

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

State Inventory No. 29-00136 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03522
 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 Churchill Drug Company

other names/site number 2009-10 Survey Field Site #WH-35

2. Location

street & number 100-122 N 4th 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) Lot 450 W40' and Lot 451, 452, 453

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>	—
<input type="checkbox"/> district	—	sites	—	—
<input type="checkbox"/> site	—	structures	—	—
<input type="checkbox"/> structure	—	objects	—	—
<input type="checkbox"/> object	—	Total	<u>1</u>	—

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 Survey of the "warehouse district" in Burlington, Des Moines County, Iowa Historical Architectural Data Base Number 29-029

6. Function or Use

Historic Functions (Enter categories from instructions)

11D01: Health Care/Medical Business/Office/

Pharmacy

10G01 Industrial Warehouse (wholesale drugs)

Current Functions (Enter categories from instructions)

02G01: Commerce/Restaurant

7. Description

Architectural Classification (Enter categories from instructions)

05H - Victorian / Renaissance Revival

09F05 - Brick Front Commercial

Materials (Enter categories from instructions)

foundation 04: Stone

walls (visible material) 03: Brick

roof 08B: Asphalt / Rolled

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 100-122 North 4th Street Site Number 29-00136
City Burlington District Number 29-03522

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
17: Industry

Significant Dates

Construction date 1907 check if circa or estimated date
Other dates, including renovation 1920

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder _____

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

9. Major Bibliographical References

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

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Inez Metzger , Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA
organization Burlington Historic Preservation Commission date Feb. 20, 2010
street & number City Hall, 400 Washington Street telephone 319-753-8158
city or town Burlington state Iowa zip code 52601

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

FOR ALL PROPERTIES

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

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

Evaluated by (name/title): _____ Date: _____

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Churchill Drug Company

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7. Narrative Description

This is a large four-story commercial building with two sections in the south half and an L-shaped section for the north half. The south half, immediately north of the railroad tracks along Market, was built around 1907. The brick on this half is more brown than the later addition to the north. The two sections of this half were designed with a unified façade, though an interior wall and the rear elevations indicate the two sections. Each section of the façade is three bays, with each bay composed of a set of three windows with a shared stone sill. Thus, 18 windows extend across this south half on each story. Historic photographs show that the bracketed cornice originally extended across this entire section, though the south half is currently missing. The windows are simple square openings with one-over-one-light double-hung wood sashes. The fourth story windows have stone keystones. The south elevation facing the tracks and the east (rear) elevation have primarily two-over-two-light double-hung wood windows with segmental arch lintels. Eight windows extend across the upper stories on the south side, with a loading dock on the first story. The ghosts of painted Churchill Drug signs extend across the building between the first and second story windows and between the second and third story windows on the south side. The rear elevation of the south part of this c.1907 section has five windows with segmental arch lintels, with the second story windows not following the layout of the third and fourth story windows. The second and third story windows have two-light transoms within the segmental arch opening. A loading door and single window are found on the first story of this section. The north half of the rear of the c.1907 section has more, larger windows, and they fall in the same pattern on each of the upper stories. The multi-light wood windows are designed in three sets of three windows, similar to the façade. The first story has multi-light wood windows and a central rear entry as well. A slight space with a one-story addition exists to the north of this section and south of the 1920 addition on the rear. The west façade of the 1920 addition connects directly to the original c.1907 building. The detailing and design of the original building is carried over into this addition. The west side has six bays of three windows, with a bay of two windows at the junction between the two sections. The continuous stone bands and stone sills extend across this later section of the building, as well as the keystone detail on the fourth story windows. The large storefront windows with transoms appear to be original across this section, along with the brick entry portico. The bracketed cornice is also continued across the west side and around to the north side of this addition. The north side has two bays of three windows, again continuing the details of the west side. Large storefront windows with four-light transoms are also found on this elevation. No entry is found on this side. The north side of this L-shaped addition is visible from Valley as well, with the demolition of a one-story office in this space associated with the building to the east. This setback portion has two-over-two-light double-hung wood windows with segmental arch lintels.

