

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

State Inventory No. 29-00122 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 Gardner & Gould Company (candy)
 other names/site number 2009-10 Survey Field Site #WH-11

2. Location

street & number 228-230 South Third 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) 271

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 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)	Current Functions (Enter categories from instructions)
<u>10A01: Mill</u>	<u>10A02: Factory</u>
<u>10G01: Warehouse</u>	<u>02E: Specialty Store</u>
<u>02E02: Confectionery</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 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 228-230 S. 3rd Street Site Number 29-00122
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 1880 check if circa or estimated date
Other dates, including renovation 1910

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder Franklin B. Jaggard & Marcus Simpson

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, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA
organization Burlington Historic Preservation Commission date February 16, 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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Gardner & Gould Company

Des Moines

Name of Property

County

228-230 South Third Street

Burlington

Address

City

7. Narrative Description

While this building incorporates portions of a c.1880 building constructed for the Burlington Linseed Oil Works, the building in its current form dates to the 1910 remodeling for the candy factory of Gardner and Gould Company. A historic photograph from 1882 shows the building was originally three stories with a gable roof and cupola. The current third story and rear section were added in 1910. Much or all of the original brick exterior walls were retained and extended using the same type of brick. The original exterior walls are distinguishable from the 1910 additions primarily based on the style of window arches, the originals being radial brick segmental arches with flat tops, and the 1910 additions being normal segmental arches. Additional windows also appear to have been cut into the walls, in comparison with the 1882 sketch of the building.

This is a three-story, five bay brick building with a stone foundation. According to the current owner, Buzz Ahrold, the current aluminum and plate glass storefront was installed by Albert Wiedemann in the early 1960s, along with the replacement windows on upper floors. The second story windows on the façade (west) have segmental arch lintels with flat tops, while the third story windows have typical segmental arch lintels. The ghost of a painted sign for the Burlington Paper Co appears below the second story windows, and the ghost of a painted sign for The Gardner & Gould Co appears below the third story windows. The upper two stories of the south side of the main section of the building has one window on each story in the west half and two windows spaced further east. A side entry is found under the east window of this section. The rear section has two parts – a three bay section that appears to incorporate part of the original rear section and an added one-bay rear section. Entries on each level provide access to the building and fire escape in the three bay section. The one-bay rear section sits on a lower stone foundation, with the site sloping down to the east. The basement is exposed on the east side, with an entry that provides direct access. The upper stories have two-over-two-light double-hung wood windows with typical segmental arch lintels.

8. Narrative Statement of Significance

The Gardner and Gould 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. Gardner and Gould Company also appears individually eligible for the National Register of Historic Places under Criterion A. The Gardner and Gould Company opened their candy factory here in 1904, constructing the full-height rear section. They continued to operate here until 1957. The business was significant within the local history of Burlington, and its Fern chocolates were sold across the country.

Franklin B. Jaggard and Marcus Simpson purchased the property from R.D. Arick et al on February 2, 1880. They constructed the original brick building, 180 by 120 feet (which included the 60 by 120 feet Warehouse Nos. 2 & 3 on Original City Lot 270 to the north), three stories with a basement, "...fitted up with the best and most modern machinery in use for manufacturing oil cake and pressing oil. This machinery is driven by a sixty horse power engine and suitable boilers, and has a capacity of turning out 1,200 gallons of oil and 10 tons of oil cake and oil cake meal per day." A sketch from 1882 shows

