Burlington underwent a significant remodeling and expansion program in 1958, with designs prepared by the national bank design firm Bank Building and Equipment Corporation of America based in St. Louis. Construction was completed by local contractor Carl A. Nelson & Company. A new building was constructed to the north of the corner building at 307 N. Main Street (see #29-03653), including drive-in facilities on the main level and the loan department and director's room on the upper level. The main four-story bank was remodeled thoroughly on the interior, including acoustical tile ceiling, four new A/C units, four new teller windows, new carpet, wrought aluminum staircase handrails, and new offices for the trust department in space vacated by move of the safety deposit vault to the basement of the new building to the north. The first story of the exterior received some updates, including moving the main entry to the west bay on Jefferson. John H. Witte, Jr. was chairman of the board at the time ("Beauty with Utility at New National Bank," *Hawk-Eye Gazette*, May 14, 1958, 3). The burgundy panels within the bays on the Jefferson Street side were likely then installed at this time. The May 1958 photographs of the building show the appearance similar to the current. The cornice of the building had been removed by this date, with buff brick installed and providing the background for the National Bank signage (Figure 5).

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01082

Related District Number 29-03685

Page 4

German American Savings Bank

Des Moines

Name of Property

County

200-204 Jefferson

Burlington

Address

City

In 1967, the name was changed back to First National Bank. John H. Witte continued as chairman of the board. In July 1970, ten buildings on the west side of the 200 block of Main Street (southwest corner of Jefferson and Main) were condemned by the city, including four owned by the First National Bank of Burlington and six owned by the Witte company. At this time, John Witte was chair of the board of directors for the bank ("Condemn 7 Main Street Buildings," *Hawk-Eye*, July 23, 1970, 1). The demolition of these buildings resulted in plans in 1972 for a new bank building on this site across Jefferson Street from their current building. The bank became affiliated with Banks of Iowa in 1972. J.H. Witte & Sons, Inc. purchased the First National Bank properties at the northwest corner of the intersection on June 1, 1972, in addition to the building to the north, in exchange for property on the southwest corner of Main and Jefferson. First National Bank built a new building on this site across Jefferson to the south, moving in August 1974 and vacating their main building and the drive-in facility to the north. On July 27, 1979, the bank repurchased their former bank property from Witte, except the west 20 feet. They later then it sold to Steve S. and Jo Ellen Hoth, JT on April 3, 1987 for \$111,000.

## 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.

*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.

# Iowa Site Inventory Form Continuation Sheet

Page 5

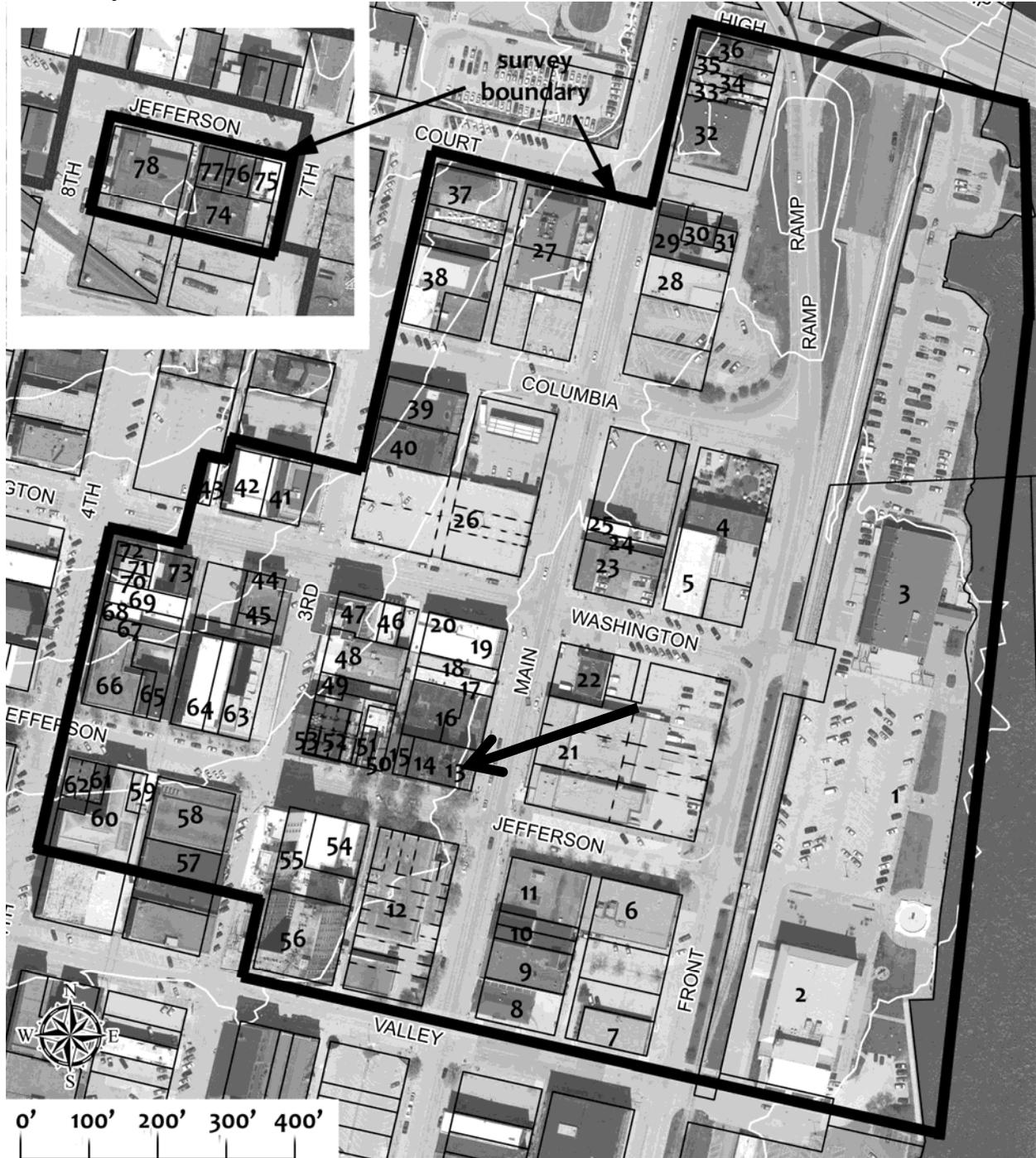
German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City

## Location map



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01082

Related District Number 29-03685

Page 6

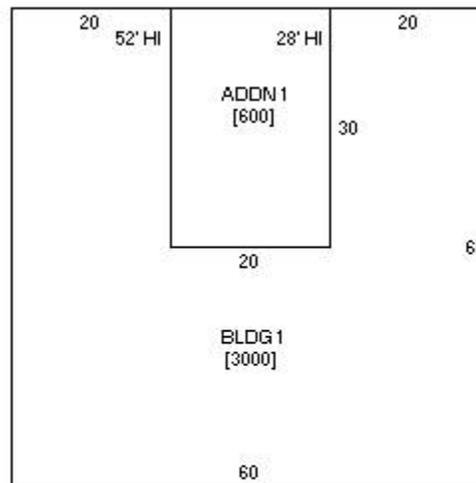
German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City

## Building plan (from assessor's website)



# Iowa Site Inventory Form Continuation Sheet

Page 7

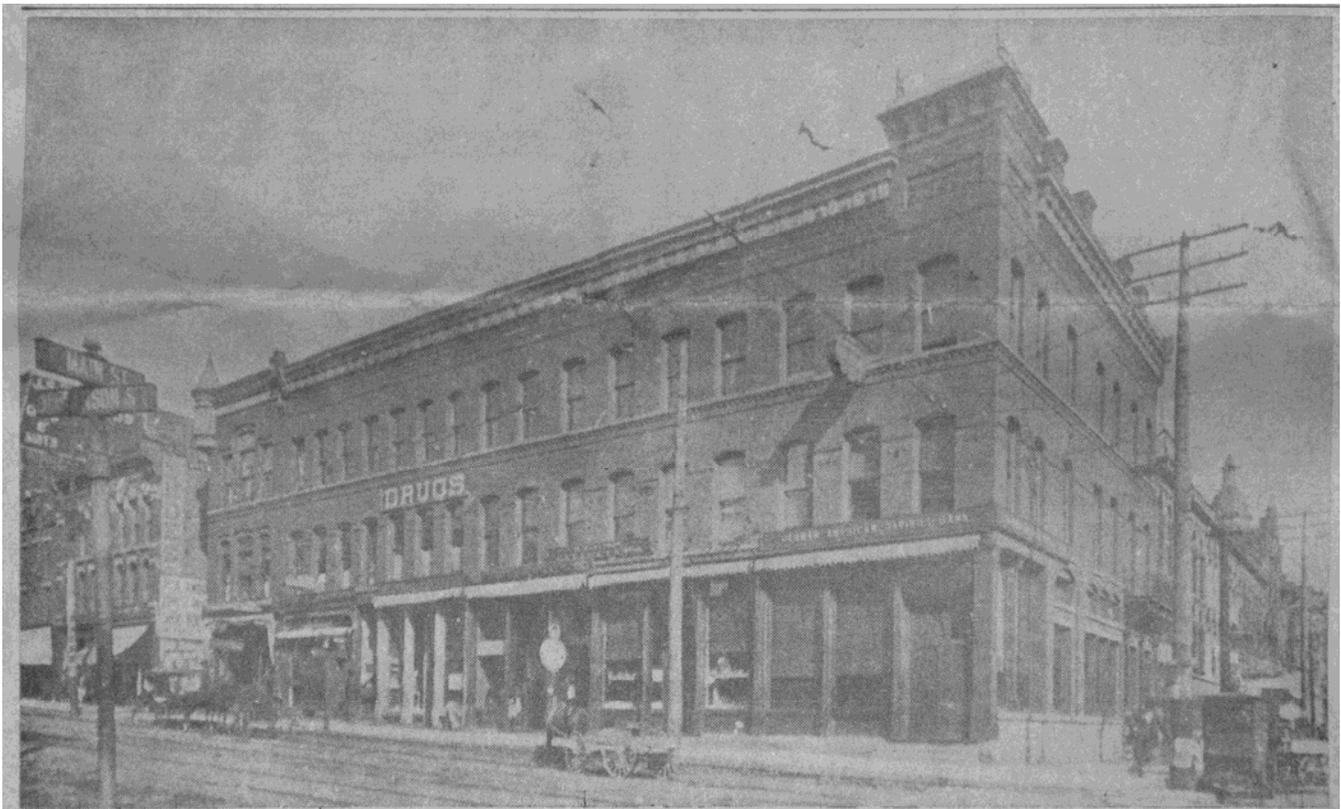
German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City

## Historic images



**FORERUNNER** of the National Bank of Burlington was the older German American Savings Bank. Located at the same site, the bank corner looked like this when there were street cars and the peanut vendor carriage was located at the choice Main and Jefferson location. Witte's Drugs was at the same site as it is now.

**Original design of bank building (*Hawk-Eye*, May 14, 1958)**

# Iowa Site Inventory Form Continuation Sheet

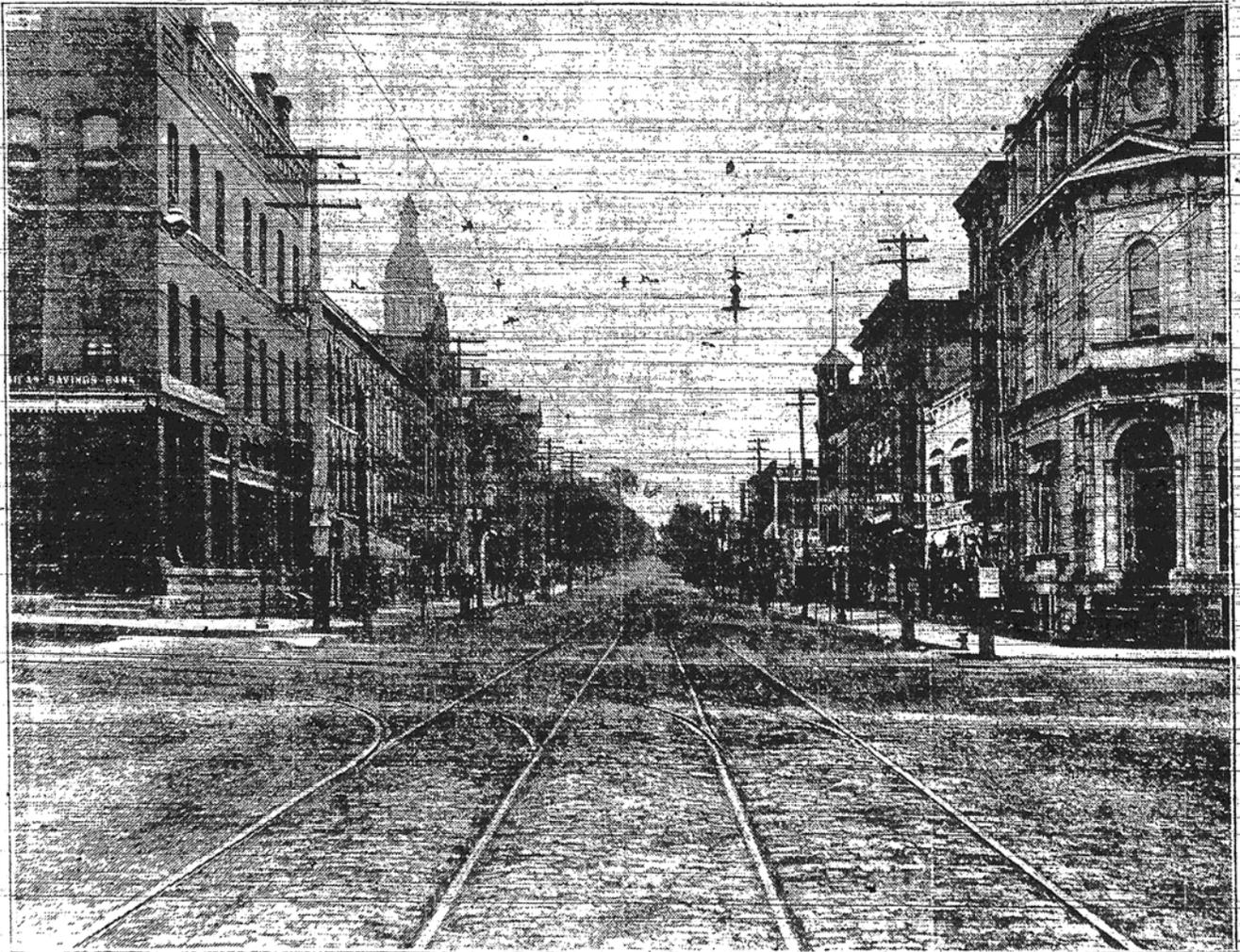
Page 8

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



MAIN STREET LOOKING NORTH.

**German American Savings Bank at left in March 1906 (*Gazette*, March 24, 1906, sec 2, p 2)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

Page 9

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



**German American Savings Bank, after 1913 remodel and addition of fourth story  
(Downtown Partners collection).**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

Page 10

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



OVER 40 YEARS AGO the National Bank corner had billboard signs on its corner advertising the Tri-State fair. This one, located at the second floor, announced the fair dates, August 12-19, 1916. The bank was the old German-American Bank at that time. Striped awnings adorned all of the upper floor windows.

**Bank in August 1916 after 1913 remodeling and addition of 4<sup>th</sup> story (*Hawk-Eye*, May 14, 1958, 3)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

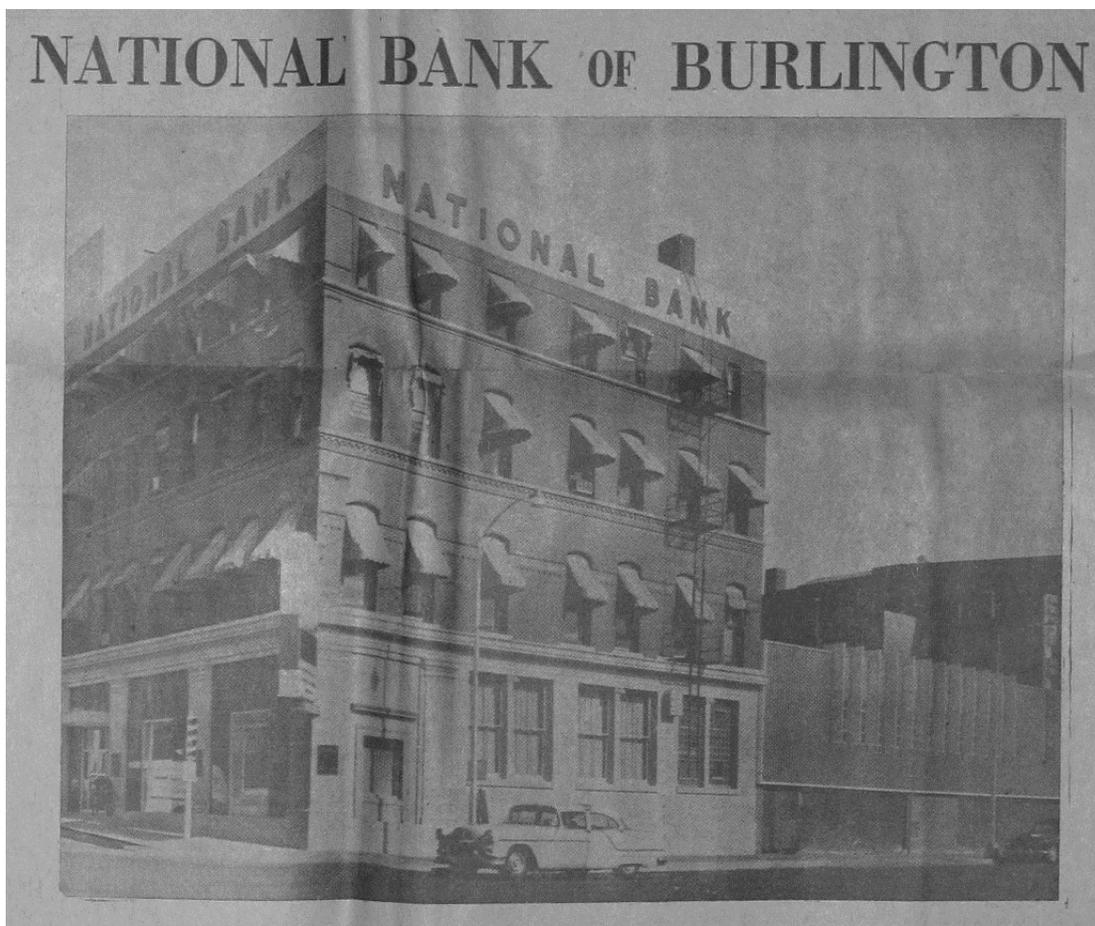
Page 11

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



**Bank in May 1958 after remodeling for National Bank (*Hawk-Eye*, May 14, 1958, 3)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

Page 12

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



Photograph from 1960s showing bank and added drive-in facility to north (Downtown Partners collection).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

Page 13

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City

**Digital photographs**



**Photograph 29-01082-001 – South and east elevations, looking northwest (McCarley, June 20, 2012).**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

Page 14

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



Photograph 29-01082-002 – South elevation, looking north (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01082  
Related District Number 29-03685

Page 15

German American Savings Bank  
Name of Property

Des Moines  
County

200-204 Jefferson  
Address

Burlington  
City



Photograph 29-01082-003 – East and north elevations, looking southwest (McCarley, June 20, 2012).



