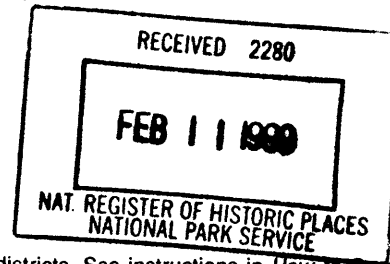


JAN 29 1999

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



310

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Schramm Building

other names/site number Jochims Building

2. Location

street & number 212 Jefferson Street N/A  not for publication

city or town Burlington N/A  vicinity

state Iowa code IA county Des Moines code 057 zip code 52601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Patricia O'Neil/Kim DSIPO 2-3-99  
Signature Date

STATE HISTORICAL SOCIETY OF IOWA

State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Elson H. Beall  
Signature of the Keeper

Date of Action

3/12/99

5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Gothic

Materials

(Enter categories from instructions)

foundation	STONE
walls	BRICK
roof	ASPHALT
other	GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- 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)

ARCHITECTURE

**Period of Significance**

c.a. 1878

**Significant Dates**

c.a. 1878 1860-1862

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

UNKNOWN

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

library; Main Street of Burlington/  
Downtown Partners

Schramm Building  
Name of Property

Des Moines County, IA  
County and State

**10. Geographical Data**

**Acreage of Property** less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	5	6	6	0	1	7	4	4	5	1	9	2	1	0
Zone			Easting					Northing						

  
2 

Zone			Easting					Northing						

3 

Zone			Easting					Northing						

  
4 

Zone			Easting					Northing						

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Debra Jochims and Janet McCannon

organization /Downtown Partners date May 8, 1996

street & number 10917 Oak Ridge Rd/214 N. 4th St. telephone (319) 752-4455/(319) 752-0015

city or town Burlington/Burlington state IA/IA zip code 52601/52601

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Jerry L. and Debra J. Jochims

street & number 10917 Oak Ridge Road telephone (319) 752-4455

city or town Burlington state IA zip code 52601

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**SCHRAMM BUILDING**

Section number 7 Page 1

**DES MOINES COUNTY, IA**

**NARRATIVE DESCRIPTION**

The historic structure at 212 Jefferson Street in Burlington, Iowa is in the middle of Burlington's oldest commercial district (it was the first dry-goods millinery store in Burlington), and is today adjacent to (and was once connected to as a part of) one of the City's longest-standing family-owned businesses. The building fronts south onto Jefferson Street, has an alley to the east, and is adjacent to commercial buildings to the north (rear of building) and is adjacent to a building with a twin facade immediately to the west (214 Jefferson Street)

This structure is a three-story building with a rectangular plan (20 feet x app. 100 feet), a flat slightly pitched roof, and large plate glass windows (for display) on the first floor. The building is three stories high in the first 68 feet and two stories from that point to the rear lot line. A flat, slightly pitched roof covers the three story area as well as the two story area. A domed skylight is located in the second floor roof, but had been tarred over. The walls are of St. Louis pressed brick laid in black mortar, and there are ornamental stone cornices and trimmings on all front windows.

The building is interesting and significant as a commercial Late Victorian Gothic structure. Although the brickwork is both intricate and complex in its corbeling, the basic three window bay system is quite simple. The structural system is quite simply expressed in the building's vocabulary with two corner structural elements and two interior sculpted brick columns between windows. The corbeling of the brick into approximately ten different planes gives unique excitement to the shadows cast by the facade undulation.

Although Gothic in character, the window arches are quite flat and subdued on the upper windows, and the "infill" lintels over the lower windows give a more refined and restrained feeling to the traditional uplift of the Gothic character. The use of limestone and brick gives a richness but not a flamboyant feel to the structure. The colored tile at the upper landing is the only deviation from a fairly monochromatic elevational concept. The keystone and springer stone are oversized (scale-wise) at the upper windows and give a clean, almost whimsical, feeling to the upper facade movement.

At one point, in 1971, six buildings (this building at 212 Jefferson and the five properties to the west) were all connected and part of the J.S. Schramm Department Store. The store held addresses 212-220 Jefferson Street. The building at 212 Jefferson Street now stands alone. While there is still a common wall shared by 212 and 214 Jefferson (an interior "gateway" allows shoppers to pass through from the menswear retail portion of Gregory's on Jefferson at 212 Jefferson into the ladies and gifts portion of Gregory's on Jefferson at 214 Jefferson), 212 Jefferson is a property clearly defined from its neighbors.

In the late 1950s the property at 212 Jefferson was faced with a mesh concrete veneer. At the time the present owners purchased the building, the aggregate concrete slabs covered the south facade from transom level up over the second and third stories to the edge of the roof. Beneath the facing at 212 Jefferson Street

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****SCHRAMM BUILDING**Section number 7 Page 2**DES MOINES COUNTY, IA****NARRATIVE DESCRIPTION (cont.)**

was the brick and decorative stone, recently exposed by the present owners. The facade was in fairly good condition, however, some stone work was chiseled off, the cornice removed, and some decorative tile removed.

In an effort to restore the facade, brick from a building destined to be razed was salvaged. This brick is of the same period as the brick on 212 Jefferson. Care was taken to match the black mortice in color, joint width and joint profile. The entire upper facade as well as the entire alley side were tuck pointed. Stone details which were chiseled off during the late 1950's were replaced with actual stone, attempting to match the present colorations. Molds of the stone details and the cornice were made from the building at 214 Jefferson which is a twin to 212 Jefferson thereby allowing for exact replicas. The tin cornice was painted in accordance with recommendations of the Main Street Architect. Missing decorative tile was replaced using the 214 Jefferson model. This work on the upper facade was completed in 1997 and greatly enhances the beauty and historical significance of this building and also adds importance to the twin building concept.

The first story storefront, altered in 1960, has raised display windows surrounded by permastone and containing a recessed metal framed glass door. A metal awning extended across the full south facade. To date, the metal awning has been removed and replaced with a fixed striped cloth awning, similar to the awning pictured in the enclosed early photo of the J.S. Schramm building. Due to the existing heating/air conditioning ducts above the entrance setback, modifications involving store front windows to match the height of the existing interior ceiling height will prove to be a costly challenge. The original integrity of the storefront is in tact and therefore no plans to change the window height are foreseen. Replacing the existing aluminum window frames, replacing the metal door with a wooden door, locating iron columns for installation and replacing the stone surrounding the windows would create a more historically correct as well as more appealing storefront. Long-term plans would hopefully see the storefront restored as closely as possible to photo #10.

Changes to the interior first floor took place around 1960 and included the lowering of the rear 24 feet of the first floor and the creation of a mezzanine space above it between the first and second floors.

In 1995 the first floor interior was completely (and authentically) renovated - from removal of the dropped ceiling inside and restoration of the existing pressed metal ceiling which exists for the first 68 feet, purchasing, installing and painting a new tin ceiling for the mezzanine area, uncovering and restoring four arched alley windows, freshly painting, newly carpeting, installing new lighting, building an office, four dressing rooms and alterations room to furnishing the store with antiques.

