Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, Iowa



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Prepared for:

Burlington Historic Preservation Commission

Submitted by:

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Table of Contents

I. EXECUTIVE SUMMARY 1

II. PROJECT DESIGN AND OBJECTIVES 2

Previous work in Burlington 3
Survey objectives and structure 8
Methodology 9
Overview of survey results and products 10

III. HISTORIC CONTEXT AND ASSOCIATED PROPERTY TYPES 11

Commercial history of Burlington, 1833-1967 11
Settlement period and early railroad growth, 1833-1865 11
Community prosperity and growth, 1865-1894 18
Commercial stability and community pride, 1895-1929 42
Focused community and building improvements, 1930-1967 80
Postscript: Downtown Burlington in the last decades of the 20th century 120
Associated Property Types: Commercial resources in Burlington, 1833-1967 124
Commercial historic districts 124
Commercial buildings 127
Major Bibliographical References 131

IV. IDENTIFICATION AND EVALUATION METHODS 134

V. SURVEY RESULTS 137

VI. RECOMMENDATIONS 157

APPENDIX A. ADDITIONAL INFORMATION ON SURVEYED BUILDINGS 159

APPENDIX B. SAMPLE SURVEY FORMS 179

List of Figures

Figure 1. Parcels included in the survey of the east section of downtown Burlington 2

Figure 2. National Register properties in relationship to "east downtown" survey area 3

Figure 3. Commercial area recommended for survey work in 1999 (Naumann 1999: 28) 5

Figure 4. Parcels included in the 2009-10 "warehouse district" survey in Burlington. 7

Figure 5. Part of the Map of the Surveyed Part of Iowa, with Burlington indicated (Williams 1840) 13

Figure 6. Burlington in 1873 (Andreas 1873). 20

Figure 7a. East section of downtown survey area in 1886 (Sanborn Map Company 1886) 29

Figure 7b. North section of downtown survey area in 1886 (Sanborn Map Company 1886). 30

Figure 7c. West section of downtown survey area in 1886 (Sanborn Map Company 1886) 31

Figure 7d. West section of Jefferson Street in 1886 (Sanborn Map Company 1886). 32

Figure 8. Aerial perspective of downtown Burlington in 1889 (*Perspective Map of the City of Burlington, IA* 1889). 34

Figure 9a. East section of downtown survey area in 1892 (Sanborn Map Company 1892)..... 37

Figure 9b. North section of downtown survey area in 1892 (Sanborn Map Company 1892). 38

Figure 9c. West section of downtown survey area in 1892 (Sanborn Map Company 1892)..... 39

Figure 9d. West section of Jefferson Street in 1892 (Sanborn Map Company 1892). 40

Figure 10. Jefferson Street east from 3rd Street around 1892 (Downtown Partners collection)..... 41

Figure 11. Main Street north from Jefferson in 1890s (Downtown Partners collection). 41

Figure 12. Building constructed with two retail stores in 1895-96 at 308-310 Jefferson by Chittenden & Eastman (*A Souvenir of Burlington* 1896: 79). 44

Figure 13. Tama Building constructed 1896-97 at 300-306 Jefferson (*A Souvenir of Burlington* 1896: 79). 45

Figure 14. Burlington in 1896 (Gould City Directory, 1896). 46

Figure 15a. East section of downtown survey area in 1900 (Sanborn Map Company 1900)..... 48

Figure 15b. North section of downtown survey area in 1900 (Sanborn Map Company 1900). 49

Figure 15c. West section of downtown survey area in 1900 (Sanborn Map Company 1900). 50

Figure 15d. West section of Jefferson Street in 1900 (Sanborn Map Company 1900). 51

Figure 16. Buildings on levee and along 200-400 blocks of N. Front Street in 1910s (DMCHS collection). 52

Figure 17. Northeast corner of Jefferson and 3rd Street in 1900s (Downtown Partners collection)..... 53

Figure 18. North side of Jefferson east from 4th Street in 1900s (Downtown Partners collection). 53

Figure 19. South side of 300 block of Jefferson in early 1930s, with Wyman & Rand in center (Downtown Partners collection). 55

Figure 20. Railroad lines through Burlington in 1906 (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 1). 56

Figure 21. North on 3rd Street from Jefferson, with fourth story complete on the Elks building at right (Downtown Partners collection). 58

Figure 22. Design for Iowa State Savings Bank (Hotel Burlington at right, and Rand Block at left) (*Burlington Hawk-Eye,* May 13, 1913, sec 2, p 6). 60

Figure 23. German American Savings Bank at corner northwest corner of Jefferson and Main after 1913 remodel (Downtown Parners collection). 61

Figure 24. Current view of terra cotta on Remey Building (McCarley, November 15, 2012)..... 64

Figure 25. "Bock's New Flower Shop," *Hawk-Eye,* March 9, 1924, 20..... 68

Figure 26. Medical Arts Building, looking southeast (*Hawk-Eye,* August 8, 1926, special edition p 1)..... 69

Figure 27. 1925 street map of Burlington showing streetcar lines (Burlington Public Library). 71

Figure 28a. East section of downtown survey area in early 1930 (Sanborn Map Company 1931). 75

Figure 28b. North section of downtown survey area in early 1930 (Sanborn Map Company 1931)..... 76

Figure 28c. West section of downtown survey area in early 1930 (Sanborn Map Company 1931). 77

Figure 28d. West section of Jefferson Street in early 1930 (Sanborn Map Company 1931). 78

Figure 29. North side of Jefferson Street around 1930 west from 200 block (Downtown Partners collection). 79
Figure 30. South side of 200 block of Jefferson Street around 1930 (Downtown Partners collection)..... 79
Figure 31. Hotel Burlington after completion of 1931 addition (Downtown Partners collection)..... 82
Figure 32. Kresge Building during 1946 centennial parade (Downtown Partners collection)..... 84
Figure 33. Sketch of Capitol Theatre (*Gazette,* December 29, 1936, 1). 86
Figure 34. Moderne storefront for John H. Witte & Sons (Downtown Partners collection). 86
Figure 35. Memorial Auditorium (Downtown Partners collection). 88
Figure 36. Des Moines County Court House (Downtown Partners collection). 89
Figure 37. Composite image of aerial photograph showing downtwo Burlington in 1941, looking west (Hass-McFadden 1941)..... 91
Figure 38. J.S. Schramm after completion of 1947 remodel (Mertens 1996: 99)..... 94
Figure 39. Thomas Motor Company after 1948 addition and remodel (*Hawk-Eye Gazette,* July 22, 1948, 13). 95
Figure 40a. East section of downtown survey area in 1952 (Sanborn Map Company 1952)..... 97
Figure 40b. North section of downtown survey area in 1952 (Sanborn Map Company 1952). 98
Figure 40c. West section of downtown survey area in 1952 (Sanborn Map Company 1952). 99
Figure 40d. West section of Jefferson Street in 1952 (Sanborn Map Company 1952). 100
Figure 41. Looking north at east side of N. 3rd Street from 200 to 400 blocks in early 1950s (Downtown Partners collection). 101
Figure 42. Looking west on Jefferson from 300 block in 1956 (Downtown Partners collection)..... 101
Figure 43. Mississippi Valley Savings and Loan in the 1950s (Downtown Partners collection). 103
Figure 44. Storefronts on south side of 300 block of Jefferson around 1960 (Downtown Partners collection)..... 103
Figure 45. Goodyear Servce Center building in 1977 (Downtown Partners collection)..... 104
Figure 46. Post office building in 1960s (Downtown Parners collection). 105
Figure 47. National Bank and new 1958 section in 1970s (Downtown Parners collection)..... 107
Figure 48. Colonial Style Motor Bank in 1962 (*Hawk-Eye,* July 7, 1962, sec 2, p 40)..... 108
Figure 49. Burlington Bank and Trust in 1970s (Downtown Parners collection)..... 110
Figure 50. Motor bank for Burlington Bank and Trust in 1970s (Downtown Parners collection). 110
Figure 51a. East section of downtown survey area in 1963 (Sanborn Map Company 1963)..... 113
Figure 51b. North section of downtown survey area in 1963 (Sanborn Map Company 1963). 114
Figure 51c. West section of downtown survey area in 1963 (Sanborn Map Company 1963). 115
Figure 51d. West section of Jefferson Street in 1963 (Sanborn Map Company 1963). 116
Figure 52. Looking west on Jefferson from 3rd Street around 1960 (Downtown Partners collection). ... 117
Figure 53. Addition to Mississippi Valley Savings and Loan in 1966 (*HawkEye*, July 27, 1966, 9)..... 119

Figure 54. First National Bank (1974), Eklund's Ready to Wear (1967), Farmers & Merchants Bank (1912, 1966), and 1970s "Steamboat Walk" streetscape improvements in late 1970s (DMCHS files). 121

Figure 55. Map of sites surveyed in the east section of downtown Burlington (by field site number). ... 141

Figure 56. Recommended boundary of the potential Downtown Commercial Historic District. 147

List of Tables

Table 1. Sites included in the survey project. 142

Table 2. Sites included within identified Downtown Commercial Historic District..... 148

Table 3. Additional information on buildings within survey area. 159

1. Executive Summary

The Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Burlington. The Burlington Historic Preservation Commission and community leaders have completed several historic preservation projects in town since the 1970s. Most recently, a survey and nomination of the Manufacturing and Wholesale Historic District was completed in 2009-2012. Through this project, interest developed in surveying and evaluating the remainder of the downtown area not included in the earlier historic districts, primarily the section east of 4th Street. The Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant in spring 2012 to conduct this survey. The survey area roughly includes the east section of downtown from Valley north to Highway 34 and from the river west to 4th Street (3rd Street north of Washington).

Burlington, located on the Mississippi River, is one of the oldest communities in Iowa and historically one of the largest communities. The town of Burlington was immediately settled after the Black Hawk Purchase was complete on June 1, 1833, and it grew as a river community and crossing point for settlers into Iowa. It was the largest community in Iowa in 1850 with a population of 4,082. The Chicago, Burlington, & Quincy railroad arrived in 1855, spurring increased development. With a railroad bridge across the Mississippi River opening in 1869, the population swelled to 14,930 by 1870. Dubuque and Davenport, also river communities with railroad connections, grew similarly in this period, and Burlington was the third largest community in Iowa in 1870. The commercial downtown initially developed in the blocks along the river and then extended west along the Hawkeye Creek valley by the last quarter of the 19th century. Population continued to grow to 22,565 in 1890, and Burlington developed a significant manufacturing and wholesale base. By the early 20th century, the oldest commercial blocks east of 4th Street started to be replaced with modern bank and office buildings, a trend that continued through the middle of the 20th century. The population grew steadily to 25,832 in 1940, ranking Burlington as the 11th largest city in Iowa. New industries after World War II and increased migration from rural to urban areas led to increased population growth, reaching a 20th century peak of 32,430 in 1960. This growth resulted in a renewed focus on downtown building improvements in the 1950s and 1960s, reflected in the buildings throughout the survey area.

The purpose of this project was to undertake an intensive level historical and architectural survey of 78 properties in the east portion of downtown Burlington. Research was conducted to develop a historic context relating to the commercial history of Burlington to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well. A total of 71 historic buildings (built by 1966) were surveyed, as well as a park, parking structure, and five buildings constructed in the 1970s and 1980s. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, and a statement of significance. A photograph and map accompanies each form. Through this survey, there appears to be an eligible Downtown Commercial Historic District that includes 65 surveyed properties and 57 properties to the south along Main and Valley and to the west along Jefferson Street, totaling approximately 108 contributing resources and 14 non-contributing resources. Outside of this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places.

II. Project Design and Objectives

The Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, Iowa, is part of a phased program of the Burlington Historic Preservation Commission to identify, evaluate, register, and protect the cultural resources of the community. Previously, six historic districts have been listed on the National Register of Historic Places: Snake Alley Historic District (1975), Crapo Park and Arboretum Historic District (1976), Heritage Hill Historic District (1982), Starker-Leopold Historic District (1983), West Jefferson Street Historic District (1991), and Manufacturing and Wholesale Historic District (2012). A Planning for Preservation study was completed in 1999 to make recommendations for future projects and work. The survey of the east section of downtown was recommended through this previous work and developed locally with interest in potential redevelopment of buildings in this area. The parcels included in this survey project are outlined on Figure 1. The survey area roughly includes the east section of downtown from Valley north to Highway 34 and from the river west to 4th Street (3rd Street north of Washington). Additionally, the south side of the 700 block of Jefferson was included, as it was excluded from the West Jefferson Street Historic District. The survey area's relationship to the previously listed historic districts is outlined on Figure 2.

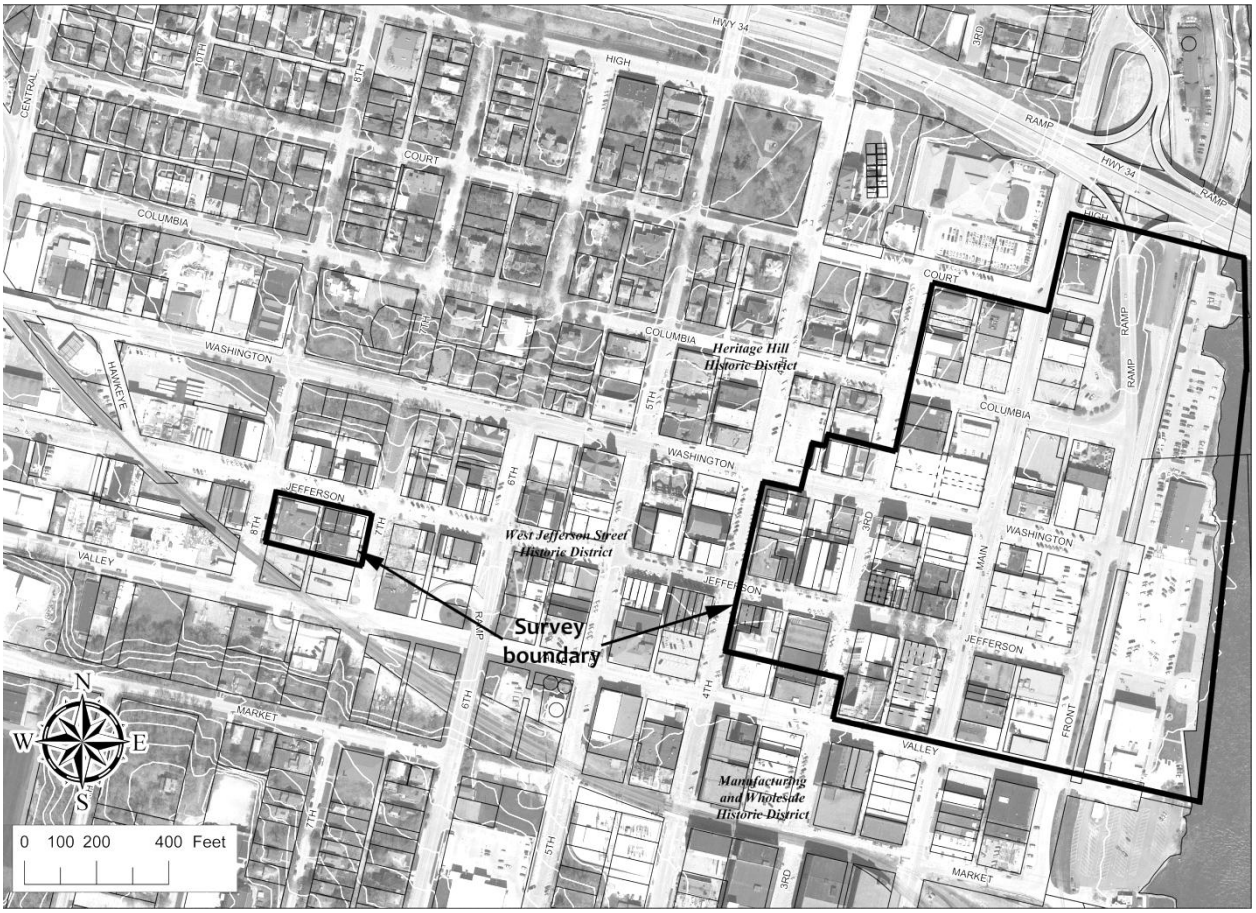


Figure 1. Parcels included in the survey of the east section of downtown Burlington.

(map courtesy of City of Burlington)

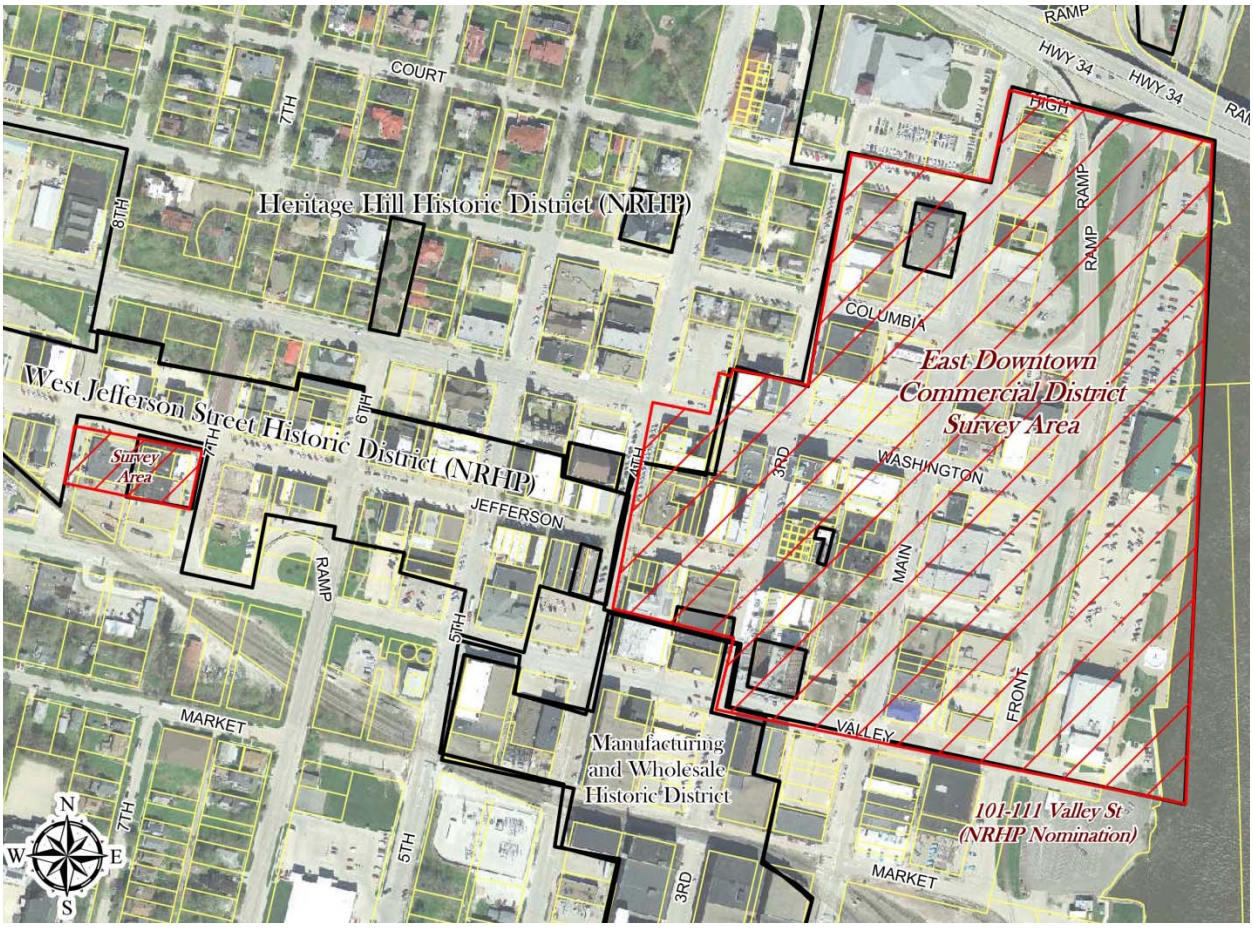


Figure 2. National Register properties in relationship to "east downtown" survey area.