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

State Inventory No. 29-03665  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 F.W. Foester Blacksmith Shop and Residence  
 other names/site number Gottlieb H. Bresser Blacksmith Shop and Residence, Downtown Survey Map # DT-31

**2. Location**

street & number 113 Court 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 – north ½ (30') – east 30'

**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)
<u>02E04 Blacksmith</u>	<u>01A01 Residence (2<sup>nd</sup> floor)</u>
<u>01A01 Residence (2<sup>nd</sup> floor)</u>	<u>01C05 Garage (1<sup>st</sup> floor)</u>

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04C Limestone</u>
	walls (visible material) <u>03 Brick</u>
	roof <u>15C01 Rubber membrane</u>
	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input 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 type="checkbox"/> No <input checked="" 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 113 Court St Site Number 29-03665  
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 1891  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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

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<u>F.W. Foester Blacksmith Shop and Residence</u>	<u>Des Moines</u>
Name of Property	County
<u>113 Court St</u>	<u>Burlington</u>
Address	City

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## 7. Narrative Description

This is a two-story brick building constructed with commercial use as a blacksmith shop on the first story and living quarters for the shop owner on the second story. The building has a limestone foundation and flat rubberized roof. The entry is at the far right/west of the north elevation with a garage door roughly centered on the first story. A six-over-six-light double-hung window is located to the left of both doors. All four openings have segmental arch brick lintels, and the windows have stone sills. A small balcony projects on the second story of the north/front. The second story door enters onto this balcony. Three two-over-one-light double-hung windows are also found on the second story, and these openings also have segmental brick arch lintels and stone sills. The building cornice has decorative brick corbeling and "brackets" along the parapet wall on the north side. The west side has two six-over-six-light double-hung windows on the first story and four two-over-one-light double-hung windows on the second story. The east side has three windows on the first story, with the rear two covered and the front one with six-over-six-light double-hung sashes. Two two-over-one-light double-hung windows are also found on the second story. Sanborn maps show the east windows to be iron-clad with shutters until the 1952 map. There are no windows on the rear (south side) of the building.

## 8. Narrative Statement of Significance

The F.W. Foester Blacksmith Shop and Residence appears to be individually eligible for the National Register of Historic Places under Criterion A for its historic significance in the commercial history of Burlington as a blacksmith shop. The two-story brick building was constructed for F.W. Foester around 1891 as a blacksmith shop on the first story and his residence on the second story. After his death, Gottlieb Henry Bresser bought the building and moved his blacksmith shop into the first story, also living on the second story. He continued to operate a blacksmith/repair shop here until he retired around 1940. With research to date, this building appears to be the only extant building constructed as a blacksmith shop, and it functioned as a blacksmith shop for nearly 50 years. Further assessment of the interior would solidify this final determination, as well as better assess the integrity of the building for potential architectural significance under Criterion C. The building may also be significant under Criterion B for its association with Gottlieb Henry Bresser, a well-known blacksmith and wood carver in Burlington. As the building is separated by demolitions from the core of the potential Downtown Commercial Historic District, it does not appear that it will fall within the boundary for the historic district (see #29-03685).

This property was owned by the Bamford/Strauss family for several years, with them selling it (east 30' of north half and all of south half of Lot 76) to Pauline Trulock on December 6, 1882. She immediately sold it on January 4, 1883 to J. Knoblauch. He sold the east 30' of the north half of Lot 76 to Ida Brummer on October 12, 1883. The 1886 Sanborn map shows an earlier building on this site – a one-story blacksmith shop. On October 18, 1888, Mrs. Brummer sold the property to F.W. Foester. The 1889 birds-eye view does not appear to show a two-story building here. The 1890 city directory lists F.W. Foster as living next door at 119 Court with his blacksmith shop likely in the earlier building here, listed on "Court near Front." The current two-story building was constructed by the 1892 Sanborn map. Thus, it appears built around 1891 by F.W. Foester for his blacksmith shop on the first story and

# Iowa Site Inventory Form Continuation Sheet

Page 2

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<u>F.W. Foester Blacksmith Shop and Residence</u>	<u>Des Moines</u>
Name of Property	County
<u>113 Court St</u>	<u>Burlington</u>
Address	City

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residence on the second story. The 1900 census lists F.W. Foester, age 61, widow, as a blacksmith at 113 Court. He was born in Germany and immigrated in 1882. The 1900 city directory lists F.W. Foester as a blacksmith at 113 Court, with residence at the same address. Two other blacksmiths were listed in Burlington – John Fink & Sons (714 Jefferson, one story, demolished) and J. Hagerty & Sons (214 Columbia, one story demolished, and 126 S. 3<sup>rd</sup> St, one story, demolished). The 1904 city directory lists F.W. “Foerster” with a blacksmith shop at 113 Court and residence at 113 ½ Court.

F.W. Foester then died, and the blacksmith shop is listed at 117 Court with Gottlieb H. Bresser working and living here in the 1906 directory. On November 30, 1907, Foester’s estate (George Smith, et al) sold the property to Gottlieb Bresser. The address shifts back to 113 Court Street by the 1910 city directory. The 1910 census lists G.H. Bresser, age 44, married for eight years, as proprietor of a horse shoeing business, living at 113 Court as well. His household includes wife Sadie (44), son Henry Wright (19, salesman), and son Henry Bresser (5). The 1920 census lists Gottlieb Bresser (age 56, blacksmith) with wife Sadie (54) and son Charles (15, freight house laborer) at 113 Court. The 1926 city directory lists seven “blacksmiths and horseshoers” in Burlington: G.H. Bresser (113 Court, extant), V.T. Champagne (113 Columbia, one story, demolished), E.P. Hagerty (225 S. 3<sup>rd</sup> St, earlier commercial building, extant), M.W. Hagerty (214 Columbia, demolished), G.V. Sheagren (1515 S. Main), C.W. Sommer (800 Osborn), and Wuellner Repair Shop (rear of 1805 Mason). The 1930 census lists Gottlieb Bresser continuing to live and work at 113 Court. He is listed at age 66 as proprietor of a blacksmith shop, living here with wife Sadie (age 65). The property is valued at \$1,500. The 1931 Sanborn map shows the building as a blacksmith and wagon shop. The 1940 census lists Gottlieb H. Bresser as a widow at age 76, with no occupation noted. The 1940 city directory continues to list him as a blacksmith at 113 Court, living at 113 ½ Court. By 1942, he is listed as still living here, but he has no occupation noted.

Gottlieb Henry Bresser was born in Burlington on April 7, 1864. He worked various jobs, including as a blacksmith at the West Burlington shops. He was also a horseshoer, and he shed many horses in his original location near Valley and Third. He then had a blacksmith shop for 12 years on Valley between 3<sup>rd</sup> and 4<sup>th</sup>, prior to the construction of the Schramm & Schmiegl building on that site at the northwest corner in 1907. He then bought the blacksmith shop at 113 Court and moved to this location. His wife Sadie died in 1936, and he continued to live in the apartment over his former shop until his death in 1952. In addition to the blacksmith/repair shop, he was known for his hobby of woodcarving. He carved presidents, prominent local citizens, and family members. He also made intricately carved wood canes. A 1933 article highlighted his statues carved in wood and fabricated with cement. It noted that the apartment above his shop had wooden likenesses of many presidents: McKinley, Lincoln, Washington, Wilson, Harding, Coolidge and others. The bust of Calvin Coolidge had been sent to Washington D.C. at the time of his inauguration, returned in a special box from the White House to Bresser. Most of the carvings were cut from solid wood blocks and hand painted by Bresser. Some were framed and hung on the wall like pictures, while other busts were placed on hand carved wood pedestals. He also made cement busts of his parents for their graves at Aspen Grove Cemetery. He first cast a block of concrete and then chiseled it, similar to the process with wood. He also had made other cement busts of prominent local citizens. He worked on his carvings between repairs and sharpening blades in his shop, “beneath a protruding balcony that is part of his home” (“Henry Bresser

# Iowa Site Inventory Form Continuation Sheet

Page 3

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<u>F.W. Foester Blacksmith Shop and Residence</u>	<u>Des Moines</u>
Name of Property	County
<u>113 Court St</u>	<u>Burlington</u>
Address	City

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is Dead at 88," *Hawk-Eye*, June 7, 1952, 8; "Sculpture is Spare Time Hobby of 'Village Smithy,'" *Hawk-Eye*, June 25, 1933, 3).

With Gottlieb H. Bresser retiring around 1940, he then rented out the shop space on the first story while continuing to live in his residence on the second story until his death in 1952. The Des Moines County Implement Tractor Service company is listed here in 1942, run by Ward E. Mills and Frank O. Tweed. They continued to be listed at 113 Court in 1945 and 1947. The space was vacant in the 1951 city directory. Gottlieb Henry Bresser died on June 7, 1952.

After his death, the property was changed in title to Henry C. Bresser on July 13, 1953. The 1952 Sanborn map lists the building as storage. Various occupants lived in the building, likely on the second story. Iowa Pasting Service is listed on the first story in 1957. The property was sold to Clarence and Nellie Alter on July 27, 1967.

In 1977, Nellie Alter, a widow, sold the property to Mary Delaney who with her husband Frank Delaney Jr, sold the property to its current owner Frank and Gretchen Delaney III, also owners of 119 Court.

## 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.

*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.

# Iowa Site Inventory Form Continuation Sheet

Page 4

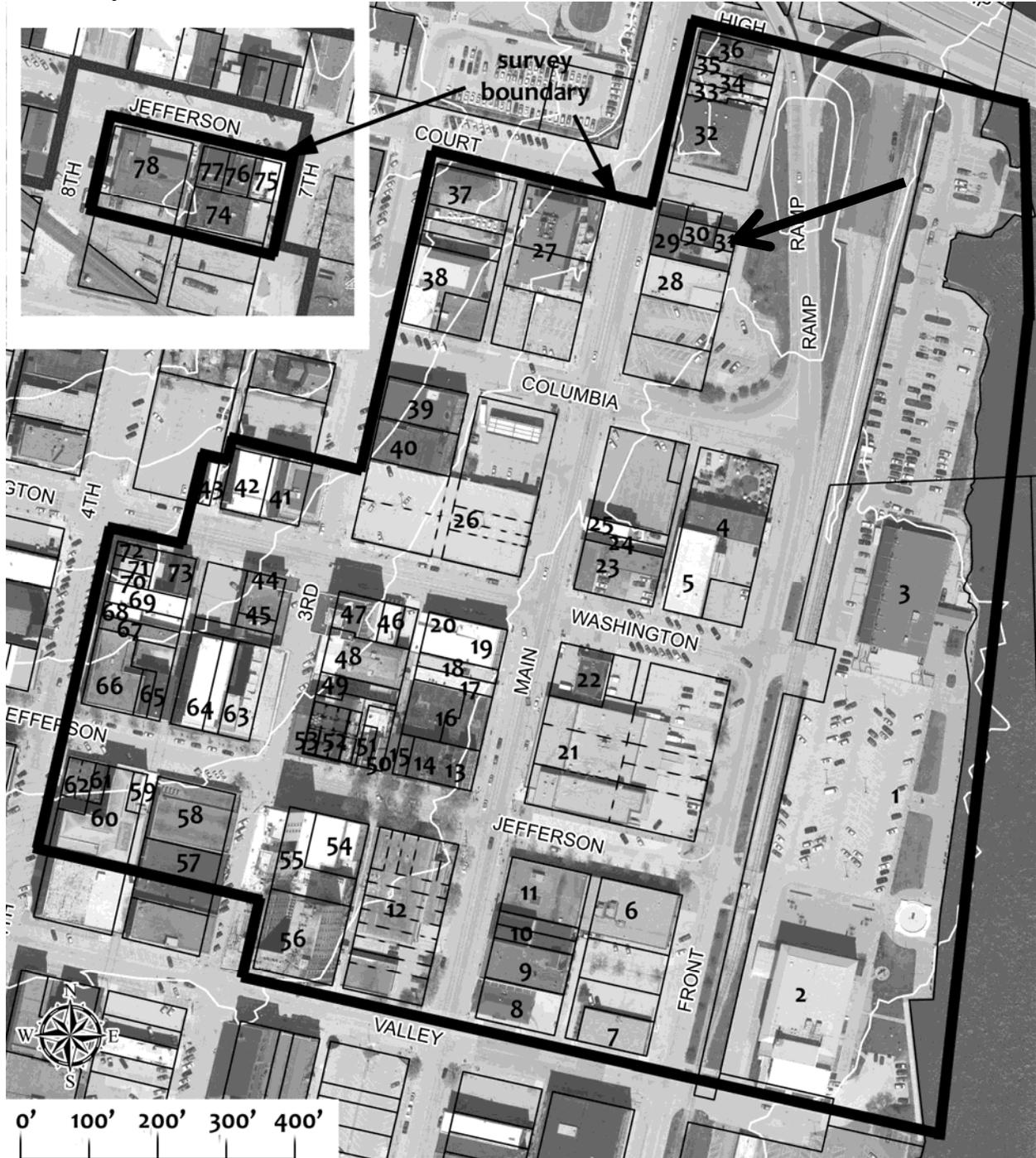
F.W. Foester Blacksmith Shop and Residence  
Name of Property

Des Moines  
County

113 Court St  
Address

Burlington  
City

## Location map



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

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-03665  
Related District Number \_\_\_\_\_

Page 5

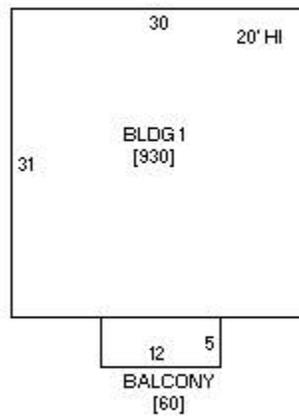
F.W. Foester Blacksmith Shop and Residence  
Name of Property

Des Moines  
County

113 Court St  
Address

Burlington  
City

**Building plan (from assessor's website)**



# Iowa Site Inventory Form Continuation Sheet

Page 6

F.W. Foester Blacksmith Shop and Residence

Des Moines

Name of Property

County

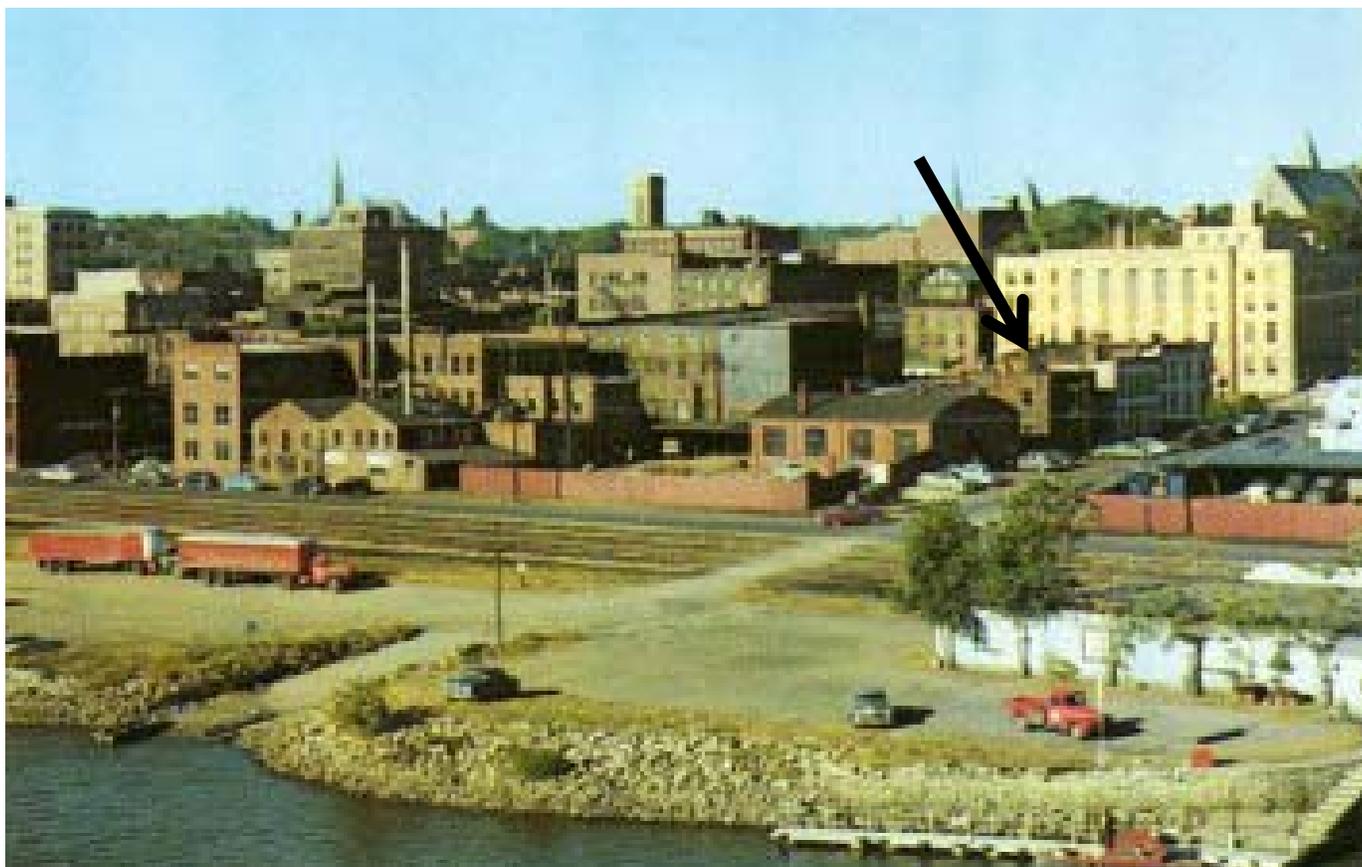
113 Court St

Burlington

Address

City

## Historic images



Building in 1950s photograph of riverfront (Downtown Partners collection).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03665  
Related District Number \_\_\_\_\_

Page 7

F.W. Foester Blacksmith Shop and Residence  
Name of Property

Des Moines  
County

113 Court St  
Address

Burlington  
City

**Digital photographs**



**Photograph 29-03665-001 – North (front) and west elevations, looking southeast (McCarley, June 20, 2012).**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03665  
Related District Number \_\_\_\_\_

Page 8

F.W. Foester Blacksmith Shop and Residence  
Name of Property

Des Moines  
County

113 Court St  
Address

Burlington  
City



**Photograph 29-03665-002 – East and north (front) elevations, looking southwest (McCarley, June 20, 2012).**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03665  
Related District Number \_\_\_\_\_

Page 9

F.W. Foester Blacksmith Shop and Residence  
Name of Property

Des Moines  
County

113 Court St  
Address

Burlington  
City



Photograph 29-03665-003 – South (rear) and east elevations, looking northwest (McCarley, June 20, 2012).