On the second floor interior where prior to 1995 was an employee break room, art department and display storage area now stands a two bedroom modernized apartment with historic charm. Several original features

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**National Register of Historic Places  
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**SCHRAMM BUILDING**

Section number 7,8 Page 3

**DES MOINES COUNTY, IA**

**NARRATIVE DESCRIPTION (cont.)**

were retained and restored. Several interior brick walls were cleaned and sealed. The skylight dome was repaired along with exposing the original glass (which had been tarred over on the roof) thus significantly adding to the availability of natural light. An existing wooden and three-tier glass wall with door and transom was retained to provide a division for the master bedroom plus providing natural light since wall height in the second bedroom, bathroom and walk-in closet was kept to eight feet. The original hardware for the door and transom was refinished. The original fir wood floor in the master bedroom was refinished and sealed. Three arched windows with rope-pulley mechanisms facing the street were restored to working order and freshly painted after replacing some glass and glazing: they retain original sash and surrounds. Three windows facing the alley were restored to working order and painted.

The apartment consists of two bedrooms, walk-in master closet, one and one-half baths, den, kitchen, living room, dining area and laundry room. New lights and ceiling fans were installed along with a fully equipped kitchen and laundry room. Vinyl flooring and carpeting was installed. Dry wall was used to form new interior walls along with covering outside exposed walls which were first insulated. A new air conditioning/heating unit along with telephone and cable access was installed.

The staircase to the third floor was remade and widened to meet code. Again on the third floor, the three arched windows facing the street were restored to working order retaining the original sash and surrounds. The back (north) wall was insulated and dry-walled. A new door was installed for access to the roof. Under the floor, insulation was blown in. Since this area will not be used for living space at the present time, nothing was done with the interior exposed brick walls, the wood plank floor or the beamed ceiling area.

As of 1996 important structural work has been completed - adding alley access, re-roofing, and bringing the building up to code.

212 Jefferson matches the building at 214 Jefferson in size, scale, materials and style.

Pictures of the building at 212 Jefferson include a picture of the original facade, the current facade, and also a picture of the "twin" facade at 214 Jefferson.

**STATEMENT OF SIGNIFICANCE**

The structure at 212 Jefferson Street in Burlington, Iowa is locally significant under criterion C because it represents an excellent example of Late Victorian Gothic commercial design which in turn presents testimony to society's thoughts about design - specifically architectural design. The resource is one of the finest representations in Burlington.

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**National Register of Historic Places  
Continuation Sheet**

**SCHRAMM BUILDING**

Section number 8 Page 4

**DES MOINES COUNTY, IA**

**STATEMENT OF SIGNIFICANCE (cont.)**

Prevalent from the 1850s to the 1950s, the two-part commercial block emerged as a distinct type of composition used for small and moderate-sized commercial buildings. The structure at 212 Jefferson, along with its twin at 214 Jefferson, reflect this type of composition by having retail stores on the first floor and offices/storage spaces on the above two floors. Both of these buildings still house retail businesses on the first floor with newly converted apartments on the second and third floors. Across the alley to the east is another example of the two-part commercial building. It also houses a retail store on the first floor with an apartment above.

Victorian versions of the two-part block were most popular from the 1850s through the 1870s and continued to be built for another decade. During the High Victorian era, 1870s and 1880s, the principal change in the two-part block demonstrated an increase in the amount of ornament and the variety of elements and materials employed.

In an effort to "keep up with the times", the building was remodeled in the late 1870's, very likely 1878 when the building was complete as we know it today, at which point the three-story facade was added in the Late Victorian Gothic style so prevalent in commercial buildings at this time. The structures at 212 and 214 Jefferson reflect these Victorian versions in that they both exhibit elaborate cornices and embellished windows. They use both stone and brick in the facade with a large portion of the surface covered with decorative patterns. These "twins" truly reflected the new taste for decoration and the increasing desire to have buildings themselves perceived as ornaments to Burlington.

The alley side of the building received attention as well. We know from the abstract that J.S. Schramm purchased part of what is now 212 Jefferson on December 12, 1845. This portion was the eastern most section of city lot #252 which abuts the alley "being 20' front on Jefferson at the rear or East end of said lot and running back to the north line 60' more or less." On March 11, 1869 he purchased an additional 200 square feet to the rear of the original purchase - "10' off the South end of the East 20' of Lot 251 containing 200 square feet fronting 10' on the alley." Then on August 8, 1878 he purchased more area to the north and the west which amounted to the west wall being 39'3" from the east wall which was extended 20 more feet northward. This final purchase made the property as it is today; L-shaped. Thus by 1878 there was 90'6" of alley frontage to embellish to reflect their taste for decoration, yet since it was not as visible as the frontage, less elaborate measures were used to tie into the facade appearance.

On the first floor alley side there are four arched windows. However, these windows are not as large or elaborate as those on the front of the building. The molding on the interior sashes and the pulley mechanisms of the alley windows are similar to that of the upper story arched windows thereby indicating the windows were installed at about the same time.



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**SCHRAMM BUILDING**

Section number 8 Page 5

**DES MOINES COUNTY, IA**

**STATEMENT OF SIGNIFICANCE (cont.)**

Flanking each side of these alley windows are quite massive, heavy metal shutter hinges. These hinges were probably installed when the alley side was bricked as the mortar around them matches very well. From the Sanborn Fire Insurance Map of 1886 which is the oldest in existence for Burlington, we know that shutters were in place on 212 Jefferson. Subsequently they were removed, but fortunately they were found stored on the third floor rafters. Though rusty, it is interesting to note that the very sturdy metal supports have two inserts of corrugated-type metal which is more elaborate than a simple flat piece of metal. The shutters are 60" in height with a width of 21 1/2" and arch shaped to fit over the arched windows. Extra effort went into designing these windows and shutters to present a uniform appearance to the building even though the alley side is not as elaborate.

Two other buildings in Burlington exhibit a similar architectural style as to the 212 Jefferson Street building thereby expressing the importance of such buildings through ornamentation. The buildings known as Forney and Mellinger Block - East and West are located at 512 and 522 Jefferson. They are considered sister buildings and are key contributing structures in the West Jefferson National Historic District (#130 and #133 respectively).

The building at 512 Jefferson, built in 1883, is three stories of brick in an Italianate style with a display of stone trim, colored tiles, corbeled bricks, and a pressed metal cornice. Windows are flat lintel type in 1x1 and 2x2. There is a flat tar roof, masonry load bearing walls, and a stone foundation. There is a corbeled cornice and arched windows on the alley side.

The sister building located at 522 Jefferson, built in 1883, is even more ornate because it has two completely decorated facades, one on Jefferson and one facing 6th Street. The structure is three stories of brick with tile and stone trim in the same designs as its sister. There is a pressed metal cornice, and on Jefferson Street iron columns and corbeled brick cornice. Arch windows, iron balconies and an arch entryway are on the 6th Street side. It has a flat roof, 1x1 lintel windows, masonry load bearing walls, and a stone foundation.