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Gardner & Could Company</u>	<u>Des Moines</u>
Name of Property	County
<u>228-230 South Third Street</u>	<u>Burlington</u>
Address	City

the original design (*Commercial & Statistical Review of the City of Burlington, Iowa, 1882, p. 143*). Originally started as the Burlington Linseed Oil Works, Jaggard & Simpson incorporated in 1886 to form the Burlington Linseed Oil Company – a name that would continue in use beyond formal corporate consolidation into the National Linseed Oil Company in 1888, and then into the American Linseed Oil Company in December 1898 (County Transfer Records, City Directories, *Portrait & Biographical Album of Des Moines County, Iowa 1888: 564-67*). The 1886 Sanborn map shows a three-story building with a basement at this location. It was used as “building no. 1” for the Burlington Linseed Oil Works. Adjacent three story buildings to the north were warehouses number 2 and 3. The rear section of the corner building was only two stories with a basement, used for sales, storage, and a work shop. The Burlington Linseed Oil Company sold the property to the National Linseed Oil Company on April 1, 1890. The 1892 Sanborn map shows the same sets of buildings and uses for the Burlington Oil Linseed Works. The company continued to operate here until around 1898. The National Linseed Oil Company sold the property to the American Linseed Oil Company on December 9, 1898. On the 1900 Sanborn map, the buildings continue to be identified with the company, but the plant appears closed and “ruins” is noted on the corner building. The corner building (228-230) is three stories with a basement and a two-story rear section. The American Linseed Oil Company sold the building on June 13, 1901.

Marcus Simpson became a director and third vice president for the National Linseed Oil Co. after the consolidation, and by 1898, the National Linseed Oil Co. came under scrutiny for antitrust actions, with national legal challenges extending into the 1920s (*“A Crash in Linseed: How the matter affects Burlington private interests”*, *The Burlington Hawk Eye*, July 29, 1898, p.7 and related articles). The National Linseed Oil Trust is often cited as one of the manufacturing trusts (along with Standard Oil and others) that led to the development and adoption of the Sherman Antitrust Act. Although specific documentation has not been located in this current research, the closure of the Burlington mill ca 1898 is consistent with the general documentation of lawsuits seeking receivership for the National Linseed Oil Co. holdings of that era. The American Linseed Oil Co. absorbed much of the National Linseed Oil Co. capital holdings in this same time frame, and from subsequent legal challenges, appears to have been more of a renaming or “repackaging” of National than a receiver.

The John Blaul family bought the properties at 224-226 and 228-230 S. 3rd St. on June 13, 1901. A ghost sign, “Burlington Paper”, painted between the first and second floors on the front of the building remains visible. It may be in this period from 1901 to 1904 that they leased the properties to the Burlington Paper Company (in which John Blaul & Sons were largely interested) for storage, until Burlington Paper relocated to the Blaul Block in the 500 block of Valley St. in 1904. Burlington Paper Co. carried wholesale merchandise, including paper bags and pie plates, twines, wood dishes, fine writing papers, dolls & toys, safety matches, brushes, Chinese fire crackers and “...everything known in manufactured articles, except eatables” (“Paper Company Annual Fifth annual meeting came to a close last evening,” *Burlington Hawk Eye*, January 17, 1915, p. 4; “John P. Zurawski Drops Dead in Los Angeles Friday Morning,” *Burlington Hawk Eye*, February 22, 1924). No listings are found for this building in the 1902-03 city directory. They continued to own the three-story brick warehouse to the north at 224-226 S. 3rd Street at the time that fire destroyed the building on April 14, 1923. Chittenden & Eastman and Guest Piano Company were using the building for warehouse space at the time (“Fire Destroys Warehouse,” *Burlington Hawk-Eye*, April 14, 1923, 1).

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00122

Related District Number 29-03522

Page 3

Gardner & Gould Company

Des Moines

Name of Property

County

228-230 South Third Street

Burlington

Address

City

E.T. Gardner and E.C. Gould formed the Gardner & Gould Candy Co. in 1900, and moved into the corner building on March 1904, which had been remodeled and re-equipped to suit their needs ("Gardner & Gould", *The Burlington Hawk Eye Gazette*, March 24, 1906; Antrobus 1915: 347-48). They enlarged the building to its present configuration in 1910 by replacing the rear portion of the building with a four-story (including walk-out basement floor) rear addition to add full height to this rear section of the building (referred to as a 4th floor in some local business review accounts because of full use of the basement). The enlarged plant in 1910 would be considered "modern in every way" and "the best that can be procured." Their "Fern Brand" chocolates were of highest quality and were distributed throughout the country ("*Will Enlarge Plant*" *The Burlington Hawk Eye*, March 27, 1910, Antrobus 1915: 347-48).