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

State Inventory No. 29-01091  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 Paule Jewelry Company  
 other names/site number Downtown Survey Map # DT-59

**2. Location**

street & number 313 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) 446 E 20' (E 1/3 of E 1/2)

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E06 jewelry store</u>	<u>02E08 beauty shop</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04C limestone</u>
_____	walls (visible material) <u>03 brick</u>
_____	roof <u>04E slate</u>
_____	other <u>04A granite</u>

**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 checked="" type="checkbox"/> Yes <input 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 313 Jefferson Site Number 29-01091  
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  
02: Architecture

**Significant Dates**

Construction date 1891  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect Charles Dunham  
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 Steve Frevert, chair (research by Barb Mackey) Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date January 23, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

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Paule Jewelry Company

Des Moines

Name of Property

County

---

313 Jefferson

Burlington

Address

City

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## 7. Narrative Description

This is a three story, 20-foot wide, red brick commercial building that faces Jefferson to the north. The limestone foundation is visible in the alley (east side). The south and west walls adjoin 315-317 Jefferson and are not visible. The Romanesque building was designed by Charles Dunham after an 1890 fire destroyed the earlier building on this site. The Romanesque style is reflected in the large brick arch over the third story windows that continues with pilasters through the second story to the top of the storefront. A squared, fluted brick "tower" rises slightly above the roofline on each side of the front façade, as well as slightly back on the east side. A small flared slate roof with a terra cotta eave and brackets extends across the parapet wall between these columns on the façade. The loggia on the third story has been somewhat modified with the flush decorative windows removed and new windows installed further back into the building to create a larger balcony for a potential apartment. The slightly projecting, curved balcony and decorative metal railing remain. The second story windows were also replaced, with the three newer windows set into a rusticated concrete block surround. Paule Jewelry updated their building with a new storefront in 1967. The entire storefront is clad in black granite panels. The storefront is asymmetrical, though the entry remains roughly centered. There is a square column at the northeast corner, with the left/east window and center entry significantly recessed. "Paule Jewelry" is carved in relief over the doorway. The door handle is a large stylized "P" carved out of wood. The west window section is less recessed and designed to feature a diamond room. It features narrow aluminum framed oriel windows, two on the north and two on the east.

The east side extends back for 60' with the Wyman & Rand building to the west wrapping around the rear of the building on Lot 447 to gain access to the east alley. A side entry is located near the rear of the building on the first story with two high windows to the north. The eight second story windows and five third story windows are set within segmental arch openings. The top has a wide decorative brick cornice that rises above the third story window openings.

## 8. Narrative Statement of Significance

The Paule Jewelry Company building appears to contribute historically and architecturally to a potential Downtown Commercial Historic District. The building was constructed in 1891 after a fire destroyed an earlier building, and the details of the Romanesque design were and are unique among downtown buildings. Though the second and third story windows have been modified, the overall feel of the design remains intact, and the building is architecturally significant within the historic district. Charles C. Paule moved his jewelry store here in 1899, with Paule Jewelry Company later incorporated. His family continued to run the business here until 1996, making it one of the longest running businesses in downtown Burlington. With this significant business history, the building also appears to be individually eligible for listing on the National Register of Historic Places under Criterion A. Further assessment of the interior integrity would solidify this determination. While the building appears to retain sufficient integrity to convey this historic significance, the modifications likely preclude the building from individual listing under Criterion C for architecture.

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01091

Related District Number 29-03685

Page 2

Paule Jewelry Company

Des Moines

Name of Property

County

313 Jefferson

Burlington

Address

City

The previous building on the site was condemned after being damaged in the 1890 fire that destroyed the adjacent Wyman & Rand Building (*Hawk-Eye*, January 23, 1891, p. 3). The current building was designed by Charles Dunham, one of Burlington's preeminent 19<sup>th</sup> century architects, for the Albion Parsons Estate, who owned the property after Parsons' death. An article in February 1891 notes that the building was to be a handsome Romanesque building, pressed brick with red sandstone trim and measuring 20 by 60 feet. The building would have a loggia balcony on third story with terra cotta and Spanish tile. A retail space was planned for the first story, with offices on the second story and a hall on the third story, likely occupied by Latter Day Saints (*Hawk-Eye*, February 3, 1891, 3).

The first tenant of the new building was Arthur A. Adams' shoe store (*Hawk-Eye*, August 30, 1891, 4). He had also been in the previous building that was demolished by the fire. Attorney William J. Foxe is listed with a second story office in 1892, and D.J. O'Connell, attorney, is then listed there in 1900. In 1896, the first story was the retail store and soda fountain of James W. Smither's wholesale candy business at 129-131 S. 3<sup>rd</sup> Street (city directory; *Souvenir of Burlington* 1896), but the retail store did not operate long. C.C. Paule, jeweler, located to this building in 1899, and the 1900 city directory lists him here. The second story office is then occupied by Dr. John P. Harrel in 1902 and 1906. The building suffered damage and losses when the Wyman & Rand building to the west burned again in 1904. However, it was repaired.

Paule Jewelry Company operated in this building for nearly 100 years, from 1899 to 1996, and they were downtown Burlington's longest lived jewelry business. C.C. Paule started as an apprentice for A. Stucke and then worked in Chicago for several years. He returned to Burlington in 1888 and opened a store at 405 Jefferson. He moved to 313 Jefferson in 1899. The 1900 Sanborn map shows the building with a store on the first story and office on the second story. Wyman & Rand's building to the west wraps around the rear of the building to the east alley, and they are listed with a 313-315-317 address in this period, though not occupying this building at 313. Paule Jewelry Company was incorporated in 1903. By the 1910s, they appear to have expanded into the upper stories of the building, with no further tenants listed in the city directories. Officers in 1916 were C.C. Paule, president; E.J. Albertsen, vice president, and Emil A. Baumle, secretary and treasurer. Charles C. Paule eventually purchased the building in 1920 (Transfer Book 7, p. 109). He retired in October 1922 but remained as president, with Emil Baumle (secretary) taking over the management. In 1923, the Paule Jewelry Company completed a major upgrade designed by W.F. Weibley that included an elevator, vacuum heating system, a marble storefront, new display windows, stained glass transoms, and a canopy of stained glass that extended over the sidewalk. The jewelry business operated on the first story, with the Edison phonograph department on the second story, and the ophthalmic department on the third story, run by Dr. C. Lawrence Paule ("Paule Co Expands," *Hawk-Eye*, October 25, 1922, 5; "Paule Jewelry Co.'s New Building Displays Most Modern Ideas," *Hawk-Eye*, March 11, 1923, 5). The 1924 city directory continues to list the same officers with the company selling jewelry and phonographs. By 1928, C. Lawrence Paule has replaced Baumle as secretary and likely manager. Paule Jewelry Company continued to be listed here through the middle of the 20<sup>th</sup> century. Charles C. Paule continued to be listed as president in 1940 with C. Lawrence Paule as secretary-treasurer. Charles C. Paule is last listed in the 1942 city directory. The 1945 city directory lists Mrs. R.K. Burrus and Dr. C. Lawrence Paule as officers for the Paule Jewelry Company. Alice Burrus and C. Lawrence Paule were siblings, the children of C.C. Paule. They continue to be listed through 1960, with Dr. C.

# Iowa Site Inventory Form Continuation Sheet

Page 3

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Paule Jewelry Company

Des Moines

Name of Property

County

313 Jefferson

Burlington

Address

City

---

Lawrence Paule noted as president and Mrs. Alice P. Burrus listed as vice president, and then C. Lawrence Paule, Jr. listed as secretary-treasurer, with Ralph W. Wischmeier as manager.

In 1967, after damage due to hail and time, the magnificent glass canopy was removed, and the storefront was given a modern makeover with black Andes granite. This remodel was one of a number of remodels of downtown buildings in the middle of the 1960s, with material choice similar to the Farmers & Merchants Bank recently completed at the time. The entry area was greatly recessed with a store window to the east and a diamond room incorporated into the west portion of the storefront. The remodel was designed by Dane D. Morgan & Associates and work done "after hours" by Carl A. Nelson Company, to be completed by Thanksgiving. An article on the work noted that a bridal room as opened last December as part of second story gift shop. The store was then operated by grandson of the founder, C. Lawrence ("Larry") Paul, Jr., who was president and general manager. He was assisted by sons Chuck and Joe ("New Look on Jefferson," *Hawk-Eye*, August 15, 1967, 9). The "P" door handle was also installed at this time.

Paule Jewelry Company continued to be operated by members of the Paule family until the business closed in 1996. David and Carol were the children of Alice Paule Burrus, and David and his wife Ginny and their daughter Alexandra bought the business in 1991. David died in 1994, and the store was continued by Ginny and Alexandra, the great-granddaughter of the founder. The store closing was announced in November 1996, with the store closed after their inventory was sold ("107-year-old gem closes," *Hawk-Eye*, November 10, 1996, 1D).

Currently the Styltique salon operates on the first and second floors. The new owners, Bill and Sonja Belger, remodeled the upper façade, which included removing the elaborate transom windows around the third floor balcony. Their plans to rehab that story as residential space have been stalled for a number of years by egress issues.

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01091

Related District Number 29-03685

Page 4

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Paule Jewelry Company

Des Moines

Name of Property

County

313 Jefferson

Burlington

Address

City

---

## 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

Articles on Paule Jewelry Company:

*Hawk-Eye*, 23 January 1891, p. 3

*Hawk-Eye*, 3 February 1891, p. 3

*Hawk-Eye*, 30 August 1891, p. 4

*Hawk-Eye*, 11 March 1923 (transcription)

*Hawk Eye*, 15 August 1967, p. 9

*Hawk Eye*, 10 November 1996, p. 1D

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.

# Iowa Site Inventory Form Continuation Sheet

Page 5

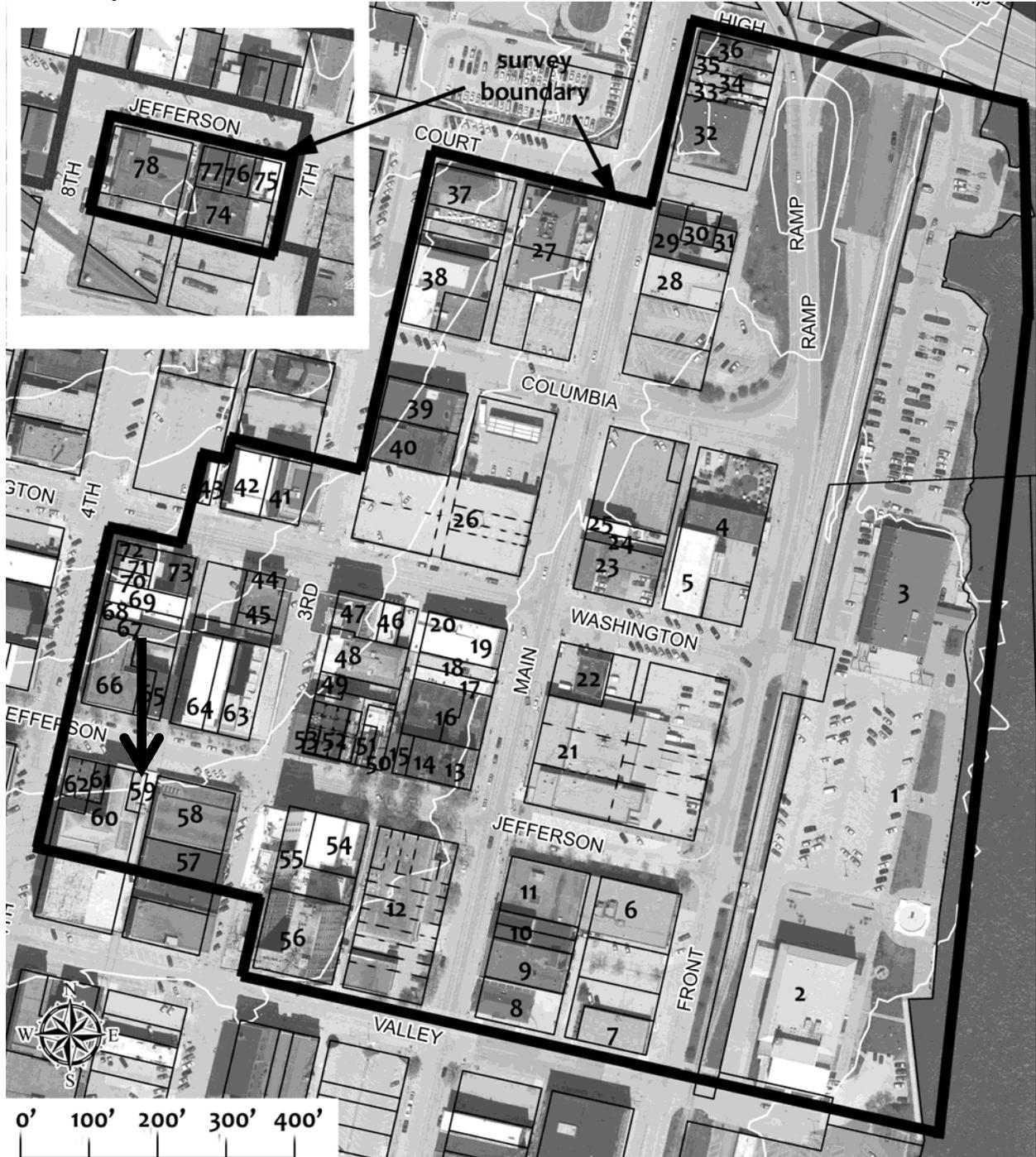
Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

Burlington  
City

## Location map



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01091

Related District Number 29-03685

Page 6

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Paule Jewelry Company  
Name of Property

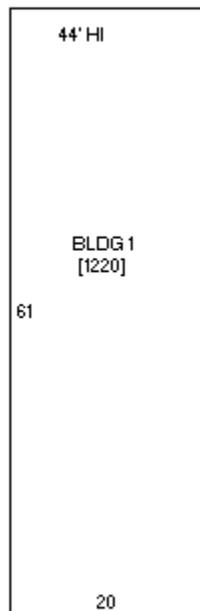
Des Moines  
County

313 Jefferson  
Address

Burlington  
City

---

## Building plan (from assessor's website)



# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01091

Related District Number 29-03685

Page 7

Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

Burlington  
City

## Historic images



Paule Jewelry Company in 1910s (Downtown Partners collection)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01091  
Related District Number 29-03685

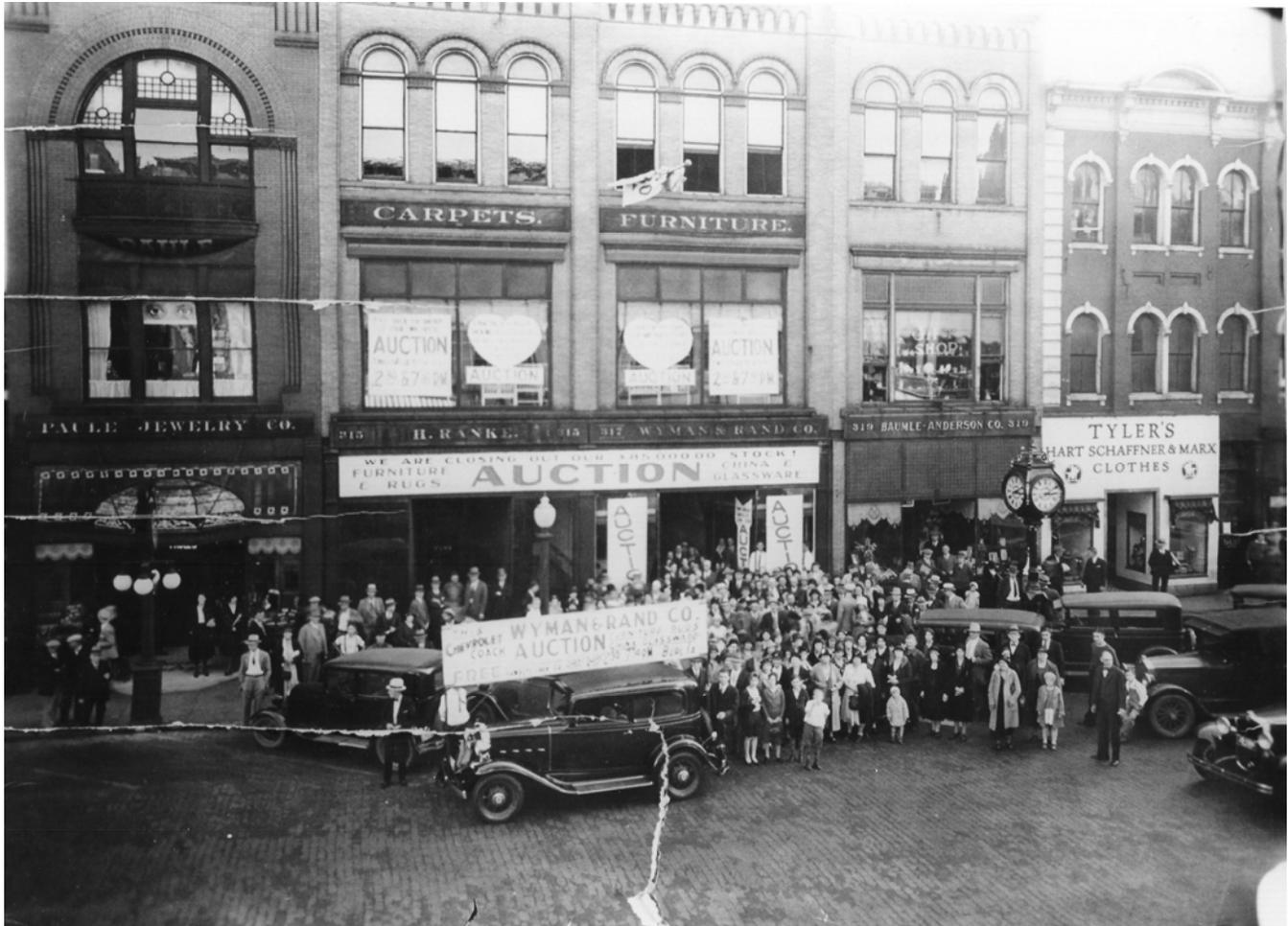
Page 8

Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

Burlington  
City



1930s photograph of south side of 300 block of Jefferson (Downtown Partners collection).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01091  
Related District Number 29-03685

Page 9

Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

Burlington  
City



Paule Jewelry Company in 1950s with 1923 storefront (Downtown Partners collection)

**Iowa Site Inventory Form  
Continuation Sheet**

Page 10

Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

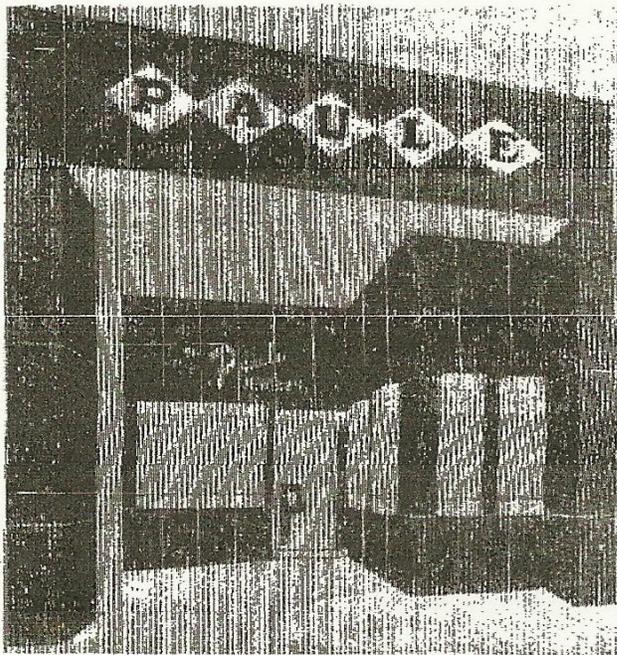
Burlington  
City

**PAULE'S - THE NEW LOOK ON JEFFERSON!**

are proud to  
announce their

*Open House*

**THURSDAY - FRIDAY - SATURDAY - NOVEMBER 30, DECEMBER 1 and 2**



SERVING BURLINGTON SINCE 1889

**OPEN HOUSE STORE HOURS:**

Thursday ..... 9 a.m. to 5 p.m.  
Friday ..... 9 a.m. to 9 p.m.  
Saturday ..... 9 a.m. to 5 p.m.