(black outlines indicate districts and properties listed on the National Register of Historic Places)
(map courtesy of City of Burlington)

Previous work in Burlington

The earliest organized survey effort in Burlington dates to a survey by Claudia Smith for the Division of Historic Preservation (State Historical Society of Iowa) in 1976. This survey was not completed. However, several site inventory forms were filled out and filed with the state. A number of the buildings within this survey area were included in this survey effort. It is possible that the preliminary work identified a much larger project than anticipated, as the structure of the second project in 1977 focused more specifically on historic resources. Marlys Svendsen-Roesler completed the *Historic Sites Survey of Burlington* as an effort to locate places associated with significant events, persons, or developments in Burlington's past. It was deliberately focused on historical rather than architectural significance. It was the first "metropolitan" historical survey undertaken by the Division of Historic Preservation, and it set the standard for subsequent survey projects. This survey also identified several historic buildings in this survey area. Of the 71 surveyed buildings constructed by 1966, 37 were counted among the surveyed resources in this earlier project. Approximately 20 of these resources were identified as individually eligible or contributing within a potential historic district. Svendsen-Roesler

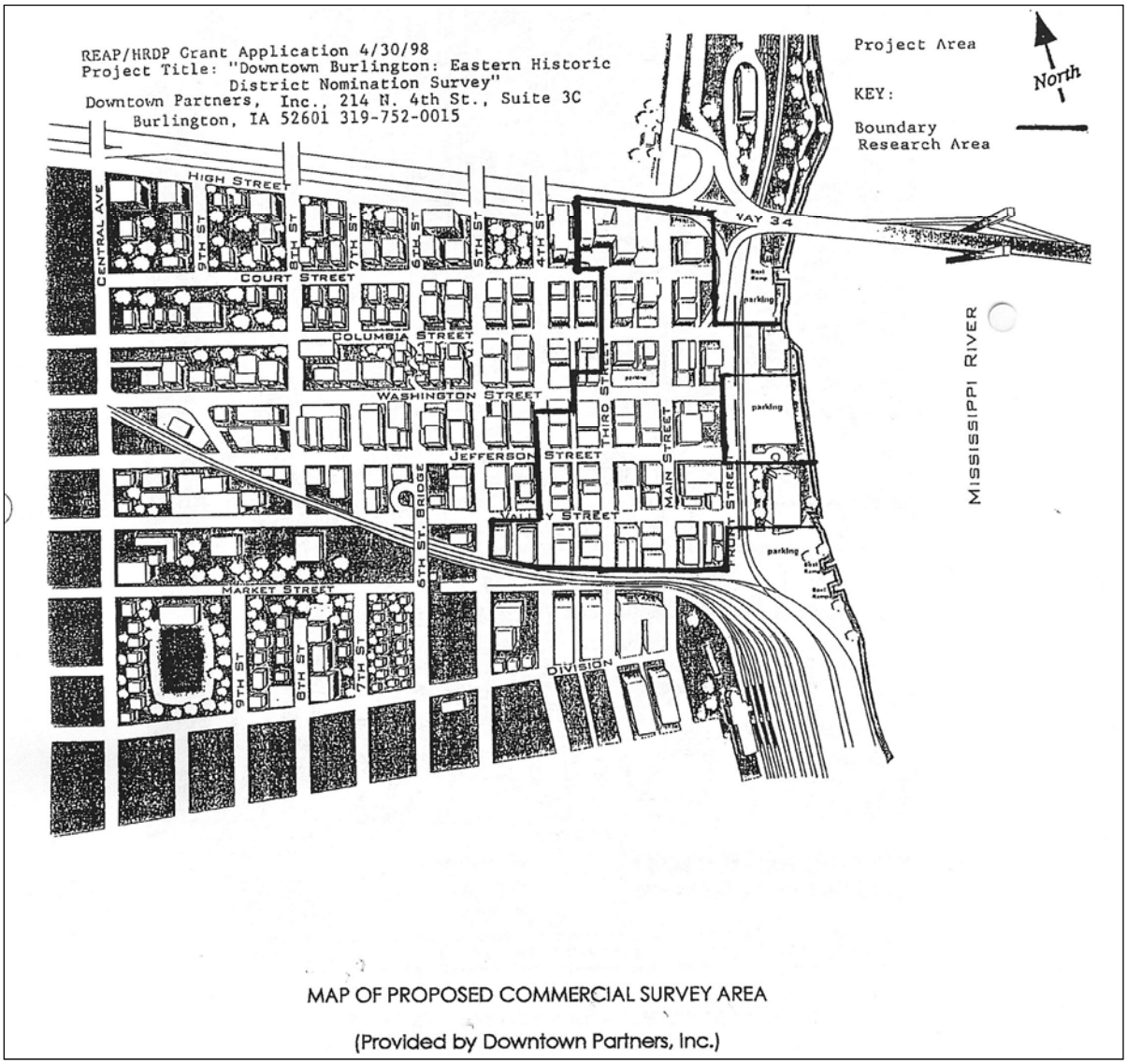
developed fourteen historic contexts related to the history of Burlington through this project. These historic contexts were utilized during this survey project.

A number of other surveys and studies have been undertaken in Burlington over the last 35 years since this initial work. While the work did not specifically address the buildings in this area, historic contextual information developed through these projects relate to these resources in some instances. This work was utilized in the development of the historic context for this survey report. Through this research, a number of sites have been listed on the National Register of Historic Places, including six historic districts and 20 individual buildings. The listed properties within the survey area are indicated in bold:

- Snake Alley Historic District - Roughly bounded by Columbia and Washington Sts., Cobblestone Alley, and Service Dr. - May 21, 1975
- Crapo Park and Arboretum Historic District, Bounded by Parkway Dr., Koestner St., Madison Rd., and the Mississippi River, June 3, 1976
- Heritage Hill Historic District - Roughly bounded by Central Ave., High, 3rd, and Jefferson Sts. - December 21, 1982
- Starker-Leopold Historic District - 101, 111 Clay and 110 Grand Sts. - February 2, 1983
- West Jefferson Street Historic District - Roughly the 400 to 800 blocks of Jefferson St. - April 9, 1991
- Snake Alley, N. 6th St., bet. Washington and Columbia Sts., September 6, 1974
- Burlington Public Library, 501 N. 4th St., March 27, 1975
- Burlington and Missouri River Railroad Passenger Station, 237 S. 4th St., October 22, 1976
- First Congregational Church, 313 N. 4th St., November 21, 1976
- German Methodist Episcopal Church, 7th and Washington Sts., September 22, 1977
- Mary Darwin House, 537 Summer St., January 24, 1980
- Augustus Caesar Dodge House, 829 N. 5th St., January 25, 1980
- Church of St. John the Baptist, 712 Division St., February 26, 1982
- Jagger-Churchill House, 201 Spring St., March 5, 1982
- Hedge Block, 401-407 Jefferson St., October 7, 1982
- Burlington, Cedar Rapids & Northern Freight House, Front and High Sts., January 27, 1983
- James M. Forney House, 401 Cedar, September 22, 1986
- **Hotel Burlington, 206 N. Third St., December 31, 1987**
- Union Hotel, 301--311 S. Main St., April 22, 1993
- **The Capitol Theater, 211 N. Third St., November 22, 1996**
- Cascade Bridge, S. Main St. over Cascade Ravine, June 25, 1998
- Flint River Bridge, 155th St. over Flint R., June 25, 1998
- **Schramm Building 212 Jefferson St., March 12, 1999**
- Chicago, Burlington and Quincy Station, 300 S Main St., February 4, 2002
- **Des Moines County Court House, 513 N. Main St., August 28, 2003**
- Manufacturing and Wholesale Historic District, Roughly 209 N. 3rd St to 231 S. 3rd St and 219 to 425 Valley St, June 12, 2012

In 1998, the Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant to conduct a Planning for Preservation study. Molly Myers Naumann

was hired to coordinate the project and completed the project report in July 1999. Four goals were set for the project: preservation training for the commission, continuing education for city officials and the public, prioritize preservation needs and goals, and identifying resources for future projects. Previous survey and nomination work was reviewed, and several meetings were held to gather community input and share recommendations. Five historic contexts, based on chronological periods, were identified and defined during the project. The primary recommendation for a future project focused on the development of these historic contexts and survey of two areas: the central business district east of the established historic districts and the residential neighborhood known as Saunderson Heights (or West Hill, Washington Heights). This residential area developed after North Hill and a number of Irish and Swedes settled in the area. Additional work to follow the completion of this initial recommendation included a survey of South Hill, North Hill north of US 34, nomination of properties to the National Register of Historic Places, and ongoing effort at public education as related to preservation.



MAP OF PROPOSED COMMERCIAL SURVEY AREA
(Provided by Downtown Partners, Inc.)

Figure 3. Commercial area recommended for survey work in 1999 (Naumann 1999: 28).

Following these recommendations, the Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant in 2001 to conduct an intensive level survey of the Saunderson Heights Neighborhood in Burlington. This area was historically known as Washington Heights or West Hill. Molly Myers Naumann again coordinated the project and completed the survey report in August 2002. The survey identified 154 historic resources. No historic district was identified. The report developed the previously defined historic contexts in relation to this area.

The commercial area identified in the 1999 report was not surveyed at the time of the Saunderson Heights project. Rather than proceed with this survey, strong community interest developed in surveying the "warehouse" district area south of Valley. The southern four blocks of the 1999 recommended downtown survey area (the blocks south of Valley) were included in this intensive survey of the "warehouse district," which stretched south to Division (Figure 4). This area was identified as the "warehouse district" during a 2001 survey to comply with Section 106 for a proposed telecommunications antenna ("cell tower") on the roof of the Farmers & Merchants Bank at 218 N. 3rd Street. Patricia Eckhardt completed the architectural survey of the resources within one-half mile of this location for Groundwater Service & Supply, Inc. Resources previously listed on the National Register of Historic Places were identified, as well as two potential historic districts in the area. The first was the residential neighborhood on North Hill (Mosquito Park Historic District) north of US 34. The second was a Valley Street Industrial/Warehouse Historic District along Valley Street and south along 3rd Street. This area was the result of the development of multi-story brick buildings along the railroad tracks for industrial and wholesale uses. The evaluation in the report notes the significance of these buildings within the landscape of Burlington and recommends a survey to better identify boundaries for a historic district. No further survey or evaluation was included of the east section of downtown Burlington, beyond the listed West Jefferson Street Historic District and Heritage Hill Historic District.

With local interest in potential redevelopment of the "warehouse district" buildings, the Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant in September 2009 to conduct a survey of this area, centered on 3rd Street from Valley to Elm and the blocks between the Valley and Market from Front to 5th Street (Figure 4). Through this survey, an eligible Manufacturing and Wholesale Historic District was identified in the report completed in 2010, and this historic district was then listed on the National Register of Historic Places on June 12, 2012 (boundary on Figure 2). This 2010 survey report also made recommendations for future preservation projects in Burlington. An intensive level survey of the remaining commercial area north of the "warehouse district" survey area and east of the West Jefferson Historic District and Heritage Hill Historic District was recommended to be completed. The survey area from the 1999 *Planning for Preservation* study was recommended to be adjusted to account for the buildings south of Valley included in the "warehouse district" survey project. The 2010 survey report noted that it appeared that at least five surveyed buildings would potentially contribute to a downtown retail/commercial historic district. These buildings directly relate to the buildings along Jefferson Street (such as the F&M Motor Bank and parking garage for the Hotel Burlington) or contribute to the commerical history of Burlington (such as the commercial buildings at 213-15 and 217 Valley Street).

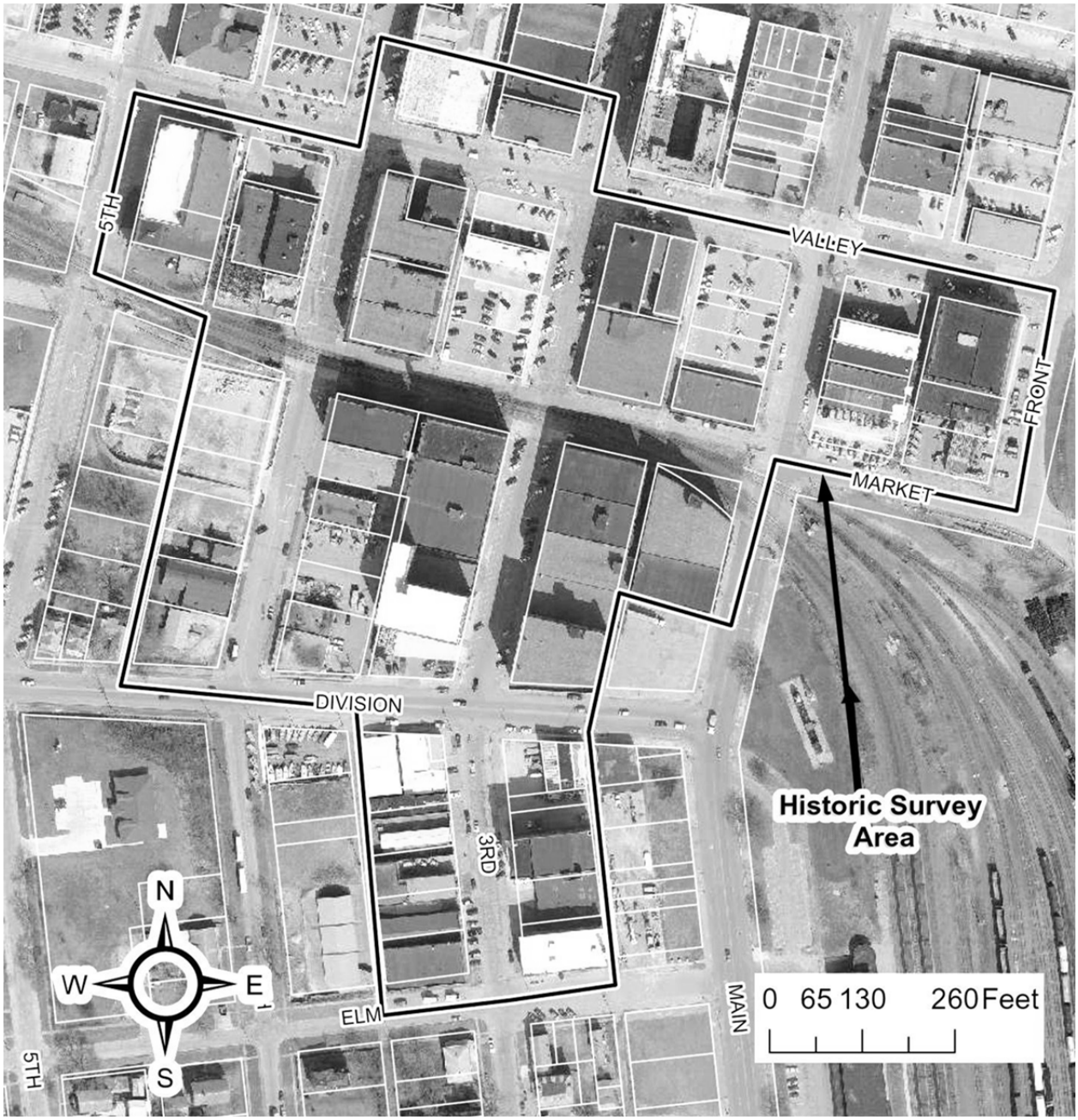


Figure 4. Parcels included in the 2009-10 "warehouse district" survey in Burlington.

(map courtesy of City of Burlington)

Survey objectives and structure

The intensive level historical and architectural survey of the east section of downtown Burlington initiated the first specific survey for this area, intended to position the commission and community to undertake a future nomination of historic properties, specifically a historic district, to the National Register of Historic Places (NRHP). The goal of this intensive level survey was to research and evaluate the historic resources in this area. Products of the survey include a survey report following the Multiple Property Documentation format (including a historic context developed for the downtown commercial district), a summary of the survey results, and recommendations for future nomination of a historic district and/or individual properties. Additional products include an Iowa Site Inventory form with photographs for each property surveyed.

The Burlington Historic Preservation Commission worked with a consultant (Rebecca Lawin McCarley) to undertake this intensive level historical and architectural survey of the east section of downtown Burlington and prepare the survey report. The survey area roughly includes the east section of downtown from Valley north to Highway 34 and from the river west to 4th Street (3rd Street north of Washington). Additionally, the south side of the 700 block of Jefferson was included, as it was excluded from the West Jefferson Street Historic District. This area was outlined in the 2012 CLG grant application, and it is depicted on Figure 1. It includes approximately 11 blocks with 78 properties identified in the field survey, including 71 buildings constructed by 1966. The buildings within this area are primarily commercial. The purpose of this survey was to evaluate these historic resources for their eligibility for the National Register of Historic Places as individual buildings and as contributing buildings in a historic district. Potential historic districts, including contributing structures, were identified during the survey.

In addition to the survey work, a historic context was developed and included in the survey report. This historic context assisted in the evaluation of the identified resources. It focuses on the commercial history of Burlington, concentrated on the history associated with buildings in this survey area within the community framework. Property types found within the survey area include primarily commercial properties, as well as some manufacturing/wholesale businesses buildings, government properties, and a few residential buildings.

While not specifically related to the historical and architectural survey of the east section of downtown Burlington, the CLG grant also included a second, concurrent project undertaken by the consultant at the same time as the survey project. This project was the preparation and submittal of the National Register of Historic Places (NRHP) nomination for the Lagomarcino-Grupe Company Building, identified as individually eligible for listing on the NRHP through the 2009-2010 survey. The nomination included all components required by the state and federal guidelines, including a narrative description, statement of significance, bibliography, maps, historic photographs, archival photographs, and supporting documentation. The nomination was submitted per state review schedule guidelines, with a draft submitted in November 2012 to meet the deadline for final review at the State Nomination Review Committee meeting in June 2013.

