

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

State Inventory No. 29-01106 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 Gregg Building / Masonic Temple

other names/site number Downtown Survey Map # J-113

2. Location

street & number 420-422 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) west 45'6" of Lots 606-607

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 N/A Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

02E03: Commerce / dry goods

Current Functions (Enter categories from instructions)

02E: Commerce / specialty store

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

05G: Romanesque

Materials (Enter categories from instructions)

foundation 04: Stone

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 type="checkbox"/> Yes <input checked="" 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 420-422 Jefferson Street Site Number 29-01106
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

Significant Dates

Construction date 1884 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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7. Narrative Description

This is a three-story brick building completed in 1884. The building reflects the High Victorian style incorporating a number of stylistic elements, particularly in the carved stone details. The storefront has been remodeled with multi-color brick, large windows, and a recessed entry at the left/east. A flat canopy extends from the building. Originally, a center staircase led to the offices on the second story and hall on the third story, and the center windows on the second and third stories reflect this configuration. The windows on the second and third stories have been covered, though original sashes are believed to be intact still in the openings. The bays to either side of the center window have a set of three windows under a shared carved stone lintel, divided by stone pilasters, and with a shared stone sill. The third story has a similar configuration of three windows to either side of the center window. The west set has arch windows with carved stone detail in the arch and a keystone. The east set has a shared low stone arch with carved detail. This east section has a brick gable on the roof with three small windows. A smaller dormer is located above the center windows, with a pointed arch stone detail. The southwest corner of the building is rounded, and the corner tower that extended above the roof was removed in the 1950s. The west side of the building extends along 5th Street. The lot slopes considerably to the rear, with the second story accessed directly from the rear of the building. The windows on the west side have also been covered on the exterior. The second story windows have a continuous stone sill, and a stone band connects the segmental arch lintels. The third story has a front section and a rear section, and both sets of windows also have a continuous stone sill. The front windows have a stone band at the top of the windows, below an arch detail. Decorative brickwork extends along the parapet on both sections.

8. Narrative Statement of Significance

The Gregg Building / Masonic Temple appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1884 for John M. Gregg with the third story built/designed as the hall for the Masonic Temple. Thus, the building has been known by both names. The dry goods and notions store of John Boesch initially moved into the corner store of 422 Jefferson, with H. Droegemeyer, boots and shoes, in the 420 storefront. By 1894, John Boesch's store expanded into the 420 storefront. They continued operate here, as well as in their new building to the east after 1906, until they closed in 1934. The National Tea Company then operated here for a few years, followed by the Zephyr Theater from c.1940 to c.1955. This history contributes to the significance of the district. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001). The building may be individually eligible for listing on the National Register of Historic Places under Criterion A for this significant history, though exterior alterations, in particular the windows, may preclude this eligibility. Further assessment of the interior integrity would also need to be completed for full individual evaluation.

The 44' by 110' three story building at 420-422 Jefferson was constructed by John M. Gregg in 1883-1884. Mr. Gregg formally bought the property from T.L. Parsons & wife in April 1884. The property had been the site of the Parsons home since the 1850s. Mr. Gregg had been planning a two story business block, but agreed to allow the Masonic Building Association to add a third story which would be owned

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by the Masons. Gregg granted a 99 year right of access through the lower stories from the street up. In return, the Masonic Building Association would be responsible to keep the upper story in repair and to erect a stairway leading to it ("A Commendable Move," *Burlington Hawk-Eye*, January 30, 1883, 6). Charles Dunham, a prominent local and regional architect, designed the building in the High Victorian style. The building was known both as the Gregg Building and as the Masonic Temple, with the latter name being more commonly used. The interior accommodations of the Masonic Temple on the third story are described in detail in an article in the *Burlington Hawk-Eye* on March 28, 1883, page 8. The Temple was completed and occupied about July 1, 1884 (*Portrait and Biographical Album of Des Moines County, Iowa 1888: 746*).

The 420 storefront was initially occupied by H. Droegemeyer, boots and shoes. They continued to be listed here through 1893. In 1884, the John Boesch Company opened in the corner storefront (422) in the new Masonic Temple building at the northeast corner of Fifth and Jefferson. By 1894, it expanded into the 420 storefront as well. 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. That 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. However, John Boesch Co. and Hertzler & Boesch continued to operate side by side in the new building, Hertzler & Boesch at 412, and John Boesch at 414-416 as well as 420-422 in this corner building. By 1912, the John Boesch Company 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.

Other original occupants of the Gregg building included Montfort & Hill, photographers, 1884-85 through 1893; Joshua W. Holiday, physician & surgeon, 1884-85 through 1896-97; and H. Droegemeyer, boots & shoes, 1884-85 through 1893. Montfort & Hill occupied a narrow one-story extension on the north end of the building, employing a side entrance off 5th Street. They were very well known locally, nationally, and even internationally. They won numerous awards, such as the Hiawatha prize at Minneapolis in 1888, the first prize for cabinets at St. Louis in 1886, and awards at the Columbian Photographic Association held in Chicago during the World's Fair (*A Souvenir of Burlington 1896*). Following Montfort & Hall's relocation to 412 ½ Jefferson in 1893, another photographer, J.H. Reynolds, moved in around 1894, remaining through 1896-97.