**Everyone Is Invited**

We're extremely proud of the new look our store has taken. It's the first major change for the exterior of the store since 1923.

Although all the remodeling work is not yet complete . . . it will be finished soon . . . enabling us to serve you better.

*We especially invite you to see  
- our new -  
"DIAMOND ROOM"*

This room will give customers privacy for viewing jewelry and diamonds.

1967 remodel of storefront for Paule Jewelry (*Hawk-Eye*, November 29, 1967, 9)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01091  
Related District Number 29-03685

Page 11

Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

Burlington  
City

**Digital photographs**



Photograph 29-01091-001 – East and north elevations, looking southwest (McCarley, June 20, 2012)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01091  
Related District Number 29-03685

Page 12

Paule Jewelry Company  
Name of Property

Des Moines  
County

313 Jefferson  
Address

Burlington  
City



Photograph 29-01091-002 – Detail of 1967 storefront remodel, looking southwest (McCarley, June 20, 2012)

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

**State Inventory No.** 29-00141  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 Citizens Water Company  
 other names/site number Downtown Survey Map # DT-68

**2. Location**

street & number 314 N. 4<sup>th</sup> 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) N 20 ft of S 1/2 of Lot 443 of Original City of Burlington

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property			
	If Non-Eligible Property		If Eligible Property, enter number of:	
	Enter number of:		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	—	buildings	<u>1</u>	— buildings
<input type="checkbox"/> district	—	sites	—	— sites
<input type="checkbox"/> site	—	structures	—	— structures
<input type="checkbox"/> structure	—	objects	—	— objects
<input type="checkbox"/> object	—	Total	<u>1</u>	— Total

**Name of related project report or multiple property study** (Enter "N/A" if the property is not part of a multiple property examination).  
 Title Intensive Level Historical and Architectural Survey of "East" Downtown Burlington, IA Historical Architectural Data Base Number 29-034

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>04I03: Water works office</u>	<u>02B03: Commerce / law office</u>
<u>02B01: Architect office</u>	

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>06C: Classical Revival</u>	foundation <u>10: concrete</u>
	walls (visible material) <u>12: tile</u>
	roof <u>15C01: 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 checked="" type="checkbox"/> Yes <input 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 314 North 4<sup>th</sup> Street Site Number 29-00141  
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  
02: Architecture

**Significant Dates**

Construction date 1914-15  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 Susan Beckman, volunteer Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date October 26, 2012  
street & number City Hall, 400 Washington Street telephone 319-753-8158  
city or town Burlington state Iowa zip code 52601

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

Citizens Water Company

Des Moines

Name of Property

County

314 North 4<sup>th</sup> Street

Burlington

Address

City

## 7. Narrative Description

This two-story, three bay brick building is clad in glazed white tile with Classical Revival details. The first story has an entry to the left with a transom and a large divided window to the right. The openings are flanked by paired pilasters with capitals. The bulkhead is clad in granite. The current sign for the law offices covered the inscribed sign for Citizens Water Company. The second story has three one-over-one-light double-hung wood windows. Decorative panels are located above the windows, and a frieze with dentils and medallions extends under the decorative cornice line. The parapet rises above the cornice, also clad in glazed white tiles.

The rear of the building faces the alley to the east. The rear section of the building is one story with a basement, directly accessible from the alley due to the slope of the lot. Two vinyl double-hung windows are located in historic window openings on the first story, and a rear entry has been converted to a window as well. The basement entry and windows remain intact.

Much of the original character of the building remains intact on the interior, including marble floor entry, an iron teller window for payments made at the water company offices, some ornamental ceiling décor, iron stair banister, hardwood flooring and exposed brick. There is a safe/vault in the basement of the building. A brass plate indicating the "ware room" is still on a restroom door in the building. The exterior of the building remains unaltered.

## 8. Narrative Statement of Significance

The Citizens Water Company appears to contribute historically and architecturally to a potential Downtown Commercial Historic District. The Classical Revival design with white glazed terra cotta tile façade is intact, and it is unique among the other downtown buildings. It was one of a few downtown buildings designed by the Davenport architectural firm of Temple & Burrows. The history of Citizens Water Company is related to the growth of Burlington and the commercial history of the city. Additionally, the building appears individually eligible under Criterion C for its architecture. The building was previously evaluated in 1976 as individually eligible for its architecture, and the integrity of the exterior remains intact and historic interior features remain in place.

The Citizens Water Company purchased the land March 27, 1913 from Orril A. Wyman, widow. The 1900 Sanborn map shows a one-story building used as a livery, associated with the undertaker to the north. The abstract states the purpose of the water company was *"To acquire and operate, improve and extend the existing system of waterworks in the City of Burlington, Iowa."* The Burlington Water Works dates to 1877, reorganized as Citizens Water Company. While the water works were municipally owned, the water company existed as a private organization for their management (*"Burlington's Most Valuable Asset," Burlington Hawk-Eye*, February 14, 1915, 1). The current owner, David Beckman, has the original architectural drawings for the building, which are dated July 25, 1914. The building was designed by Temple & Burrows, a prominent architectural firm based in Davenport. Henry A. Beck was the contractor for the project, which was completed in early 1915 (*Burlington Hawk-Eye*, March 28, 1915, 21). The back half of the building was used for maintenance and repair of equipment for the

# Iowa Site Inventory Form Continuation Sheet

Page 2

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<u>Citizens Water Company</u>	<u>Des Moines</u>
Name of Property	County
<u>314 North 4<sup>th</sup> Street</u>	<u>Burlington</u>
Address	City

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water company, with the offices in front and on the upper floors. On the 1931 map, the Citizens Water Co. offices are indicated on the front (west) half, and the Ware Room is identified in the back. Citizens Water Company was listed here through 1940.

In 1942, the city received approval to buy the company and take over management of the waterworks. On April 2, 1943, the building was sold by Citizens Water Company to the City of Burlington. In 1943, Burlington Municipal Waterworks is listed at this address. They are listed with their office here through the 1955 city directory. Their full operations were then located to the former Thomas Motor Company building at 506-510 N. 3<sup>rd</sup> Street (see #29-03668). As part of the purchase of the Thomas Motor Company building, it received this building at 314 N. 4<sup>th</sup> Street ("New Water Co. Building," *Hawk-Eye*, August 1, 1956, 2). Thomas Motor Company then sold this 4<sup>th</sup> Street building to Dane D. Morgan Architects on August 27, 1956.

Dane D. Morgan Architects is then listed here in city directories from 1957 into the 1970s. Dane D. Morgan was listed in the 1945 city directory with an office in the Farmers & Merchants Bank building at 213 N. 3<sup>rd</sup> Street (rooms 217-218). He is listed then with the firm of Morgan & Gelatt in the 1951 directory, and his former engineer Edwin A. Thornquist was listed practicing separately as an architect and engineer. By 1953, he was affiliated with his own firm of Dane D. Morgan & Associates again. The 1956 AIA directory of architects notes that he was born in 1912 in Missouri and graduated from the Carnegie Institute of Technology with an architectural degree in 1935. He worked as Dane D. Morgan & Associates starting in 1940 and then as Morgan & Gelatt. He designed the Flint Hills Housing Project in 1945 (Burlington), Arts & Industries Building at Iowa State Teachers College in 1948, Midwest Biscuit Co in 1950 (Burlington), Ottumwa Hospital in 1952 (Ottumwa), Burlington Hospital in 1954 (Burlington), and John Morrell Research Lab in 1955 (Ottumwa). His move to this building at 314 N. 4<sup>th</sup> Street coincided with the acceptance of plans by the General Services Administration in July 1956 for the new Burlington post office and federal office building (300 N. Main) ("Government Okays New Post Office Design," *Burlington Hawk-Eye Gazette*, July 30, 1956, page 1). Dane D. Morgan was active in other city projects in the late 1950s and 1960s as well. In 1960, he designed the new modern Burlington Bank and Trust building at 222 N. Main, and then designed their drive-in bank at 200 N. Main in 1962. He then designed the 1966 addition for Mississippi Valley Savings and Loan Association at 315 N. 3<sup>rd</sup> Street, expanding their 1953 modern building at 321 N. 3<sup>rd</sup> Street to the south. He was one of two primary architects in town in the 1950s and 1960s. His recent work listed in the 1970 AIA directory included Mt. St. Clare College in 1968 (Clinton), Mercy Medical Center in 1969 (Dubuque), St. Francis Hospital in 1969 (Waterloo), Decatur & Macon County Hospital in 1969 (Decatur, IL), and Security Medical Center in 1969 (Iowa City). By 1970, Midland Architects are also listed at 314 N. 4<sup>th</sup> Street.

Dane Morgan sold the building to Midland Investments in 1980, who then sold it to Rosemary D. Beckman in 1986. It became the home of Beckman Law offices, as it remains today. David Beckman purchased the building from R.D. Beckman in 1996. According to David Beckman, the water dept. maintenance area was converted to office space by the architects. Some interior office remodeling was done in 1986 when the law firm moved into the building. He has photographs of some of the interior remodeling that was done at this time. David Beckman is the third generation of his family to practice law in Burlington – a family law practice that has spanned over 100 years.

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00141

Related District Number 29-03685

Page 3

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Citizens Water Company

Des Moines

Name of Property

County

314 North 4<sup>th</sup> Street

Burlington

Address

City

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## 9. Major Bibliographical References

American Institute of Architects (AIA) historical directories of architects online at:

1956 - <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>

1962 - <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1962%20American%20Architects%20Directory.aspx>

1970 - <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1970%20American%20Architects%20Directory.aspx>

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

Beckman, David and Susan. Collection of original design drawings for the building. Burlington, IA.

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

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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-00141  
 Related District Number 29-03685

Page 4

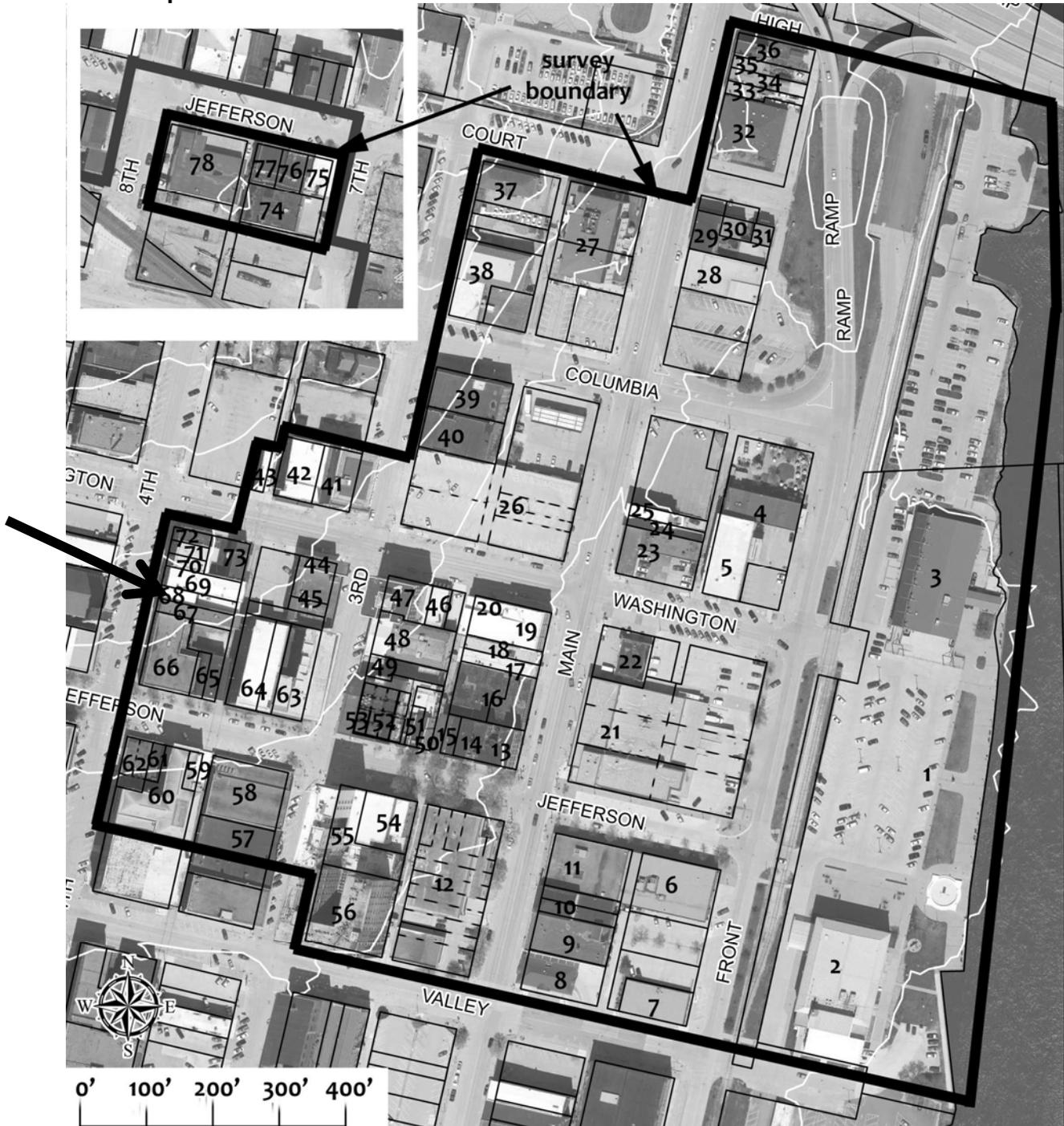
Citizens Water Company  
 Name of Property

Des Moines  
 County

314 North 4<sup>th</sup> Street  
 Address

Burlington  
 City

**Location map**



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00141

Related District Number 29-03685

Page 5

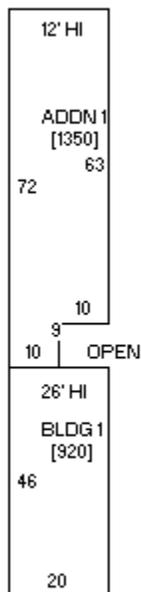
Citizens Water Company  
Name of Property

