

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

State Inventory No. 29-01103 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-00001
 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 John Boesch Company

other names/site number Downtown Survey Map #J-112

2. Location

street & number 412-418 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) Lot 607 except west 45'6", also same for Lot 606

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 N/A Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02F04: Commerce / department store

02E: Commerce / specialty store

02E: Commerce / specialty store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation 04: Stone

06C: Classical Revival

walls (visible material) 03: Brick

roof 08B: Rolled Asphalt

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 412-418 Jefferson Street Site Number 29-01103
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 1906 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 Rebecca L. McCarley, consultant, Davenport research by Hal Morton and Barb Mackey
organization Burlington Historic Preservation Commission date February 25, 2014
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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John Boesch Company

Des Moines

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7. Narrative Description

This is a four-story, three-bay brick Classical Revival building. The building has a restored storefront design. Entries are centered on the two outside bays, with large display windows in the center. Transom windows span each of the three sections. The upper stories of the building have pilasters that divide the building into three bays. Each bay on each story has a set of windows that includes a large center window with transom window flanked by one-over-one-light double-hung windows with transoms. The building has a wide cornice with brackets.

8. Narrative Statement of Significance

The John Boesch Company building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1906 for additional space for John Boesch Company, who had operated in the building to the west. The boots and shoes store of Hertzler & Boesch operated in the east storefront of 412 Jefferson, while John Boesch Company operated at 414-422 Jefferson. The building is an excellent example of the modern Classical Revival style in downtown Burlington, built in this period from 1896 to the 1910s that was influenced by the Tama Building. The building retains a high level of integrity, including storefront design, windows, and Classical Revival details. This history and architecture contributes to the significance of the district. The building may also be individually eligible for listing on the National Register of Historic Places under Criterion A for association with John Boesch Company and/or under Criterion C for its architecture. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

The John Boesch Dry Goods Company building was constructed in 1906 by George C. Boesch (son of John) (*Cedar Falls Gazette*, April 27, 1906). At the time of construction, the property was still owned by the T.L. Parsons Trust. The property had been in the Parsons family since the original platting of downtown.

In 1884, the John Boesch Company opened in the new Masonic Temple building at the northeast corner of Fifth and Jefferson. As the company continued to grow, it bought out and occupied the stores to the east. In 1901-02, George C. and D.E. Boesch bought into Hertzler & Bro. shoes, a company founded in 1891 and that had been at 412 Jefferson since about 1898. The company was renamed Hertzler & Boesch, and extended Boesch's storefront presence from Fifth St. east to the mid-block alley. By 1904, John Boesch Company was incorporated, with George C. Boesch, president and treasurer, and C.M. Smith, secretary. In 1906, the two old buildings between the alley and the Masonic Temple building were torn down and replaced with the current structure, at a cost of \$30,000. The building was designed by local architect George Washburn ("Heart Attack Fatal Sunday to Geo. H. Washburn," *Hawkeye*, April 21, 1925, 1). However, John Boesch Co. and Hertzler & Boesch continued to operate side by side in the new building, Hertzler & Boesch at 412, and John Boesch Company at 414-422 Jefferson. By 1912, the John Boesch Co. had stopped using the 420-422 Jefferson address of the Masonic Temple building, but continued to use that space. In December 1916, the John Boesch Company formally acquired the 412-418 property from the T.L. Parsons Trust Co.

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In December 1920, an expensive fire damaged much of the Masonic Temple building, but the fireproof doors separating 412-418 from the Masonic Temple building prevented any fire or water damage to John Boesch Co.'s main inventory in the newer building. Damage to Boesch's was estimated as high as \$50,000, though probably covered by insurance, and damage to the Masonic Hall on the third floor was thought to greatly exceed the insurance coverage of the Masons ("Fire Ravages Boesch Store; Masonic Hall," *Burlington Hawk-Eye*, December 28, 1920, 3). In September 1921, John Boesch Co. bought the Masonic Temple space on the top (third) floor of the building, which the Masons had been unable to repair since the December fire. Mrs. P.A. Reppert continued to own the lower two stories ("Boesch Company Buys Old Masonic Quarters," *Burlington Hawk-Eye*, September 16, 1921, 8). A November 19, 1921 article in the *Burlington Hawk-Eye* indicated that the Masonic Temple building was being offered to a system of chain stores, and that the John Boesch Co. had vacated the lower story portions of the Masonic Temple it had been occupying ("Chain Store May Close Lease on Gregg Property," *Burlington Hawk-Eye*, January 19, 1921, 6).