8. Narrative Statement of Significance

The Churchill Drug Company building appears to be eligible for the National Register of Historic Places as a contributing building in the Manufacturing and Wholesale Historic District. It contributes historically and architecturally to this historic district. The building is one of the large factories that opened shortly after the turn of the 20th century in this area within two blocks of the railroad tracks along Market Street. They operated their wholesale drug store business from this location from around 1907 to 1928,

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followed by a merger with McKesson & Robbins who continued here until 1975. The business is significant within the history of Burlington, and products were shipped across the country. Branch offices were opened in Cedar Rapids and Peoria to support their large business. The building also appears to be individually eligible for the National Register of Historic Places under Criteria A and C. The history of the company is significantly within the local history of Burlington, and the architecture of the building is an excellent example of early 20th century commercial design, reflecting Renaissance and Craftsman elements. The 1920 addition to the north reflects the design of the original c.1907 building. The building design is similar to the Schramm & Schmiegl dry goods building (101-105 N. 3rd Street, State Site #29-00092), reportedly designed around the same year by the same architect. However, the Churchill Drug Company exhibits a higher level of integrity for architectural significance.

The original portion of this building was located at 100-110 N. 4th Street (Lots 453-452), with an addition later built at 114-122 N. 4th Street (Lots 451 and west 40' Lot 450). In 1889, Lot 453 was bought by John L. Kelly, who constructed a three-story brick building for his agricultural implements business (listed at 100-106 N. 4th Street). This building is not shown on the 1886 map, but it does appear on the 1892 Sanborn fire insurance map. This building and use continue to be depicted on the 1900 map.

On April 11, 1907, John Kelly sold lots 452 and 453 to the Churchill Building Company. It appears that they demolished the earlier three-story building to construct a four-story brick building on both lots, associated with 100-110 N. 4th Street. Historic photographs show a four-story, six bay, brick building with a unified parapet at this location, spanning these two lots. The parapet has since been removed on the 100-104 half. However, it is possible that these buildings were not built at the same time or the south half at 100-104 on Lot 453 incorporated part of the earlier three-story brick building, with a new façade. The rear elevations show two distinct portions, one of Lot 453 and one on Lot 452. However, the window detailing even on the rear is similar, suggesting construction at the same time for both portions. The March 12, 1921 article also suggests the Kelly building was replaced. The 1910 city directory lists Churchill Drug Company at 110 N. 4th Street with F.S. Churchill, president; A.T. Churchill, vice president and treasurer; and Herman Boguet, secretary.

The 1948 obituary of architect Harry Irvin Goddard notes that he arrived in Burlington in the early 1900s, and he designed several large notable buildings. He was credited with the designed the south wing of the Burlington hospital, Schramm & Schmeigl building (1908, northeast at 201-205 N. 3rd Street), McConnell building (c.1907 building one block north at 312-322 Valley), Waterworks office building, Central fire station, West Burlington bank building, several Chittenden & Eastman buildings, Churchill Drug company (this c.1907 building at 100-110 N. 4th Street), and a number of smaller buildings and residences. Around 1910, he moved to Kansas City where he continued to practice as an architect until he retired. He later moved to Missouri and then back to Burlington ("Former Prominent Architect Dies," *Hawk-Eye Gazette*, February 17, 1948, 2).

The 1915 county history notes:

The Churchill Drug Company of Burlington is one of the largest wholesale enterprises of this character in the Midwest. The business has been in continuous existence for over sixty years, they having succeeded the old wholesale drug houses of C. P. Squires & Company and Reynolds & Churchill. In 1889 articles of incorporation were taken out under the name of the Churchill Drug

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Company, with F. E. Churchill as president, C. P. Squires, vice president, F. S. Churchill, secretary, and A. T. Churchill, treasurer. The first two have now passed away and the personnel of the house has somewhat changed, A. T. Churchill having become president, F. S. Churchill, vice president, C. S. Hutchins, second vice president, Herman Bouquet, secretary, and F. L. Hastings, treasurer. The company is now doing business in a four-story brick building they recently erected, having a frontage of one hundred and twenty feet on Fourth Street, and one hundred and seventeen feet on Market Street. A branch house was started in Cedar Rapids in 1904, and A. T. Churchill is president of that company. They occupy a five-story brick building with a one hundred and twenty foot frontage on First Street. Each year the business shows a satisfactory increase, and they now have the distinction of being one of the largest wholesale drug houses in the Midwest, employing thirty-two traveling salesmen. They have never claimed philanthropic motives for their superior service, but have ever recognized the fact that close and prompt attention to the wishes of their patrons, fair prices and honorable dealing, always win success, and these qualities have continuously been employed in the house (Antrobus 1915, Vol. 2: 228-29).