Des Moines  
County

314 North 4<sup>th</sup> Street  
Address

Burlington  
City

## Building plan (from assessor's website)





# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00141

Related District Number 29-03685

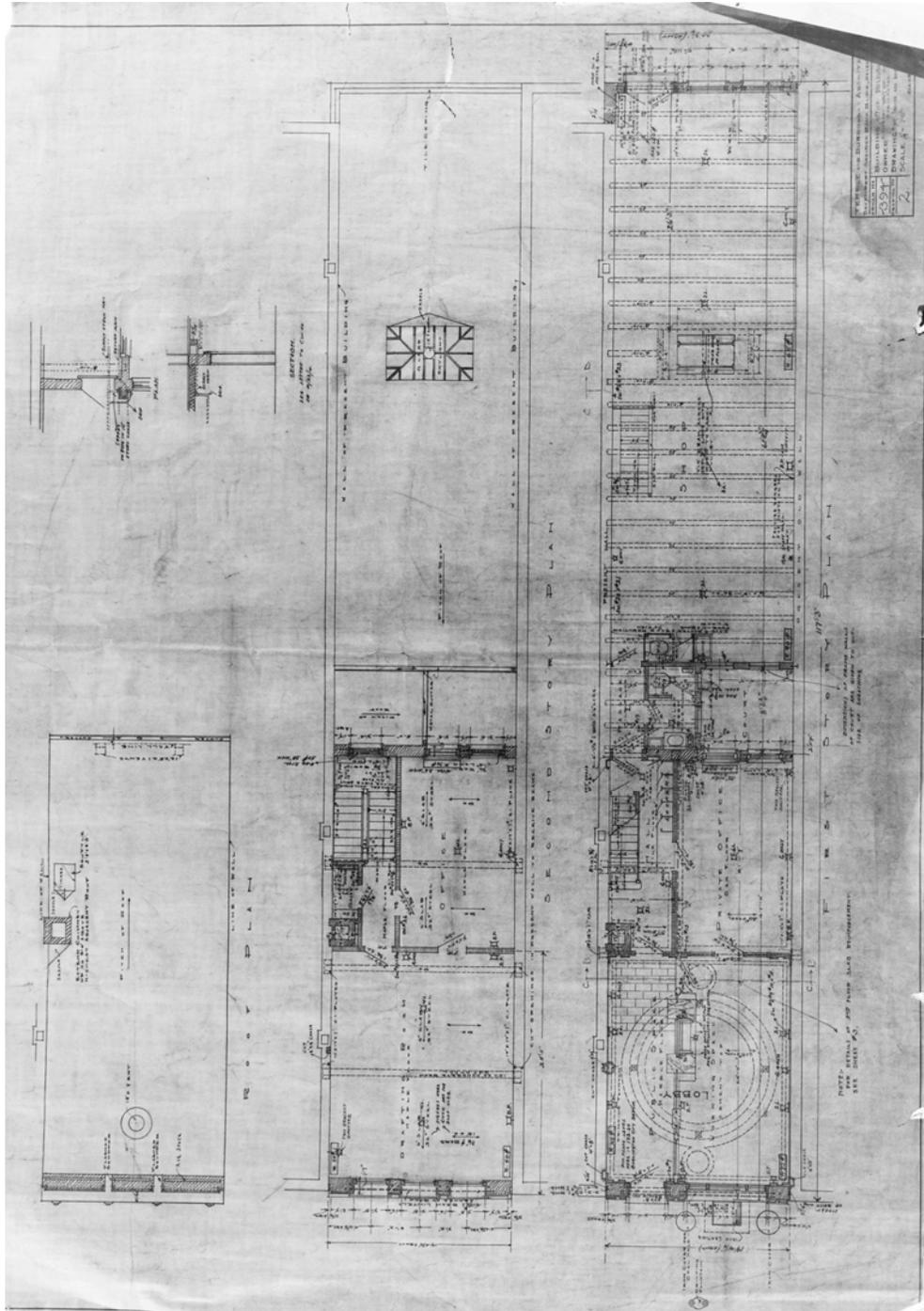
Page 7

Citizens Water Company  
Name of Property

Des Moines  
County

314 North 4<sup>th</sup> Street  
Address

Burlington  
City



Original interior layouts for Citizens Water Company (Beckman collection)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00141  
Related District Number 29-03685

Page 8

Citizens Water Company  
Name of Property

Des Moines  
County

314 North 4<sup>th</sup> Street  
Address

Burlington  
City

**Digital photographs**



Photograph 29-00141-001 – West elevation, looking east-northeast (McCarley, June 20, 2012)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00141  
Related District Number 29-03685

Page 9

Citizens Water Company  
Name of Property

Des Moines  
County

314 North 4<sup>th</sup> Street  
Address

Burlington  
City



Photograph 29-00141-002 – East elevation, looking west (McCarley, November 15, 2012)



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

**State Inventory No.** 29-00098  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 Medical Arts Building  
 other names/site number Downtown Survey Map # DT-47

**2. Location**

street & number 320-324 North 3<sup>rd</sup> 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) 249 – west 68'6" (except south 6" of west 36')

**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)
<u>11D03 doctor's and dentist's office</u>	<u>02B professional</u>
<u>11D01 pharmacy</u>	<u>11D03 dentist's office</u>
<u>02B professional</u>	<u>11D medical business/office</u>

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation _____
_____	walls (visible material) <u>03 brick</u>
_____	roof <u>15C01 rubber membrane</u>
_____	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input 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 checked="" type="checkbox"/> Yes <input 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 320-324 N. 3<sup>rd</sup> Street Site Number 29-00098  
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  
02: Architecture

**Significant Dates**

Construction date 1926  check if circa or estimated date  
Other dates, including renovation 1969

**Significant Person**

(Complete if National Register Criterion B is marked above)

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

**Architect/Builder**

Architect C. Werner Christensen  
Builder Henry Bokenkamp, General Contractor

**Narrative Statement of Significance** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References** (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Hal Morton, commission member Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date December 1, 2012  
street & number City Hall, 400 Washington Street telephone 319-753-8158  
city or town Burlington state Iowa zip code 52601

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

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<u>Medical Arts Building</u>	<u>Des Moines</u>
Name of Property	County
<u>320-324 North 3<sup>rd</sup> Street</u>	<u>Burlington</u>
Address	City

---

## 6. Function or Use

- 02D financial institution
- 02E02 confectionery
- 02E07 photographer
- 02E08 barber & beauty shop
- 02G01 café or diner
- 10E communications facility – direct mail
- 10E05 telephone co. facility
- 11E01 baths

## 7. Narrative Description

The Medical Arts Building is a seven story, steel frame building clad in brown brick with restrained Beaux Arts detailing in terra cotta across the frieze and on the corners. The building sits at the southeast corner of 3<sup>rd</sup> Street and Washington. The primary entrance was centered on the N. 3<sup>rd</sup> Street side to the west, and it was heavily ornamented in terra cotta, featuring a raised pediment in the center with a sculpted stylized figure rising from its center. The corners of the entranceway supported terra cotta urns. The main entry was flanked on either side by a narrower opening surrounded by terra cotta. The inner wall surfaces of the entryway were covered in shiny white tile with black accents. The original first floor terra cotta detailing was replaced when the entry modernized in 1971. The entry remains centered on the first story of the west side, with the raised stone stringcourse/cornice line remaining to mark the location. The two center windows on the second story above this feature are slightly shorter than all the rest of the upper story windows. The entry area is recessed a couple feet from the sidewalk. The current first story is clad in smooth white stone surrounding large dark plate glass windows in three groupings on each side of the center entry. The six upper stories have a set of four center windows and paired windows to either side, resulting in eight windows per story on the 3<sup>rd</sup> Street (west) side. Historic photographs show that the window originally had three-over-one-light double-hung sashes. They have been replaced with one-over-one-light double-hung sashes since 1974. The second story windows have a continuous stone sill band, which also is the storefront cornice line. Each of the windows in the third through seventh stories has a thin terra cotta sill. Above the seventh story windows, there is a decorative terra cotta cornice around the entire building. This cornice incorporates small square medallions outside and above the corner of each window. There are decorative terra cotta ornaments on the building's corners dropping from the cornice to a finial between the sixth and seventh stories. Above the cornice is a raised parapet wall of the same brown brick capped in terra cotta coping. The coping is elevated over the side groupings of windows on each side of the building, with a terra cotta medallion centered in each.

The secondary façade faces Washington Street to the north. Many of the same details from the west façade continue on the north façade. The first story was remodeled in 1971 with the west side, clad in smooth white stone surrounding three groups of large dark plate glass windows. There are two stairways to basement entrances cut through the sidewalk. The outside of the basement walls along these stairs is a dark speckled glazed block. The stone stringcourse / storefront cornice line continues on this side, also served as the sills for the second story windows. The windows on the six upper

# Iowa Site Inventory Form Continuation Sheet

Page 2

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<u>Medical Arts Building</u>	<u>Des Moines</u>
Name of Property	County
<u>320-324 North 3<sup>rd</sup> Street</u>	<u>Burlington</u>
Address	City

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stories are grouped into three sets on this side as well, with a center section of four windows and side sections of three windows, resulting in ten windows on each story. The windows have replacement one-over-one-light double-hung sashes, terra cotta sills, and no lintel detail. The terra cotta cornice extends across the building above the seventh story windows, and the parapet is raised slightly above the two groups of outside windows, finished in the same detail as the west elevation.

The east side originally was flush with a three story brick building to the east, which had the top two stories removed in 1989. Thus, no windows are found in the area of this side originally covered by the adjacent building. The top three stories have eight windows per story, grouped as on the west side with a center section of four windows and two side sections of two windows. These windows also have replacement one-over-one-light double-hung sashes and terra cotta sills. Windows are found in the south bay on the lower stories as well. The southeast corner of the building has a chimney that rises above the parapet, clad in decorative terra cotta as well.

The upper stories are U-shaped with the light well facing south. This feature defines the south elevation, which is visible above the two story building to the south. Historically, the windows on this side were three-over-three-light double-hung windows, and some windows retain their historic sashes. Other windows have been replaced with one-over-one-light double-hung sashes. The ends of the "U" each have two windows on each story, and the recessed center section has three windows on each wall on each story. The center section on the roof features a hip-roofed penthouse enclosing the elevator machinery. This penthouse is quite visible from a couple blocks away or more. The penthouse has decorative terra cotta detail as well.

## 8. Narrative Statement of Significance

The Medical Arts Building appears to contribute historically and architecturally in the potential Downtown Commercial Historic District. The Physicians and Dentists Building Company worked to finance and construct the building for medical and professional offices in downtown Burlington. The building stood as the second tallest building in downtown Burlington, utilizing steel structural system with brick cladding and terra cotta accents. This history and architecture contributes to the significance of the potential historic district. The Medical Arts Building was evaluated as individually eligible for the National Register of Historic Places in 1977, and it appears to remain individually eligible under Criterion A. The efforts of medical and professional businessmen in Burlington to construct a large office building is unique within the history of the community, with many prominent doctors and dentists opening offices among the 120 rooms for offices and office suites in the building. Other businesses also retained office space in the building. For example, the Mississippi Valley Savings & Loan Association from its organization in 1938 until the institution outgrew their expanded space and moved into a new building across the street in 1953. The building is strongly connected to the commercial history of Burlington. Further assessment of the interior integrity of the building will solidify this determination.

This substantial seven story medical office building was constructed in 1925-26. The project was undertaken by the Physicians and Dentists Building Company, a group of doctors and dentists who

# Iowa Site Inventory Form Continuation Sheet

Page 3

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<u>Medical Arts Building</u>	<u>Des Moines</u>
Name of Property	County
<u>320-324 North 3<sup>rd</sup> Street</u>	<u>Burlington</u>
Address	City

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wanted to provide centralized office space for medical professionals. They contracted with Joseph Hercules from St. Louis in 1924 to finance and construct the building, which was designed by C. Werner Christensen from Chicago. He started work on the site but after numerous delays and issues, he backed out of the contract, leaving the building company to sue him to complete the project. The *Hawk-Eye* announced on November 21, 1924 that the suit was settled out of court, and the Physicians and Dentists Building Company was seeking alternative financing and contractor. The group reorganized, with Dr. A.J. Thornbar as president and E.C. Noelke as secretary-treasurer. The new plan was announced in the newspaper on June 21, 1925, working the bond firm of Lackner, Butz, and Company of Chicago to finance the project. New plans and specifications were prepared by C. Werner Christensen from Chicago for a seven-story steel frame building clad in brick and terra cotta at a cost of \$245,000. Henry Bokenkamp from Burlington was selected as the contractor. The main entrance was on third, entering into a tile corridor and elevator lobby. Two stores were located on the first story, with the north one the entire depth of the building along Washington. 120 office rooms were planned on the upper stories, though some were part of two or three room suites so the number of occupants was less. Most of stockholders were Burlington physicians and dentists who will have offices in building. The site was prepped in August, with steel work beginning to be installed. The steel framework was completed in mid-October 1925. By October, the south room had been leased to T.F. Nieman for a drug store, and most of the office spaces were likewise leased ("New Building Plan on Medical Arts is Made Public," *Hawk-Eye*, June 21, 1925, 1; "Medical Arts Building is Biggest Project of Construction Program," *Gazette*, October 17, 1925).

A special edition of the *Burlington Hawk-Eye* was published on August 8, 1926 for the opening of the Medical Arts Building. This eight-page section includes much information on the construction of the building, contractors and suppliers of materials, and tenants to be located in the building. The headline on the first page read: "A Building Standard for Southeast Iowa: Medical Arts Office Structure is Model in New Architecture." The article noted that the building was well-lit and well ventilated, and it was the second skyscraper building for Burlington. It was second in height in town, after the earlier and first skyscraper office building for Iowa State Trust & Savings Bank built in 1912 at 221-223 Jefferson (see #29-01087). The building has large storefront windows and 217 windows above the first story. While a photo of the building looking southeast from the corner appeared on the first page, most included images of the building showed the view from the south, which included the prominent hip-roof penthouse for the elevator machinery as it would have been visible from the main business corridor along Jefferson near the Tama Building. It was noted in the article as one of the most conspicuous architectural features of the building as well. A heating as well as cooling system was installed throughout the building, and ice water was available on each story. All offices had hot and cold water. The face brick was vitrified Mor-Tex Face Brick Morey Clay Products Co in Ottumwa, advertised to be self-cleaning without absorbing dirt or moisture. The company also supplied the building brick, hollow building tile, and partition tile. Rock Island Bridge and Iron Works supplied the structural steel and ornamental iron for the building.

With the large number of offices, it is difficult to depict all of the kinds of businesses that have occupied the building over the years. Initially most of the tenants were doctors, dentists and other types of businesses generally compatible with these types of professional, including a pharmacy, barber and beauty shops, opticians, hearing aid sales, life insurance agencies, financial securities, credit bureaus,

# Iowa Site Inventory Form Continuation Sheet

Page 4

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<u>Medical Arts Building</u>	<u>Des Moines</u>
Name of Property	County
<u>320-324 North 3<sup>rd</sup> Street</u>	<u>Burlington</u>
Address	City

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and such. Originally there were public baths in the basement, Corso's café on the north room of the first story, and Niemann Drug Store in the south store room. The 1928 city directory lists 22 doctors in the building. Two or three beauty salons also operated in the building from the start. Other businesses that appear in various years in the city directories include photography studios, telephone company offices, general insurance agencies, dental laboratories, real estate agencies, the Otis Elevator Co., Westinghouse Electrical & Manufacturing Co. representative, court reporters, and a direct mail service. Mississippi Valley Savings & Loan Association organized in 1938, and they moved into space in this building. Corso's restaurant was last listed in the building in 1938. In 1940, the two storefront spaces were occupied by Securities Laboratories drug store and Medical Arts Confectionery. Graham's Café replaced the confectionery by 1945. In 1947, Mississippi Valley Savings & Loan Association expanded into the north store room on the first story, relocating Graham's Café across the street into the Labor Temple (formerly Elks Building). In 1951, the directory shows Securities Laboratories drug store at 320 and Mississippi Valley Savings & Loan Association at 324. Offices in the building included 12 doctors, eight dentists, an orthodontist, five real estate and insurance offices, four additional insurance offices, three beauty salons, and Edwin A. Thornquist, architect, among other businesses. From the mid or late 1940s through 1951, Mississippi Valley Savings & Loan Association, D.M. Kurtz Co. general insurance, and Pryor, Hale, Plock, Riley & Jones, (the attorneys that would become today's Aspelmeier, Fisch, Power, Warner & Engberg) law firm were prominent tenants of the Burlington Building prior to relocating across the street to the new small office/bank building at 321 North 3<sup>rd</sup> Street in 1953. In 1965, there were ten doctors, seven dentists, an orthodontist, two real estate and insurance offices, two additional insurance offices, and three beauty salons.

Securities Laboratories also continued to operate their prescription shop in the building in the 1960s. In 1953, the Security Laboratories leased the first story of 412 N. 3<sup>rd</sup> Street (Moose Lodge), opening a wholesale supply department there in May. Their pharmacy department remained in the Medical Arts Building. The 1955 city directory then lists Security Laboratories at 412 N. 3<sup>rd</sup> Street as well. The 1960 directory lists the company as prescription specialists and selling physician, hospital, dental, and sick room furniture, instruments, supplies, and laboratory equipment. In July 1963, Security Laboratories moved their physicians and hospital supplies division from the old Moose building to the Eagles Building at 319 N. Main. The prescription shop remained in the Medical Arts Building ("Security Lab Unit Moving," *Hawk-Eye*, July 24, 1963, 32).

The building was sold to W.S. Sheppley & Co. of Dubuque in December 1969. In 1970-71, they undertook an extensive remodeling. The first story was significantly modified, with smooth stone tile replacing terra cotta embellishments on the first floor, bronze-tone glass in aluminum frames, and a new lobby with carpet and new elevator. Interior offices were remodeled and reconfigured for tenants ("Renovation is progressing on building," *Hawk-Eye*, February 7, 1971, 20). At that time, the building was renamed "The Burlington Building." The number of professional offices continued to decrease in the 1970s. In 1975, there were three doctors, three dentists, one real estate office, one law office, three insurance offices, and three beauty salons.

The building then sold to Marting's Inc. in 1978, to Stephen R. & Barbara M. Hahn in 1984, and to Charles H. and Beverly J. Siekman in 1989. The relocation of the Burlington Medical Center from North Hill to West Burlington in the 1990s was accompanied by relocation of most individual doctors' offices in

# Iowa Site Inventory Form Continuation Sheet

Page 5

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Medical Arts Building

Des Moines

Name of Property

County

320-324 North 3<sup>rd</sup> Street

Burlington

Address

City

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the downtown area. In 2006, the businesses listed in the Burlington Building included 3 law firms, 2 insurance agencies, 5 dentist offices, a beauty salon and a court reporter agency.

## 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.

"A Building Standard for Southeast Iowa: Medical Arts Office Structure is Model in New Architecture," *Burlington Hawk-Eye*, August 8, 1926, 1, special edition section.

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.

"Medical Arts Building is biggest project of construction program," *Burlington Gazette*, October 17, 1925.