Of significance is that later builders of such buildings as 512 and 522 Jefferson sought to replicate the building style of such buildings as 212 and 214 Jefferson to insure the appearance of prosperity and success. This occurred as expansion continued in a westerly direction along Jefferson Street.

The building at 212 Jefferson is important to Burlington's history in two ways - as an example of Late Victorian Gothic architecture as discussed above, and as one of the early commercial buildings in an important city's development. Shortly after Burlington was founded and served as capital of both the Wisconsin and Iowa Territories, commercial development boomed in this quaint river community. Because

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**SCHRAMM BUILDING**

Section number 8 Page 6

**DES MOINES COUNTY, IA**

**STATEMENT OF SIGNIFICANCE (cont.)**

the mighty Mississippi River was readily available for power and transportation, the city expanded rapidly. The lot on which the building was constructed was purchased in 1846 - with visions of future commercial growth.

One of Burlington's oldest family-business names - Schramm - was the original builder. J.S. Schramm built on 212 Jefferson Street in 1860 or 1862, an event that triggered commercial development all along Jefferson Street. When the store first opened for business, its merchandise was almost entirely brought up the Mississippi River from St. Louis after traveling from the East Coast via canal systems and the Ohio River. The reason for this was that there were no railroads as far west as Chicago. The store dealt in groceries and other items besides the dry goods which soon became its principal and, in time, its only stock-in-trade.

The original structure was built during one of the most critical periods in Burlington's -specifically commercial- development. The lot on which the building is constructed was purchased for development a mere 10 years after the city itself was first settled. The building was constructed in the midst of a flurry of growth in the community and is one of the few structures still being used for its historical purpose.

The construction of a commercial building (dry goods store) complemented similar commercial development at 216, 218, 220, and 222 Jefferson. While most buildings were already in existence, the addition of a dry goods store (a boot/shoe store, a confectioners, and a silver and plate ware store occupied the block) made the area Burlington's commercial center. After J.S. Schramm traded buildings with the shoe shop owner at the end of the block, the building at 212 Jefferson Street remained a shoe shop under various ownership until the mid-1900s. The shoe shop owner, P.A. Andre, and J.S. Schramm were considered two of Burlington's most respected businessmen, and have been recognized as the premier contributors to the city's commercial growth.

As the Burlington & Missouri Railroad was expanding westward and as steamboats and ferries brought river travelers, Burlington continued to grow. As emigrants entered Burlington's boundaries the commercial district prospered. The property at 212 Jefferson Street is reminiscent of the city's most prosperous times and is an outstanding example of the thoughts that dominated society and affected Late Victorian Gothic commercial structure development in Burlington's most historic commercial area.

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SCHRAMM BUILDING

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DES MOINES COUNTY, IA

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**BIBLIOGRAPHY**

"Abstract of Title to Part of Lots 251 and 252 in Original City of Burlington, Des Moines County, Iowa". No. 6862. Des Moines County Abstract Company, Burlington, IA 52601. November 30, 1926.

Historic Research File. Main Street of Burlington now Downtown Partners, Inc.; 214 North 4th Street, Burlington, IA 52601.

Longstreth, Richard. The Buildings of Main Street A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press, 1991.

"Sanborn Fire Insurance Map". Sanborn Map & Publishing Co., Limited. 117 Broadway, N.Y.; October 1886.

"Schramm Firm 100 Years Old Thursday". Burlington Hawk-Eye Gazette. Burlington, IA 52601. April 18, 1945. Page 1.

Sparke, Penny, S. Hodges, A. Stone, and E. Dent Coad. Design Source Book A Visual Reference to Design from 1850 to the Present Day. Secaucus, N.J.: Chartwell Books, Inc., 1986.

"West Jefferson National Register Nomination". Main Street of Burlington now Downtown Partners, Inc.: 214 North 4th Street, Burlington, IA 52601.

**VERBAL BOUNDARY DESCRIPTION**

Part of Lots Nos. 251 and 252, in the original CITY OF BURLINGTON, Des Moines County, Iowa, commencing at the S.E. corner of said Lot No. 252; thence N. and parallel with the alley 90 ft.; then W. 39.3 ft.; thence 5. 30 ft.; thence 5. 60 ft.; parallel with the E. line of Lot 252, to the South line of said Lot 252; thence E. 20 ft. to the place of beginning.

**BOUNDARY JUSTIFICATION**

The boundary description describes the parcel of land associated with the Schramm Building.

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# National Register of Historic Places Continuation Sheet

SCHRAMM BUILDING

DES MOINES COUNTY, IA

Additional Page 8  
Section number Documentation Page

## ADDITIONAL DOCUMENTATION/GENERAL MAP OF DOWNTOWN BURLINGTON, IA

Published by Downtown Partners, Inc.  
214 North 4<sup>th</sup> Street, Burlington, IA  
1998

212 Jefferson St. located at I5

# Welcome to Historic Downtown Burlington, Iowa



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

SCHRAMM BUILDING

Section number Additional Page 9  
Documentation

DES MOINES COUNTY, IA

## ADDITIONAL DOCUMENTATION/SANBORN FIRE INSURANCE MAP

Sanborn Map & Publishing Company, Limited  
117 Broadway, New York  
October 1886



*Burlington Iowa.*  
*OCTOBER, 1886.*

*We the undersigned, having examined  
the Fire Map of this city, made by the  
Sanborn Map & Publishing Co. Limited of New  
York, find the same complete and accurate  
and would recommend its use*

- J. R. Holmes, Manager*
- E. S. Phelps AGENT.*
- Emrich & Blanke*
- John Lahr*
- John Miller*
- M. A. Frawley*
- John Greiner, Jr.*
- John Green*
- W. H. Harkness & Co.*
- Geo. A. Brumby*
- W. S. Hancock*
- Waters & Brumby*

United States Department of the Interior  
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Continuation Sheet

SCHRAMM BUILDING

Section number **Additional** Page 10  
Documentation

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/SANBORN FIRE INSURANCE MAP

Sanborn Map & Publishing Company, Limited  
117 Broadway, New York  
October 1886

*Population 28,000.*  
*Prevailing Winds*  
*SO. WEST*

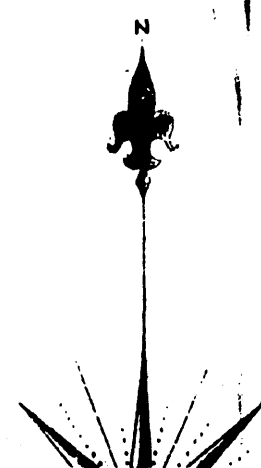
*Water Facilities*

*Holly system of Water Works situated on Mississippi River at foot of Arch St. SEE SHEET No. 10. Holly Pump. Capacity 3 Million Galls per 24 hours. 1 Grashill Pump Capacity 3 1/2 Million Galls per 24 hours. Domestic Pressure 90 lbs. Fire Pressure, 140 to 160 lbs per Sq. Inch. 20 miles of W. Pipes 210 Double Hydrants.*