The 1931 Sanborn map shows the Gardner & Gould Company candy factory at the corner, with the two buildings to the north demolished. The front portion of the building was storage on the first and second stories, with the candy factory on the third story. An office was found on the corner of the first story. The rear section had a shipping room on the first story, chocolate dipping on the second story, and candy factory on the third story. G & G were responsible for the current exterior configuration, and were a significant Burlington and upper Midwest industry from 1904 through 1957, when they were bought by Fresh Pak Candy company of Moline. Production was briefly expanded to a high of 125 employees in early 1957, just before the plant was closed and all local operations were transferred to Moline and Rock Island in 1957 (27, 28). Pieces from the liquid sugar vat have been used in a sculpture entitled "Sugar Free", situated in the public meditation garden immediately west of St. Paul's German Methodist-Episcopal Church building (the recent home of the Burlington Art Guild) at 7th St. and Washington (Buzz Ahrold, personal communication).

Albert Wiedemann bought the property in May 1959 to house the relocated Burlington Tent & Awning (29, 30). According to the current owner, Buzz Ahrold, the current aluminum and plate glass storefront was installed by Albert Wiedemann in the early 1960s, along with the replacement windows on upper floors. Burlington Tent & Awning, currently owned and run by Buzz Ahrold, is still in business at 228-230 S. 3rd St., manufacturing and renting tents, awnings and other canvas products, and manufacturing Burlington Brand Tarpaulins, which are sold from Nebraska to New England. The McConnell Company (leather goods, gifts & sundries) also operates from the building.

9. Major Bibliographical References

Antrobus, A.T. *History of Des Moines County, Iowa*, vol. II. Chicago: Clarke Publishing, Chicago, 1915, pp. 347-348.

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

Commercial & Statistical Review of the City of Burlington, Iowa, 1882, p. 143.

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00122

Related District Number 29-03522

Page 4

Gardner & Gould Company

Des Moines

Name of Property

County

228-230 South Third Street

Burlington

Address

City

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

A Memorial and Biographical Record of Iowa, Chicago: Lewis Publishing Co., 1896, excerpted in website: www.celticcousins.net/irishiniowa/cavanbios.htm, pp. 12-14 of 15.

Newspaper sources, various articles and dates. On microfilm or in vertical files at the Burlington Public Library.

"Burlington's Happy New Year... Business Progress in 1889", *The Burlington Hawk Eye*, January 1, 1890.

"Sudden Heart Failure: Franklin B. Jaggar falls dead at his home", *Burlington Daily Gazette*, October 23, 1890.

"Clark Woodman Found Dead: Supposed suicide of a millionaire citizen of Omaha", *The New York Times*, August 21, 1891.

"A Crash in Linseed: How the matter affects Burlington private interests", *The Burlington Hawk Eye*, July 29, 1898, p.7. "Linseed Oil Break: National company transfers its flaxseed trades: Stock drops from 11 ¾ to 4", *The Burlington Hawk Eye*, July 29, 1898.

"The Great Linseed Oil Trust is Hurt: It transfers all the future trade to prominent Chicago houses", *Burlington Evening Gazette*, July 29, 1898, p. 3.

"Linseed Oil Claims Paid", *The Burlington Hawk Eye*, August 9, 1898, p. 2.

"The Linseed Oil Trust: Assets said to be \$6,000,000 over all liabilities", *The New York Times*, September 22, 1898.

"Prays for Receiver", *Western News-Democrat* (Valentine, Nebraska), October 6, 1898. (found in a web search for "American Linseed Oil Co.)