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

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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00098  
Related District Number 29-03685

Page 6

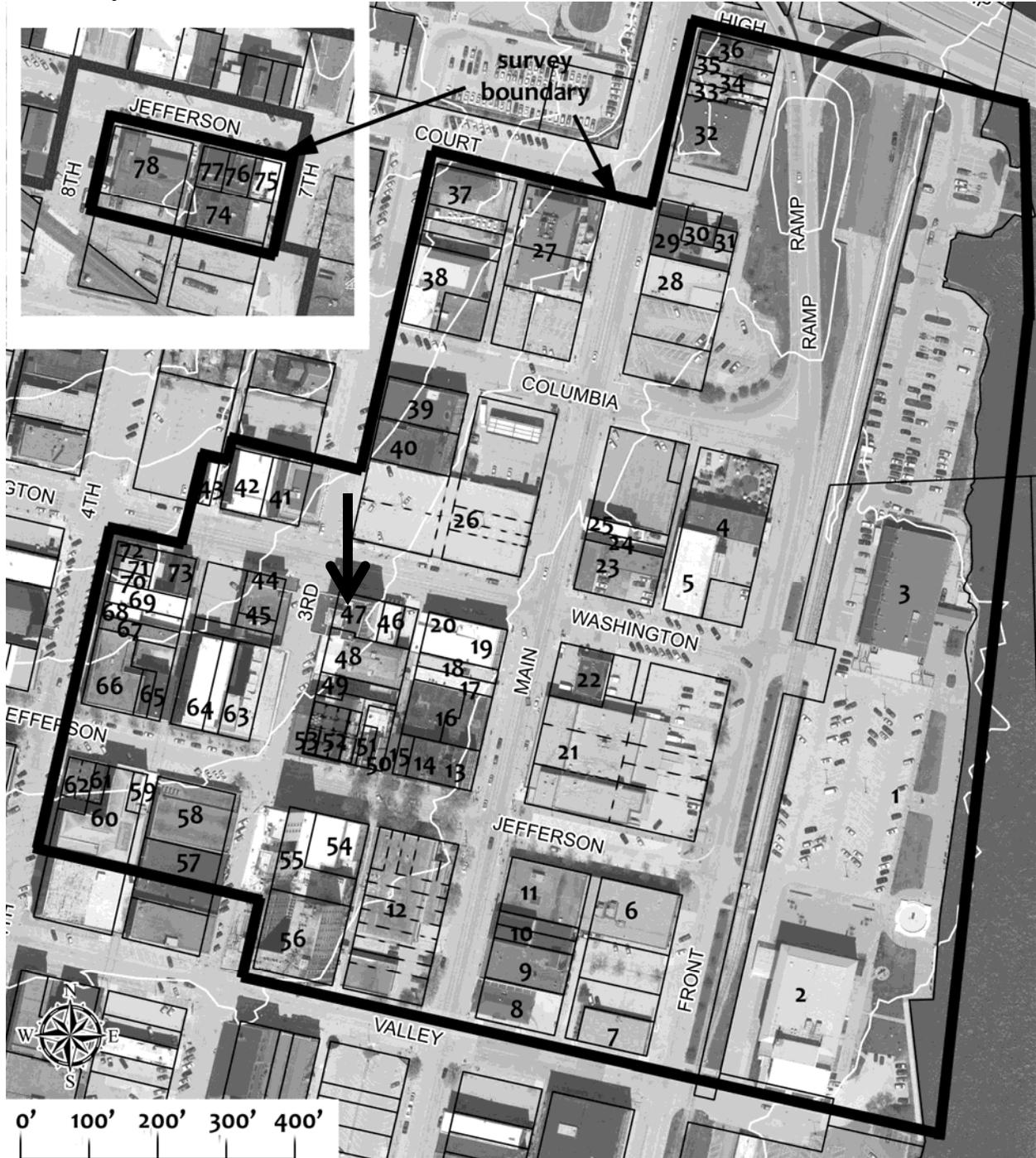
Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City

**Location map**



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00098

Related District Number 29-03685

Page 7

Medical Arts Building

Des Moines

Name of Property

County

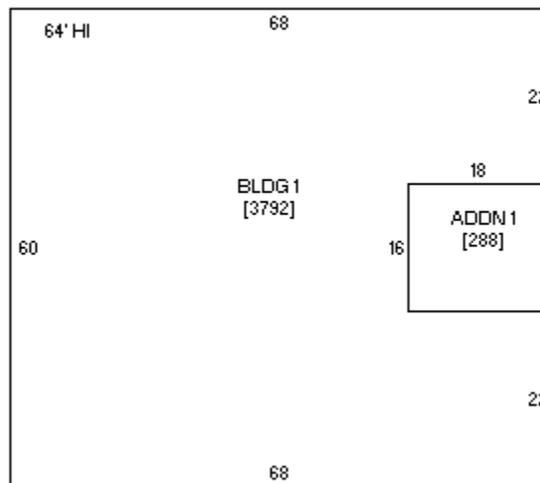
320-324 North 3<sup>rd</sup> Street

Burlington

Address

City

## Building plan (from assessor's website)



# Iowa Site Inventory Form Continuation Sheet

Page 8

Medical Arts Building

Des Moines

Name of Property

County

320-324 North 3<sup>rd</sup> Street

Burlington

Address

City

## Historic images

### *Burlington's New Skyscraper Office Building; The Medical Arts Structure*



Medical Arts Building, looking southeast (*Hawk-Eye*, August 8, 1926, special edition p 1)

# Iowa Site Inventory Form Continuation Sheet

Page 9

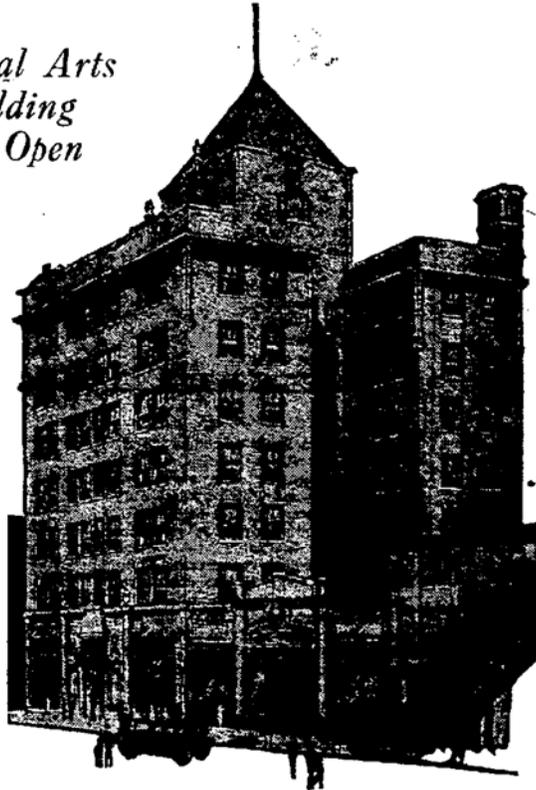
Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City

*Medical Arts  
Building  
Now Open*



*Announcing the Professional Directory  
Medical Arts Building,  
Burlington, Iowa*

**FOURTH FLOOR—**

American Optical Co.  
Security Laboratory.  
Smith-Gutman Dental  
Laboratory.

**FIFTH FLOOR—**

George B. Crow, M. D.  
J. I. Kelley, M. D.  
M. P. Kelley, D. D. S.  
C. H. Magee, M. D.  
L. A. Naumann, D. D. S.  
Phil Naumann, D. D. S.  
A. J. Thornber, M. D.

**SIXTH FLOOR—**

John T. Hanna, M. D.  
A. C. Moerke, M. D.  
W. H. Paule, D. D. S.  
George J. Pearson, M. D.  
H. W. Schwartz, D. D. S.  
A. H. Vorwerk, M. D.

**SEVENTH FLOOR—**

J. S. Cooper, M. D.  
G. G. Garrison, D. D. S.  
D. F. Huston, M. D.  
H. L. Madison, D. D. S.  
George Steinle, M. D.

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00098

Related District Number 29-03685

Page 10

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City



Medical Arts Building at left, looking south on 3<sup>rd</sup> from Washington (Downtown Partners collection).

# Iowa Site Inventory Form Continuation Sheet

Page 11

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City



## Eventually, so why not now?

Yes, the former Medical Arts Building really is going to be remodeled. We know that progressive businessmen do the final 1971 planning in this, the last quarter of 1970. Although we do have areas available for immediate occupancy, what we'd really like to do is plan new office quarters with you for 1971. What are your needs? . . . 400 Sq. Ft. . . 2,500 Sq. Ft. . . 5,000 Sq. Ft.?

We can provide as much as 2,500 sq. ft. on one floor with partitions tailored for your business requirements. Would you like a magnificent river view . . . carpeting . . . drapes . . . zoned climate control? Whatever your needs or wants, we'll try extra hard to fill them. The cost will be a pleasant surprise?

We think eventually (when the changes have been made) you will want to be a part of the Burlington Building . . . so why not talk about the possibilities NOW!

# The Burlington Building

— MAKING BURLINGTON JUST A LITTLE BIT BETTER

For further information contact  
Michael L. Ray representing  
W. S. Sheppley and Company, exclusive leasing agent  
Suite 718-19 Burlington Building, Box 1042  
Burlington, Iowa 52601  
Telephone 319/755-1800 or 319/752-6483

Medical Arts Building, looking southeast (*HawkEye*, October 11, 1970, 2)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00098  
Related District Number 29-03685

Page 12

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City



Rear of Medical Arts Building at right, looking northeast from Jefferson north on 3<sup>rd</sup> St around 1970  
(Downtown Partners collection)

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00098

Related District Number 29-03685

Page 13

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City



**Medical Arts Building, looking south on 3<sup>rd</sup> St from Washington around 1974  
(Downtown Partners collection)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00098  
Related District Number 29-03685

Page 14

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City

**Digital photographs**



Photograph 29-00098-001 – North and west elevations, looking southeast (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00098  
Related District Number 29-03685

Page 15

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City



Photograph 29-00098-002 – East and north elevations, looking southwest (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-00098  
Related District Number 29-03685

Page 16

Medical Arts Building  
Name of Property

Des Moines  
County

320-324 North 3<sup>rd</sup> Street  
Address

Burlington  
City



Photograph 29-00098-003 – West and south elevations, looking northeast (McCarley, June 20, 2012).

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

**State Inventory No.** 29-01095       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 Kresge Building  
 other names/site number Downtown Survey Map # DT-66

**2. Location**

street & number 318-322 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) 445A, S 50'6" W 1/2 & W 1/3 S 10' of E 1/2 Lot 444 W 1/3 Lot 445

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02F04 department store</u>	<u>70 vacant</u>
<u>02A01 office building</u>	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>not visible</u>
<u>08C Art Deco</u>	walls (visible material) <u>03 brick</u>
_____	roof <u>not visible</u>
_____	other <u>05F steel 07 terra cotta</u>

**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 checked="" type="checkbox"/> Yes <input 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 318-322 Jefferson Site Number 29-01095  
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  
02: Architecture

**Significant Dates**

Construction date 1933  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 Steve Frevert, chair; research by Barb Mackey, volunteer; Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date January 23, 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

## 7. Narrative Description

This is a two story commercial building with the principal entries on Jefferson Street (south façade). The building is L shaped, with the northeast corner of the apparent square building not actually part of the building. The walls are principally light buff brick with projecting russet brick accents. These accents include horizontal bands between the first and second stories and between the windows on the corner window sections, as well as a diagonal lattice pattern across the center of the frieze on the south and west sides. A simple band of limestone extends across the south and west sides as a continuous window lintel of the second story windows, and the parapet has limestone coping.

The southwest corner of the building projects slightly, as does the secondary entrance areas at the north end of the west side and the east end of the south/front side. The storefront along the Jefferson Street (south) side was remodeled around 1965 for S.S. Kresge Company to modernize their store. This side has three entries. The two on the left/west are set in an oblong recessed area with a tiled entry. The right/east entry, also recessed, leads to the second story. The storefront largely consists of aluminum framed display windows. The rest of the first floor storefront and the adjacent projecting portion of the west wall are clad in pink enameled steel panels. The panels on the west wall are covering an earlier display window area. The same material covers the posts that support the second story wall above the storefront. There is a length of copper flashing above the storefront. As noted, the second story has a slightly projected end section, each with two double-hung steel windows. The center section then has three pairs of one-over-one-light double-hung steel windows. The end sections have the horizontal russet brick accents further accentuating the corners, and the center section has the diagonal russet brick detail.

The west side along 4<sup>th</sup> Street likewise has slightly projected end sections with horizontal russet brick detail further accentuating the corners. The south corner has been covered with panels on the first story, with two one-over-one-light double-hung steel windows on the second story. The north corner has the original entry to the upper story spaces, set back with stepped brick detail. Within this section to the right/south, there is a set of double doors with distinctively shaped glass panels to the first story, with two one-over-one-light double-hung steel windows above it. The doors leading to the first story have small glass display cases on either side. The recessed entry to the second story also has a vertical limestone accent above the entry, and the roofline projects slightly above the rest of the building with a curved end detail. These entries are set off by what appear to be granite panels at the bulkhead level; they are actually glazed terra cotta. Five large rectangular windows are found on the center section of the west side on the first story. The two furthest to the north are slightly smaller due to the grade of the sidewalk. They have simple black metal railings across the bottom portion of the glass.

The rear elevations are visible due to demolition of an earlier building that extended behind the east half of the 1867 original block, thus cut into the "square" corner for the Kresge building.

# Iowa Site Inventory Form Continuation Sheet

Page 2

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

## 8. Narrative Statement of Significance

The Kresge Building appears to contribute historically and architecturally to a potential Downtown Commercial Historic District. It was built in 1933 with retail space for the S.S. Kresge Company on the first story and a number of offices on the second story, and it was completed in a short period of time due to the overall lack of construction in this period. The building followed a simpler and wider footprint than earlier buildings within a core of downtown Burlington, and the architectural style is found in the simple brick details of the corner sections and contrasting brick. S.S. Kresge Company continued to operate here until they closed in the early 1960s, and a number of offices were found on the second story through this period. The Kresge Building appears to be individually eligible for listing on the National Register of Historic Places under Criterion C for its architecture. It is a significant design in the early 1930s in downtown Burlington, and its integrity appears to be strong. Further assessment of the interior would solidify this determination. The building also appears to be individually eligible under Criterion A for its association with the S.S. Kresge Company and role as a mid-20<sup>th</sup> century office building in downtown Burlington.

This building replaced about the west two-thirds of the former Hedge-Ransom-Palmer Block on the site, leaving the eastern two storefronts at 312-314 Jefferson (see State Site #29-01092). The west two-thirds (four storefronts) of the block was financed/built by Thomas Hedge. S.S. Kresge opened in the west third of the block at 320-322 Jefferson around 1916. By 1920, the local branches of national five and ten cent stores of S.S. Kresge Company (320-322 Jefferson, rebuilt) and F.W. Woolworth Company (312-314 Jefferson, State Site #29-01092) operated in opposite ends of the 1867 Italianate Hedge Block. The 1926 city directory lists 312-314 as F.W. Woolworth Company, 312 ½ as dentist Dr. R.E. Gladson, 316 as Gnahn's Book Store, 318 as G.H. Neff & Company, 318 ½ as Hedge Block with several offices, and 320-322 as S.S. Kresge Company.

The Kresge store had a long term lease on the building and was already located on the site when expansion plans were announced (*Hawk-Eye*, January 21, 1932, 10). Initially this was to be a remodel, but eventually the company decided to raze a portion of the Hedge Block and build new (*Hawk-Eye*, January 1, 1933, 5). Work on the building went very quickly, perhaps in light of the need for work during the Great Depression. By February, approximately 100 men were on the job. All members of the local bricklayers' union were employed, and additional workers were being brought in from Mount Pleasant and Fort Madison (*Hawk-Eye*, February 25, 1933, 10). The east portion of the new storefront (316 Jefferson) would be leased to Niemann Drug Co. (*Hawk-Eye*, March 31, 1933, 5). The completed building opened on April 6, 1933, scarcely three months after the initial demolition began. It was said to be the first automatically cooled business building in Burlington, with fans drawing up cool basement air in the summer months. Along with being a five and dime/variety store, there was a lunch counter and soda fountain. Cooking took place in a basement kitchen (*Hawk-Eye*, April 5, 1933, 4). S.S. Kresge Company operated in the main ground level space from 1933 into the 1960s. The Hedge family continued to own the property through this period.

Additional space for tenants was also incorporated into the building. Nieman Drug originally located here from the Medical Arts Building in 1933, listed in the east storefront space at 316. The "Kresge Building" was then listed at 320 Jefferson, with at least 13 office spaces listed. Only two were vacant

# Iowa Site Inventory Form Continuation Sheet

Page 3

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

per the 1937 directory, with two optometrists, two chiropractors, Local Finance Company, real estate office, insurance office, beauty shop, sewing shop, and jeweler listed. S.S. Kresge Company, managed by C.R. Garland, is then listed at 322 Jefferson. By 1937, the drug store at 316 had changed to Fischer & Drebenstedt Drug Company, and they are listed here still in 1940. By 1942, S.S. Kresge Company is then listed at 316-322 Jefferson, occupying the full first story. The offices for the Kresge Building remained with a 320-322 Jefferson address, with a similar mix of types of professionals and small retail outlets. This arrangement of spaces continued through the 1940s and 1950s. In 1957, offices included two beauty shops, chiropractor, four insurance offices, two real estate offices, a dressmaker, a collection agency, the Christian Science Reading Room, the United Detective Agency, and a jeweler (Gregg Houck).

By 1940, the number of "5 cent to \$1.00" stores increased to three and remained concentrated on the north side of the 300 block of Jefferson: S.S. Kresge Company (320-322 Jefferson), F.W. Woolworth Company (312-314 Jefferson), and Neisner Bros, Inc. (308-310 Jefferson). "Five and dime" stores continued to line the north side of the 300 block of Jefferson in 1947, with Neisner Bros Inc at 304 Jefferson, F.W. Woolworth Company at 312 Jefferson, and S.S. Kresge Company at 316 Jefferson. F.W. Woolworth Company had operated for over 40 years in the eastern section of the 1867 Hedge Block at 312-314 Jefferson when they decided to move to a new building across the street at the southeast corner of Jefferson and 3<sup>rd</sup> Street in 1958. In May 1958, Carl A. Nelson Company is noted to have just won the contract to modernize S.S. Kresge store at 320 Jefferson ("Carl A. Nelson, Contractor," *Hawk-Eye Gazette*, May 14, 1958, 6).

The S.S. Kresge Corp had been leasing the property from descendants of the Hedge family for decades, and they finally purchased it in transactions in 1958 and 1966 (Transfer Book 13, p. 108). In 1963, S.S. Kresge Company is listed at 316 Jefferson, with Ralph A. Gustafson as manager. The offices of the Kresge Building are then listed at 320-322 Jefferson. The 1965 city directory continues to show S.S. Kresge Company at 316 Jefferson, with the Kresge Building at 320-322 Jefferson. It appears that the storefront was altered in 1965. Work was noted in May 1965 that S.S. Kresge Company is remodeling its building at 320 Jefferson, which had been the Dixie Shop, for rental. Work included new floors, new front, and a lower ceiling, along with new heating and cooling units (*Hawk Eye*, May 5, 1965, 28).

The 1966 parcel was sold to E.C. Inc. in 1968. The 316 first story commercial space was occupied by the Jupiter Discount Store per the 1968 city directory. Kresge sold its last interest in the property in 1973 (Transfer Book 13, p. 108). The 1970 city directory continues to list the Kresge Building at 320 Jefferson with several tenants in the second story offices

After all businesses had vacated the second story, the first story remained occupied by discount and variety stores until the early 2000s. The entire building is vacant at this time.

