

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

State Inventory No. 29-03509  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 Beckman and Baker Dry Cleaners  
 other names/site number 2009-10 Survey Field Site #WH-42

**2. Location**

street & number 118 S. 4<sup>th</sup> 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) 456

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

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02A08: Commerce/Business/Laundry or Dry Cleaner</u>	<u>02A08: Commerce/Business/Laundry or Dry Cleaner</u>
<u>10A02: Industry/Manufacturing/factory (cigar box)</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: Stone/Limestone</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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Des Moines Address 118 S. 4<sup>th</sup> St Site Number 29-03509  
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  
17: Industry

**Significant Dates**

Construction date 1890  check if circa or estimated date  
Other dates, including renovation 1944

**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 , Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA  
organization Burlington Historic Preservation Commission date 03-03-10  
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

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Beckman and Baker Dry Cleaners

Des Moines

Name of Property

County

118 S. 4<sup>th</sup> St

Burlington

Address

City

## 7. Narrative Description

This is a one-story brick building with a c.1945 façade. The original two-story brick building was damaged by fire in 1944, and the current size and façade appear to date to remodeling after this fire. The stone foundation and side and rear walls were part of the older, c.1890 two-story brick building. The brick façade has three plate glass windows and two entries. A concrete ramp leads up to the main north entry, as the site slopes. Metal awnings are installed above this entry and the two flanking windows and over the third window. The larger south entry has two doors with transom windows. The north side has eight one-over-one-light double-hung windows with segmental arch lintels. The south side also has five one-over-one-light double-hung windows and one smaller window. With the slope of the site, the stone foundation is more exposed near the rear of the building, and it has basement windows with segmental arch lintels. The rear (east) has two one-over-one-light double-hung windows.

## 8. Narrative Statement of Significance

Beckman and Baker Dry Cleaners falls outside of any identified or potential historic district. The integrity of this building dates to the mid-1940s, apparently remodeled after a 1944 fire. Earlier maps show the building as two-story brick, and the 1951 Sanborn map shows the building as a one-story laundry. The design and materials of the façade are consistent with work in 1944 or 1945. Thus, the building does not retain integrity for significance with the earlier history. By 1946, Beckman and Baker Dry Cleaners were located in this building, and Beckman Professional Drycleaners continue to operate here. Thus, the building may be historically or architecturally significant for its association with this business in Burlington. The interior of the building appears to have been originally designed for this use, and further assessment of integrity is recommended. The building may be significant with more contextual research on other laundry and dry cleaners in Burlington from this period.

In the spring of 1883, John B. Pettit established his box factory, initially at the corner of S. 5<sup>th</sup> and Market streets, and soon added to the manufacturing of boxes, that of washing-machines and screen door manufacturing, in company with his sons. In 1884 they started their steam laundry and carpet renovating works (Portrait and biographical album of Des Moines Co. pgs 603 & 769)

Pettit's and Sons Steam Laundry and Box Manufacturing opened business @ 118 S. 4<sup>th</sup> after purchasing the property in December 1889 (Transfer Book 1 pg 59). The 1892 Sanborn Map shows that the 1<sup>st</sup> floor had the steam laundry while the Basement was where the box factory and woodworking machinery was located. The 1896-1897 City Directory has an advertisement on the side/edge of the directory that states: Pettit's Steam Laundry/Carpet Cleaning and Feather Renovating (on side of directory).

Pettit's operated their business there until 1912, when the building and business was sold to Albert H. Meinberg (Transfer Book 7 pg 111) and it became known as Meinberg's Laundry and J.H. Thompson Burlington Cigar Box Co. (City Directory 1913-14 pg 416). Apparently, J.H. Thompson was able to manufacture more than cigar boxes as an advertisement in the 1920-21 City Directory lists the Fourth

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Beckman and Baker Dry Cleaners

Des Moines

Name of Property

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118 S. 4<sup>th</sup> St

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Street Box Co. as a manufacturer of wooden boxes, box shooks, crates, portable coops, hog crates, apple and potato crates in all sizes and quantities (pg 23).

Meinberg's Steam Laundry and Burlington Cigar Box Co. continued to operate with the laundry on 1<sup>st</sup> floor and cigar box factory and wood manufacturing machinery in the basement (1931 Sanborn Map) until the 1940's, when there was a name change to White Star Laundry and Cleaners (City Directory, 1940 pg 392) perhaps as the property was transferred to Theresa Meinberg in 1932 (Transfer Book 7 pg 111). At this point, it appears that the wood manufacturing business is no longer in business as it doesn't show up in any references.

The newspaper noted on November 16, 1954 that 10 years ago fire on Nov. 15 (1944) extensively damaged White Star laundry plant at 118 South Fourth ("Looking Backward," *Hawk-Eye Gazette*, November 16, 1954, 2). Thus, the current one-story form and façade design appears to date to remodeling after this fire. The 1945 city directory continues to list White Star, but it may be a hold over from prior to the fire.