*Fire Department*

*27 Men (12 Paid & 15 Partly Paid). 6 Guards  
Policemen. 6 Stations. 1 Steam Fire Eng. 6 Independent  
Hose Carts. 1000' of Hose. 1 Hook & Ladder Truck  
12 Horses. 27 Telephone Fire Alarm Stations located  
on public buildings.  
Streets all paved through business portion, and  
many in Dwelling district.*

KEY	
	FINE WALL 6 IN. AB. ROOF
	" " 12 " " "
	" " 18 " " "
	FRAME PARTITION
	OPENING & IRON DOOR
	WINDOWS - SHUTTERS
	STABLE
	WINDOW IN 1 <sup>ST</sup> STORY
	" 17' & 9' "
	" 2' & 4' "
	B'LDGS COLORED YELLOW ARE FRAME
	RED " BRICK
	BLUE " STONE
	GREY " IRON
	BROWN " ADOBE
	GREEN " SPECIALS
	MARKED (C) ARE CLOTH LINED
	(5) (19) INDICATE RELATIVE HEIGHTS
	ALTERNATE STREET NO'S ARE ACTUAL
	CONSECUTIVE " " " ARBITRARY
	BROKEN LINE NEAR B'LDG - WOOD CORNICE
	SOLID " " " METAL "





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

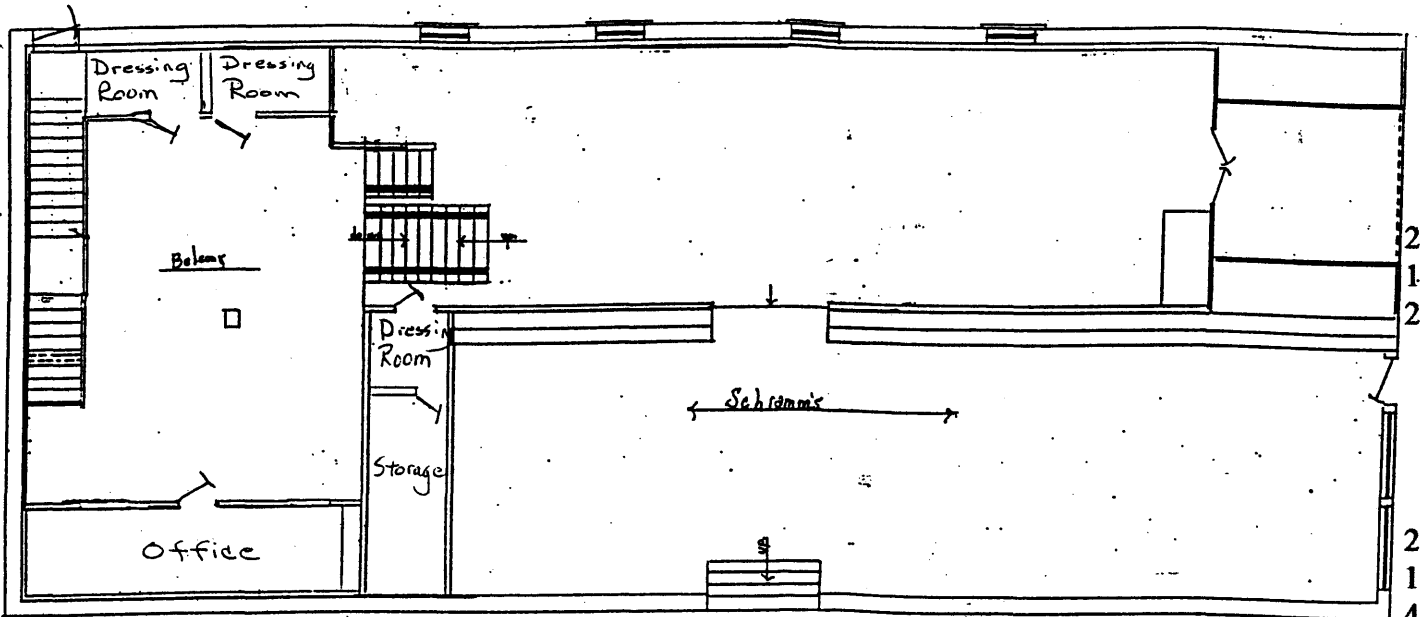
SCHRAMM BUILDING

Section number **Additional** Page 12  
**Documentation**

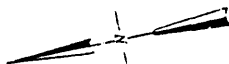
DES MOINES COUNTY, IA

## ADDITIONAL DOCUMENTATION/FLOOR PLANS

212 Jefferson - First Floor  
Drawn by Brueck Construction, Inc.  
3001 Winegard Drive  
Burlington, IA 52601  
April 1995 . .



*Match floor 1/85 scale  
Situation Map 2 Ware  
& Balcony  
through Const. Plan. Feb.*