Methodology

The methodology for the intensive level historical and architectural survey of the east section of downtown Burlington included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior's *Standards for Identification and Evaluation* as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985). The work for this project was divided between an architectural historian consultant (Rebecca Lawin McCarley) serving as Principal Investigator and local commission members, volunteers, and staff (referenced as commission). The primary responsibility of the consultant was project supervision, development of the survey report, and review/completion of the Iowa Site Inventory forms. The survey report includes a summary, methodology, historic context, survey results, and recommendations, similar to a Multiple Property Document. Additionally, the consultant trained the commission to conduct the survey of the warehouse district and to research the history of each historic resource. The commission conducted the majority of the research for the Iowa Site Inventory forms, as well as assisting in research for the historic context as needed. The consultant took digital photographs of all the buildings within the survey area to submit with the Iowa Site Inventory forms and report. The consultant prepared the draft and final survey reports, including the historic context, survey results, mapping, and recommendations.

The project began with a windshield survey of the area previously defined to identify the historic resources in this area. While the grant estimated 64 properties, a total of 78 properties were identified in the field survey, including a park, parking structure, and five buildings constructed in the 1970s and 1980s. The research revealed that the properties identified in the field survey included affiliated company buildings for two sets of properties and a set of four rowhouses previously surveyed together, so a total of 73 Iowa Site Inventory forms were prepared. Field site numbers were assigned for these properties, and the area was divided into nine survey sections. Folders were prepared for each property in the survey area. The consultant held training sessions for the commission on research and documentation techniques, utilization of library resources, and completion of the Iowa Site Inventory Forms. The commission then conducted site-specific research on each historic resource and prepared partial draft Site Inventory Forms. At the same time, the consultant researched and developed the historic context for the project. The consultant then reviewed and revised the Iowa Site Inventory Forms for additional required information, wrote and/or edited the architectural descriptions, and made the final evaluation of each resource based on the research and historic context developed during this project. The historic significance of each property was recorded on the individual Iowa Site Inventory Forms and summarized in this report. Digital photograph guidelines were followed for this project, with the consultant taking the photographs, renaming them per state standards, inserting them on the Iowa Site Inventory Forms, and also submitting them digitally on CD.

Research for the historic context and each historic building utilized local, county, and state resources. These resources included, but were not limited to, city directories, Sanborn fire insurance maps, other historic maps and aerial views, county and local histories, newspapers, previous survey reports, and historic photographs. Research into historic photographs and postcards was particularly tailored to determine the historic appearance of some buildings that had been modified.

The timeline for the project spanned approximately a year, beginning in May 2012 with the final survey report completed in April 2013.

Overview of survey results and products

As a result of the intensive level historical and architectural survey of the east section of downtown Burlington, 78 properties were identified in the field survey. The research revealed that the properties included affiliated company buildings for two sets of properties and a set of four rowhouses previously surveyed together, so a total of 73 Iowa Site Inventory forms were prepared. The 73 forms relate to 66 buildings constructed by 1966, a park, a parking structure, and five buildings constructed in the 1970s and 1980s. Properties typically were commercial/retail buildings, with some manufacturing/ wholesale business buildings, governmental buildings, and residential buildings also included. Iowa Site Inventory forms were filled out completely, including name, date, address, a narrative description, a statement of significance, map, and inserted digital black and white photograph. A survey area map was created to show the location of all the buildings identified during this survey. Each property was evaluated for its potential to contribute to a historic district and for its potential individual eligibility for the National Register of Historic Places. Through this survey, there appears to be an eligible Downtown Commercial Historic District that includes 65 surveyed properties, as well as nine buildings in the 2009-10 warehouse district survey and 48 properties in the West Jefferson Street Historic District. Overall, there are approximately 108 contributing resources and 14 non-contributing resources. Outside of this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places (including the set of four rowhouses).

Through this intensive survey project, the survey report was developed that includes elements of a Multiple Property Document (MPD) nomination form with an introduction, discussion of the historic contexts and property types, survey results, and recommendations. Additionally, an Iowa Site Inventory form was created for each property, as noted above. One set of the survey forms, as well as the survey report, was submitted to the State Historic Preservation Office. The other set of survey forms and additional copies of the survey report were retained in Burlington, along with the research notes/folders. It is anticipated the main products of this survey will be stored at City Hall. A copy of the survey report will also be placed in the Burlington Public Library and with the Des Moines County Historical Society. This will provide for public access under controlled conditions and the information will be readily available for community planning and economic development purposes.

Finally, the next phase of this project is recommended to be the nomination to the National Register of Historic Places of the historic district and other properties identified as likely eligible in *Section V: Survey Results.* Further recommendations are summarized in *Section VI: Recommendations*.

III. Historic Context and Associated Property Types

Historic contexts have been completed for more than 18 themes in Burlington's history over the last 35 years. The Planning for Preservation study (Naumann 1999) suggested further development of themes within chronological periods: Early Settlement (1833-c.1856), Community Prosperity and Growth (c.1857-c.1890), Stability and Civic Pride (c.1890-1929), Depression and War (1929-c.1945), and Times of Change (c.1945-). The framework of these general periods contributed to the development the periods within the following historic context. This historic context focuses on commercial interests in Burlington, primarily retail and professional businesses with some wholesale and manufacturing concerns as well. The historic context has been developed to provide a framework and background contextual information for the properties within the survey area, which are primarily commercial/retail and professional businesses.

Commercial history of Burlington, 1833-1967

Burlington, located on the Mississippi River, is one of the oldest communities in Iowa and historically one of the largest communities. The town of Burlington was immediately settled after the Black Hawk Purchase was complete on June 1, 1833, and it grew as a river community and crossing point for settlers into Iowa. It was the largest community in Iowa in 1850 with a population of 4,082. The Chicago, Burlington, & Quincy railroad arrived in 1855, spurring increased development. With a railroad bridge across the Mississippi River opening in 1869, the population swelled to 14,930 by 1870. Dubuque and Davenport, also river communities with railroad connections, grew similarly in this period, and Burlington was the third largest community in Iowa in 1870. The commercial downtown initially developed in the blocks along the river and then extended west along the Hawkeye Creek valley by the last quarter of the 19th century. Population continued to grow to 22,565 in 1890, and Burlington developed a significant manufacturing and wholesale base. By the early 20th century, the oldest commercial blocks east of 4th Street started to be replaced with modern bank and office buildings, a trend that continued through the middle of the 20th century. The population grew steadily to 25,832 in 1940, ranking Burlington as the 11th largest city in Iowa. New industries after World War II and increased migration from rural to urban areas led to increased population growth, reaching a 20th century peak of 32,430 in 1960. This growth resulted in a renewed focus on downtown building improvements in the 1950s and 1960s, reflected in the buildings throughout the survey area.

Settlement period and early railroad growth, 1833-1865

Prior to the acquisition of the land through the Black Hawk Purchase in 1833, Simpson S. White and Amzi Doolittle scouted a site for a future town during their work on a trading post for the American Fur Company. Thus, when the land was opened to Euro-American settlement on June 1, 1833, White immediately returned to the site they had located to build a cabin and make a claim. The site for Burlington was selected as it was a valley along Hawkeye Creek between the bluffs that fronted the Mississippi River. Natural features created an excellent place for a steamboat landing, and the valley was large enough for a large town to develop. The creek provided water for industrial development, and the hillsides provided additional space for residential growth as the community size increased. In September 1833, Dr. William R. Ross

shipped goods from Quincy, Illinois, to Simpson White, and Ross constructed a building to conduct a general store. The edge of a street was surveyed, and other buildings soon were constructed along this general block. The first survey of the town to create a plat occurred in December 1833, and the town was named Burlington in early 1834 after the town in Vermont (*History of Des Moines County* 1879: 468-71, 478; *Portrait and Biographical Album of Des Moines County* 1888: 726-27; Brower 1982: 8; Naumann 1999: 6).

Development of Burlington through the 1830s was significant, and the town was selected as the site for the territorial capitol in 1838 after the formation of the Iowa Territory. While log houses were the most common, the first frame houses were constructed in spring of 1834. A lawyer, David Rorer, built the first brick house in Burlington in July 1836. Through action by the federal government, Burlington was officially surveyed in July 1836 at the same time as Fort Madison, Belleview, Dubuque, and Peru. This survey respected streets already laid out and stipulated size of lots and public squares. In spring 1837, Burlington was incorporated (*History of Des Moines County* 1879: 472, 474, 493-94; *Daily Hawk-Eye Gazette*, September 2, 1938, 4, 26; *Portrait and Biographical Album of Des Moines County* 1888: 727; *A Souvenir of Burlington* 1896: 5). Burlington was described in 1837 as:

> a village of some three hundred inhabitants, occupying houses mostly of a single story, and even of a single room, constructed of logs or slightly-built frames. Not more than two of the whole number were composed of more substantial materials, and even these have long since vanished before the advance of superior improvement. A small opening had been made, extending a few squares up and down the river, and a still less distance perpendicularly from the shore; but the hills around, now crowned with comfortable and tasteful residences, were then covered with the unbroken primeval forest.
> (*History of Des Moines County* 1879: 476-77)

The population of Burlington was estimated to be around 1,200 in 1838. It provided retail businesses for local residents as well as for settlers crossing the Mississippi River and moving further west (Figure 5). It also served as a trade center for residents within a day's trip of the community. The first newspapers in Burlington started in 1837, and the *Iowa Patriot* was launched in June 1839. It would soon become the *Hawk-Eye and Patriot* and finally just the *Hawk-Eye* by 1843 (*Portrait and Biographical Album of Des Moines County* 1888: 705; *History of Des Moines County* 1879: 478; Naumann 1999: 6). The *Patriot* noted in July 1839:

> The city is supposed to contain about 1,600 inhabitants having had 1,200 at the taking of the census in June 1838. It is the largest town in the Territory except Dubuque, and perhaps exceeds that. It has one large church, well built of bricks, for the Methodists. The private residences, with few exceptions, are at present small, incommodious and unsuited to the climate; as might be expected in a country acquired but six years from the Indians, and among a people accustomed to live in denial of the luxuries and conveniences afforded by well-built buildings. Burlington is a town of much business, being the port for Des Moines, Henry, Jefferson, and part of Van Buren Counties, comprehending a population of nearly 15,000. It has three large brick stores of three stories each, one other smaller brick store, four dwellings of the same material, and some dozen or more other stores and shops. It has also two weekly newspapers. (*History of Des Moines County* 1879: 478)

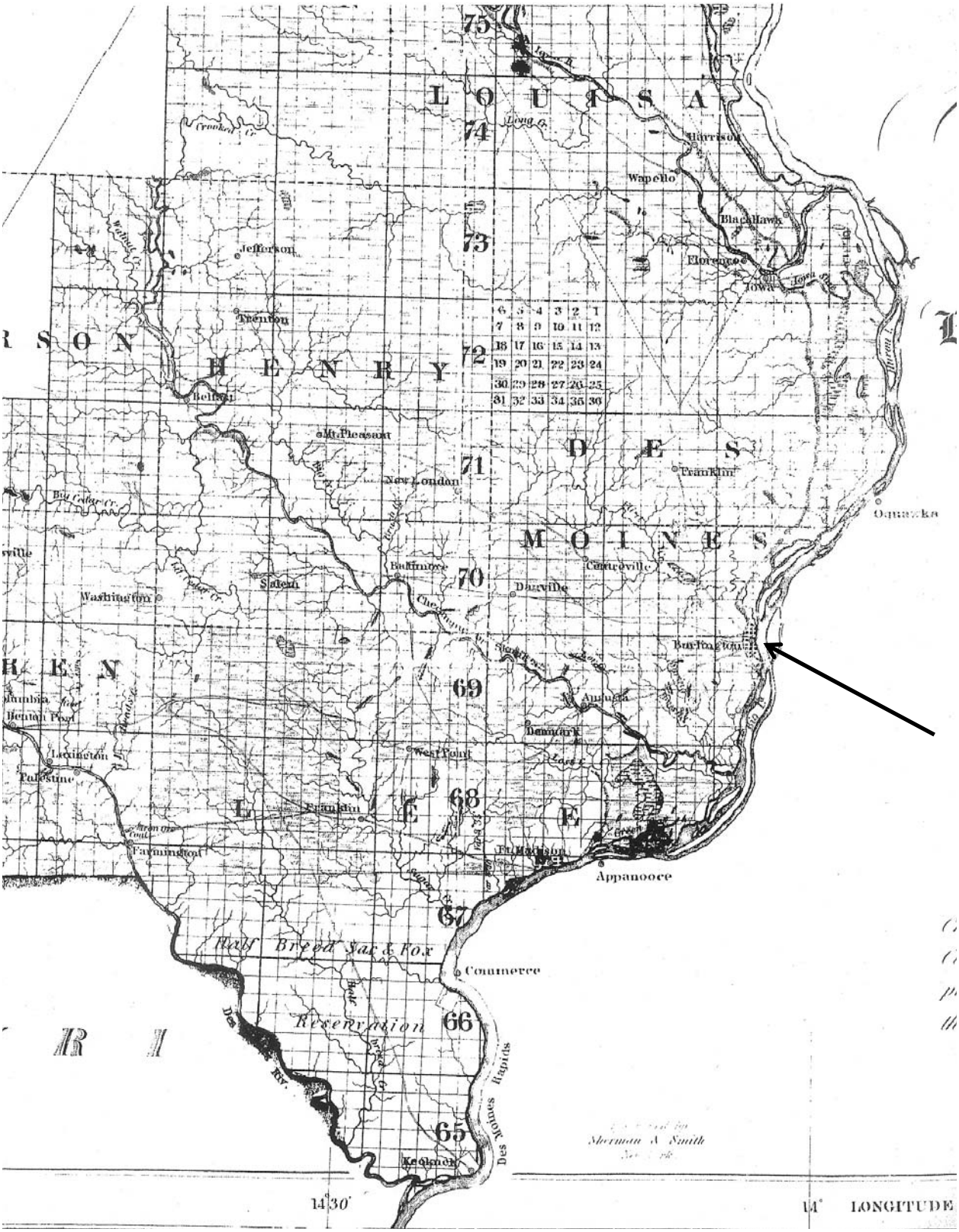


Figure 5. Part of the Map of the Surveyed Part of Iowa, with Burlington indicated (Williams 1840).

The initial construction in Burlington faced the Mississippi River, developed within the first few blocks parallel to the river as in other river communities. The road traveled by settlers further into Iowa and the land within the Hawkeye Creek valley to the west would become the focus of additional commercial and industrial development over the next decades. Transportation focused on the Mississippi River during the 1840s, providing opportunities for import and export of products and goods. Improvements to the river in this period focused on the rapids south of Burlington where the Des Moines River entered the Mississippi River. After the territorial capitol moved to Iowa City in 1842, Burlington further developed as a regional trade center. By 1847, the community imported salt, iron, stoves, and general merchandise, and it exported oats, corn, wheat, beans, flaxseed, barley, flour, whisky, pork, hay, and dry hides. Pork packing was an important industry in this period. The town had 524 steamboat arrivals in 1847, bringing over 13,000 passengers to Burlington (Naumann 1999: 6; Svendsen 1977: 18; Brower 1991: 8:4; *History of Des Moines County* 1879: 481-82).

By August 1845, the population was reportedly around 3,000 with more than 150 buildings constructed in 1844 and through the summer of 1845. Both residential and commercial buildings were initially built in the blocks closest to the river, with residential development sooner moving higher onto the sides of the bluff immediately to the north. The number of brick houses increased from the four noted in 1839, with the early building forms reflecting urban residential types of eastern cities. The two-story side gable brick rowhouses were built within a few blocks of the river, sited to the front lot line similar to urban houses in the east. The brick rowhouses had simple Federal or Greek Revival details, such as flat stone lintels, multi-light windows, and connected double chimneys. Many of these residential features were also utilized on early commercial brick construction. While a number of these houses were likely built in downtown Burlington, later commercial development and redevelopment has resulted in few houses in the two block area east of 3rd Street. A set of four brick rowhouses built starting in 1841 remain at the far north end of the survey area at 610-612-614-616 N. Main (State Site #29-01253, Map #33-36), separated by the bridge for Highway 34 from the two-story side-gable brick house at 713 N. Main Street (State Site #29-01254) built also in this period. These houses share common early features, such as the connected double brick chimneys, flat stone lintels and sills, and some historic multi-light windows.

In his *Glimpse of Iowa in 1846,* J.B. Newhall noted that Burlington was a "place of important trade," with "many specious warehouses and mercantile establishments, several churches, and spacious hotels." He noted that the "main part of the city is situated within an amphitheatre, formed by the surrounding hills," and that buildings were appearing on these slopes in succeeding streets. He asserted that the location "will always command a great and increasing trade," as it was the center for agricultural land in Iowa as well as the western portion of Illinois (Newhall 1846: 67-68). He concluded: "Its rapid growth is an evidence of what enterprise and industry can effect, in a few short years, unaided by fictitious capital or the inflated puff of speculators" (Newhall 1846: 72).

With the Mississippi River providing access to points to the north, south, and east, improvements on transportation corridors to the west began by the late 1840s. In 1847, the Burlington and Mount Pleasant Plank Road Company organized to build a road from Burlington to Mount Pleasant in Henry County. The city of Burlington invested around $20,000 in the project, and

the toll road was completed in 1851. The road consisted of oak planks laid on stringers, and problems with deteriorating timber began with the heavy traffic in the 1850s (Svendsen 1977: 21; Naumann 1999: 6).

In 1850, Burlington had a population of 4,082, and it was the largest community in Iowa. In 1851, the city limits were expanded. The area along the river was the commercial core of the city. In 1852, E.D. Rand and H.W. Starr built Marion Hall on the west edge of this area at the northeast corner of Washington and N. 4th Street. The building was designed by architect A.G. Bassett, with a hall on the first story and offices in the basement and second story (demolished in 1920s). The building was then leased as the Des Moines County Courthouse, pending construction of a dedicated building. To further protect against fire, the city bought its first fire engine in 1852. Residential development extended up the surrounding hills - Prospect or South Hill to the south of South Street, West Hill to the west of Boundary or Central Avenue, and North Hill to the north of business district. A modern school system was established in the community, with the completion of North Hill School in 1852 and South Hill School in 1853. German immigrants began to arrive in large numbers in this period, organizing the Germania Mutual Aid Society in March 1851 and the Burlington Turnergemeinde in fall 1852. Pork packing continued to be prevalent in this period, and other industry also began to develop. In 1853, D. Winter started a planing mill and sash/door/blind factory, which would continue into the 1880s. It was one of the first factories of this type in Iowa (*Business Directory and Review of the City of Burlington* 1856: 16, 31; Shank 1999: 16; Svendsen 1977: 2; "City School System Born in Year 1849," *Daily Hawk-Eye Gazette,* September 2, 1938, 14; *History of Des Moines County* 1879: 505, 586; *Portrait and Biographical Album of Des Moines County* 1888: 761).