At its peak in the 1920s, John Boesch Co. employed 120 people. In 1933, John Boesch Co. was forced into receivership to the American Savings Bank & Trust. By 1935, the John Boesch Co. was out of business. Hertzler & Boesch shoes was reorganized as Hertzler Shoe Co. shortly after that. Hertzler Shoes continued in business at 412 Jefferson until about 1943.

In 1936, Wyman & Rand Co. bought the building from the American Savings Bank, and opened their furniture store at 418 Jefferson. In October 1944, Wyman & Rand sold the building to Barbara Barr Roseberry, who, together with Mark C. and Ruth Barr apparently refinanced the building with Burlington Bank & Trust Co. in 1946. By 1945, Wyman & Rand took over the entire building following the closing of Hertzler's. In 1945, Wyman & Rand was listed as a department store.

In 1947, Wyman & Rand was replaced by G.R. Herberger's, Inc., a department store national chain. By the 1951 city directory, Block & Kuhl Co., department store, had replaced Herberger's. Block & Kuhl remained through 1960. The 1958 city directory lists department stores concentrated along Jefferson, with J.S. Schramm Company at 216-220 Jefferson, Klein's at 400 Jefferson, Block & Kuhl Company at 412 Jefferson, J.C. Penney Company at 500 Jefferson, Brown Lynch Scott Company at 501-503 Jefferson, Sears Roebuck & Company at 519-523 Jefferson, and Montgomery Ward at 200 N. Main. From 1962-1964, Carson Pirie Scott & Co., a national department store was listed at 412-418 Jefferson. They closed in May 1965.

From 1965 through 1970, the building was listed as vacant, with the exception of 1966, when the Chatterbox Club and the Seventeen-Twenty-One Club were listed at 412 Jefferson. The building was sold to George Ganakes and George G. Coffin in January 1966, who then sold it to First National Bank of Burlington, Iowa in April 1968.

In March 1972, First National Bank sold the vacant property to Richard L. and June E. Stoermer. The Stoermer's relocated their existing business, selling paint, wallpaper, arts & crafts supplies from 513 Jefferson into the west portion of the building (416) in 1971. They leased the east part of the building (412) to Helen's Fashions, women's clothing. Upon buying the building, the Stoermers hired Carl A.

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Nelson to remodel the storefront – to include a bronze & glass front, and to remodel the interior. Stoermer's planned on using the first floor and balcony (*Burlington Hawk-Eye*, December 10, 1971). The upper three stories remained vacant.

By 1983, Helen's was replaced by Van Sickle's Fashion Specialist, and by 1986, the eastern portion was again vacant. From 1988 through 1992, the eastern portion was occupied by Charles & San Mar Collections, clothing. In 1994, Stoermer's expanded into 412 Jefferson as well (*Burlington Hawk-Eye*, August 28, 1994). Stoermer's closed shop to retire in the mid 2000's, and sold the building to First United Methodist Church of Burlington June 30, 2009.

First United Methodist has recently opened a renovated building, using every floor for administrative offices, community fellowship center, youth activities and classrooms. The new gymnasium on the top floor required raising the roof a few feet and installing new steel beams.

9. Major Bibliographical References

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

Brower, Steven. *West Jefferson Street Historic District*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. Listed on April 9, 1991.

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 scanned 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

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

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

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

Location map



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

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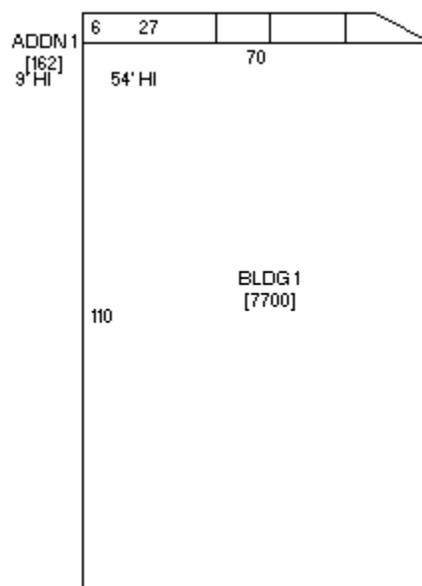
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Building plan (from assessor's website)



WD CANOPY
.....[90]

WD LOAD DOCK
[225]

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Historic images



Letterhead for John Boesch Co (Downtown Partners)



1907 postcard for John Boesch Company (Downtown Partners)

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Building in 1956 (Downtown Partners)

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Building in 1977 (Downtown Partners)

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Digital photographs



Photograph 29-01103-001 – South elevation, looking north (McCarley, January 14, 2014).