"New Linseed Oil Suit: Receiver for National company asked for – serious charges made against directors", *The New York Times*, April 27, 1900.

"Sues to dissolve Linseed Oil Trust: Government charges prices jumped from 50 cents a gallon in 1916 to \$1.80 in 1918. Assails "open price plan", *The New York Times*, July 1, 1920.

"Paper Company Annual: Fifth annual meeting came to a close last evening," *The Burlington Hawk Eye*, January 17, 1915, p. 4.

"Gardner & Gould", *The Burlington Hawk Eye Gazette*, March 24, 1906.

"Will Enlarge Plant" *The Burlington Hawk Eye*, March 27, 1910,

"E.C. Gould", from "Just for Fun", *The Burlington Hawk Eye*, 1913.

"Fern Brand Known Over a Wide Area" , *The Burlington Hawk Eye*, date unknown, found in Burlington Public Library's vertical file on business histories. "Gardner-Gould Candy Co. Announces Liquidation", *Burlington Hawk Eye-Gazette*, June 20, 1955.

"Important to Burlington", *The Burlington Hawk Eye*, July 11, 1955.

"Announce Plans to Close Local Candy Factory", *The Burlington Hawk Eye*, April 16, 1957.

"Gardner & Gould Name is Dropped by its Successor," *Burlington Hawk Eye Gazette*.

Company description: Burlington Public Library business vertical files.

"M.F. Wiedeman Passes Away: Was a proprietor of Burlington Tent & Awning Co 54 years," *Burlington Hawk Eye*, date uncertain, (found in Burlington Public Library business vertical files.

Picturesque Burlington and Vicinity, Conrad Lutz, Burlington, Iowa, 1888.

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

Site Number 29-00122
Related District Number 29-03522

Page 5

Gardner & Could Company	Des Moines
Name of Property	County
228-230 South Third Street	Burlington
Address	City

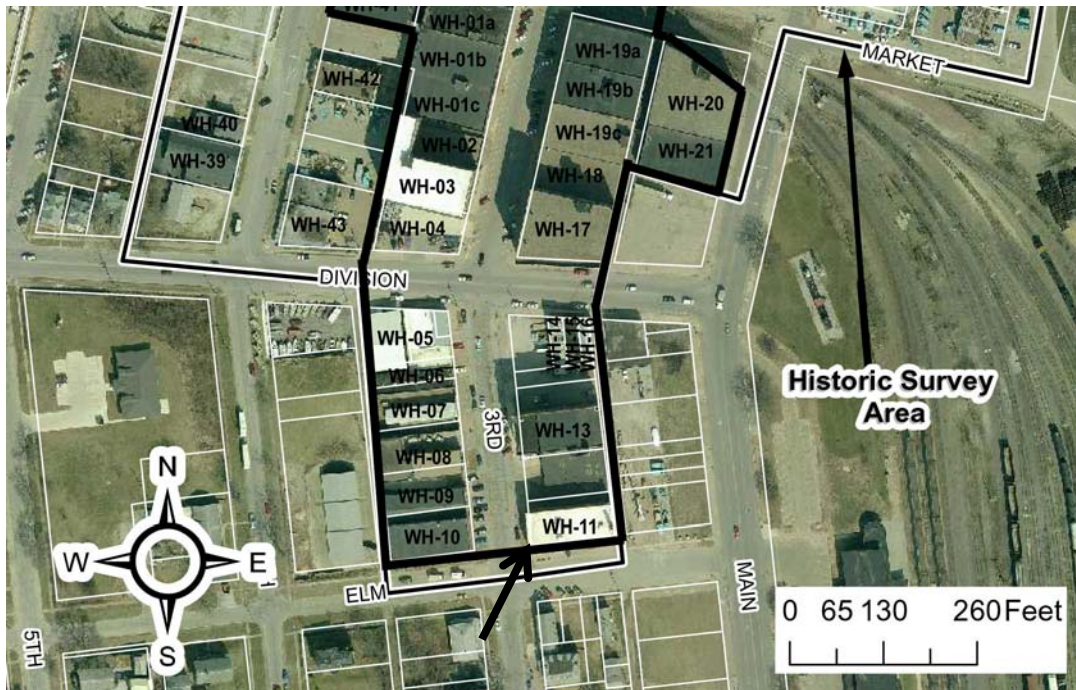
Portrait and Biographical Album of Des Moines County, Iowa. Chicago, IL: Acme Publishing Company, 1888, pp. 184, 564-567, 762.