In 1887, J.B. Martelle, dentist, moved into 422 ½ Jefferson. He would remain through 1900-01. In 1891, John and John C. Greiner, attorneys, notary public, fire insurance & real estate, moved into room 4, Masonic Temple. The Greiners remained through 1912. In 1898-99, Dr. A.C. Zaiser moved into the Gregg building, remaining through 1907-08, when he and his son relocated to the Elk's Building. Dr. Gustavus E. Rizer, dentist, moved in around 1906, remaining through 1913-14. In 1908-09, Dr. P.A. Reppert, physician, moved in from 406 ½ Jefferson. He remained through 1913-14 (Dr. Reppert was married to Birdenia Gregg, daughter of John M. Gregg (*Antrobus 1915, Vol. II: 281*)). George Binder, Jr., insurance and circular letter advertising, leased space from 1910-11 through 1913-14. Mr. Binder had

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served as the director of the physical culture department of the local Y.M.C.A., until a severe knee injury from an accident forced him into a more sedentary form of employment (insurance). He also served as the secretary of the Merchants Credit Rating Association (Antrobus, vol. II, 1915).

In March, 1908, Alfred C. Gregg & wife, et al transferred the building to Martha Gregg Holiday et al.

By 1915, most or all of the upstairs offices, including those of George Binder, Jr., the Circular Letter Shop, and Dr. Philip A. Reppert were all relocated to the new Iowa State Bank Building, and Dr. Gustavus E. Rizer to the German-American Bank Building. The 1915 and 1916-17 city directories list 420 ½ as vacant, and 422 ½ only as the Masonic Temple. John Boesch Company continued to use the lower floor of the building, and the store may have expanded into the second floor as well, displacing or replacing the tenants mentioned previously. This was a period of rapid expansion by John Boesch Company, which at its peak around 1924 employed 120 people. The 1918-19 directory lists Sperry & Hutchinson Co. (S&H Green Stamps), trading stamps at 420 ½, and the 1920-21 directory lists a couple of residents at 420 ½.

In December 1920, a fire caused \$60,000 in damage to John Boesch's inventory in the Gregg building and the Masonic Temple on the third story. Fire-proof iron doors between the Gregg building and the John Boesch building to the east completely protected the main John Boesch store from fire and water damage, and the store remained open after the fire. The Masons, however, had damage exceeding their insurance coverage and were unable to repair the third story, which remained vacant until John Boesch bought the third floor in September 1921 ("Fire Ravages Boesch Store; Masonic Hall," *Burlington Hawk-Eye*, December 28, 1920, 3; "Boesch Company Buys Old Masonic Quarters," *Burlington Hawk-Eye*, September 16, 1921, 8; transfer books). John Boesch did not, however, purchase the Gregg building when it was offered to them shortly following the fire ("Chain Store May Close Lease on Gregg Property," *Burlington Hawk-Eye*, January 19, 1921, 6).

From 1922 to 1930, 422 ½ Jefferson was occupied by Dr. E.W. Smith, dentist, and probably John Boesch Co. City directories list John Boesch Company at 416-422 Jefferson through this period.

Through the 1920s and into the 1930s, John Boesch Company continued to operate in both the 420 and 422 storefronts. In March 1934, the John Boesch Company entered bankruptcy and George E. Hill (formerly of Montfort & Hill, photographers), trustee, sold the third story back to several members of the Gregg-Holiday family (transfer books).

The National Tea Co. was listed at 420 and 422 Jefferson in the 1935 and 1937 city directories. From 1940 through 1955, the Zephyr Theatre was listed at 420 Jefferson. In 1951, there were five theaters in Burlington: Palace Theater (312-318 N. 3rd Street, extant), Arion Theatre (210 N. Main, extant), Capitol Theater (211 N. 3rd St, extant), Zephyr Theatre (in former Masonic Temple at 420 Jefferson, extant), and Burlington Drive-In Theatre (Agency Rd). A variety of small shops was listed at 422 Jefferson during these years, including Neumode Hosiery, 1940; Fannie Mae Candy Co., 1942; vacant, 1943-1945; Downyflake Donut Depot, 1947; Corso Donut Shop, 1951; and Shoe Box, 1955. Osco Drug Co. took over the entire building from 1957 through 1978.

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In the mid to late 1970s, the property was transferred to Faye Hortense & James H. Lee. In fall 1980, Thomas W. and Mary B. Wilson bought the building. In 1980, Mundt Piano & Organ was listed at 422 Jefferson. In 1981, Mundt's relocated to 2700 Mt. Pleasant Street, but then returned to 420 Jefferson in 1991, where they remain today. From 1981 through 1989, Wilson Sewing Center occupied 420 Jefferson. In July 1989, Thomas W. & Mary B. Wilson sold the building to Ronald W. & Barb Willson. The upper floors are either vacant, or are used for storage by Mundt's.

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

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.