United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

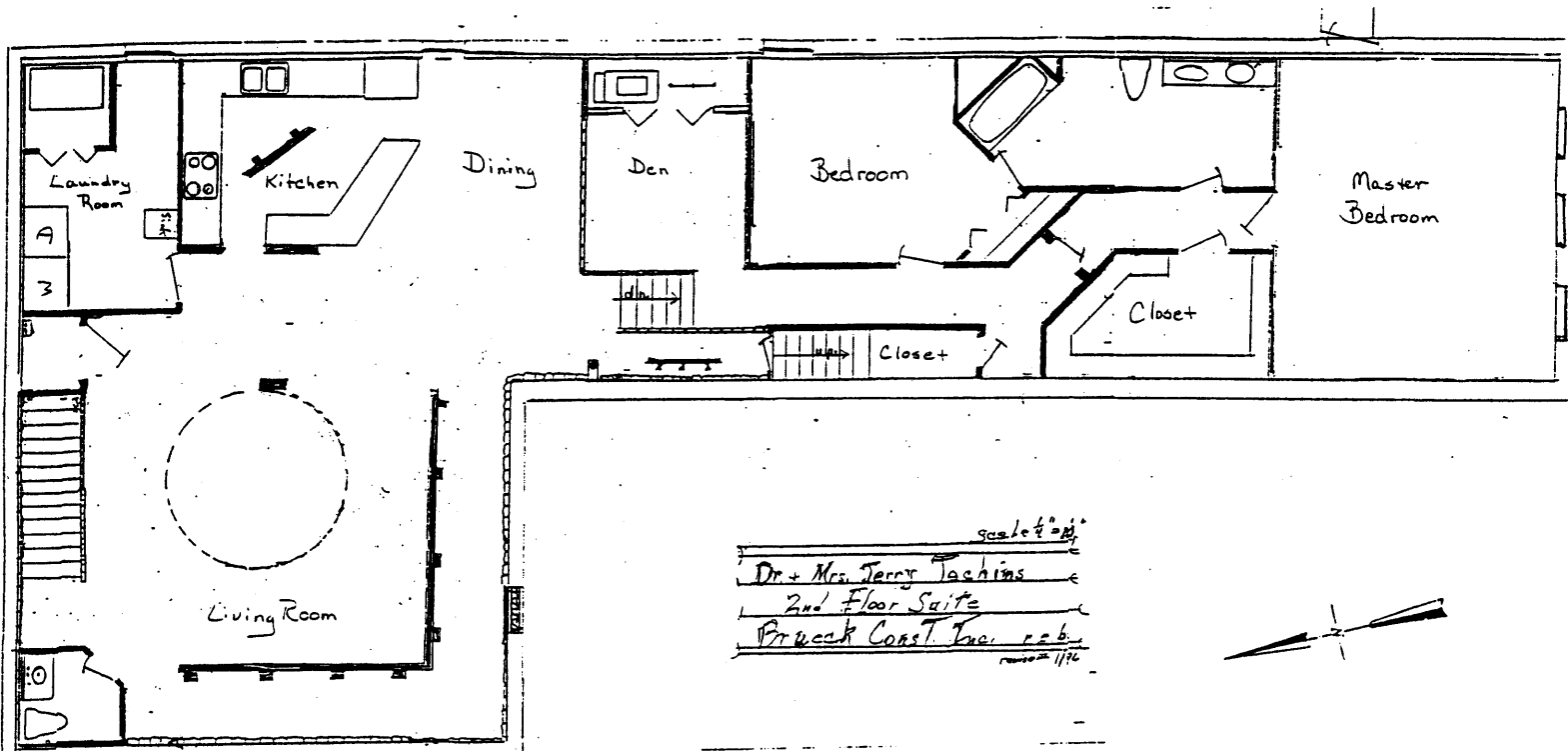
SCHRAMM BUILDING

Section number Additional Page 13  
Documentation

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/FLOOR PLANS

212 Jefferson - Second Floor  
Drawn by Brueck Construction, Inc.  
3001 Winegard Drive  
Burlington, IA 52601  
January 1996



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

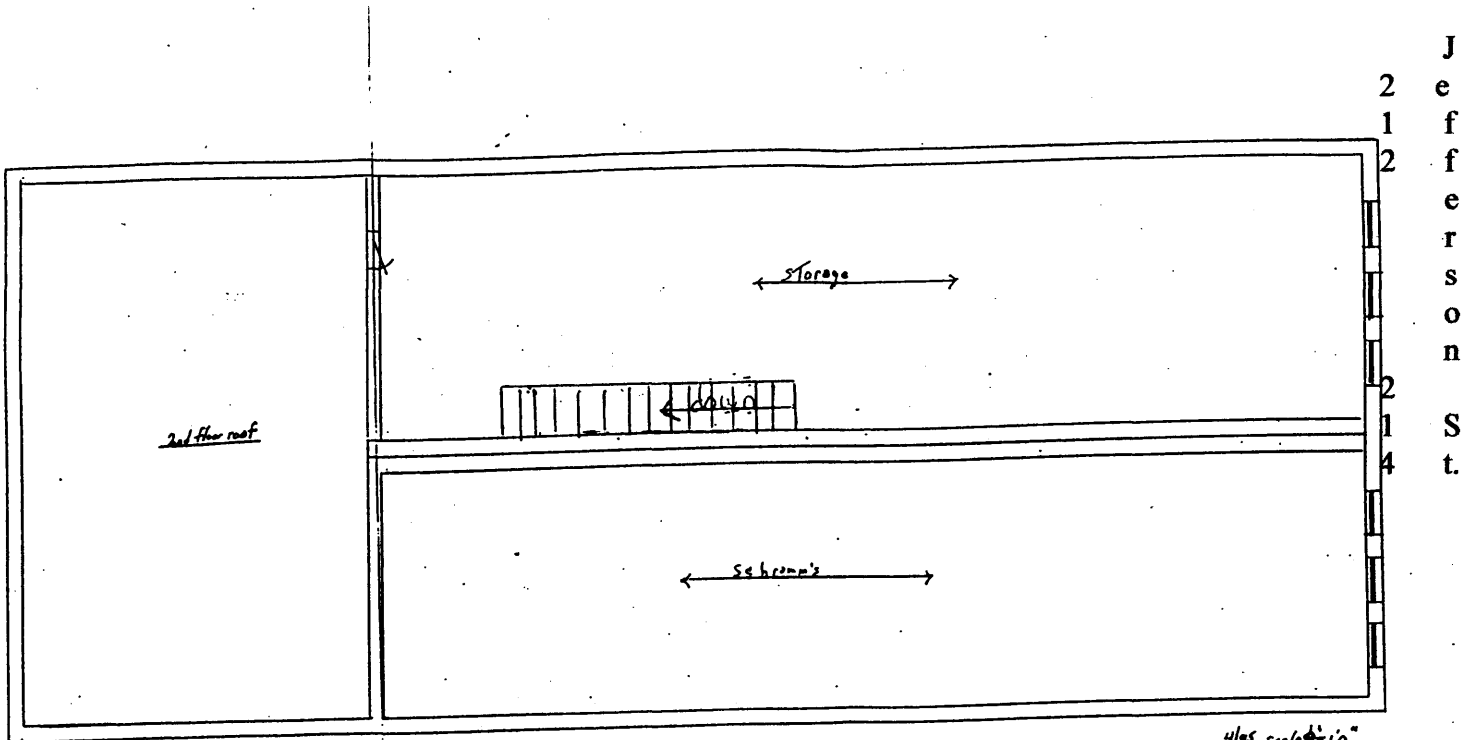
SCHRAMM BUILDING

Section number Additional Page 14  
Documentation

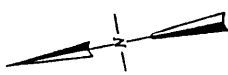
DES MOINES COUNTY, IA

## ADDITIONAL DOCUMENTATION/FLOOR PLANS

212 Jefferson - Third Floor  
Drawn by Brueck Construction, Inc.  
3001 Winegard Drive  
Burlington, IA 52601  
January 1996



4/95 scale 1/2" = 1'-0"  
Finishing Work Done  
3rd Floor  
Brueck Const. Inc. 1/96



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

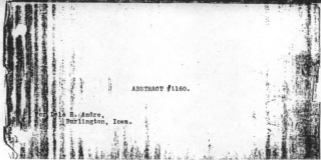
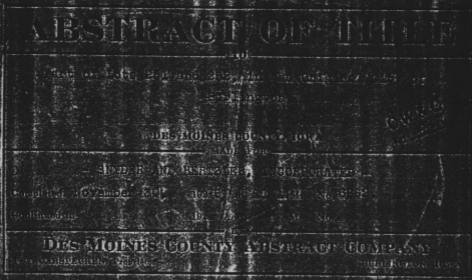
SCHRAMM BUILDING

Section number Additional Page 15  
Documentation

DES MOINES COUNTY, IA

## ADDITIONAL DOCUMENTATION/ABSTRACT TO TITLE

Part of Lots 251 & 252, in the Original City of Burlington, Des Moines County, Iowa  
Des Moines County Abstract Company  
Burlington, Iowa  
November 30, 1926



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

SCHRAMM BUILDING

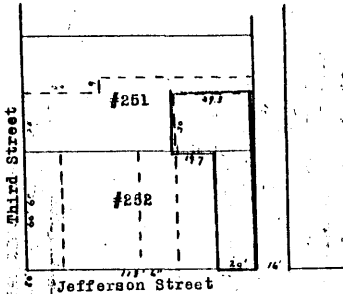
Section number Additional Page 16  
Documentation

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/ABSTRACT TO TITLE Des Moines County Abstract Company  
Burlington, Iowa  
November 30, 1926

COPY OF PLAT

Showing location and dimensions of Lots Nos. 251 and 252, Original City of Burlington, Iowa, and the portion thereof under examination (enclosed in blue line), as shown by Plat Book 1, Page 107, County Auditor's Office.