# Iowa Site Inventory Form Continuation Sheet

Page 4

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Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

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## 9. Major Bibliographical References

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*, 5 May 1965, p. 28
- Burlington Hawk-Eye*, July 4, 1976

Articles on S.S. Kresge Company

- Burlington Hawk-Eye*, 21 January 1932, p. 10
- Burlington Hawk-Eye*, 1 January 1933, p. 5
- Burlington Hawk-Eye*, 25 February 1933, p. 10
- Burlington Hawk-Eye*, 31 March 1933, p. 5
- Burlington Hawk-Eye*, 5 April 1933, p. 4

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.

# Iowa Site Inventory Form Continuation Sheet

Page 5

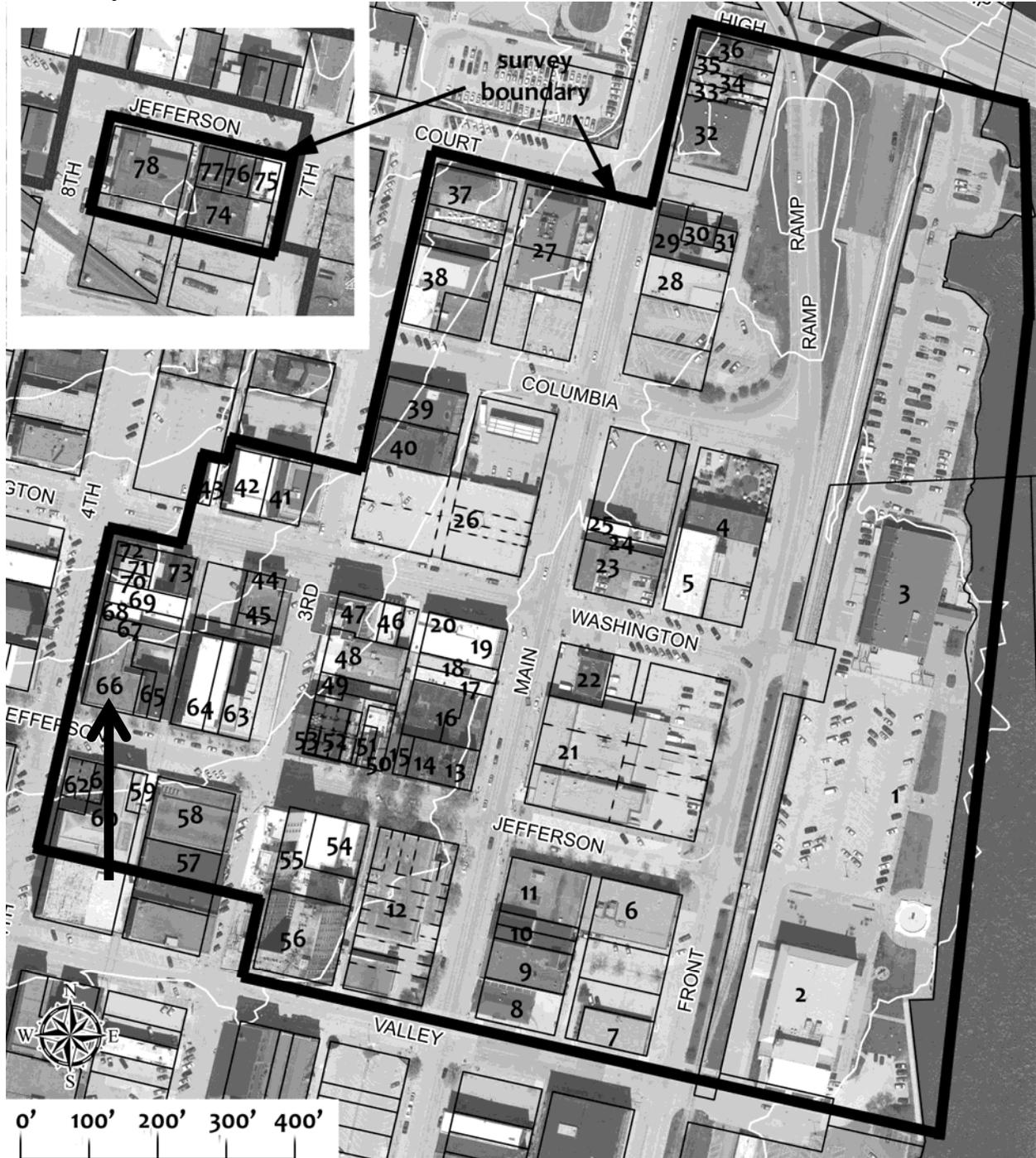
Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

## Location map



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

# Iowa Site Inventory Form Continuation Sheet

Page 6

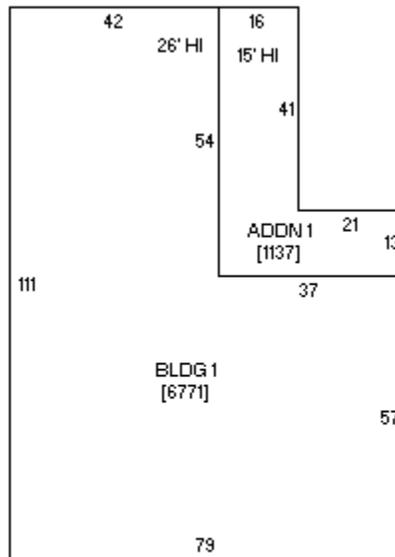
Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

## Building plan (from assessor's website)



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 7

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

**Historic images**



**Full six-storefront block in early 1900s (Downtown Partners collection)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 8

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



**Kresge Building during 1946 centennial parade (Downtown Partners collection).**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 9

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



Series of dime stores on north side of 300 block of Jefferson in early 1950s (Downtown Partners collection)

# Iowa Site Inventory Form Continuation Sheet

Page 10

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City

## Digital photographs



Photograph 29-01095-001 – West and south elevations, looking northeast (McCarley, November 15, 2012)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 11

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



**Photograph 29-01095-002 – South elevation, looking north (McCarley, November 15, 2012)**

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01095

Related District Number \_\_\_\_\_

Page 12

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



Photograph 29-01095-003 – Detail of storefront remodel, looking northeast (McCarley, June 20, 2012)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 13

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



**Photograph 29-01095-004 – West elevation, looking east (McCarley, June 20, 2012)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 14

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



Photograph 29-01095-005 – North portion of west elevation, looking east (McCarley, November 15, 2012)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01095  
Related District Number \_\_\_\_\_

Page 15

Kresge Building  
Name of Property

Des Moines  
County

318-322 Jefferson  
Address

Burlington  
City



Photograph 29-01095-006 – North and east rear elevations, looking west (McCarley, November 15, 2012)



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

State Inventory No. 29-03674  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 Mississippi Valley Savings & Loan Association  
 other names/site number Downtown Survey Map # DT-45

**2. Location**

street & number 321 North 3<sup>rd</sup> 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) 371 exc W 60' N 20' & LT 372 E 57.5'

**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)
<u>02D01 savings &amp; loan</u>	<u>02D01 savings &amp; loan</u>
<u>02B03 law office</u>	<u>02B03 law office</u>
<u>02B04 insurance office</u>	<u>02B professional (abstract co.)</u>

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>08: Modern</u>	foundation <u>04C limestone, 10 concrete</u>
<u>09F: Commercial</u>	walls (visible material) <u>04 stone</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 checked="" type="checkbox"/> Yes <input 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 321 N. 3<sup>rd</sup> Street Site Number 29-03674  
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  
02: Architecture

**Significant Dates**

Construction date 1952-53  check if circa or estimated date  
Other dates, including renovation 1965-66

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_

**Architect/Builder**

Architect Edward A. Thornquist (1952), Dane D. Morgan (1965)  
Builder Carl A. Nelson Co (1952-53, 1965-66)

**Narrative Statement of Significance** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References** (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Hal Morton, commission member Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date December 4, 2012  
street & number City Hall, 400 Washington Street telephone 319-753-8158  
city or town Burlington state Iowa zip code 52601

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City

## 7. Narrative Description

This three-story building was constructed in two phases, with the original building at 321 (north half) built in 1952-53 for the Mississippi Valley Savings and Loan Association, with the financial institution building/remodeling the south half in 1966. A modern design of smooth square stone panels was utilized for the original building and continued on the south addition. The original building was three bays wide, with the entry area extending across two bays and for a height of two stories with several large windows and glass doors. The entrance area includes a 3 by 3 grid of 9 squares. The top two rows of squares are identical dark glass windows with aluminum frames. The bottom row consists of double entrance doors (dark glass in aluminum frames) in the southern square, a upper rectangular window in half of the middle square, and the northern square is dark stone (behind which is the staircase and elevator shaft). This large 9-square entryway is framed in plain dark green stone about 6 inches wide. The same 6 inch dark green stone accentuates the inner vertical columns of the smaller squares. Narrower frames of the same green stone surround the other windows of the building. Paired large windows are found on the two center bays of the first story, dating to the 1966 remodel. Each dark glass window is about 6 feet tall and nearly square. The column between the windows is light gray stone and similar width pieces frame these first story windows, matching the flat square light gray stone tiles covering the rest of the building front. At the extreme southern end of the first story, there is a drive-thru section roughly ten feet square extending from the rear alley on the west to 3<sup>rd</sup> Street on the east. It has a wall of geometric web cinder blocks on its southern exposure. The four square windows on the second story and six square windows on the third story appear to date to the 1966 remodel, which shows a large upper window with a divided light lower section. There is no decorative trim whatsoever at the top of the building. The rear (west) side is also clad in square stone panels with no openings other than the rear portion of the drive-thru.

Currently, 321 (originally 315-321) N. 3<sup>rd</sup> St. now also includes the four story building at 323 N. 3<sup>rd</sup> Street (see #29-03673), as both properties share the same main entrance, and the city and county consider them a single property for taxation purposes. The storefront of 323 North 3<sup>rd</sup> Street was sealed off in favor of the 321 entryway in the early 1980s.

## 8. Narrative Statement of Significance

The Mississippi Valley Savings and Loan Association building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District. The original building was designed by local architect Edward A. Thornquist in 1952 and completed in 1953. The institution continued to grow and built the south half including drive-through facilities in 1965-66, with architect Dane D. Morgan matching the original façade to create an unified design. The modern design in 1952 raised the standard for design of other financial institutions in downtown Burlington over the next 15 years. Additionally, the building appears to be individually eligible for the National Register of Historic Places under Criterion C for its architecture and under Criterion A for the significance of the Mississippi Valley Savings and Loan Association in the development of Burlington through this period. Further assessment of the interior integrity and history/context for Mississippi Valley Savings and Loan Association would solidify these determinations.

# Iowa Site Inventory Form Continuation Sheet

Page 2

Mississippi Valley Savings & Loan Association

Des Moines

Name of Property

County

321 North 3<sup>rd</sup> Street

Burlington

Address

City

Sanborn maps show a double-storefront building at 319-321 N. 3<sup>rd</sup> Street and separate three story buildings at 315 and 317 N. 3<sup>rd</sup> Street to the south. The building at 319-321 was demolished in 1952 for the construction of a new building for the Mississippi Valley Savings and Loan Association. This was the second savings and loan organized in Burlington, following the established of federal savings and loan organizations in 1934. Mississippi Valley Savings and Loan Association was organized in 1938. The Burlington Federal Savings and Loan pre-dated this institution, and the combined assets of both groups stood around \$525,000 in 1940 (*Polk's Burlington City Directory* 1940: 15). Combined assets grew to \$1.1 million in 1943 and to \$2.7 million in 1947 with the post-war construction boom. The location of Mississippi Valley Savings and Loan Association on the first story of the Medical Arts Building at the southeast corner of 3<sup>rd</sup> and Washington proved too small by 1947, and they made arrangements to lease and expand into the Graham's Café space as well ("Café to Move to Labor Bldg," *Hawk-Eye*, August 1, 1947, 2). Both savings and loans continued to prosper, noting combined assets of \$4.1 million by 1951 (*Polk's Burlington City Directory* 1951: XI). Per the 1954 city directory, the combined assets of the two savings and loans in town more than doubled to \$8.9 million (*Polk's Burlington City Directory* 1954: 15).

In April 1952, the three story building at 319-321 N. 3<sup>rd</sup> St, recently home to Pilgrim Tailors and Palace Inn, was demolished for the building for Mississippi Valley Savings and Loan, with a sketch of the new building appearing in the *Hawk-Eye*. N.M. Derby was president at the time. The building was designed by architect and engineer Edwin A. Thornquist, who had practiced independently in an office in the Medical Arts Building across street since 1949. He was previously listed in town as an engineer for architect Dane D. Morgan in the 1945 city directory. He was very active in design in this period, designing several supermarkets for the Benner Tea Company in 1950-54, the administration building and taxiways for the Burlington Municipal Airport in 1951, and the Westminster Presbyterian Church in 1953, in addition to this building for the Mississippi Valley Savings and Loan in 1952 (*American Architects Directory* 1956). The 50 by 58' building had a two-story entry lobby, finished in smooth gray stone with dark green trim. The main offices and five teller windows were located on the first story with a vault and lounge in the basement and offices for rent on the upper stories. It was noted to be more than double their space in the Medical Arts building. It was built by contractor Carl A. Nelson & Company, Inc. to be completed by January 15, 1953 ("Old Building Being Razed," *Hawk-Eye*, April 16, 1952, 2). Open house in the new building was held on February 28, 1953, with all three stories completed despite early discussions on only building two stories. Mississippi Valley Savings and Loan would occupy the first story, with Des Moines County Abstract Company on the second story, and the third story available for rent ("Mississippi Valley Savings Open House Saturday," *Hawk-Eye*, February 27, 1953, 9).

By 1955, other related businesses relocated from across the street in the Medical Arts Building, including Carspecken Abstract Company, Des Moines County Abstract Co., and Pryor, Hale, Plock, Riley & Jones, lawyers. Each of these firms shared several of the same executives and officers. H. Cosgrove Walsh, attorney arrived in 1958, eventually joining with Pryor, Riley & Jones in 1962. Over the years, other attorneys would join the firm, and some would retire, with the current 2012 lineup of the firm including Aspelmeier, Fisch, Power, Warner & Engberg.

# Iowa Site Inventory Form Continuation Sheet

Page 3

Mississippi Valley Savings & Loan Association

Des Moines

Name of Property

County

321 North 3<sup>rd</sup> Street

Burlington

Address

City

Per the 1957 city directory, the combined assets of the two savings and loans in town had reached \$14.2 million in assets (*Polk's Burlington City Directory* 1957: VI). Mississippi Valley Savings and Loan operated in a larger and modern office building at 321 N. 3<sup>rd</sup> Street while Burlington Federal Savings and Loan operated in a small building at 319 Jefferson. Combined assets rose to \$17.8 million by 1960. In 1962, Burlington Federal Savings and Loan Association acquired and demolished the new buildings to the west of their building for their new building, designed by Bank Building & Equipment Corporation of America and opened in August 1963 at 323 Jefferson ("Burlington Federal Savings & Loan Has Moved," *Hawk-Eye*, August 8, 1963, 7) (see #29-01096).

Additional growth and desire for drive-through facilities led to the expansion of Mississippi Valley Savings and Loan in 1965-66, under the leadership of D.M. Kurtz. The assets of the organization had grown from \$8.5 million in 1961 to more than \$17 million in 1965, reflecting the growth throughout this industry in this period. With Edward Thornquist no longer practicing in Burlington, Dane Morgan & Associates were hired as architect and Carl A. Nelson Company again was selected as the contractor for the project. Work began in April 1965. Open house in the new building was held on July 28-30, 1966. The building doubled the frontage of the building from 40 to 80 feet, with the façade matched to the earlier 1953 building. The project included demolition of the old *Hawk-Eye Gazette* building to the rear to provide access to the rear of this building and parking for building tenants. The building at 315 was demolished, with drive-through services provided in this location at the south end of the new building, while the three story building occupied by law offices and others at 317 is noted as receiving new facing ("Unveil Expansion," *Hawk-Eye*, July 27, 1966, 10). This was one of several remodeling and construction projects noted in the downtown in this period ("Three Ways to Look at Our Downtown," *Hawk-Eye*, November 27, 1966, 17).

Several lines of other evidence suggest that 315 was completely demolished and replaced as well. 315 was originally a four-story structure built in the late 1860s or early 1870s. This structure extended back to the alley behind the *Gazette* building to the north, making it roughly twice as deep as the other buildings on this quarter block (there would have been no exterior rear wall to match the dimensions of the current building). From historic photos, the floors were not aligned with the current structure. The entire first story would have been eliminated to create the current drive-thru, and the exterior wall of the drive-thru does not contain any structural elements that would have existed in a mid-19<sup>th</sup> Century masonry building. However, 317 more closely aligned with the 1953 building at 321, and thus it was incorporated into a larger building, with the front and rear refaced to match the 1953 building. However, nothing of the original building remains visible, and it has no integrity from prior to the 1966 remodel. The interior has not been assessed as part of this project to determine if any interior features or layout was retained.

The 1966 city directory listed the Mississippi Valley Saving Building at 321 N. 3<sup>rd</sup> Street, with Mississippi Valley Savings and Loan located in it along with D.M. Kurtz Company (insurance), Des Moines County Abstract Company, Carpecken Abstract Company, and several lawyers. These companies continued to be listed here through the 1970s.

After Mississippi Valley Savings & Loan Association acquired 323 N. 3<sup>rd</sup> Street in 1978, the storefront entry into that building was sealed off, and the entire quarter block now functions as a single business

# Iowa Site Inventory Form Continuation Sheet

Page 4

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City

property. Mississippi Valley Savings & Loan Association continued to be listed at 321 N. 3<sup>rd</sup> Street through 1990, when the institution was bought and became Valley Savings Bank. First Federal Savings Bank of Iowa then bought this bank in 1998, and it has maintained a branch at this location since then.

## 9. Major Bibliographical References

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.

"Mississippi Valley Savings open house Saturday," *Burlington Hawk-Eye Gazette*, February 27, 1953, p.5.

"New Exterior," *Burlington Hawk Eye*, July 27, 1966, p.11.

"New Structure," *Burlington Hawk-Eye Gazette*, April 21, 1952, p.2.

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

"Open House, Mississippi Valley Savings and Loan Association," ad, *Burlington Hawk Eye*, July 27, 1966, p.9.

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1886, 1892, 1900, 1931, 1952.

"Unveil expansion," *Burlington Hawk Eye*, July 27, 1966, p.10.