While Front Street along the river was primarily commercial development, residential development continued to be mixed with commercial buildings along N. Main Street (one block west of Front Street) and continuing to the west to N. 4th Street. More substantial houses continued to reflect the Greek Revival style, and Second Empire houses also gained popularity in the 1850s and continued to be built through the 1860s. The style was an adaptation of a contemporary French style, defined primarily by the mansard roof. Early Second Empire houses had features similar to the Greek Revival style, such as flat stone lintels and six-over-six-light double-hung windows, while later examples drew more heavily on the Italianate features then popular, including decorative windows hoods, brackets, and two-over-two-light double-hung windows. References to the house at 313 Washington across from Marion Hall date as early as 1855, though the first long-term owners, P. Frederick and Phoebe Unterkircher, did not purchase it until 1867 (State Site #29-01661, Map #73). The style of the flat stone lintels suggests an early Second Empire house, though it is possible that the front section was later added by the Unterkirchers to an earlier brick house. The house was close to his livery business, and it was soon located in the midst of commercial buildings, after Unterkircher sold the west section of the lot for a series of three brick commercial buildings built in 1874. By 1907 when the Unterkircher family sold the house, this residential dwelling was converted to commercial use, with the Mississippi Valley Telephone Company moving their offices here. In 1920, it became the home of the Day Nursery (daycare) of Jennie Coulter, and the nursery continued to operate here after her death until 1979.

Residents of Burlington understood the importance of transportation routes to their prosperity and growth, and they saw the increased prevalence of railroads by the 1850s. In 1853, they incorporated the Burlington and Missouri River Railroad, which was formed as a sister company to the Chicago, Burlington, and Quincy Railroad (CB&Q). In 1855, the CB&Q reached a point on the Mississippi River across from Burlington in Illinois. The Burlington and Missouri River Railroad received a land grant in 1856, and they built west from Burlington to Mt. Pleasant. The CB&Q also reached Quincy in 1856. The Burlington and Missouri River continued west to Ottumwa by 1859, which remained the terminus until after the Civil War. Other railroad companies also organized to build lines connected to Burlington, such as the Peoria & Burlington Railroad in 1858 (Svendsen 1977: 22; Naumann 1999: 6; *History of Des Moines County* 1879: 484).

The result of the arrival of the railroad in Burlington was increased commercial development, trade, and industry. This period marked the rise of the major commercial interests in Burlington: dry goods, groceries, hardware, and drugs. The town also had strong hotels and financial firms in this period (Svendsen 1977: 95). For example, John S. Schramm arrived in 1844, later starting an exclusive dry goods business with his brother Charles F. in 1853. John bought out Charles five years later, operating from 1858 to 1884 at 212 Jefferson (State Site #29-03144, Map #50) before moving to 218-220 Jefferson (State Site #29-01086, Map #52) ("J.S. Schramm," *Hawk-Eye*, October 5, 1875, 8). This business would remain here through 1997. Likewise, C.P. Squires started a retail drug store at 112-116 Jefferson in 1856, later expanding into wholesale business as well. He was noted with an extensive trade and the oldest drug store business in town by 1888 (*Portrait and Biographical Album of Des Moines County* 1888: 766). The company would merge in 1889 with the Reynolds & Churchill Company to create the Churchill Drug Company, which became a large wholesale drug business. This evolution moved the business from Main and Washington in the core of downtown south to a new building along the railroad tracks at 4th and Market in 1907.

The 1856 business directory notes that: "The position of Burlington makes it a mercantile centre for a large tract of country and the consequence is the existence of extensive establishments for the wholesaling and retailing of dry goods, groceries, hardware, &c, &c" (*Business Directory and Review of the City of Burlington* 1856: 7). Revenue from four retail dry goods businesses was reported at $285,000, with the two wholesale dry goods reporting $300,000 in annual business. Additionally, wholesale groceries amounted to $477,000, the retail and wholesale hardware business amounted to $209,000, and drug companies totaled $150,000 in receipts. Furthermore, there were nearly 30 other dry goods and grocery stores in town. Other stores included clothing, hats, boot/shoes, china/queensware/glassware, and books/stationery. Burlington also had a strong pork trade in hogs, pork, and lard, and it had a strong grain trade in wheat, oats, corn, rye, and flour. Over 7.2 million feet of lumber were sold. The total of all business sales was $1,421,000. The "very fine business houses put up during the past year" totaled 17 brick buildings with 25 store rooms, including two banks at Jefferson and 3rd streets, four buildings built by Kriechbaum & Co, three buildings near the Barrett House on 3rd Street, and Grimes Hall at the northeast corner of Main and Valley (*Business Directory and Review of the City of Burlington* 1856: 7, 11-14, 17, 19; *History of Des Moines County* 1879: 482).

The 1857 depression hurt the economy of Burlington, with settlers choosing to move through the city rather than stay and build additional housing. Population dropped from around 9,000 in 1855 to around 6,000 in 1860 before recovering to 8,000 by 1865 (Svendsen 1977: 2). Additional railroad lines built to Burlington in the late 1850s, providing further connections. Despite a few rough years, the 1859 directory notes the continued prominence of Burlington in trade and industry. The list of goods traded at Burlington included dry goods, groceries, hardware, stoves, manufactured shoes, furniture, lumber, shingles, lath, vinegar, and lager beer. They also exported flour, wheat, corn, cattle, and hogs. The top eleven grossing industries in Burlington were brick ($420,000), iron work and machinery ($226,300), plows ($110,000), harness and saddles ($86,000), sash and shingles ($75,000), tin/copper/iron ($58,200), barrels and cooperage ($57,900), clothing and millinery ($40,500), crackers/cakes/bread ($36,500), carriages and wagons ($31,000), oils/soap/candles ($31,000). Other industries included furniture, marble works, cut stone, vinegar and beer, lime, confections, boots and shoes, starch factories, matches, and cigars and tobacco (*History of Des Moines County* 1879: 485-87). The directory notes:

> The business portion of the city is mostly limited to the lower districts, skirting the river and the banks of the Hawk-Eye, whose bed divides the city about midway, running east and west; the hills on either hand are, for the most part, crowded with dwelling houses - many of them ornamental and extensive. It contains fourteen churches namely: Three Presbyterian, two Baptist, two Methodist, two Catholic, two German Reformed, one Lutheran, one Episcopal, and one Congregational. Some other congregations, that have no house of worship, hold their meetings in some one or other of the numerous large public halls, with which the city is well supplied. There are two large public schoolhouses; one situated on the north, and the other on the south hill, each capable of accommodating from four to six schools…The conformation of the surrounding country insures to Burlington a prominent position among the business places of this section of the Union. For nearly twenty miles above and below, on either side of the river, the formation of its banks precludes the establishment of a rival town of any importance; thus an extensive section of the finest and most fertile country in the world must forever remain tributary to this point. (*History of Des Moines County* 1879: 484)

With a population of 6,706, Burlington was the fourth largest city in Iowa in 1860, surpassed in the 1850s by the river towns of Dubuque and Davenport, and momentarily by Keokuk. Similar to most areas, little construction occurred during the Civil War years from 1861 to 1865. Though few pre-1865 commercial buildings remain in downtown Burlington, this small group reflects this early development of the community that would form the foundation for the significant commercial development in the decades following the war. With a railroad connection and strong economic base, Burlington was well positioned by 1865 to take full advantage of the post-war prosperity that spread through many Northern communities as men returned home.

Community prosperity and growth, 1865-1894

The early prominence and commercial success of Burlington prior to the Civil War positioned the community for a period of prosperity and growth in the decades after the war. After the first railroad arrived in 1855, several other railroads were built from and through Burlington, connecting the town to numerous western markets. With the completion of the railroad bridge in 1868, these connections were further enhanced, and additional railroads built lines including Burlington. These connections permitted not only local commercial success but led to the rise of Burlington as a wholesale and manufacturing distribution point through these decades. These large businesses further contributed to the local commercial economy. Retail establishments of every type were found in Burlington in the 19th century, and professional offices were located in downtown Burlington. Buildings constructed in the 1860s and 1870s reflected the Italianate style, complete with arch windows, decorative hoods, and bracketed cornices. Victorian Gothic buildings were also constructed in the 1870s and into the 1880s. By the 1880s, new buildings reflected the Romanesque style with large arches and contrasting decorative details. Several architects practiced in Burlington in this period, providing a high standard of design and buildings with intricately designed architectural features. The majority of buildings were three-story brick buildings, with a handful of four story buildings also constructed. The main commercial corridor focused on Jefferson Street from Front to 4th Street in this period, with smaller buildings mixed among the three-story buildings on adjacent streets. With a strong local economy, prominent businessmen stood out as the community leaders working on community improvement projects and advances in community services through the 1870s and 1880s.

Commercial growth continued in the 1860s after the Civil War. Many businesses started in this period would continue and evolve through the end of the 19th century and into the 20th century. Earlier businesses were formally incorporated in this period as they continued to prosper. While the railroad provided connections to import and export goods quickly between Burlington and various eastern cities, packet lines continued to operate on the Mississippi River through this period as well. The river occupied a particularly prominent position in the lumber trade, with lumber rafts from northern forests floated down river to Burlington for processing and sale. While private banks operated in town prior to the Civil War, new state and national banking laws resulted in the formation of new local banks, many of which would continue well into the 20th century. The First National Bank organized on February 2, 1864, followed by the National State Bank on January 9, 1865. A few years later, the Merchants' National Bank opened its doors on October 29, 1870 (Svendsen 1977: 19; *History of Des Moines County* 1879: 532).

The 1856 city directory noted: "The space from the landing to the summit and along the Hawkeye will afford ample space for business, manufactures, &c, &c, for many years to come; while a more beautiful place of residence cannot well be imagined than the level plain above" (*Business Directory and Review of the City of Burlington* 1856: 3). While the directory had outlined this path of future physical development for the business growth of Burlington within the Hawkeye Creek valley, the Panic of 1857 and subsequent Civil War impeded construction for several years. However, with recoveries in population and improved economic conditions led to increased construction in the second half of the 1860s. The bluffs to the north and south of the core of downtown impeded further development in those directions, and commercial development took an unusual turn in developing along Jefferson Street perpendicular to the Mississippi River. The railroad followed the Hawkeye Creek valley inland to climb gradually,

roughly along Market Street in the core of downtown east of 6th Street. Over the next decades, more industrial businesses would develop immediately along this corridor, with retail/commercial businesses concentrated two blocks to the north along Jefferson Street, which then served as the main route west out of downtown Burlington. With lots laid out along the north-south streets for traditional river town development, sales of building lots then included parts of at least two platted parcels. Development in the 1860s continued to be focused along Main Street, with an increasing number of buildings then constructed along Jefferson west of 4th Street by the 1870s (Brower 1991: 8:4, 8:7).

The 1873 map of Burlington shows this development of the town in relation to the Mississippi River and Hawkeye Creek (Figure 6). The platted blocks closest to the river on the east are generally parallel to the water, thus adjusting at slight angles to the north and south in relation to each other. Lots were platted along north-south streets, with alleys bisecting the blocks. Hawkeye Creek, extending inland from Front near Division, angled northwest to Jefferson around 8th Street. The creek valley followed this route as well as opening wider along the river in the first blocks west of the river between Valley and High streets. The railroad line follows this creek bed into the city, and industrial growth in the 1870s and 1880s would focus on this land along the creek and railroad. Jefferson remained at the base of the bluff west of 4th Street, while Washington Street climbed to the top. Thus, commercial development extended west on Jefferson Street, remaining in the valley.

Construction in the second half of the 1860s was also spurred by construction moving forward on the Chicago, Burlington, & Quincy railroad bridge over the Mississippi River at Burlington. On August 13, 1868, the bridge was tested by the railroad company and declared ready to open the following week (*Hawk-Eye,* August 13, 1868, 4; *History of Des Moines County* 1879: 522). The *Chicago Post* reported: "Burlington, located on the west side of the Mississippi river, has now a railroad bridge nearly completed over the river, and cars will be running over it next week. Burlington is destined to become emphatically a railroad town." In addition to the CB&Q, the Burlington & Missouri Railroad was extending connections west to the Missouri River, with the 68 miles west to Oakland already completed. Railroad tracks north to Wapello for the Burlington, Cedar Rapids, & Minnesota were under construction, with the section of the road from Cedar Rapids to Waterloo already graded (*Chicago Post,* reprinted in *Burlington Hawk-Eye,* August 15, 1868, 6). The CB&Q railroad also established shops in Burlington at this time, in conjunction with the Burlington & Missouri River railroad. The railroad shops quickly became the leading employer in Burlington, with 378 employed combined by 1870. They would continue to be the largest employer in town until the 1930s. The completion of the bridge spurred additional development of seven railroad lines into Burlington, and increased the connections and markets for manufactured and wholesale goods distributed from Burlington (*History of Des Moines County* 1879: 522; Svendsen 1977: 23, 44-45, 50-51). The 1873 map shows Union Depot located on Main Street near Division, with the railroad bridge significantly further south (Figure 6).



Figure 6. Burlington in 1873 (Andreas 1873).

During this period of increased construction, a handful of architects worked in Burlington. In the building boom of the middle of the 1850s, several architects were listed in the city directory, including A.G. Bassett, Charles A. Dunham, and Joel Stover. Stover is known to have designed Grimes Hall in 1856, and he is last listed in Burlington in the 1862 city directory (*Business Directory and Review of the City of Burlington* 1856: 19; Shank 1999: 158). A.G. Basset was born in New York, and his first known design in Burlington was Marion Hall in 1852. By the 1862 directory, he is listed in a partnership with Charles A. Dunham, with an office at the southwest corner of Jefferson and 3rd Street in Parsons Block. He then moved across the state to Council Bluffs and practiced there (Shank 1999: 18). Dunham started as an apprentice with Bassett in 1856, becoming partner by 1862 (Shank 1999: 53). Charles A. Dunham is then listed alone in the 1866 and 1868 directories, remaining in the office in Parsons Block (then 47 Jefferson). Thomas Jordan was also listed as a local architect in 1868, with an office in the same building. In January 1871, Jordan joined Dunham as a partner in Dunham & Jordan ("A New Firm," *Gazette*, January 12, 1871, 1). The firm of Dunham & Jordan is then listed in the Burlington city directories in 1871, 1872, and 1876, with an office in the Parsons Block (then 51 Jefferson). In 1871 and 1872, J.C. Cover is also listed as an architect in the city directories, with an office in Barhydt Block at the southeast corner of Main and Valley in 1872 and then at 213 Valley in 1874. Perley Hale is first listed as an architect in Burlington in the 1874 city directory, located at 101 N. Main. Thus, with increased construction through the late 1860s and early 1870s, the number of architects increased as well.

While a large number of brick buildings were constructed in the late 1860s and early 1870s, only a handful remain in downtown Burlington. These buildings strongly reflect the Italianate style popular in this period. Italianate provided the most popular inspiration for architectural style for commercial buildings across the country from the 1850s to 1880s, and more modest buildings reflect a vernacular interpretation of this style (Nash 2002: F40). The commercial Italianate style is characterized by arch windows with decorative hoods, two-over-two-light double-hung windows, large brackets, elaborate metal cornices, and storefronts with cast iron columns and large windows. Earlier Italianate buildings in Burlington were framed by pilasters dividing each bay or section, though this detail continued onto buildings constructed in the 1870s as well. The four story commercial and office building constructed at the southwest corner of 3rd and Washington around 1865 (diagonal from Marion Hall) originally had each bay of the upper three stories framed by pilasters that terminated into arches above the fourth story windows, as remains on the Washington Street side (Map #44, State Site #29-03673). A smaller two-story version of this type of Italianate building was built at 317 N. Main Street by Samuel Jones (Map #18, State Site #29-03655), with brick pilasters extending into arches with keystones over each of the three bays. Jones later built the large three-story Jones Block at 400 Jefferson in 1876 (State Site #29-01097). Thomas Hedge with Dr. Seth Ransom and Luke Palmer built a large Italianate brick block with six storefronts at the northeast corner of Jefferson and 4th Street in 1867, following a fire that destroyed an earlier building (Hedge later built a block on the southwest corner in 1881 with other partners). The two eastern sections financed by Ransom and Palmer remain extant at 312-314 Jefferson, with the west four sections financed by Hedge demolished in 1933 for the Kresge Building. Similar to other buildings from this period, this Italianate building has brick pilasters that define each bay, with arch windows with key stones on both of the upper stories (Map #65, State Inventory #29-01092).

As Burlington and its associated industries developed in the 1870s, the city began to develop amenities and organizations for its residents. In 1868, the Burlington Public Library was organized by a group of local residents as a private library. They started in a room in Marion Hall, moving to several other locations before more permanently locating in Jones Block in 1876 The Burlington Board of Trade formed on February 1, 1873 with Philip Crapo, M.R. Derby, A.A. Perkins, and J.E. Nishet as officers. This organization served as a "commercial club" or chamber of commerce to promote business interests and growth in the community. The fire department became a formal paid organization in 1871, and they fought several major fires over the next few years. Plans formulated for a water works system, finally complete in June 1878 with 157 fire hydrants. In November 1873, Burlington was designated a city of the first class, due to its size and development (*History of Des Moines County* 1879: 496, 507, 510, 514, 517-20, 543; *Portrait and Biographical Album of Des Moines County* 1888: 753).