Jonathan J. King (Jonathan Jackson King in body of deed) and Louisa King, his Wife, of Henry County, Iowa, to- Nincan C. Steel, of Burlington, Iowa.

WARRANTY DEED.  
Dated November 16, 1841.  
Filed March 26, 1842.  
Book 5, Page 35, of Deeds.  
Consideration- \$3,100.00.

CONVEYS, in the City of Burlington:  
Lot No. 251, as numbered on the official plat of said Town.

ACKNOWLEDGED by Jonathan J. King and Louisa King, his Wife, November 16, 1841, before William R. Jones, "Justice," Henry County, Iowa. (No Certificate as to official capacity of Justice)

EXPLANATION:

There is no "Official Plat" of the original town lots in the City of Burlington, on file in the Court House, but in the City Engineer's Office I find an Official Plat of the Original Town Lots in Burlington, Iowa, signed by W. W. Goriell and George Gubbage, Commissioners, and Certified by Jos. F. Wilson, Commissioner of the General Land Office, under (Seal).

See next item hereof for Copy of that portion of said Plat showing the real estate under examination.

N. C. Steele and Elizor Steele, his Wife, to- Peter Moore.

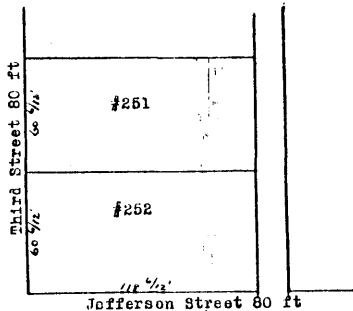
WARRANTY DEED.  
Dated February 11, 1842.  
Filed April 4, 1843.  
Book 6, Page 94, of Deeds.  
Consideration- \$1500.00.

CONVEYS, in the City of Burlington, Iowa Territory:  
Commencing at the southwest corner of Lot No. 251; thence North, along the west boundary line of said lot, 29 ft; thence East on a line parallel with the north and south boundary lines of said lot, 40 ft; thence North at right angles with the aforesaid lines, 9 ft; thence East on a direct line to the alley; thence South along the east boundary line of said lot, 37 ft to the southeast corner of said lot; thence West, along the south boundary line of said lot, to the place of beginning; "with a reserve... of the use of the well to me and my heirs and assigns."

ACKNOWLEDGED by N. C. Steele and Elizor Steele, his Wife,

COPY OF PLAT

Showing location and dimensions of Lots Nos. 251 and 252, Original City of Burlington, Iowa, as shown by the original plat of said city, on file in the City Engineer's Office.



February 11, 1842, before Oliver Cook, Justice of the Peace, Des Moines County, Iowa Territory.

United States to- Jonathan Jackson King

ORIGINAL ENTRY.  
Date of Certificate- February 3, 1841.  
Number of Certificate- 242.  
Patent received at Land Office October 1, 1844.  
Purchase-money- \$5.00.

ORIGINAL ENTRY of Town Lot No. 251, of the first class, in the Town of Burlington, Iowa, containing 16/100 of an Acre.

NOTE: Patent not of record in Des Moines County, Iowa. The above record is taken from the Register of Certificates on file in the Recorder's Office of said County.

Peter Moore and Lucinda A. Moore, his Wife, to- James Hedge, of Yarmouth, Massachusetts.

WARRANTY DEED.  
Dated June 29, 1843.  
Filed June 30, 1843.  
Book 6, Page 280, of Deeds.  
Consideration- \$2,300.00.

CONVEYS, in the City of Burlington, Iowa Territory, Des Moines County:  
(Some description as at item -6- hereof.)  
"Being the same premises conveyed to said Peter Moore by N. Steele and wife, on February 11, 1842, and recorded in the Recorder's Office of said Des Moines County, in record book 6, Pages 94-5, to which reference is had."  
ACKNOWLEDGED by Peter Moore and Lucinda A. Moore, his Wife, June 30, 1843, before Wm. B. Remoy, Notary Public, Des Moines County, Iowa Territory. (Seal)

No mention of reservation of use of well as at Page 6.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

SCHRAMM BUILDING

Section number Additional Page 17  
Documentation

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/ABSTRACT TO TITLE Des Moines County Abstract Company  
Burlington, Iowa  
November 30, 1926

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Estate of JAMES HEDGE, Deceased. : Probate Records of Des Moines County, State of Iowa. : Combined Probate Dkt 4-160. : Probate No. 1586.

January 28, 1916. Foreign Will filed.

February 3, 1916. Now, on this day comes on for hearing before the Court the matter of proving an instrument of writing purporting to be the last Will and Testament of James Hedge, deceased; and it appearing to the Court that said instrument was duly admitted to probate in the Probate Court of the County of Barnstable, in the State of Massachusetts, as shown by the Certificates of Clarendon A. Freeman, Register of the Probate Court, and of Raymond A. Hopkins, Judge of the Probate Court of said Barnstable County, Massachusetts, it is therefore Ordered that said instrument be and the same is hereby proven, established, allowed and admitted to probate as the last Will

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Thomas Hedge to- John S. Schramm : WARRANTY DEED. : Dated March 11, 1869. : Filed August 18, 1869. : Book 36, Page 351, of Deeds. : Consideration- \$600.00.

CONVEYS, in Des Moines County, Iowa: Ten feet off the south end of the east 20 ft of Lot No. 251 in the City of Burlington, containing 200 square feet, fronting 10 feet on the alley between Main and Third Streets.

ACKNOWLEDGED by Thomas Hedge, March 11, 1869, before John Leshel, Notary Public, Des Moines County, Iowa. (Seal)

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and Testament of James Hedge, deceased, and that the Clerk certify to and record said instrument as such last Will and Testament, in manner and form as by law provided.

Probate Record 15-635.

COSTS in the filing and recording of said transcript, in the sum of \$3.50, remain UNPAID.

Transcript recorded in - Will Record I, Pages 138-141, as follows:

BE IT REMEMBERED, I, James Hedge of Yarmouth, in the County of Barnstable and state of Massachusetts, do make and ordain this my last will and testament in manner following: viz:

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1st: I give and bequeath to my son Thomas Hedge all my property which I own and possess in the State of Iowa to him and his heirs and assigns forever.