The 1916 and 1920 city directories continue to list Churchill Drug at 100-10 N. 4th Street. S.R. & I.C. McConnell operated part of their business at 112-116 N. 4th Street in this period, with their main building at 200 N. 4th Street. As Churchill Drug continued to expand, they bought this adjacent property (Lot 451) on August 16, 1920. They also acquired the west 40 feet of Lot 450 at the corner, later associated with 323 Valley. The *Burlington Hawk-Eye* reported on November 27, 1920 that "Work was begun yesterday on the stone entrance to the Churchill Drug Company's new building at Fourth and Valley Streets. The work on the building is nearing completion" (page 6). Arthur Temple Churchill, president since 1896, died in March 1921. At this time, the company had branches at Cedar Rapids, IA, and Peoria, IL. The buildings were among the largest structure for wholesale drug businesses in Iowa, with the one in Burlington occupying the half-block on 4th from Market to Valley. Improvements to the building were completed recently and among the major improvements in Burlington for the last year ("A.T. Churchill is Dead after Long Illness," *Burlington Hawk-Eye*, March 5, 1921, 1). A history of the business and profile of the new facilities in Burlington appeared in the *Burlington Hawk-Eye* on March 12, 1921 in a special section for the Churchill Drug Company. In addition to wholesale drugs for retail stores, the Churchill Drug Company also sold materials and fixtures for soda fountains, booths, phonographs, harmonicas, accordions, cigars, and paints. The general contractor for the building was C.M. Hohlen.

The *Burlington Gazette* reported on August 20, 1928 that the Churchill Drug Company merged with McKesson & Robbins. The paper noted that "the Churchill Drug Company with headquarters in Burlington probably the largest consolidated wholesale drug firm in the United States." A series of deed transfers reflect the evolving ownership structure. The property transferred from Churchill Building Company to Churchill Drug Company on August 30, 1929, who immediately transferred it to McKesson & Robbins, Inc. and to McKesson-Churchill Drug Company. The joint company continued to own the property until 1934 when it transferred back to McKesson and Robbins Co, Inc. The 1930 city directory likewise lists McKesson-Churchill Drug Company at 100-122 N. 4th Street, with W.N. Churchill, president; C.S. Hutchins, vice president; J.C. Minton, secretary; and H.E. Eaton, treasurer. In 1940, the business is listed as the Churchill Drug Division of McKesson and Robbins, Inc. at 100-122 N. 4th

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Street. Warren N. Churchill continued to serve as vice president with John C. Minton as assistant vice president.

McKesson and Robbins Drug Company continued to operate here until December 1975. The drug stores and hospitals supplied by the distribution center at 122 N. 4th Street would be shifted to centers in Cedar Rapids and Rock Island. A number of employees were also transferred to these locations. The wholesale operation here included the sale and distribution of prescription drugs and drug store sundries. The area served extended from Galesburg and Quincy in Illinois to Kirksville, Missouri, and west to Ottumwa, Iowa. The consolidation would streamline operations with improved technology, including computers ("McKesson & Robbins closing here Dec. 5," *Hawk-Eye*, November 16, 1975).

In August 1976, McKesson sold this property to Burlington Trading Company, who owned it until 1982. The current owner, Kevin Bangert, bought the building in 2004 and has completed work on the building and opened Moto's Public House at 100 North 4th Street.

9. Major Bibliographical References

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

Burlington Hawk-Eye, various articles and dates. On microfilm at the Burlington Public Library.

City Directories, Burlington, Iowa, various dates. On microfiche at the Burlington Public Library.

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

Transfer books, Des Moines County Auditor's Office, Burlington, Iowa

Vertical files, Burlington Public Library, Burlington, Iowa.