The fire department fought its largest fire in downtown Burlington on June 19, 1873 when 49 buildings were destroyed in a four block area from Washington to High and Front to Third streets. The courthouse, Palmer's opera house, Bennett & Frantz's carriage works, Unterkircher's livery stable, and the Scandinavian House were among the buildings destroyed. The courthouse leased Marion Hall again for several years, with the new courthouse finally complete in 1882 on the southeast corner of Main and Columbia (demolished). Brick yards were busy with rebuilding efforts over the next few years, and three extant buildings in this area appear to date to construction in 1873. The *Hawk-Eye* on August 17 reported a number of buildings under construction within the "burnt district," as well as a number of owners planning to rebuild the following year. A series of three-story brick buildings was built on the east side of the 400 block of N. Main by individual owners. John Boesch owned the lot associated with 410 N. Main (Map #25, State Site #29-03661), while Chris Allen owned the adjacent lot at 408 N. Main (Map #26, State Site #29-01245). Both were planning two-story brick buildings in August, though the 1886 Sanborn map shows a series of three-story buildings constructed on these lots. Both buildings are framed by pilasters, with Allen's building retaining arch windows with brick hoods with keystones. On the southwest corner of Columbia and 3rd Street to the west, Jebediah Bennett and John Frantz quickly began rebuilding their carriage works, a 60 by 120 foot, three-story, brick building with a full basement directly accessible from the east end along Columbia ("From Dust and Ashes," *Hawk-Eye,* August 17, 1873, 4). The brick building is more utilitarian that the buildings along Main Street, though brick brackets/corbelling along the cornice add interesting architectural detail (Map #39, State Site #29-03669). Bennett started making carriages in 1841, with Frantz joining him and creating the partnership in 1864. The 1876 city directory lists Bennett & Frantz as manufacturers and dealers in phaetons, buggies, carriages, cutters, sleighs, and light wagons. By 1888, they were the oldest business of this type in Burlington, and their market included western Iowa, Kansas, and Nebraska (*Portrait and Biographical Album of Des Moines County* 1888: 761)

The construction of the three commercial buildings at the southeast corner of Washington and 4th Street may have been spurred by the fire indirectly. While the home of P. Frederick Unterkircher at 313 Washington was spared from the fire (State Site #29-01661, Map #73), his livery stable on the block to the east was destroyed, and the construction on the new building was started in August 1873. He had acquired the remainder of the platted lot to the west of his house, and on May 18, 1874 he divided the vacant land to the west into four building lots, three along 4th Street

and one west of his house on Washington. The corner lot at 4th Street was bought by Max Langerbeck for $2,700, the next lot south was bought by Wesley R. Bonar for $1,720, and the third lot along 4th Street was bought by Augustus Mecke for $1,800 (*Hawk-Eye,* May 19, 1874, 4). Max Langerbeck built first on the corner lot in summer 1874, engaging architect Perley Hale, Jr. to draw plans for the building, and contract was let to D. Bokenkamp for construction (*Hawk-Eye,* July 21, 1874, 8) (322 N. 4th Street, Map #72, State Site #29-00146). It is unknown but perhaps likely that Hale also designed these two buildings to the south (320 N. 4th Street, Map #71, State Site #29-00145; 318 N. 4th Street, Map #70, State Site #29-00144). Work was progressing quickly by September on the corner building, and an article notes that excavation for two buildings to the south had started by the two owners of those lots. They are noted to be three stories, corresponding with the building on the corner (*Hawk-Eye,* September 29, 1874, 8). All three buildings were designed with commercial/retail space on the first story, offices on the second story, and offices/apartments on the third story. Voter registration records show Perley Hale living at 324 (322) N. 4th Street in February 1875, indicating that the building was complete and occupied (*Hawk-Eye*, February 25, 1875, 8). The buildings have simple architectural detail, without the pilasters dividing the building into individual bays. The segmental arch windows are set within an inset course of brick, and simple inset bricks under the window sills add further detail. The corner building retains its decorative brick cornice, while the cornice was modernized in the early-mid 20th century on the other two buildings.

In this same period, the Burlington Street Railway was organized, with Charles Mason, president; Thomas Hedge, Sr., vice president; H.C. Ohrt, secretary; and T.W. Barhydt, treasurer. Other prominent businessmen involved in the venture included C.E. Perkins, Thomas Hedge, Jr, T.L. Parsons, and J.C. Peasley. The 2.25 miles route started at Jefferson and 4th Street, ran south on 4th to Division, thence on Division to 8th Street, on 8th Street to Maple, on Maple to West Boundary, on West Boundary to the city limits. The railway ran four carriages, which could carry 16 people each from residential areas to the south-southwest into the downtown commercial/retail area. The men found greater support by property owners for the route to South Hill than to North Hill, and thus built that route first (*History of Des Moines County* 1879: 517-18; "The City Council," *Burlington Daily Hawk-Eye,* July 10, 1873, 4). The West Hill and West Avenue Railway then completed a route in September 1875, almost concurrently with the North Hill Street Railway Company. The route of the West Hill and West Avenue Railway started at the foot of Jefferson and continued west on Jefferson to Boundary (Central Ave), then south to Valley, along Valley to Marshall, Marshall to Smith; thence to Pond street, on Pond to Amelia, from Amelia to North Leebrick; thence on North Leebrick and Foster streets to the terminus, where the company built a barn 44x100 feet-sufficient capacity for storing their cars and stabling the horses. In 1876, the Main Street and Prospect Hill Street Railway Company completed their route (*Portrait and Biographical Album of Des Moines County* 1888: 753; *History of Des Moines County* 1879: 496, 507, 510, 514, 517-20). With this network of street railways, residential neighborhoods were connected with the commercial and manufacturing businesses downtown. The population swelled to 19,987 in 1875, remaining nearly stable then through 1880. City limits were extended again in 1876 to accommodate additional growth.

A number of businesses organized or expanded through the end of the 1870s that would be successful well into the 20th century. On August 20, 1874, the Iowa State Savings Bank organized, followed by the German-American Savings Bank on September 1, 1874. Thus, in

1879, Burlington had five banks: First National Bank (1864), National State Bank (1865), Merchants National Bank (1870), Iowa State Savings Bank (1874), and German-American Savings Bank (1874) (*History of Des Moines County* 1879: 532). In January 1875, F.E. Churchill moved from Waterloo to open a drug store in Burlington (*Hawk-Eye*, January 19, 1875, 8). Raynolds and Churchill then were advertising various drugs sold from their location at 317 N. Main Street (*Hawk-Eye*, March 18, 1875, 8) (Map #18, State Site #29-03655). Raynolds & Churchill Drugs remained listed here in the 1883 city directory, moving next door to 319-321 N. Main Street by 1886. G. H. Biklen, Charles Winzer and August L. Schlapp organized the wholesale grocery business of Biklen, Winzer & Company in 1875, located at 110-112 N. Main Street (State Site #29-01241). John Boesch started his own retail dry goods business in 1875, after working for John S. Schramm for several years. A strong woodworking industry developed with German settlement in Burlington, leading to the establishment of several furniture businesses over the next decade. The largest were Northwestern Furniture Company (later Leopold Desk Company), North Western Cabinet Company, and Todd, Pollack, and Granger Company (later Chittenden & Eastman) (Svendsen 1977: 48).

Three lumber companies organized in this period, with the associated men also involved in other buildings and businesses in downtown Burlington. The Burlington Lumber Company incorporated in 1877, tracing its roots back to the 1840s lumber partnership of Rand & Carson. The company developed a specialty in bridge timber for railroad companies. In 1879, E.D. Rand also incorporated the Rand Lumber Company. The company ran five branch yards within a 200 mile radius by 1888 and was also connected with the Keithsburg Lumber Company and the Carson & Rand Lumber Company of Keokuk. Wyman & Rand was also incorporated in 1879 as wholesale and retail dealers in carpets, furniture, wallpaper, window shades, curtains, mirrors, mantels, and tiling. The Wyman-Rand Carpet Company and Northwestern Manufacturing Company were also associated with C.W. Rand. In April 1880, the Cascade Lumber Company incorporated from persons associated with Gilbert, Hedge & Company (*Portrait and Biographical Album of Des Moines County* 1888: 766, 771-72).

The 1879 history of Des Moines County notes the prominence of Burlington's commercial and industrial base. Their success was partially attributed to the connections offered by the eight railroads into Burlington: Chicago, Burlington & Quincy; Toledo, Peoria, & Warsaw; Burlington, Carthage, & Quincy; Burlington & Missouri River; Burlington, Cedar Rapids, & Northern; Burlington & Keokuk; Burlington & Southwestern; Burlington & Northwestern; Rockford, Rock Island & St. Louis. The levee had also been gradually extended to about one-half mile and paved to the low water mark. Two railroad freight houses and the packet company warehouse on levee provided a good arrangement for the conjunction of river and railroad business (*History of Des Moines County* 1879: 519-22). The 1879 history noted:

> Burlington is well situated for becoming a great commercial and manufacturing city. With lines of railroad radiating in every direction, bringing to her warehouses the products of near and distant portions of the country; with the Mississippi River at her door, ready to float upon its bosom such products as seek a Southern market; with a wealth of timber suited to manufacturing purposes near at hand; with inexhaustible coal deposits within easy reach either to the east or west; and with the great South and West as an unfailing market for either manufactured articles or surplus breadstuffs; it does appear as if promising future

> opened before the city; and it is not unreasonable to believe that within a few years these expectations may be realized. (*History of Des Moines County* 1879: 590)

In 1880, a total of 35 companies employed 10 or more people in Burlington. The lumber industry was the largest industrial employer with 201 in their workforce, followed by furniture manufacturing with 143 and a large number employed in iron/metal works. Moderate sized industries included food processing firms, breweries, cigar factories, and brick yards (Svendsen 1977: 45). The CB&Q railroad shops moved to West Burlington in 1882, about three miles to the west of the Mississippi River. The town was incorporated, including the 1000 acres of land leased by the railroad. The community grew to 300 residents by 1888, and the railroad shops employed 1,400 men (Svendsen 1977: 2, 46).

A number of businesses were profiled in the June 1, 1883 semi-centennial edition of the *Burlington Hawk-Eye.* Nearly all of these businesses were located downtown. Businesses located east of 4th Street included: Gardner, Peterson & Co (retail dry goods – 119 Jefferson), G. Woellhaf (tailor – 120 Jefferson), Taylor Brothers (hats, caps, and furs – 207 Jefferson), E.A. Leebrick (boot and shoe store – moved one door west – 208 Jefferson), Joseph Stahle (millinery and fancy goods – 209 Jefferson), J.S. Schramm (dry goods, 212 Jefferson), H. Harman (boots and shoes – 213 Jefferson), F.R. Wigert (drug store and mineral water manufacturer – 213 Jefferson), E.H. Carpenter (A.W. Carpenter - jewelry store – 1837 – first – Water Street – now E.H. Carpenter – 222 Jefferson, corner 3rd St),William H. Wardan (insurance – over Carpenter's jewelry store), First National Bank (3rd and Jefferson), L. & M.E. Link (millinery – 303 Jefferson), Charles Waldin (jeweler, 305 Jefferson), C.B. Parsons (dry goods – 309-311 Jefferson), George Whipple (hardware and agricultural implements (319 Jefferson), Rundorff & Benner (hardware – 320 Jefferson), J. Schaefer (boots and shoes – 321 Jefferson and 216 4th Street), N.J. Burt & Co (wholesale seeds, flour, and feed – 213 N. Front Street), Biklen, Winzer, & Co (wholesale grocers – 102 N. Main – also 108-110 Market), E. & W.M. Osborn (wholesale stationers – 106 N. Main), L.H. Dalhott & Company (wholesale notions – 112-114 N. Main), Lyman E. Drake (wholesale hardware – 113-115 N. Main), E.M. Eisfeld & Co (wholesale and retail clothes – since 1856 - Main and Valley), Merchants Restaurant (Simon Schippert – Main and Jefferson), S. Oppice (fruit dealer – Main and Jefferson), R.A. Baylor (furniture and upholster - 304 N. Main), George Schmittel (mattresses and upholstery – 306 N. Main), Stewart & Hayden (plumbers and steam heaters – 312-314 N. Main), J.H. Miller (furniture – 315 N. Main), Delahaye & Purdy (wholesale liquor – 101 Valley), Bell, Smith, & Segner (wholesale groceries – 107, 109, 111 Valley), John Blaul & Sons (wholesale grocers – 113 N. 3rd Street), Liebstadter & Levi (wholesale millinery – 117 N. 3rd Street), R.A. Taylor (drug store, 216 N. 3rd St), George W. Schenk (drug store – 3rd and Washington), and Kriechbaum's Bakery (Henry Kriechbaum – 310 N. 3rd St), and Wyman & Rand (wholesale and retail dealers in carpets, furniture, wallpaper, etc. – 210-214 4th St). These businesses comprised the majority of the listings, with less than a dozen included west of 4th Street along Jefferson and a few more located south of Market Street and the railroad tracks (*Hawk-Eye*, June 1, 1883, 10-14).

A number of architects designed and supervised the construction of the buildings through the end of the 1870s and into the 1880s. A handful of architects were listed in directories for one year only, while others were listed for multiple years. For example, the 1876 city directory lists J.C. Cover practicing at 213 Valley, Dunham & Jordan at 307 Jefferson, and Perley Hale at 111 N.

Main St. Hale moved briefly to Chicago, with the 1879 city directory listing J.C. Cover in the Vance Block and Charles A. Dunham in the Parsons Block. The 1881 directory then lists J.C. Cover at Ripley and Hedge Ave, Charles A. Dunham in Parsons Block, and Perley Hale in room 7 at 322 ½ N. 3rd St. In 1881, architect George Washburn started his career by apprenticing with Charles Dunham. Perley Hale was selected as the architect for the new Des Moines County Courthouse, built from 1879 to 1882 at the southeast corner of Main and Columbia. The $130,000 building was built of brick and sandstone, intended to be fireproof with iron joists, iron ceilings, and a terra cotta roof. With the new courthouse complete, Marion Hall was then bought in 1883 by the City for use as city hall, police department, and the newly created free public library 1885 (*Portrait and Biographical Album of Des Moines County* 1888: 757; Antrobus 1915, Vol. 1: 494-495). With fire destroying the Lawrence Block at the southwest corner of 4th and Jefferson in 1880, Charles A. Dunham drafted plans for a large building faced in cut stone that was then built by Thomas Hedge and the adjacent property owners (State Site #29-01098) " ("New Buildings," *Hawk-Eye,* August 18, 1880, 4). Further down Jefferson, the twin buildings at 212 and 214 Jefferson were also built in this period, reflecting the high architectural design and features of this period (Map #50, State Site #29-03144; Map #51, State Site #29-01085). Both buildings feature brick details with contrasting stone elements and a bracketed brick cornice. The building at 212 Jefferson was home to the dry goods store of John S. Schramm until 1884 when it moved to P.S. Andre's new building at 218 Jefferson (new façade for Schramm's in 1939), and Andre moved his shoe store to 212 Jefferson. Andre's new building at 218 Jefferson was interestingly L-shaped with a frontage also on N. 3rd Street, a form that would be repeated for several other buildings over the next decade (*Hawk-Eye*, March 15, 1884, 8; *Biographical Review of Des Moines County* 1905: 271).

The strong building effort continued with two buildings constructed at the northwest corner of Washington and 3rd Street. The Grand Opera House was opened at 415 N. 3rd Street on January 6, 1882. The exterior was pressed brick and cut stone, and it had a capacity of 1,200 (demolished in 1943) (*Portrait and Biographical Album of Des Moines County* 1888: 757; *A Souvenir of Burlington* 1896: 76). The building was designed by Stephen V. Shipman, an architect from Chicago who also designed the Wisconsin State Capitol and many other prominent buildings. On the corner lot immediately to the south, prominent local physician and businessman Dr. W.W. Nassau then hired Shipman to design a large three-story building (Map #41, State Site #29-03671). . The local superintendent, or supervising architect, was Perley Hale (a local architect), and O.J. King was the contractor ("Labor Temple improvement inspires historical data", *Burlington Hawk-Eye-Gazette*, December 17, 1947, p. 11). Dr. Nassau was the largest shareholder in, and served as the original vice president of, the Grand Opera House. He was also affiliated with the Burlington Water Works, Street Railway Co., Merchant's National Bank, and the German American Savings Bank of Burlington, serving as vice president of the latter (*Portrait and Biographical Album of Des Moines County, Iowa*, 1888: 544). According to the 1915 county history, "Dr. Nassau constructed a building on the northwest corner of Washington and Third streets, the lower part of which was especially adapted to post office purposes, and to this place it was removed" from the southeast corner of the intersection (Antrobus 1915, Vol. 1: 501). Many professional offices (lawyer, physicians, dentist) were located on the upper two stories of this building for the next decade until more modern office buildings were constructed.

Local architects remained busy with other buildings constructed in this period. By 1885, J.C. Sunderland was listed in the city directory at 322 ½ N. 3rd Street, along with Perley Hale at 600 Washington, Charles A. Dunham and George Washburn at 307 Jefferson (Parsons Block), and J.C. Cover at 1017 S. 10th St. Charles A. Dunham continued to practice through the end of the 19th century, and his obituary in 1908 noted that he designed courthouses around Midwest, schools in Burlington and multiple other cities, buildings at Iowa State College in Ames, and opera houses, churches, stores, and residences in Iowa, Minnesota, Illinois, and Missouri. He also published two architectural patternbooks in this period: *Modern Schoolhouse Design* in 1886 and *Church Building Designs for Country, Village, and Town* in 1887. He also served as the editor of *Northwestern Architect* from 1889 to 1893. He also had an extensive library collection donated to Cornell College in Mt. Vernon upon his death ("Died in Chicago," *Burlington Gazette*, December 14, 1908, 6; Shank 1999: 53).

Commercial construction stretched west to the 500 block of Jefferson. John Gregg built a large building at the northeast corner of 5th and Jefferson in 1884 designed by Charles Dunham (420 Jefferson, State Site #29-01106), and John Boesch moved his dry goods store to this "western" location amid debate on if it was too far west for commercial success (Brower 1991: 8:8; *Weekly Hawk-Eye*, February 22, 1883, 3). Businessmen and brothers-in-law Samuel Mellinger and James Forney built twin three-story Italianate buildings at 512 and 522 Jefferson in 1883 (Brower 1991: 8:8). In perhaps the center of downtown, the German American Savings Bank bought the Barger Block in 1883 at the northwest corner of Main and Jefferson, demolishing this building for construction of their "elegant and substantial" three-story brick block (200-204 Jefferson, Map #13, State Site #29-01082). They opened on the first story of the building on December 14, 1885 (*Portrait and Biographical Album of Des Moines County* 1888: 769). The building to the west at 206-208 Jefferson appears to have been constructed at the same time, with brick detailing carried over onto this building as well (Map #14, State Site #29-03651). The façade of the adjacent three-story building at 210 Jefferson may have then been updated with the current detailing pressed brick at this time as well (Map #15, State Site #29-03652). With the Andre and Schramm building on the half block to the west recently completed, the north side of the 200 block of Jefferson had undergone a complete transformation with new well-designed, substantial, three-story, Victorian brick buildings over the previous decade. Around the corner at 205-207 Washington, a well-designed and intricately detailed brick building was constructed for Clara Churchill Strong in 1885-1886, with Burlington Gas Light Company moving into one first story space and offices on the upper stories (Map #20, State Site Inventory #29-03657). Though architects have not been identified to date for these buildings, the architectural detailing on each building suggests professional involvement.