The 1947 city directory shows the Beckman and Baker Dry Cleaners at 118 S. 4<sup>th</sup> Street (City Directory, 1947 pg 475). Newspaper ads show they were here in 1946, and it appears that they were the first business after the fire/remodel. The 1950 business listings in the city directory show two other dry cleaners in town. In March 1953, the building was purchased by Harold H. Baker and Andrew H. Beckman (Transfer Book 13 pg 111). In 1958, H.H. Baker sold his ½ interest to Andrew Beckman (Transfer Book 13 pg 111). In 1966, the name of the business became Beckman Professional Drycleaners (City Directory, 1966 pg 8), which continues until today. The owners changed to Warren and Elva Shultz in 1973 and to Derk and Sandra Miller in 2000 (Transfer Book 13 pg 111).

## 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

*Portrait and Biographical Album of Des Moines County, Iowa*. Chicago, IL: Acme Publishing Company, 1888.

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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Related District Number \_\_\_\_\_

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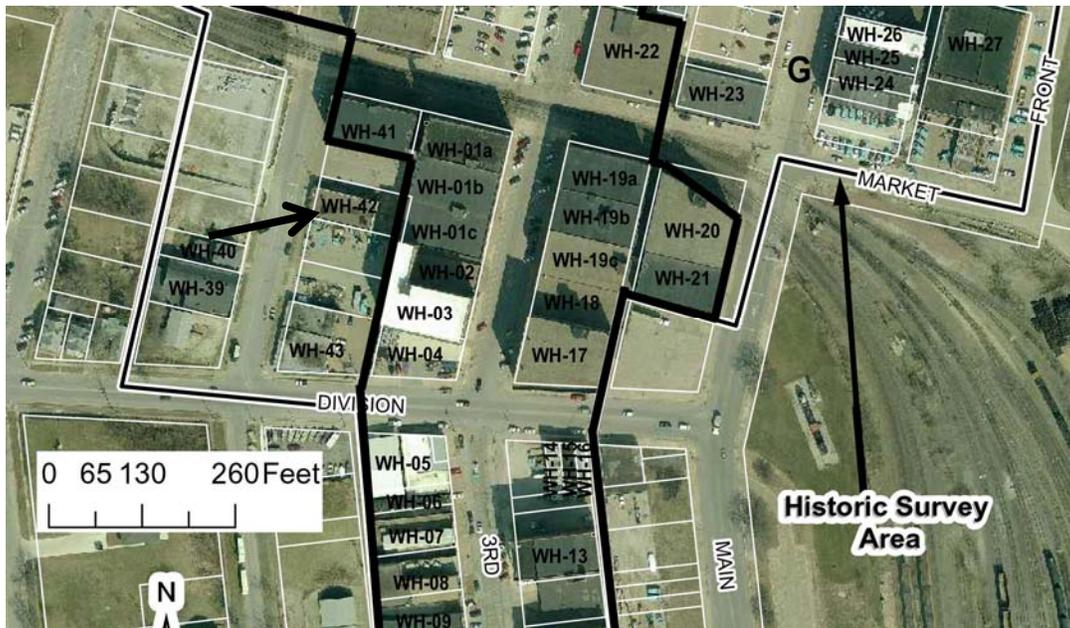
Beckman and Baker Dry Cleaners  
Name of Property

Des Moines  
County

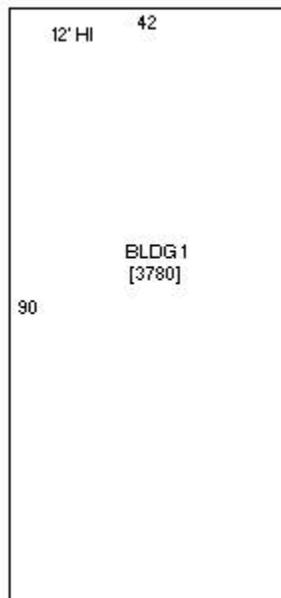
118 S. 4<sup>th</sup> St  
Address

Burlington  
City

**Location map**



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



Iowa Department of Cultural Affairs  
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Beckman and Baker Dry Cleaners  
Name of Property

Des Moines  
County

118 S. 4<sup>th</sup> St  
Address

Burlington  
City

**Photograph (digital image)**



**Building, looking southeast  
November 2, 2009  
R.L. McCarley**

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State Historical Society of Iowa  
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Beckman and Baker Dry Cleaners  
Name of Property

Des Moines  
County

118 S. 4<sup>th</sup> St  
Address

Burlington  
City



**Building, looking northeast  
November 2, 2009  
R.L. McCarley**

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Site Number 29-03509

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

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Beckman and Baker Dry Cleaners  
Name of Property

Des Moines  
County

118 S. 4<sup>th</sup> St  
Address

Burlington  
City



**Building, looking southwest  
January 12, 2010  
R.L. McCarley**