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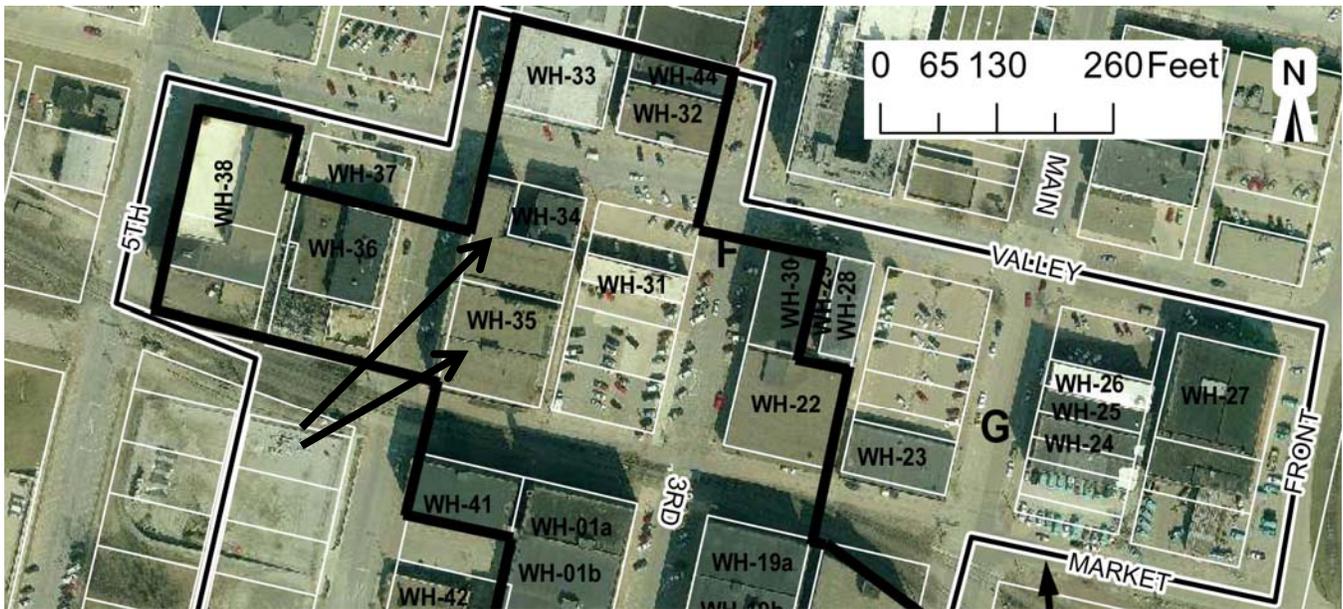
Churchill Drug Company
 Name of Property

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 County

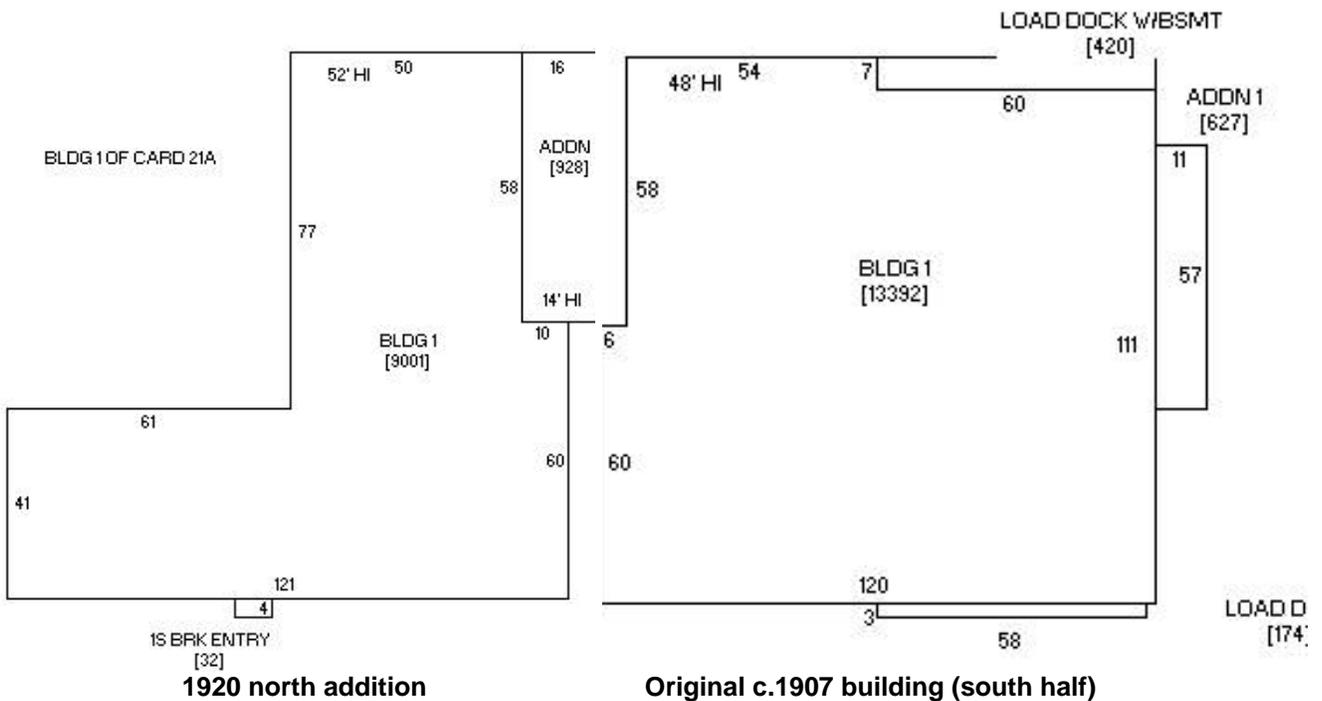
100-122 N. 4th Street
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Location map