The 1886 Sanborn fire insurance map shows the development of downtown Burlington by this period (Figures 7a-7d). Three story brick construction dominates the blocks along Front from Valley to Washington, Main from Market to Columbia, and Jefferson from Front to 5th Street, with some taller four story buildings and shorter two story buildings mixed in. The adjacent blocks along Washington, 3rd Street, and Valley have a mix of two story and three story buildings. Jefferson Street west of 5th Street shows more sporadic development, with mixed two and three story development throughout most of the 500 block, smaller two-story commercial development on roughly half of the 600 block and mixed one-story and two-story buildings in the 700 and 800 blocks west of Hawkeye Creek, recently buried in a culvert. The density of

commercial construction is centered on Jefferson from Front to 3rd Street. Hundreds of retail and professional businesses are located within storefronts on these blocks, offering general and specialized goods and services. Larger developments noted on the map include the Grimes Block (with third story opera house) at 200-208 N. Main, Parsons Block at 301-311 Jefferson, Central Block at 101-105 N. Main, Board of Trade at 401-407 N. Main, courthouse at 415 N. Main, Grand Opera House at 411 N. 3rd Street, Nassau Building (post office) at 300-304 Washington, City Hall at 400 N. 4th Street, and six hotels. The blocks immediately to the north and west of the commercial development included residences on the sides of the hill to the north and northwest of the downtown, with several churches built on the sides of these slopes. This changing character of development defines the boundary for the Heritage Hill Historic District (listed on the National Register of Historic Places in 1982). While retail business was strong through 1880s, the wholesale trade formed the backbone of Burlington's economy. Various wholesale businesses are located throughout the downtown on the 1886 map, indicating early locations of later businesses that would build large buildings closer to the railroad tracks to the south along Valley, Market, and S. 3rd Street. This area would develop as a distinct manufacturing and wholesale district over the next decades, though scattered wholesale and manufacturing interests would remain north of Valley as well.

By 1886, Main and Jefferson had developed as a financial corner, with three banks shown here on the Sanborn map. The National State Bank had formed in 1865 from reorganization of an earlier bank and remained in their two-story building at the southeast corner completed in 1852 (later bank on corner). John T. Remey was president in 1886. The Merchants National Bank, organized in 1870, operated in their three-story building at the northeast corner, with T.W. Barhydt as president in 1888 (1958 post office currently on corner). German American Savings Bank, which was organized in 1874 and operated in the basement of the Merchants National Bank for several years, moved into their new building at the northwest corner in 1885 (200-204 Jefferson, Map #13, State Site #29-01082). Dr. James J. Ransom was president in 1888. Iowa State Savings Bank operated two blocks to the south in Central Block at 101 N. Main, moving to the north end of the block away from the railroad tracks to the new I.O.O.F. Building in 1887. The First National Bank operated one block west on Jefferson in the Parsons Block at 301 Jefferson, with Lyman Cook serving as president since its organization in 1864. Commercial Bank, the newest bank started with John Gregg as president in 1883, was around the corner on N. 3rd Street. John Zaiser was president in 1888. The 1888 history noted: "Burlington is particularly fortunate in its banking institutions, which are solid and controlled by men of good business qualifications, accommodating, yet at the same time cautious" (*Portrait and Biographical Album of Des Moines County* 1888: 769).

In addition to improvements to the built environment through the 1880s, leading downtown businessmen also turned their attention to community improvements. In 1884, the Union Street Railway was organized to take over the West Hill, North Hill, and Prospect Hill lines, with the original South Hill Street Railway Company remaining separate and evolving to the Burlington Street Railway by 1888. The Hawkeye Creek and other valleys between the hills that formed the topography of Burlington impeded road development, and the city undertook an effort to construct stone culverts and bridges to replace earlier wood trestle bridges. Mayor George Duncan led efforts in 1887 to replace macadam paving with brick paving. In August, the



Figure 7a. East section of downtown survey area in 1886 (Sanborn Map Company 1886).

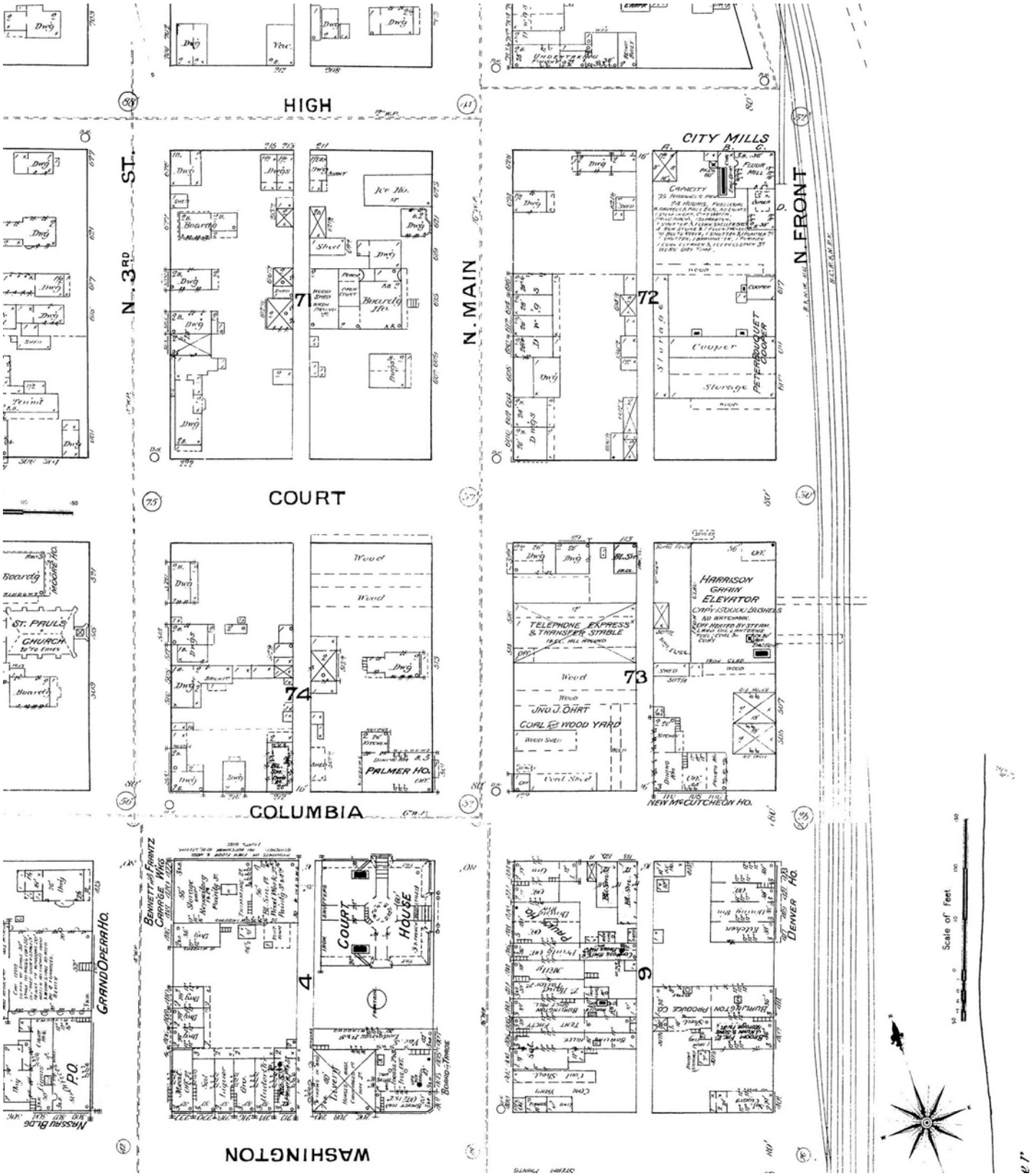


Figure 7b. North section of downtown survey area in 1886 (Sanborn Map Company 1886).

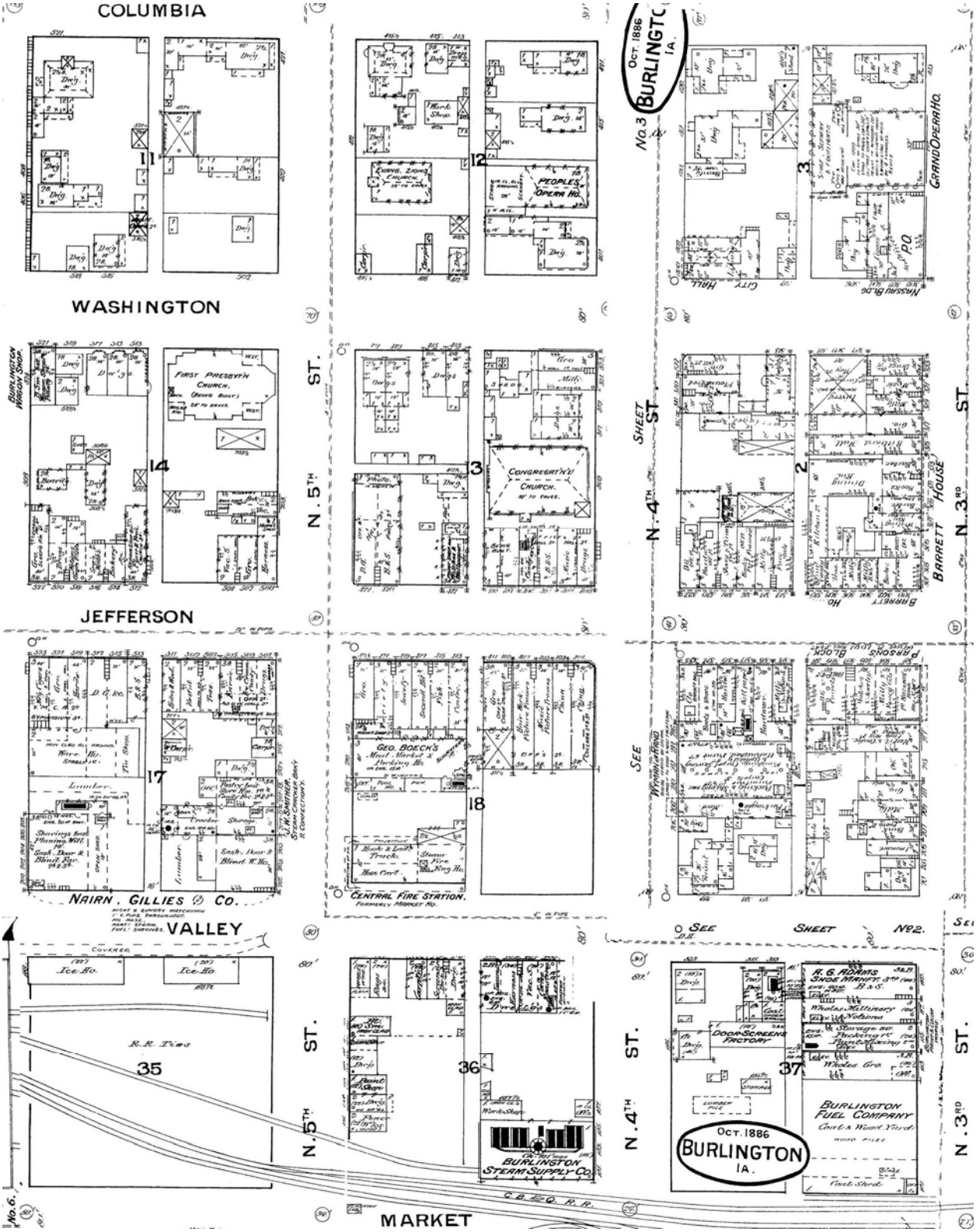


Figure 7c. West section of downtown survey area in 1886 (Sanborn Map Company 1886).

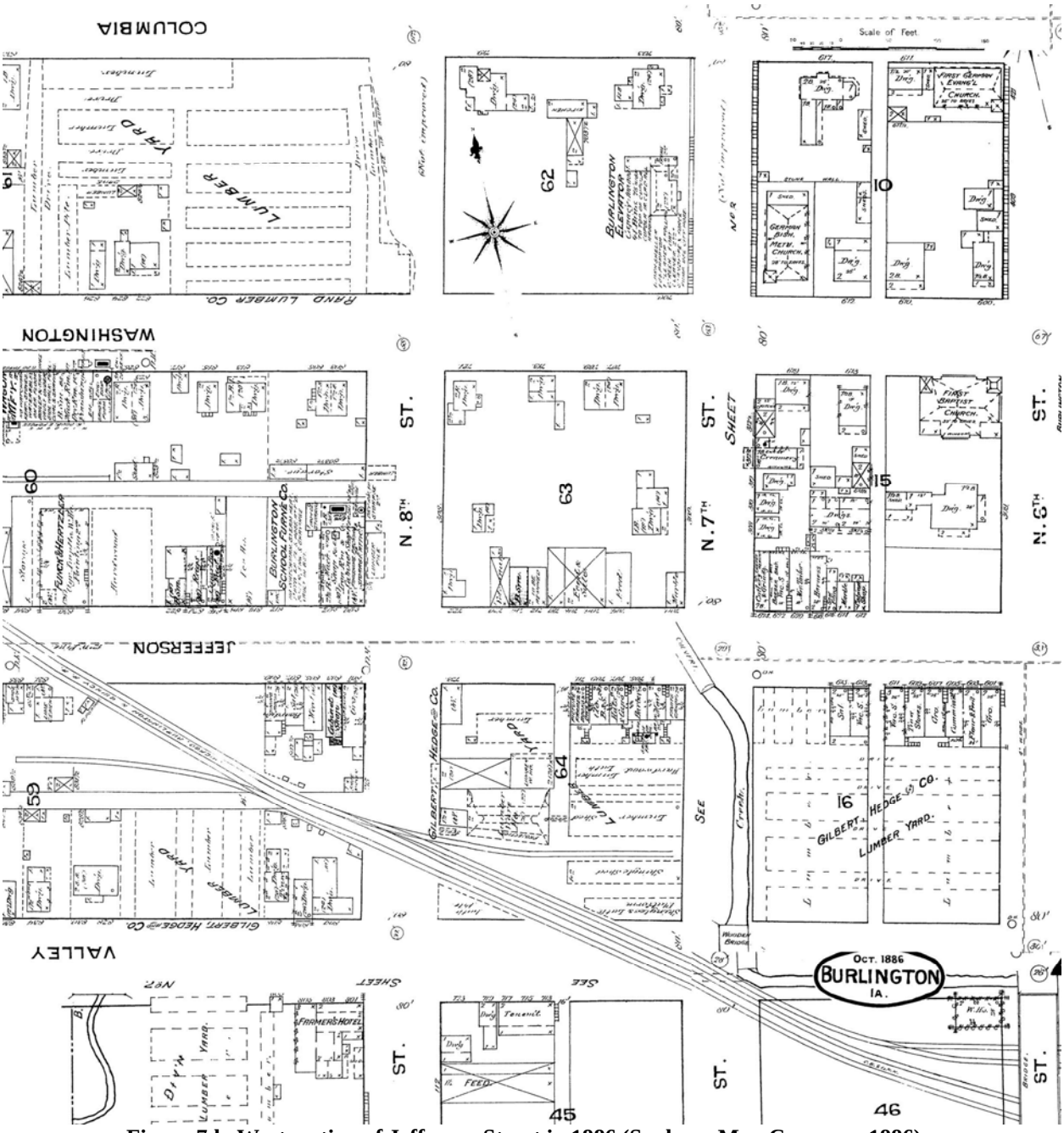


Figure 7d. West section of Jefferson Street in 1886 (Sanborn Map Company 1886).

banking corner of Main and Jefferson became the first area paved with brick, and its success led to brick paving along Jefferson from Front to 7th Street in spring 1888. The selection of Jefferson as the first street for brick paving reflects the commercial prominence of this corridor in this period. The local Granite Brick Company supplied the bricks. By 1896, 10 miles of streets in Burlington were paved with brick. In 1888, the fire department had seven hose stations through the community to battle fire, supported by 20 miles of lines for the Burlington Water Works and 214 fire hydrants. Eleven miles of new sewer were also installed by 1896 (*Portrait and Biographical Album of Des Moines County* 1888: 755-56; *A Souvenir of Burlington* 1896: 12; "First Brick Paving in Burlington," *Daily Hawk-Eye Gazette*, September 2, 1938, 21).

The community and business leaders of Burlington reorganized the body promoting industry and commerce in town with the formation of the Commercial Club on August 18, 1887. The goal of the initial 50 members was "to promote the commercial interests of Burlington by the social intercourse of the members, a free exchange of views, and by organized efforts." They recognized the role of the railroads, manufacturers, mercantile establishments, and financial institutions in the growth and prosperity of the town, and they strove to fully support them. They hoped to "secure the co-operation of our business men, and the approval of the public in general" by promoting public welfare in a commercial sense and uniting commercial concerns and interests through persistent effort (*Portrait and Biographical Album of Des Moines County* 1888: 752).

The railroads, particularly the CB&Q, continued to play a large role in the prominence of Burlington in this period. By 1888, 4,655 miles of railroad were owned, controlled, and operated by the Chicago, Burlington & Quincy and the Burlington, Cedar Rapids & Northern, running to 61 of Iowa's 99 counties with stops at 773 cities in Iowa, Missouri, Nebraska, Kansas, Minnesota, and Colorado. The CB&Q shops in West Burlington employed 1,400 men to build and repair engines, freight cars, and other related parts (*Portrait and Biographical Album of Des Moines County* 1888: 713). The 1888 history of Des Moines County noted: "Without doubt Burlington is one of the best points in the West for manufacturing purposes. Having a perfect network of railroads radiating in nearly every direction, with the mighty Mississippi affording cheap transportation, where can a better point be found?" (*Portrait and Biographical Album of Des Moines County* 1888: 758). The history also stated:

> In respect to her mercantile trade, Burlington will not suffer in comparison with any other city in Iowa. As a rule, the business men are enterprising, and command a good trade, both local and general. In the wholesale line it has several houses doing a trade that would hardly seem probable, drawing largely upon sections of country that might naturally be said to belong to other points. (*Portrait and Biographical Album of Des Moines County* 1888: 765)

A number of businesses were also profiled in the *Portrait and Biographical Album of Des Moines County* in 1888, in addition to those businesses and businessmen highlighted in the biographies. These businesses included C.P. Squires & Co (wholesale and retail drug store, 112-116 Jefferson, dating to 1856), Wyman & Rand (J.H. Wyman and C.W. Rand - wholesale and retail dealers in carpets, furniture, and wallpaper, etc., L-shaped building at 317 Jefferson and 210-216 N. 4th Street, dating to 1869 – also their related Wyman-Rand Carpet Company), Troxel Brothers (dealers in furniture, carpets, oilcloth, window shades, children's carriages, and wallpaper, 203 N. Main), H.A. Brown & Co (retail boots and shoes, originally formed by Theodore W. Barhydt in spring 1859, 217 N. Main), Mauro & Wilson (wholesale and retail dealers in books, stationary, pictures, wallpaper, etc., 200 block of Jefferson), Taylor Brothers (dealers in hats, caps, furs, gloves, gents' furnishings, etc., 207 Jefferson, started by R.M. Washburn), N.J. Burt & Co (wholesale seeds, 213 Front, 1868), and Biklen, Winzer & Co (wholesale groceries, 110-112 N. Main, 1875) among others (*Portrait and Biographical Album of Des Moines County* 1888: 765-769). While most of these buildings were later replaced by modern structures, the business names continued to operate within new buildings in the downtown over the next decade, many built or remodeled for that business.