2nd: I give and bequeath to my grand-daughter, Eunice Matthews, the sum of \$400.00 to be paid by my wife Hannah Hedge and my daughter Rebecca Hedge, three months after my decease.

3rd: I give and bequeath to my wife Hannah Hedge and my daughter Rebecca Hedge, all the rest, residue and remainder of my estate both real and personal which I own and possess in the state of Massachusetts, to them and their heirs and assigns forever. It is my will that my wife Hannah shall sell and dispose of any and all the property she may want for her good and comfortable support and after her decease the remaining property to be equally divided between my son Thomas Hedge and my daughter Rebecca Hedge to them and their heirs and assigns forever.

Lastly, I ordain and appoint my wife, Hannah Hedge, and my son, Thomas Hedge, and my daughter, Rebecca Hedge, be executors of this my

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of said lot 20 ft to the place of beginning; "but reserving to myself possession of said property until the 28th day of April, 1879."

ACKNOWLEDGED by Thomas Hedge, October 14, 1878, before Thomas Hedge, Jr., Notary Public, Des Moines County, Iowa. (Seal)

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last will and testament, hereby revoking all former wills by me made. In Testimony Whereof, I have hereunto set my hand and seal, this 4th day of May, 1854.

James Hedge 2d (Seal)

Signed, sealed and delivered in presence of us, who at his request and in his presents and in the presents of each other, have subscribed our names hereunto as witnesses.

Charles Thacher  
Frederic Dunbar  
Isaac Ryder

CITATION. Barnstable, ss: At a Court of Probate holden at Barnstable on the 18th day of July, A.D. 1854.  
An instrument purporting to be last Will and Testament of James

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Page 18  
Documentation

SCHRAMM BUILDING

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/ABSTRACT TO TITLE

Des Moines County Abstract Company  
Burlington, Iowa  
November 30, 1926

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United States : ORIGINAL ENTRY.  
to- : Certificate No. 243, dated  
John Porter Bradstreet : February 3, 1841.  
: Patent received at Land  
: Office October 1, 1844.  
: Purchase-money- \$5.00.

ORIGINAL ENTRY of Town Lot No. 252, of the first class, in the Town of Burlington, Iowa, containing 16/100 of an Acre.

PATEMT shown at next item hereof.

Porter Bradstreet, : POWER OF ATTORNEY.  
et al., : Dated May 2, 1842.  
to- : Filed July 1, 1842.  
Albert G. Bradstreet. : Book 5, Page 184, of Deeds.

KNOW ALL MEN BY THESE PRESENTS, That we, Porter Bradstreet, of Topsfield, in the County of Essex and Commonwealth of Massachusetts; John Bradstreet, of Danvers, in said County and said Commonwealth; Elizabeth P. Bradstreet, of said Danvers, singlewoman; Sarah B. Putnam, of said Danvers, widow of H. H. Putnam; Samuel Peabody, of Boxford, in said County and Commonwealth, the natural guardian of children of Mary Bradstreet, his late wife, no deceased; Joseph P. Bradstreet, of Boston, in the County of Suffolk, State of Connecticut; Thos. Jefferson Bradstreet, of Plymouth Hollow, State of Connecticut; and Lydia Bradstreet, resident at Wilmington, State of Delaware, singlewoman; being brothers and sisters and only surviving heirs at law of J. P. Bradstreet, late of Burlington, within

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United States : CLERKED COPY OF PATENT  
to- : Dated June 19, 1844.  
John Porter Bradstreet : Filed November 4, 1912.  
: Book 113, Page 131, of Deeds.  
: Issued under Certificate #243.

GRANTS Town Lot Numbered 252, of the first class, in the Town of Burlington, Territory of Iowa, containing 16/100 of an Acre.

SIGNED by John Tyler, President of the United States (by John Tyler, Jr., Secretary,) and by J. Williamson, Recorder of the General Land Office. (Seal)

CERTIFICATE of H. W. Sanford, Recorder of the General Land Office, dated October 28, 1912, that the foregoing is a true and literal exemplification from the records in his office. (Seal)

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J. D. (John D. in body of : QUIT-CLAIM DEED.  
deed) Simmons and Mary Ann : Dated May 14, 1840.  
Simmons, his wife, of Jo Daviess : Filed May 18, 1840.  
County, Illinois, : Book 3, Page 250, of Deeds.  
to- :  
John P. Bradstreet, : Consideration- \$500.00.  
of Burlington, Iowa Territory. :

CONVEYS, in the Town of Burlington, Des Moines County, Iowa Territory; Lot No. 252, as more fully appears by reference to the plat or map of said City of Burlington.

ACKNOWLEDGED by John D. Simmons and Mary Ann Simmons, his wife, May 15, 1840, before Samuel Smoker, Clerk of Circuit Court, Jo Daviess County, Illinois. (Seal)

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Estate : Probate Records of Des Moines  
of : County, State of Iowa.  
JOHN P. BRADSTREET, : Probate Index states that  
deceased. : papers are in box A-114, but  
: they are missing.

RECORD ENTRIES

June 10, 1842. Now, on this day comes Albert G. Bradstreet, Brother of John P. Bradstreet, deceased, and asks of this Court to be appointed Administrator of said estate of said John P. Bradstreet, and the said Albert G. Bradstreet having entered into bond with security approved of by the Court, for the faithful performance of his duties as such Administrator, it is Ordered that Letters of Administration be granted to said Albert G. Bradstreet upon said estate.

Probate Record B-48.

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the Territory of Iowa, Gentleman, deceased, have constituted, appointed and authorized, and do by these presents appoint and authorize ALBERT G. BRADSTREET, of Danvers, aforesaid, to be our true and sufficient and lawful attorney, for us and each of us, and in our names and behalf \* \* \* to make or cause to be made any sales of estate, real or personal, of which the said J. P. Bradstreet, deceased, was possessed, and upon such sales being made we authorize and empower said attorney, Albert G. Bradstreet, to make, execute, sign, seal and in our names, any deeds or conveyances necessary in said premises. \* \* \*

In Testimony Whereof, we have severally subscribed our names and affixed our seals, the 2nd day of May, 1842.

Porter Bradstreet  
John Bradstreet  
Elizabeth P. Bradstreet  
Sarah B. Putnam  
Thos. J. Bradstreet  
Lydia Bradstreet  
Samuel Peabody, for heirs.  
Joseph P. Bradstreet

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Porter Bradstreet, : WARRANTY DEED.  
et al., : Dated November 15, 1842.  
to- : Filed August 19, 1846.  
Francis J. C. Peasley. : Book 8, Page 531, of Deeds.