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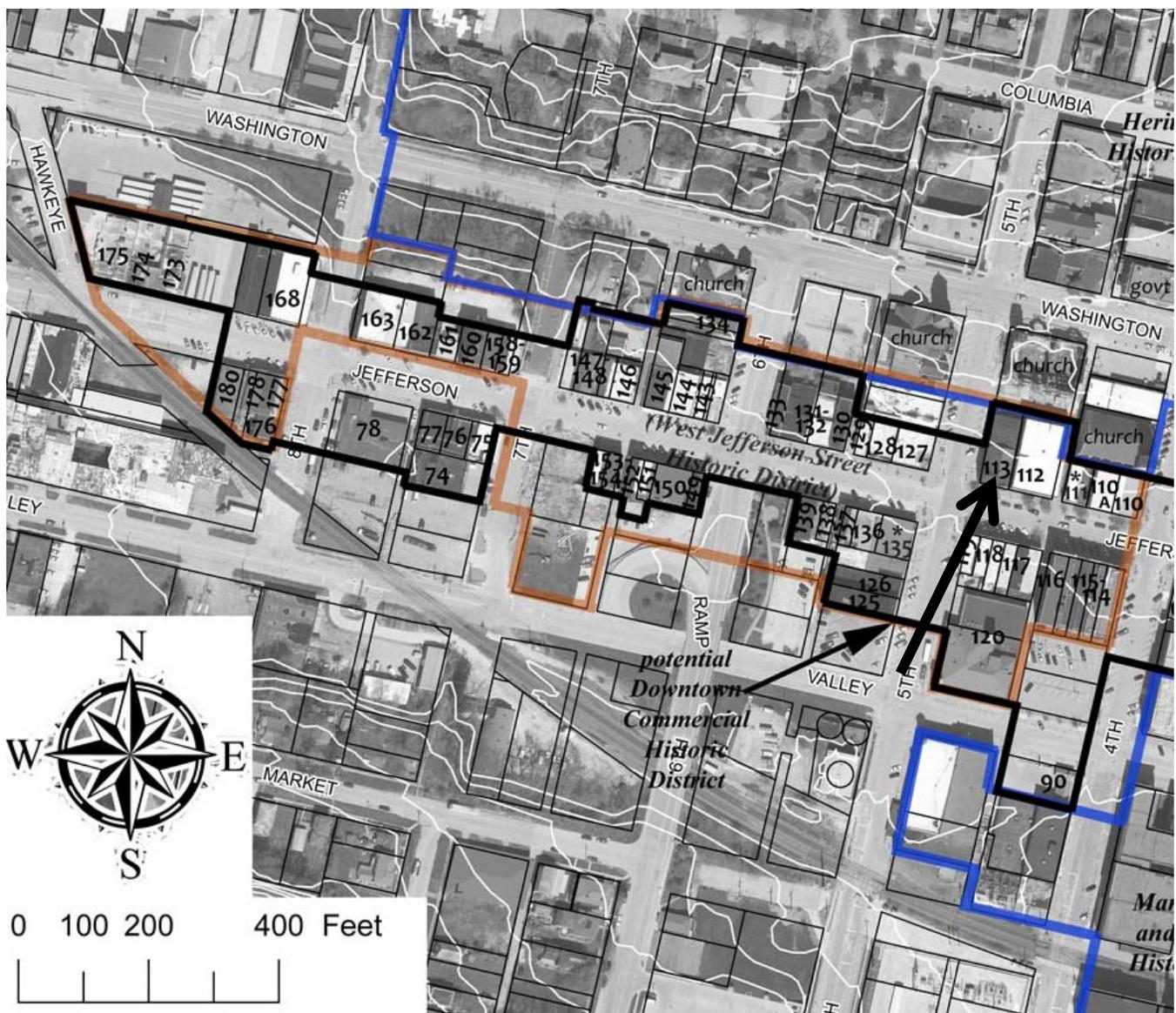
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Vertical files. Files on business/industry as well as individual businesses. Burlington Public Library, Burlington, Iowa.

Location map



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

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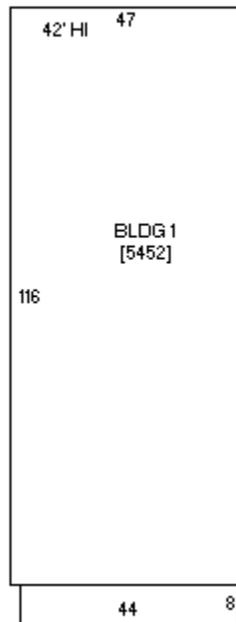
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Building plan (from assessor's website)



CANOPY
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Historic images



Building in 1889 (Downtown Partners)

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Postcard with building from 1910s (Downtown Partners)

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Building in 1977 (Downtown Partners)

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Digital photographs



Photograph 29-01106-001 – West and south elevations, looking northeast (McCarley, January 14, 2014).

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Photograph 29-01106-002 – South elevation, looking north (McCarley, January 14, 2014).

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Photograph 29-01106-003 – Detail on south elevation, looking north (McCarley, January 14, 2014).

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Photograph 29-01106-004 – North and west elevations, looking southeast (McCarley, January 14, 2014).