The 1889 *Perspective Map of the City of Burlington* provides an excellent view of the topography that shaped the commercial development of downtown Burlington (Figure 8). Commercial buildings clearly line the low area immediately west of the river along Front, Main and N. 3rd streets from Market (railroad tracks) to Columbia. The side of North Hill became evident at Columbia on N. 3rd Street and at Court Street on N. Main Street. Thus, commercial development continued west on Jefferson (two blocks north/right of the railroad tracks) with commercial buildings west to the stone mill at 8th Street. A mix of large commercial, wholesale, and manufacturing buildings are located in the blocks to the south (left) along Valley, Market along the railroad track, and south on Main and 3rd Street. Commercial buildings line the east three blocks of Washington Street before it continues along the side of North Hill, resulting in more residential and church construction. The levee along the river provides a gradual climb up to Front Street, with related buildings dotting the area.

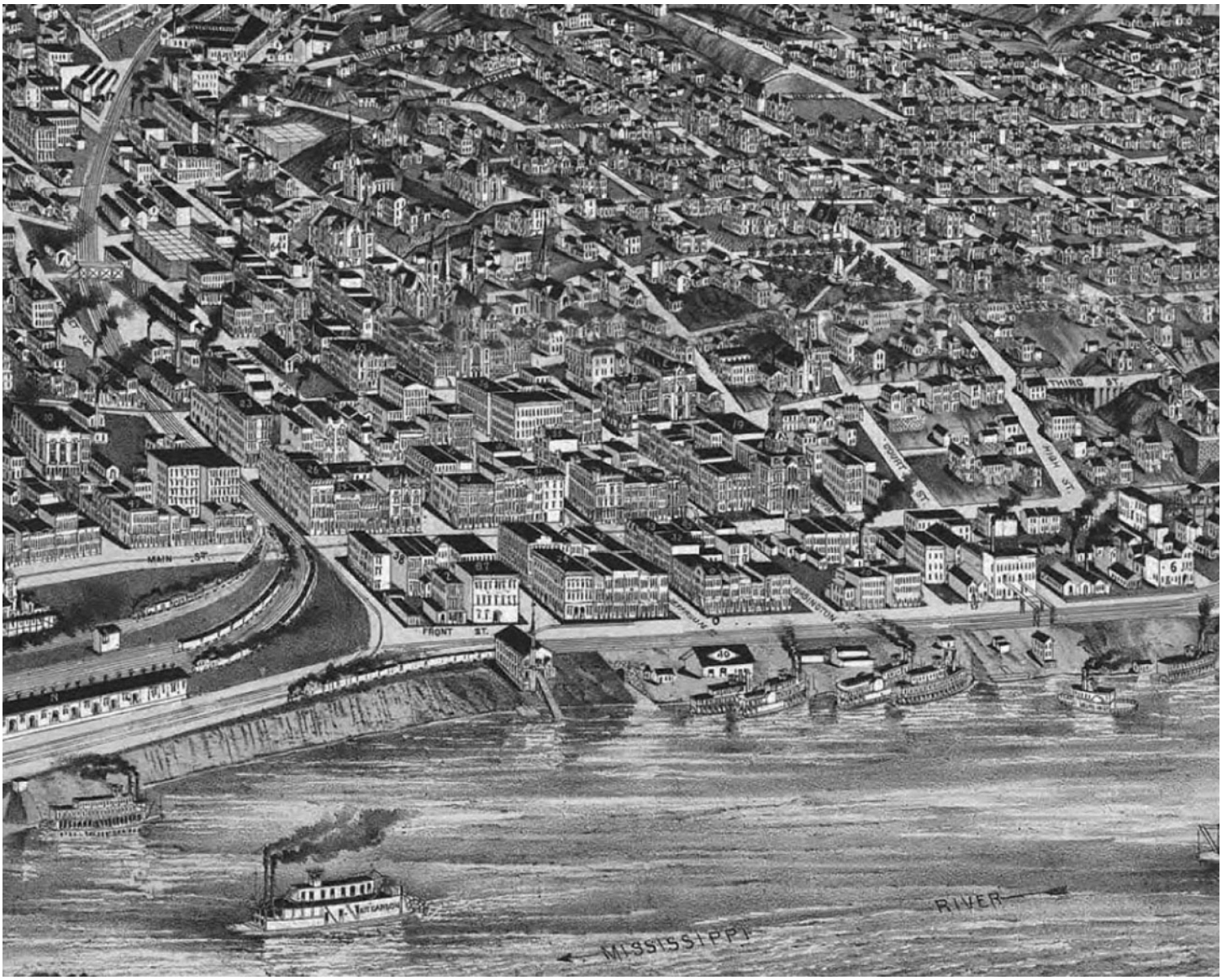


Figure 8. Aerial perspective of downtown Burlington in 1889 (*Perspective Map of the City of Burlington, IA* 1889).

Businesses in Burlington continued to form, grow, and evolve over the next few years, and building uses evolved accordingly. For example, a merger of the C.P. Squires & Company and Raynolds & Churchill Company in 1889 created the Churchill Drug Company, a wholesale drug company that would be successful in Burlington well into the 1920s when it merged with another company. They continued to operate in Raynolds & Churchill's space at 319-321 N. Main Street (Map #19, State Site #29-03656, 1928 façade) and expanded in the building at 205-207 Washington in the 1890s, creating an L-shaped business building. They remained here until their new building along the railroad tracks at Market and 4th Street was complete in 1907. In 1889, E. A. Florang organized the Burlington Basket Company at Court and Front streets, which would prove to be successful into the late 20th century. He would later organize a more specialized basket company, the Burlington Willow Ware Company, that was incorporated in 1908 and operated in the combined buildings of the moved Churchill Drug Company until 1915 (Antrobus 1915, Vol. 2: 116, 176; Svendsen 1977: 97)

Fire again proved a catalyst for new buildings in the 300 block of Jefferson in the early 1890s. On December 29, 1890, fire destroyed Wyman & Rand at 317 Jefferson and 210-216 N. 4th Street, as well as damaging the adjacent buildings. Wyman & Rand rebuilt their L-shaped building with frontage on both streets, which would again be struck with fire in 1904 ("Ashes and Embers," *Hawk-Eye*, January 7, 1904, 7). The Albion Parsons Estate rebuilt the building at 313 Jefferson to the east of Wyman & Rand in 1891, designed by architect Charles A. Dunham (Map #59, State Site #29-01091). The Romanesque building was constructed of pressed brick with red sandstone trim with a loggia balcony on third story within the broad brick arch. Retail space was planned for the first story, with offices on the second story and a hall on the third story (*Hawk-Eye*, February 3, 1891, 3). With full development through the core of downtown, additional development in the early 1890s was found on adjacent blocks. Vacant lots remained south of the 1874 buildings at 4th and Washington, and two buildings were constructed here in the early 1890s. Isaac Prugh built a new undertaking establishment on his lot to the south at 316 N. 4th Street around 1891, with the slope of the lot providing direct access to the basement from the alley at the east for a stable in the basement (Map #69, State Site #29-00142). He moved his business from Main and High to closer to other downtown businesses and the residential neighborhood to the west. The design of this two-story brick building is simpler than those built along Jefferson over the last decade, likely reflecting both its location and use. In 1892, a new building was then built at 312 N. 4th Street, and Otto Lorenz is listed as running the Latona Coffee and Spice Mills in this building in the 1893 directory (Map #67, State Site #29-00139). A.J. Benner bought this business and reorganized it as the Home Tea Company in 1899, later incorporated as Benner Tea Company. This three-story buff brick building reflected the Romaneque style popular on other buildings in this period, with connecting arches over the windows, sill stringcourse, and a row of brick arch detailing across the frieze.

The 1892 Sanborn fire insurance map shows the limited development of downtown Burlington since the 1886 map (Figure 9a-9d). The same characteristics of the physical development of downtown in 1886 remained true in 1892. Three story brick construction dominated the blocks along Front from Valley to Washington, Main from Market to Columbia, and Jefferson from Front to 5th Street, with some taller four story buildings and shorter two story buildings mixed in (Figures 10-11). The adjacent blocks along Washington, 3rd Street, and Valley had a mix of two story and three story buildings. A couple new buildings are noted along 3rd and 4thstreets off of

Jefferson, and additional buildings have filled in vacant lots on Jefferson Street west of 5th Street. The density of commercial construction remains centered on Jefferson from Front to 3rd Street. Hundreds of retail and professional businesses are located within storefronts on these blocks, offering general and specialized goods and services. The 500 block of N. Main, cleared by the 1873 fire, remains sporadically developed, with the new boarding house at the corner of Main and Court (Map #29, State Site #29-01252) and F.W. Foester's two-story brick blacksmith shop and residence at 113 Court (Map #31, State Site #29-03665) appearing on this 1892 map. More industrial development is then located along Front Street immediately to the east. The blocks immediately to the north and west of the commercial development continue to be dotted with residences on the sides of the hill, with several churches also built on these slopes.

The community improvement that had begun in the middle of the 1880s continued with additional efforts in the early 1890s. Planning to electrify the street railway started in 1890, and the Burlington Electric Railway Company started operations in June 1891 with new tracks laid on old routes ("Day of Street Car is Passing in Burlington," *Burlington Hawk-Eye*, March 31, 1929, 27). In 1891, planning for a dedicated Burlington Free Public Library building started, with a donation from Philip Crapo and transfer of the library association books. A design contest was held for the library in 1895, with the design of L.S. Hoyt of Boston selected. The design was modified somewhat by local supervising architect John C. Sunderland, and the Romanesque brick building was dedicated on June 29, 1898 ("Burlington's Treasure House," *Daily Hawk-Eye Gazette*, September 2, 1938, 28). Market Square at 4th and Valley was sold by the city to the federal government for a new post office in 1891, with the Commercial Club and Philip Crapo leading efforts for the $20,000 to be dedicated to a large park for the city residents. Over a period of two years, 97 acres were bought on the south bluff overlooking the Mississippi River, with Crapo Park dedicated in 1895 ("Crapo park was dedicated in 1895," *Burlington Hawk-Eye*, July 4, 1976, sec 4, p 2). The new post office was then completed in 1896, with the post office then moved out of the Nassau Block at 300 Washington. These improvements were completed as an important industry to Burlington was starting to decline. With the depletion of northern forests by the late 1880s and early 1890s, the lumber industry reached its peak in Burlington (Svendsen 1977: 47). However, many other businesses were already formed and would strengthen over the next decades to sustain Burlington well into the 20th century.

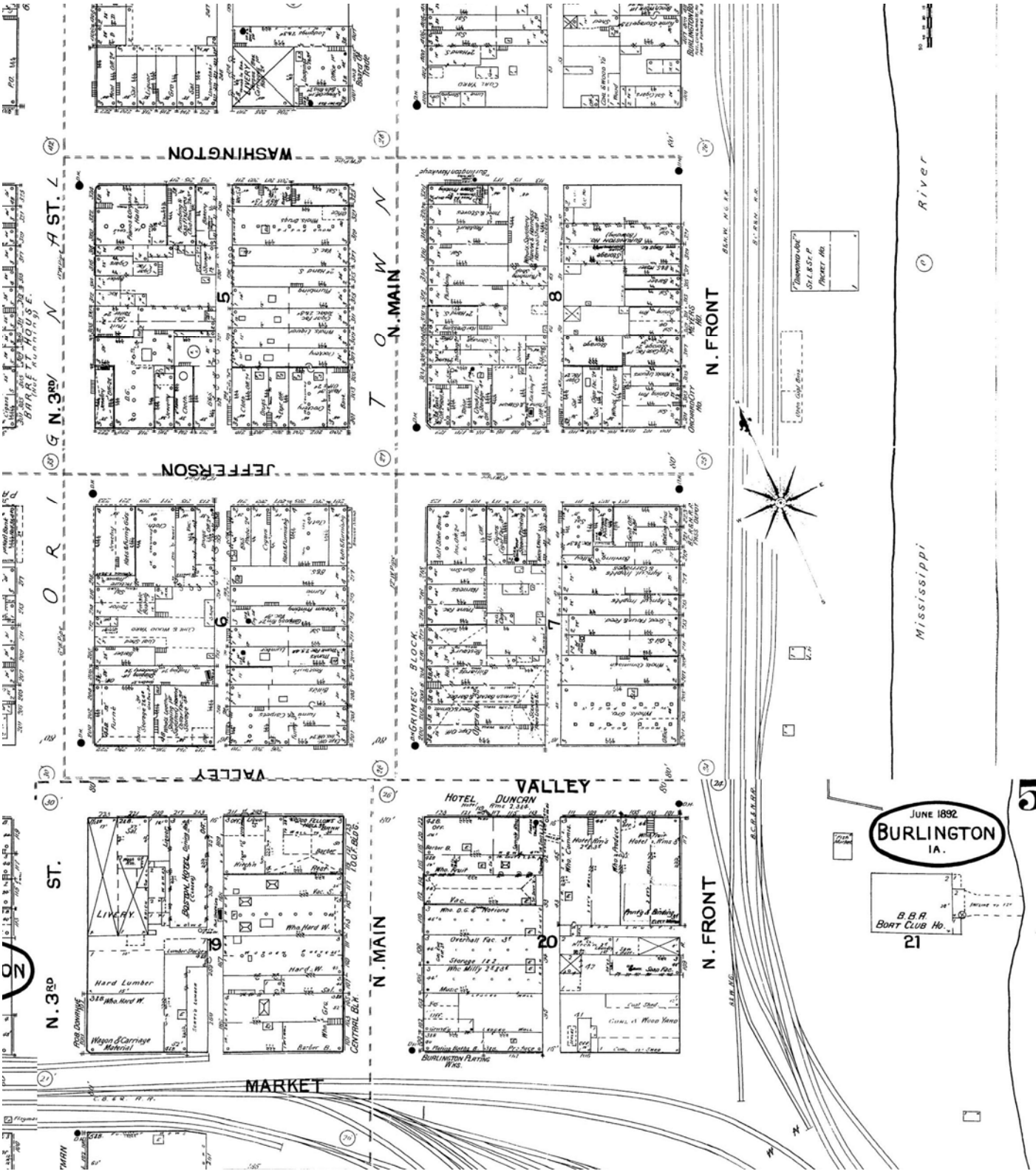


Figure 9a. East section of downtown survey area in 1892 (Sanborn Map Company 1892).



Figure 9b. North section of downtown survey area in 1892 (Sanborn Map Company 1892).

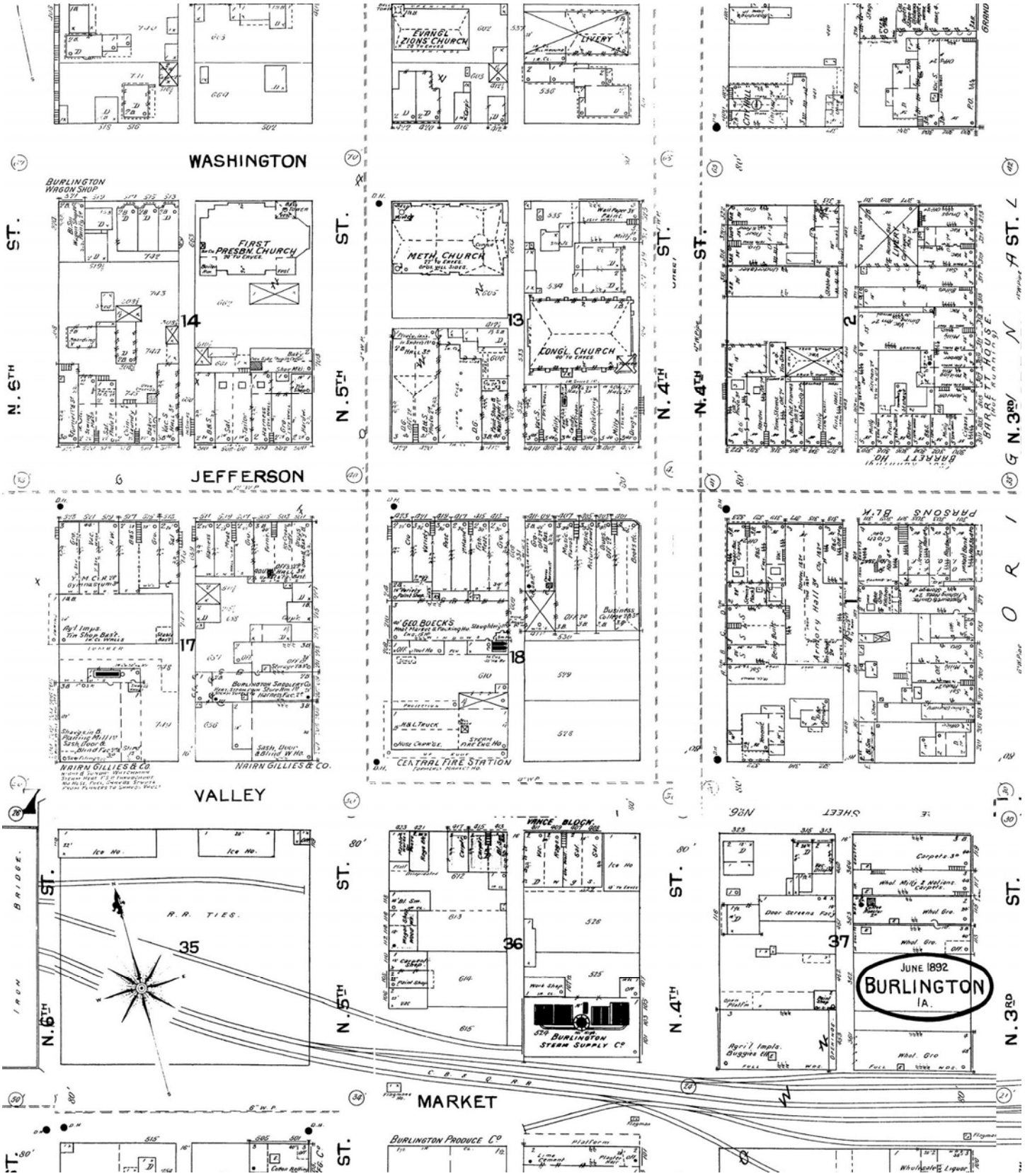


Figure 9c. West section of downtown survey area in 1892 (Sanborn Map Company 1892).