Building plan (from assessor's website)



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Historic images



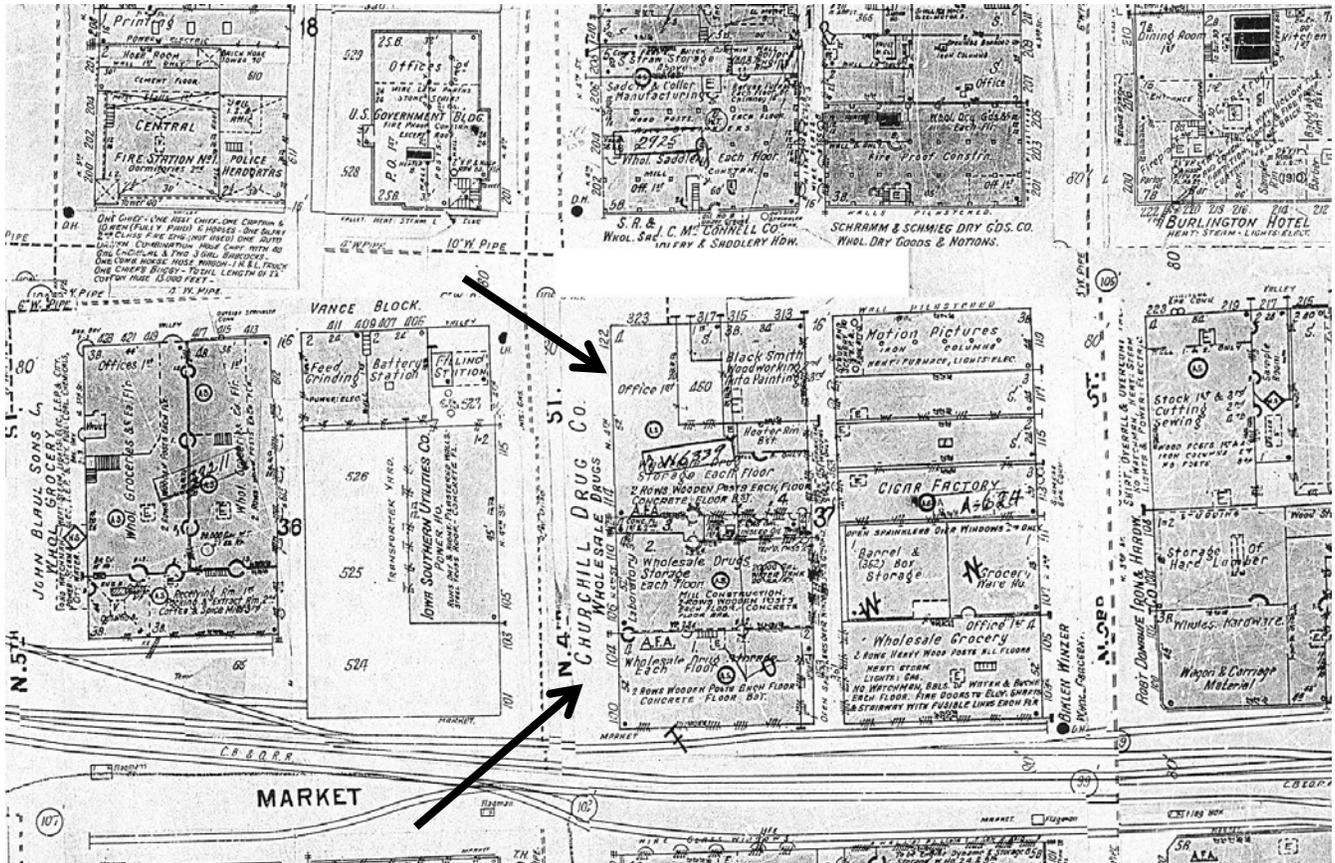
Building at far right in early 20th century, looking southeast on 4th Street from near Valley
(after 1907 construction, prior to construction of 1920 addition to north)
(Des Moines County Historical Society).

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Building on 1931 Sanborn fire insurance map (Sanborn Map Company).

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Photographs (digital images)



**Original c. 1907 portion of building (brown brick), looking northeast
November 2, 2009
R.L. McCarley**

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South half of c. 1907 portion of building (brown brick), looking northeast
November 2, 2009
R.L. McCarley

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**1920 addition to north of original building, looking southeast
November 2, 2009
R.L. McCarley**

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**North side of 1920 addition, looking south
November 2, 2009
R.L. McCarley**

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Rear of original c.1907 building, looking west
January 12, 2010
R.L. McCarley