THIS INDENTURE, Made this 15th day of November, 1842, between Porter Bradstreet and Lehitable, his wife, of Topsfield, John Bradstreet and Sarah, his wife, Elizabeth P. Bradstreet, Sarah B. Putnam and Lydia Bradstreet, of Danvers, Joseph P. Bradstreet and Abigail, his wife, of Boston, Samuel P. Peabody, Stephen Peabody, Mary Ann Peabody, Melissa Peabody, Caroline Peabody and Albert B. Peabody, of Boxford, and all of the State of Massachusetts, Thomas J. Bradstreet and Amanda, his wife, of Plymouth Hollow, in the State of Connecticut, and Albert G. Bradstreet, their Attorney, and Albert G. Bradstreet and Lydia S. Bradstreet, his wife, of Danvers, Mass., by William H. Starr, their Attorney, parties of the first part, and Francis J. C. Peasley, of the City of Burlington, in the County of

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Des Moines, Territory of Iowa, of the second part, witnesseth: That the said parties of the first part, in consideration of the sum of \$325.00, to them duly paid, have granted, bargained and sold, and by these presents do grant, bargain and sell to the said party of the second part, his heirs and assigns forever, all that tract or parcel of land situated in the City of Burlington aforesaid, known and described as follows:

Beginning at the southeast corner of Lot No. 252; and running thence westerly, along the line of Jefferson Street, 20 ft; thence northerly, and parallel with the front line of said lot, to the northern boundary line of said lot; thence easterly, along said boundary line, 20 ft to the northeast corner; thence along the alley to the place of beginning.

With the appurtenances and all the estate, title and interest therein of the said parties of the first part, and the said parties of the first part do hereby covenant to and with the said party of the second part that the above granted premises, in the quiet and peaceable possession of the said party of the second part, his heirs

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

SCHRAMM BUILDING

Section number Additional Page 19  
Documentation

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/ABSTRACT TO TITLE

Des Moines County Abstract Company  
Burlington, Iowa  
November 30, 1926

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and assigns, against every person lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.  
In Testimony Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Porter Bradstreet  
Mehitable Bradstreet  
John Bradstreet  
Sarah Bradstreet  
Elizabeth P. Bradstreet  
Sarah B. Putnam  
Lydia Bradstreet  
Joseph P. Bradstreet  
Abigail Bradstreet  
Samuel P. Peabody  
Stephen Peabody  
Mary Ann Peabody

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Malissa Peabody  
Caroline Peabody  
Albert B. Peabody  
Thomas J. Bradstreet  
Amenda Bradstreet

By their Attorney in Fact  
ALBERT G. BRADSTREET

Albert G. Bradstreet  
Lydia S. Bradstreet  
By their Attorney in Fact  
WILLIAM H. STARR

Territory of Iowa, Des Moines County, ss: On this 22nd day of July, 1845, before me came Albert G. Bradstreet and William H. Starr, whom I know to be the persons whose signatures appear to the foregoing

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deed as agents of the respective parties therein named, and severally acknowledged the signatures aforesaid to be their free act and deed for the uses and purposes therein expressed.

J. P. Wightman,  
Justice of the Peace.

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Francis J. C. Peasley and : WARRANTY DEED.  
Mary E. Peasley, his Wife, : Dated January 21, 1845.  
to- : Filed February 6, 1845.  
Henry W. Starr. : Book 7, Page 517, of Deeds.  
: Consideration- \$500.00.

CONVEYS, in Des Moines County, Territory of Iowa, City of Burlington:  
Beginning on Jefferson Street, between Main and Third Streets, at the southeast corner of Lot numbered on the plat of said City made by the Surveyor of the United States as No. 252; thence West along Jefferson Street 20 ft; thence North and parallel with Third Street 60 ft to the north line of said lot; thence East on said north line to the alley 20 ft; thence South along the alley to the place of beginning; being 20 ft by 60 ft off the east end of said Lot No. 252.

ACKNOWLEDGED by Francis J. C. Peasley and Mary E. Peasley, his

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wife, January 21, 1845, before James R. Fayerweather, Justice of the Peace, Des Moines County, Iowa Territory.

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Henry W. Starr and Marion : SPECIAL WARRANTY DEED.  
S. Starr, his Wife, : Dated December 12, 1845.  
to- : Filed April 14, 1846.  
John S. Schramm. : Book 8, Page 383, of Deeds.  
: Consideration- None stated.

CONVEYS, "in Burlington:"  
A part of Lot No. 252, in the said City of Burlington, being 20 feet front on Jefferson Street at the rear or east end of said lot, and running back the same width more or less to the north line of said lot 60 ft more or less, and which said part of said lot is bounded on the south by Jefferson Street and on the east by the alley.

ACKNOWLEDGED by Henry W. Starr and Marion S. Starr, his Wife, December 13, 1845, before John S. Dunlap, Clerk of District Court, Des Moines County, Iowa Territory. (Seal)

WARRANTS the title against all persons claiming under the grantors.

United States Department of the Interior  
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Continuation Sheet

SCHRAMM BUILDING

Section number Additional Page 20  
Documentation

DES MOINES COUNTY, IA

ADDITIONAL DOCUMENTATION/PHOTOGRAPHS

- #1
  - 3. Jerry L. Jochims, photographer of all photographs, 1-9.
  - 4. Nov. 1996, date of all photographs, 1-9.
  - 5. original negatives for all photographs, 1-9, located at 10917 Oak Ridge Road, Burlington, IA 52601.
  - 6. South facades of 214 Jefferson on left of picture and 212 Jefferson on right (with awning), looking northeasterly.
- #2
  - 6. South facade of 212 Jefferson St. and other facades of 200 block of Jefferson Street, looking east.
- #3
  - 6. South facade of 212 Jefferson and other facades of 200 block of Jefferson with intersection of Jefferson and 3<sup>rd</sup> Sts., looking northwesterly.
- #4
  - 6. South storefront of 212 Jefferson, looking northeasterly.
- #5
  - 6. South facade of 212 Jefferson second and third floors, looking northeasterly.
- #6
  - 6. South facade of 214 Jefferson second and third floors which 212 Jefferson will resemble after renovation, looking northeasterly.
- #7
  - 6. South facade of 212 Jefferson third floor and cornice, looking north.
- #8
  - 6. South facade of 214 Jefferson third floor and cornice which 212 Jefferson will resemble after renovation, looking northeasterly.
- #9
  - 6. East Alley facade and renovated windows of 212 Jefferson, looking north.
- #10
  - 3. Unknown
  - 4. Unknown but prior to J.S. Schramm's death on February 17, 1898 at age 80. Text on back of photo: "John Siegmund Schramm at entrance of his business (bldg traded to Andie (?) for later location) Left to Right: 1) unidentified, 2) Henry C. Schramm (son), 3) Ralph or Charles Schramm (sons), 4) J.S. Schramm. [the above written on back of this photo by Frank Higgeson Schramm years later!]"
  - 5. Unknown
  - 6. South facade of 212 Jefferson first floor, looking slightly northeast.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

SCHRAMM BUILDING

Section number Additional Page 21  
Documentation

DES MOINES COUNTY, IA

## ADDITIONAL DOCUMENTATION/PHOTOGRAPHIC LOCATIONS

From General Map of Downtown Burlington (see page 8)

Published by Downtown Partners, Inc.

214 North 4<sup>th</sup> Street, Burlington, IA 52601

1998