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.

Location map



Iowa Site Inventory Form Continuation Sheet

Site Number 29-00122

Related District Number 29-03522

Page 6

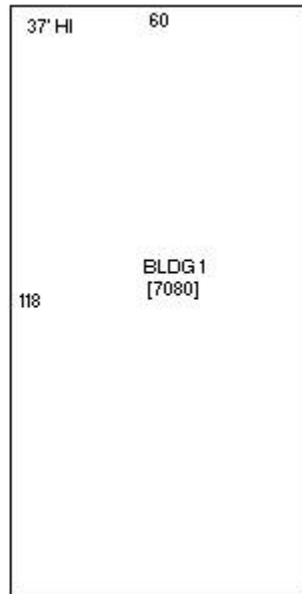
Gardner & Could Company
Name of Property

Des Moines
County

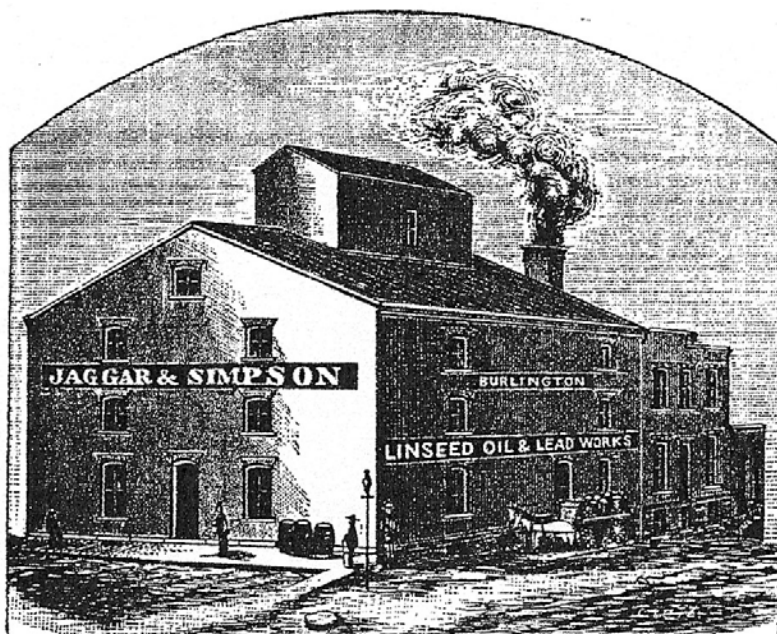
228-230 South Third Street
Address

Burlington
City

Site plan



Historic image



Commercial & Statistical Review of the City of Burlington, Iowa, 1882, p. 143

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

Site Number 29-00122
Related District Number 29-03522

Page 7

Gardner & Could Company
Name of Property

Des Moines
County

228-230 South Third Street
Address

Burlington
City

Photograph (digital image)



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

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

Site Number 29-00122
Related District Number 29-03522

Page 8

Name of Property	Des Moines
Address	County
	Burlington
	City



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

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

Site Number 29-00122
Related District Number 29-03522

Page 9

Gardner & Could Company
Name of Property

Des Moines
County

228-230 South Third Street
Address

Burlington
City



Building, looking north
November 2, 2009
R.L. McCarley

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

Site Number 29-00122
Related District Number 29-03522

Page 10

Gardner & Could Company
Name of Property

Des Moines
County

228-230 South Third Street
Address

Burlington
City



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