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

# Iowa Site Inventory Form Continuation Sheet

Page 5

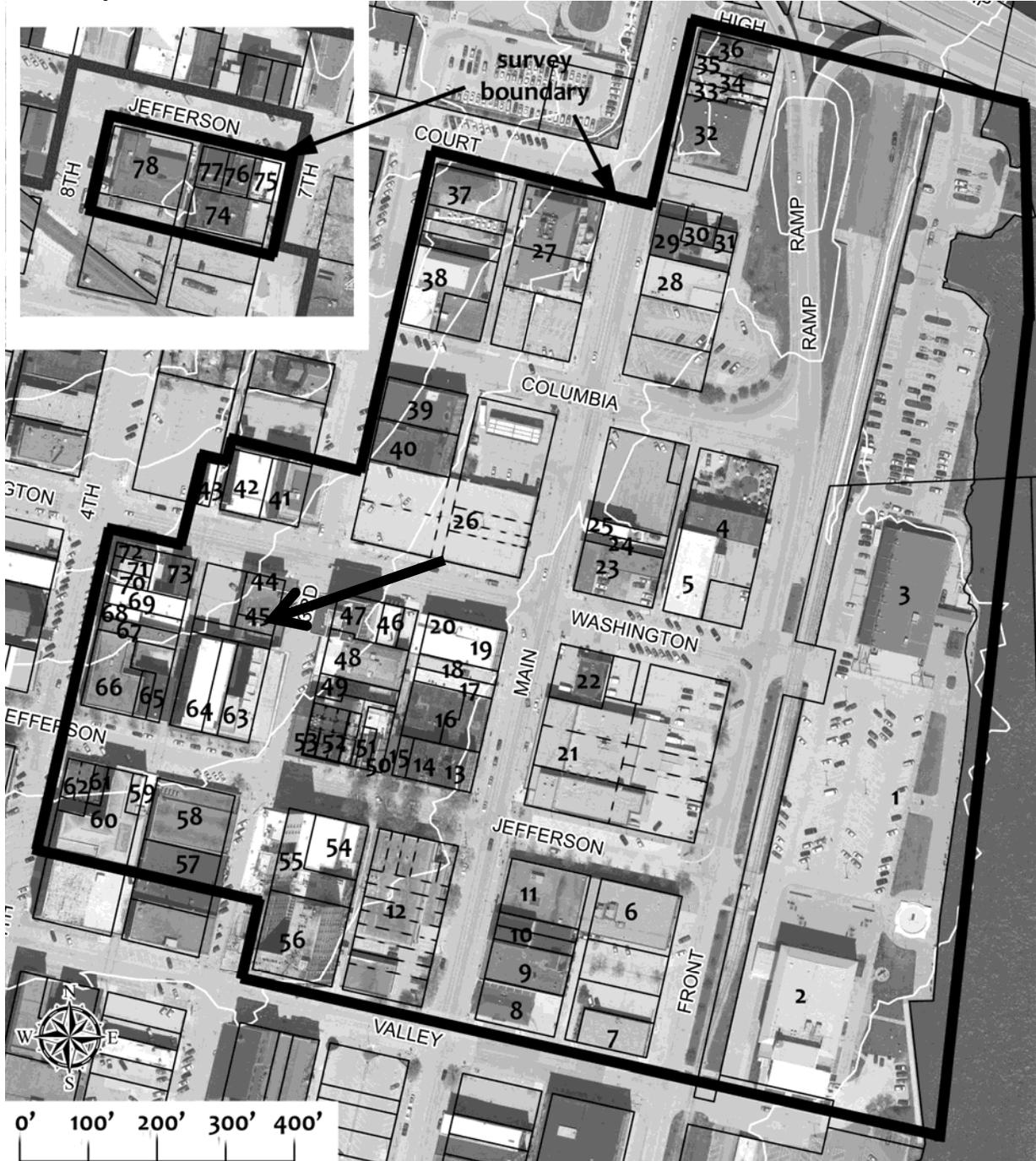
Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City

## Location map



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-03674

Related District Number \_\_\_\_\_

Page 6

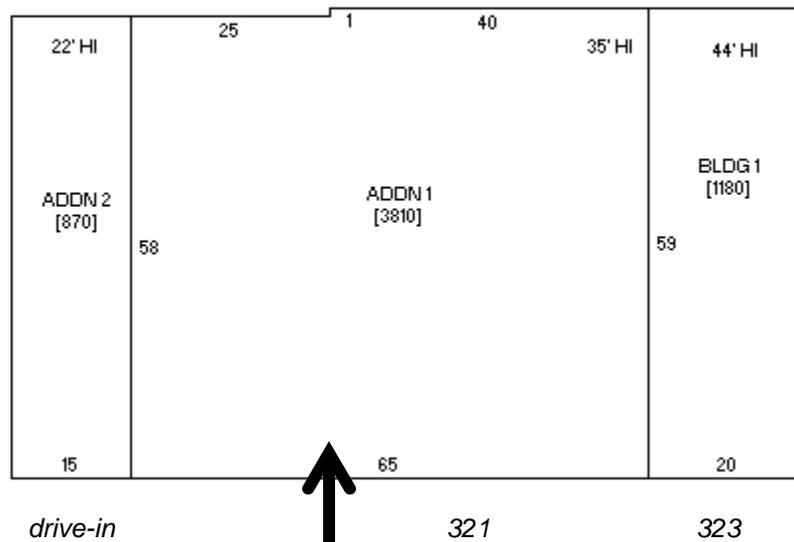
Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City

## Building plan (from assessor's website)



# Iowa Site Inventory Form Continuation Sheet

Page 7

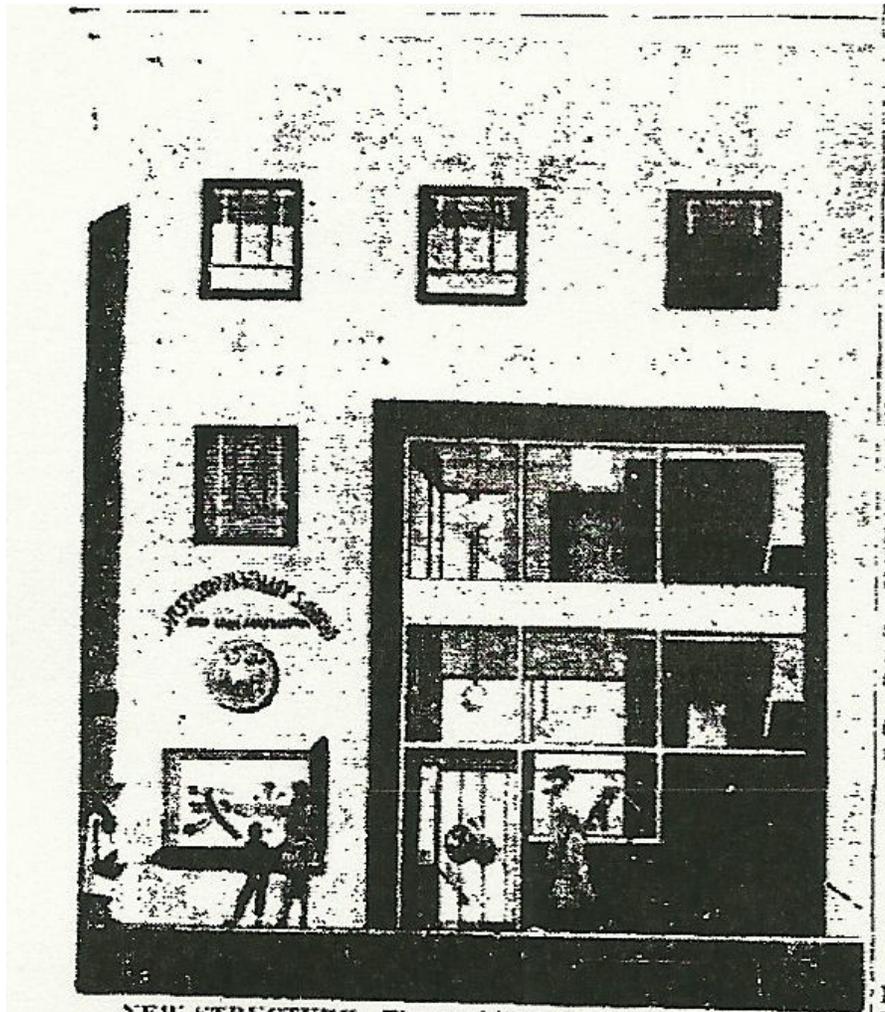
Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City

## Historic images



**NEW STRUCTURE** This architectural drawing by Edwin A. Thornquist shows front of building planned for Mississippi Valley Savings & Loan association at 319-321 N. Third street. Two stories of 40-58 feet building are to be completed at this time and tentative plans call for adding third floor later. The masonry structure will be gray with a dark green trim. The entrance lobby runs up 2 floors on the north side. The association will have its main offices on first floor along with 5 tellers' windows. Lounge and employe quarters will be in basement. An old 3-story brick building is being torn down to make room for Mississippi Valley's new home.

Sketch of new Mississippi Valley Savings & Loan building in April 1952 (*HawkEye*, April 21, 1952, 2).

**Iowa Site Inventory Form  
 Continuation Sheet**

Page 8

Mississippi Valley Savings & Loan Association  
 Name of Property

Des Moines  
 County

321 North 3<sup>rd</sup> Street  
 Address

Burlington  
 City

**Mississippi Valley Savings  
 Open House Saturday**

Mississippi Valley Savings and Loan association will hold open house at its home, 321 N. Third, Saturday.

The association's move from its former location across the street was completed Monday. The celebration Saturday will mark the official opening of the building which will continue throughout the week.

Gifts for everyone, special prizes and a drawing will be given. A "House of Money" will be given to the winner. The contest, open to everyone, involves a playhouse house filled with currency and all sorts of prizes. There will be prizes for the eight persons who guess closest to the correct amount in the house. Prizes will be \$50 for first, \$25 for second, \$10 for third and \$5 for the next five.

Officials of the association said the "House of Money" has been used by large savings and loan associations throughout the country in similar occasions.

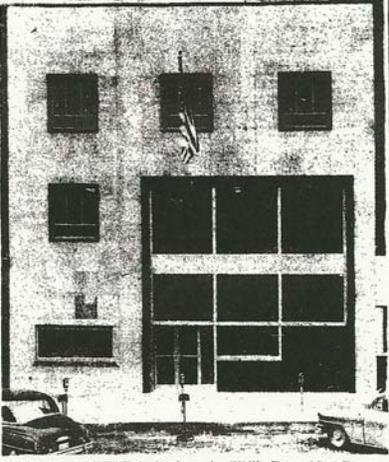
Work on the new association building began early last year on the site of a former grocery store owned by the John Meyer estate. The new structure will cost about \$125,000. "The building was only made possible by the generosity of this community," they added.

The savings and loan association will occupy the basement and first floor of the new building and Des Moines County Abstract company will occupy the second floor. The third floor will be temporarily vacant.

Officers of the association are: President, M. Dreyer; vice president, J. C. Fryer; vice president, C. W. Rasmussen; secretary, J. C. Fryer; treasurer, Arnold Klein; H. C. Walsh, George L. Christensen, J. W. Strawn, John F. Hosen and H. A. Sorenson.

**Wait Pays Off**  
 BALZ LAKE CITY — A boy has just received the legal owner of \$1.25 he found. When a piece of money was found in a house while playing near the house here, the money was turned over to the police department.

For seven months the money remained at police headquarters, until the City Commission in Council action declared Edward the legal owner of the money.



**OPEN HOUSE SATURDAY**—Mississippi Valley Savings and Loan association will hold open house Saturday in its new building at 321 N. Third, both a cost of more than \$125,000. The association will occupy the basement and first floor and Des Moines County Abstract company will be on the second floor. (Hawkeye Gazette photo.)

**U. S. Butter Surplus Could Be Used Up In Only 36 Days**  
 CHICAGO — America's butter surplus, piling up further each day in warehouses, could be made to disappear in about 36 days if every American began eating one more pat of butter per day, it was announced here today.

According to Milton Hibel, president of the National Dairy Council, Chicago, it could be done in only 36 days if every American began eating one more pat of butter per day, it was announced here today.

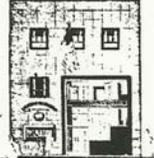
Hibel says butter is one of America's most efficient human environments, through surplus purchase and marketing.

He says 20 million pounds of butter, 31 million pounds of which were bought up from January 1, 1953, through February 15. All surplus butter is expected to be sold by March 15.

**Uranium Claims**  
 MINNESOTA, March 10 — Prospecting for uranium has been stepped up in excess of 1,000 new claims in Minnesota, where the state's uranium reserves are estimated to be about 100,000 tons, according to a report by the U. S. government to individual prospectors.

**You're Invited . . .  
 GRAND OPENING  
 CELEBRATION**

of Mississippi Valley Savings' Modern New Quarters, 321 N. 3rd Street **STARTS TOMORROW** last through Sat. March 7 designed to serve you better

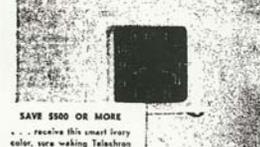


WHEN you visit our modern new home, we think you'll agree that Mississippi Valley Savings is equipped to serve you, and new friends, better . . . more quickly and conveniently.

Striking in appearance, the new Association building is a blend of beauty and efficiency. It's designed at every turn to bring you a warm, friendly atmosphere, matched with every modern comfort and convenience. You'll enjoy doing business at the offices of Mississippi Valley Savings and Loan.

We're anxious for you to see our new home. So plan to visit us during Grand Opening days. We'll do our best to make your visit a happy and memorable one . . . your dealings with us pleasant and profitable.

Total Amount Saved Determined By Gift Received

 SAVE \$100 OR MORE . . . your gift will be a famous Sheaffer Fountain Pen and Pencil set.	 SAVE \$500 OR MORE . . . receive this smart ivory color, new waking Telechron alarm clock.
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**GIFTS FOR SAVING**  
 Open New Savings Account . . . Add to Present Account in Amounts Specified

 SAVE \$5000 OR MORE . . . your gift will be this amazing 5 in 1 Clock-Radio—helps you to sleep, wakes you to music . . . automatically.	 SAVE \$1000 OR MORE . . . you'll be presented this outstanding Sentinel table model radio.
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**WIN A CASH PRIZE**  
 GUESS CONTENTS OF "HOUSE OF MONEY"

	1st PRIZE . . . . . \$50 2nd PRIZE . . . . . \$25 3rd PRIZE . . . . . \$10 5 Additional Prizes . . . \$5 each	A playhouse model house filled with currency and silver will be on display in our lobby. The eight closest guessers of the amount of money it contains will receive the above cash prizes. In case of ties, duplicate prizes will be awarded. Winners will be announced shortly after close of contest, 12 noon, Wednesday, March 7.
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EVERYONE IS INVITED TO MAKE A GUESS

**Mississippi Valley Savings  
 AND LOAN ASSOCIATION**  
 321 North Third Street Phone 6460 Burlington, Iowa

Free Souvenirs for All . . . A Bass For Every Lady on Opening Day, Tomorrow . . . Plan to Attend.  
 Office Hours: Tomorrow, 9 A. M. to 9 P. M.; Monday through Saturday, 9 A. M. to 4 P. M.

*Congratulations*

**MISSISSIPPI VALLEY  
 SAVINGS & LOAN ASSN.**

Best Wishes on the Grand Opening of business  
 in your ultra-modern new building.

Carl A. Nelson and Company is proud to have  
 been general contractors for this project.

**CARL A. NELSON  
 AND COMPANY**

• SKILL • RESPONSIBILITY • INTEGRITY  
 BURLINGTON, IOWA

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03674  
Related District Number \_\_\_\_\_

Page 9

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City



**Mississippi Valley Savings & Loan building in 1950s (DMCHS collection).**

# Iowa Site Inventory Form Continuation Sheet

Page 10

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City



315

317

321

323

West side of 300 block of 3<sup>rd</sup> Street in 1964 (Ewinger photo in DMCHS collection)

# Iowa Site Inventory Form Continuation Sheet

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
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- The HAWKEYE, Burlington, Iowa, Wednesday, July 27, 1966

*You are invited*  
To  
The *Formal Opening*

OF THE  
**Mississippi Valley Savings  
AND LOAN ASSOCIATION**




OUR NEW DRIVE-IN WINDOW  
FOR YOUR ADDED CONVENIENCE

321 N. Third St.

*Open House*

- THURSDAY, JULY 28 -- 9 A.M. TO 4 P.M.
- FRIDAY, JULY 29 -- 9 A.M. TO 4 P.M.
- SATURDAY, JULY 30 -- 9 A.M. TO NOON

Plan now to attend our Open House this week-end. We want you to inspect our brand new home that your increased patronage has made possible. You'll have an opportunity to visit with our friendly staff and directors and to see the very latest in modern services and facilities. Our Drive In Window is open now for your added convenience. Drive in from our Washington Street entrance and transact your business from the comfort of your car and then drive out on to North Third St. We invite you to stop in this week-end and acquaint yourself with Southwestern Iowa's newest Savings and Loan Association facilities.

**FREE GIFTS  
FOR ALL!**

We've a free gift for all attending our open house. Plan now to visit us Thursday, Friday or Saturday.

**OUR STAFF:**

Larry Hingora Richard Cain	Marjorie Hosten Valerie Brower	Sheila Thomas Flora Hartman Fred Lawson
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**OUR OFFICERS  
AND  
DIRECTORS:**

D. M. Norris President	J. C. Pryor Vice-President and Chairman of the Board	G. W. Baessler Secretary
Arnold G. Klein Director	W. F. Ewingger Director	George A. Beck Director
W. S. Nielsen Director	John Tod Director	
H. M. Houser Asst. Secretary	John R. Harris Loan Officer	

NEW MODERN SAVINGS CENTER FOR THE ENTIRE FAMILY

## MISSISSIPPI VALLEY SAVINGS

AND LOAN ASSOCIATION

321 N. THIRD ST.

DOWNTOWN BURLINGTON



Mississippi Valley Savings & Loan building in July 1966 (*HawkEye*, July, 27, 1966, 9).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03674  
Related District Number \_\_\_\_\_

Page 12

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City

**Digital photographs**



**Photograph 29-03674-001 – East elevation, looking west (McCarley, June 20, 2012).**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03674  
Related District Number \_\_\_\_\_

Page 13

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
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Burlington  
City



Photograph 29-03674-002 – Drive-through detail from east elevation, looking west (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03674  
Related District Number \_\_\_\_\_

Page 14

Mississippi Valley Savings & Loan Association  
Name of Property

Des Moines  
County

321 North 3<sup>rd</sup> Street  
Address

Burlington  
City



Photograph 29-03674-003 – West elevation, looking southeast (McCarley, November 15, 2012).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-03674  
Related District Number \_\_\_\_\_

Page 15

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Des Moines  
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**Photograph 29-03674-004 – Drive-through detail from west elevation, looking southeast (McCarley, November 15, 2012).**