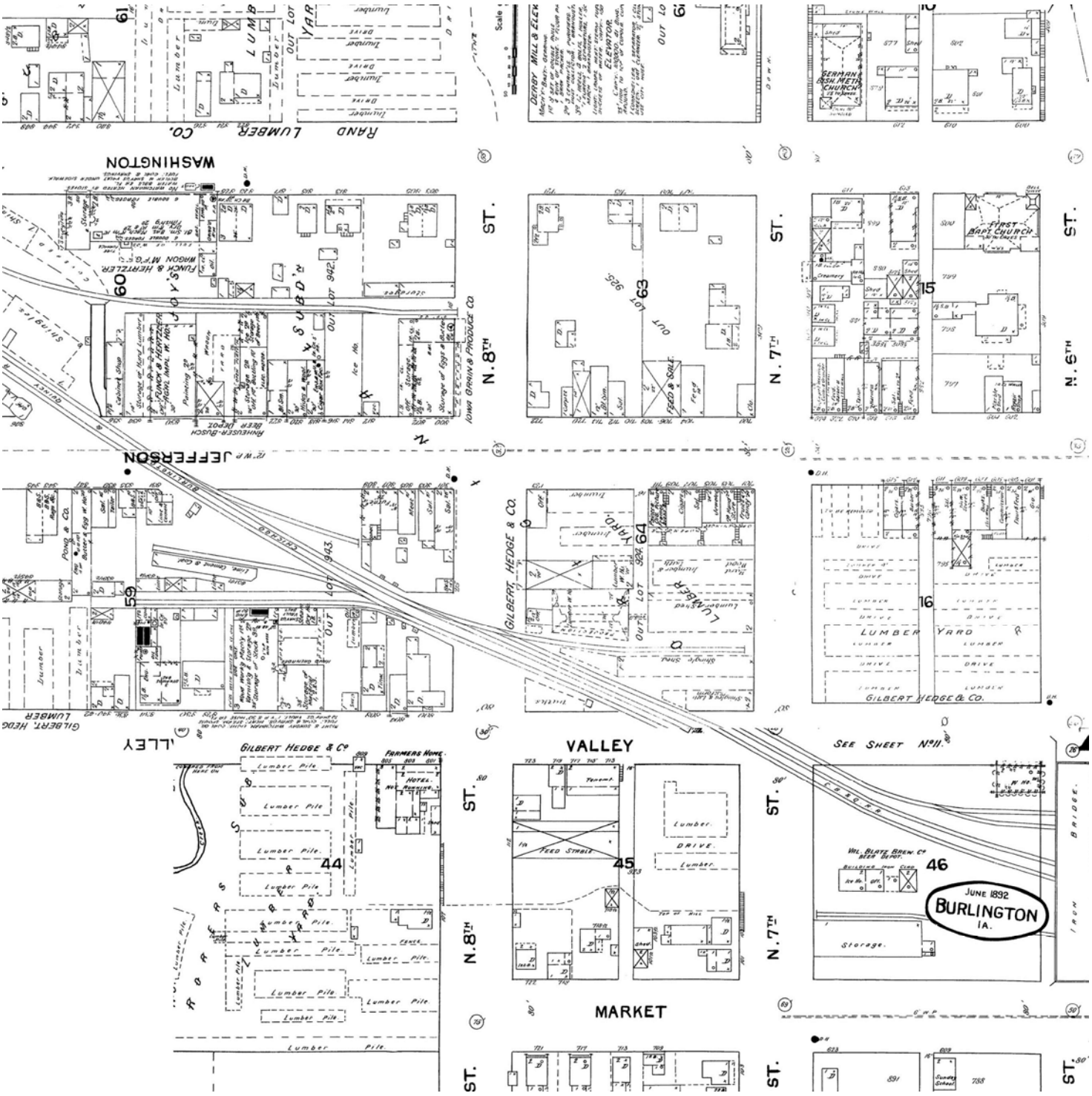


Figure 9d. West section of Jefferson Street in 1892 (Sanborn Map Company 1892).



Figure 10. Jefferson Street east from 3rd Street around 1892 (Downtown Partners collection).



Figure 11. Main Street north from Jefferson in 1890s (Downtown Partners collection).

Commercial stability and community pride, 1895-1929

With commercial success through the end of the 19th century, the majority of lots within the downtown area roughly east of 4th Street and further west on Jefferson were developed with buildings by the 1890s. Thus, building efforts by 1895 shifted primarily to replacement of earlier substantial brick buildings with modern commercial structures. While construction through the first decades of the 20th century continued to occasionally be spurred by necessity following fire, this period is characterized more by a deliberate effort to replace older buildings with taller, modern buildings. A number of buildings taller than three stories were constructed through this period, reflecting Chicago School and Classical Revival influences. Smaller two or three story buildings were carefully designed, with glazed white terra cotta becoming a favorite façade or accent material by the middle of the 1910s. At the same time, the rise of the automotive industry required buildings adapted to this new commercial enterprise, typically within smaller two story buildings. The population of Burlington remained nearly steady through this period, growing slightly from 22,565 in 1890 to 24,057 by 1920 and 26,755 in 1930.

The promotional pamphlet, *A Souvenir of Burlington*, noted in 1896 that "No place in the state is there a better or more successful class of retail dealers than those the people of and visitors to Burlington daily come in contact. All lines of trade are well represented and many of the stores carry goods and make prices which will compete with those in cities like Chicago." (*A Souvenir of Burlington* 1896: 65). Similar to other histories in the last decades, a number of the more prominent Burlington businesses were highlighted. These businesses provide a glimpse of the types of downtown businesses and goods offered in this period (*A Souvenir of Burlington* 1896: 82-108):

- Wyman & Rand - first exclusive carpet store in 1855 opened by J.H. Wyman, incorporated in 1890, now J.H. Wyman, president and treasurer; C.W. Rand and C.H. Wyman, directors
- Schramm's – similar to Field's in Chicago – leading dry goods establishment – business in Burlington and surrounding smaller cities – John S. Schramm started on Main over 50 years ago – moved to Jefferson in 1862 – now P.A. Andre shoes – moved store to 218-220 Jefferson in 1884 – added fourth story to building at last year (within mansard roof)
- P.A. Andre - shoe maker at 212 Jefferson – in Burlington since 1852, own business since around 1867 - sign of the "Green Elk Horn" – oldest shoe merchant in continuous business on Jefferson – owns other real estate on block – store of J.S. Schramm & Sons at 218-220
- H. Hermann –boot and shoe store in Barrett house block then built building at 211 Jefferson – remodeled store in 1895 – now has largest plate glass window in city
- H.A. Brown & Co – fine shoes and boots – "now occupy what may be said to be the handsomest shoe store in the state" at 310 Jefferson – trace history to T.W. Barhydt in 1859
- John Boesch – own dry goods business for 12 years at 5th and Jefferson - one of leading retail cash businesses – one price cash system – added another store room two years ago
- Troxel Brothers – start business in 1873 – "In January 1896, they removed to the new Chittenden & Eastman building [310 Jefferson], where they propose to put in a first-class stock of furniture, carpets, wall paper, curtains, window shades, and children's carriages"
- M.C. Connor – leading jewelry store – old and well established corner at Third and Jefferson – fine jewelry, watches, and diamonds – established in 1866

- Mauro & Wilson - wholesale and retail book dealers, stationary, and wall paper for 26 years – succeeded firm of Wesley Jones - moved from 215 Jefferson to new store in 1891 – large picture framing department – fine line of bicycles
- G.R. Lampard – new store of veteran music dealer on Jefferson – state agent for Kimball pianos and organs – latest sheet music
- Wm Ihrer & Sons – owned grocery store in 1869 – continued by sons F.C. and W.F. Ihrer in 1893 – store remodeled and enlarged in 1894
- Louis Ziegler – five chair barber shop with two bath rooms at 308 N. 3rd Street
- Schier Tailoring Co – 1878 – Herman Schier and W.F. Schier
- F. Ebner & Sons – started in 1856 – sons Rolland and Charles F. joined in 1886 – builder's hardware, guns, fishing tackle, and sporting goods – 207 N. Main – will add bicycles
- D.D. Robinson – drug store – established present business in 1888 at Third and Washington – drugs, chemicals, and toilet articles as well as prescriptions
- Henry's Drug Store – George C. Henry – formerly Price & Henry until 1885
- Harrington & Salter – business dates back to the 1850s – current partnership of S.B. Harrington and G.B. Salter established in 1892 – best grade of men's furnishings
- Norton & Schreiber – cigars and news
- Hagerty's Blacksmith Shop – established business in 1855 – fancy and heavy horseshoeing – family of sons – two shops now
- Monfort & Hill – prize winning photographers – handsome studio on Jefferson – many photos in booklet from them

This illustrated pamphlet may have been issued in connection with the celebration of Iowa's semi-centennial during the week of October 1, 1896 in Burlington. Burlington was selected by the state legislature as the site of the celebration, with many programs in the new coliseum at Crapo Park and special pricing on other attractions to showcase Burlington and the history of Iowa ("Semi-centennial," *Burlington Hawk-Eye,* July 4, 1976, sec 3, p 12).

In addition to profiling the history and success of these businesses, building improvements over the last few years were included in the snippets, as noted above. Additionally, two large construction projects to redevelop the Barrett House property at the northwest corner of Jefferson and Third Street were also included in the booklet. The Barrett House was impressive at the time of its construction in 1845, but ranked among the older commercial buildings in Burlington by 1895. The property was divided into five lots along Jefferson, with Charles W. Rand buying the east two-fifths, H. Ranke buying the middle one-fifth, and Chittenden & Eastman buying the west two-fifths ("$510 a Front Foot," *Hawk-Eye,* October 22, 1895, 7). Chittenden & Eastman, the leading furniture manufacturing company located on S. 3rd Street, built the four-story building at 308-310 Jefferson in 1895 (Map #64, State Site Inventory #29-01090). The building was a departure from the earlier Romanesque buildings, drawing on modern themes of the Chicago School. The overall design reflected the tripartite design of taller buildings from this period, with a storefront section, middle section, and distinct top story. The paired windows with transoms were set within large square openings, and a decorative metal cornice projected out from the top of the building. The building provided income for the company, with 308 rented to the furniture and carpet store of Troxel Bros and 310 rented to the shoe store of H.A. Brown. J.C. Sunderland designed the St. Louis pressed buff brick building at the corner for Rand and Ranke, with a unified architectural design with light distinction for the Ranke section at 306 Jefferson ("Their Hind Sight," *Hawk-Eye,* January 12, 1896, 7). The upper story offices of this

section were also set to be leased by Rand for tenant within the overall Tama Building (Map #63, State Site #29-01088). The building reflects the architectural features of the Chicago School as well, with a lower, middle, and upper section. The building has paired windows within square openings, terra cotta quoins on the corners and to define the 306 section, and a decorative metal frieze with projecting bracketed cornice. The building opened in March 1897 as the only modern store and office building in city ("Tama Building," *Hawk-Eye,* March 28, 1897, 6).

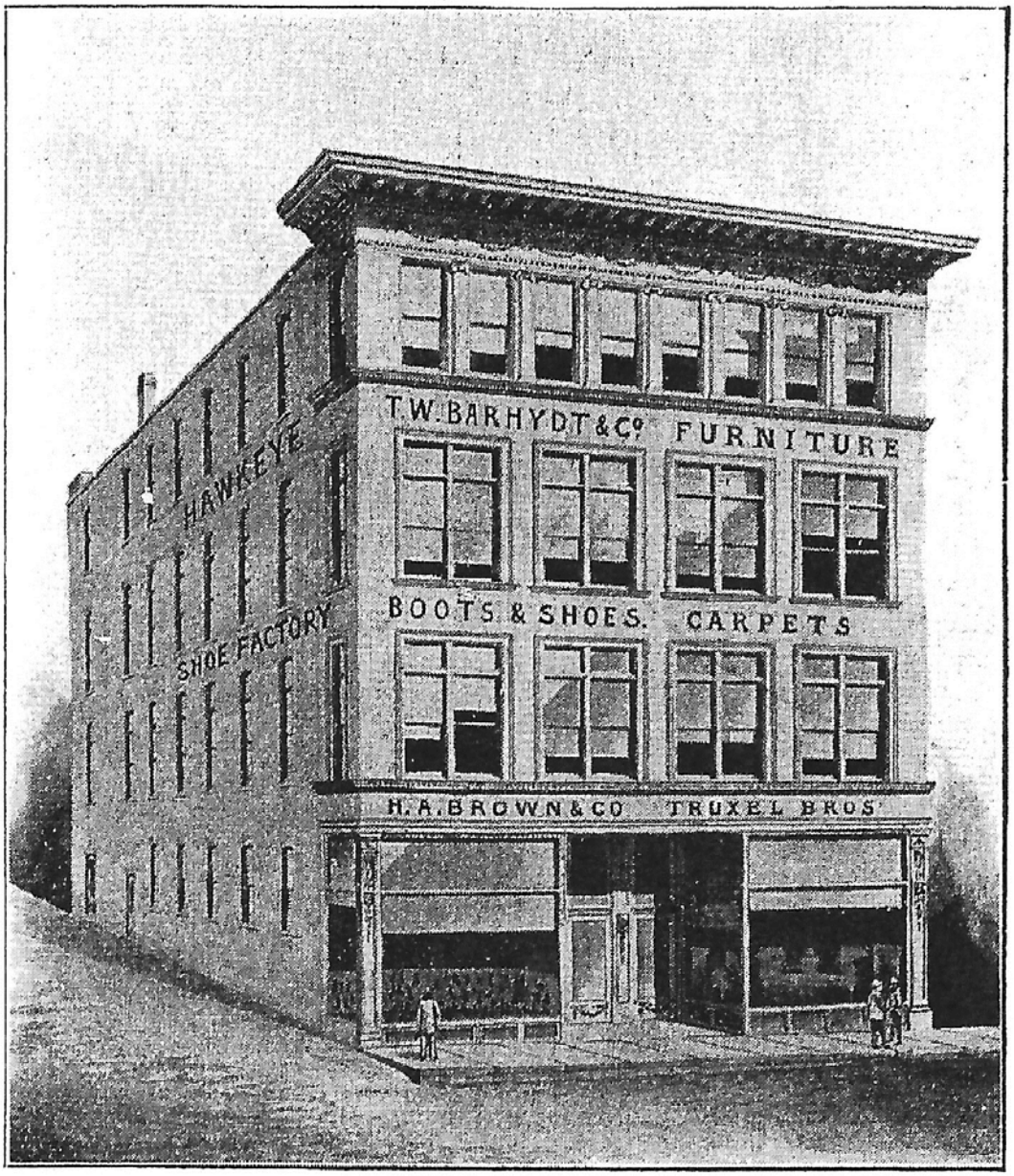


Figure 12. Building constructed with two retail stores in 1895-96 at 308-310 Jefferson by Chittenden & Eastman (*A Souvenir of Burlington* 1896: 79).

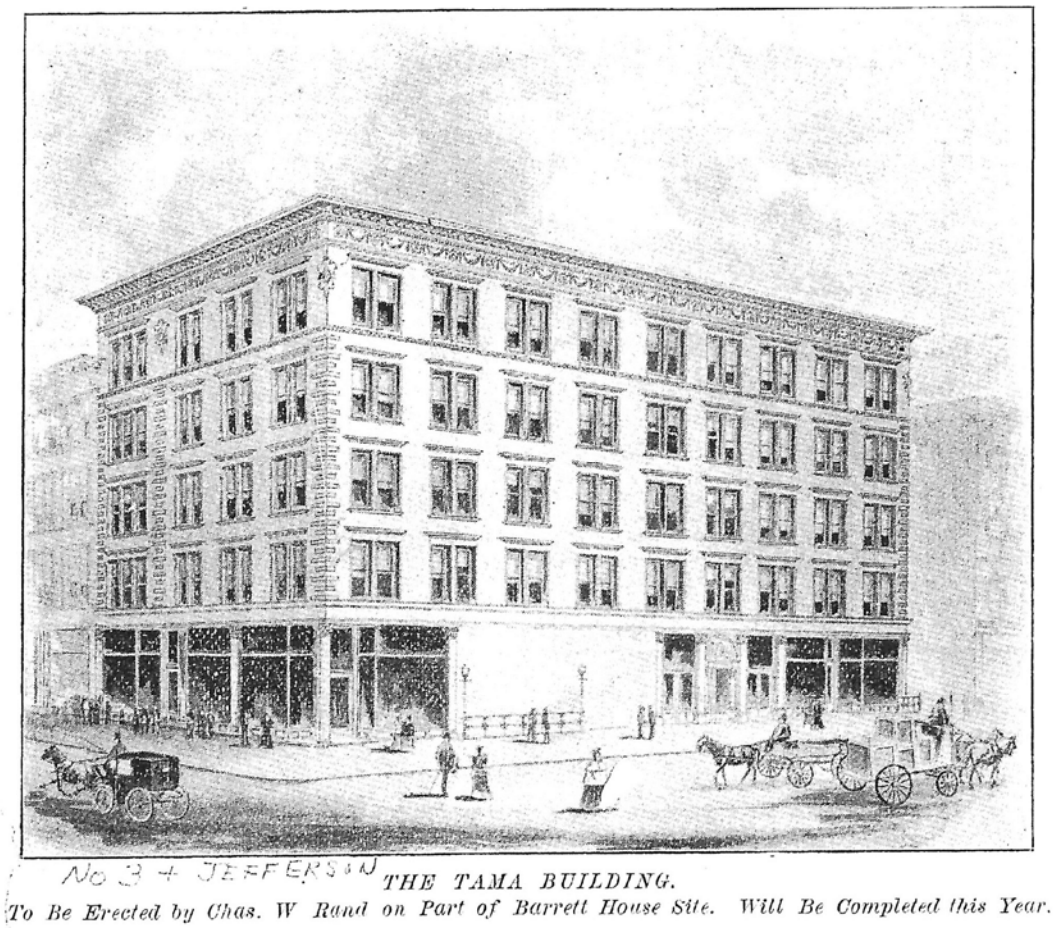


Figure 13. Tama Building constructed 1896-97 at 300-306 Jefferson (*A Souvenir of Burlington* 1896: 79).

Successful businessmen were also the leaders in organizations to provide community services to residents in the 1890s. The street railway had become an electric line in 1892 with the establishment of the Burlington Electric Street Railway Company (officers: E.C. Walsh, Col. G.H. Higbee, C.H. Walsh, John T. Remey – also Dr. J.J. Ransom and J.W. and M.A. Walsh). The lines are noted on the 1896 map of Burlington along with the main railroad tracks through town (Figure 14). Main and Jefferson served as the junction of the lines. Downtown was served by the line west on Jefferson, shown as double-tracked by 1896 in the 200 and 300 blocks, as well as the North Hill line, which started north on Main for one block, turned west on Washington for two blocks, and continued north on 4th Street. The line to Prospect Hill and South Hill continued south along Main Street and west on Division. Essentially the same group of men also formed the Burlington Electric Light Company in 1892 (officers: M.A. Walsh, J.W. Walsh, C.H. Walsh, John T. Remey) and the Burlington Improvement Company in 1895 (officers: Col. G.H. Higbee, E.C. Walsh, C.H. Walsh, John T. Remey – also Dr. J.J. Ransom and J.W., M.A., A.E. Walsh). The purpose of the improvement company was to build railways, gas, electric light, steam heat, and factories. With a new gas plant constructed in 1895, they then organized the Burlington Gas & Fuel Company as well (*A Souvenir of Burlington* 1896: 88-89). The Commercial Club became the Commercial Exchange in 1899, to "promote the business interests of Burlington and to adopt such means as will best secure this result" (Antrobus 1915, Vol. 1: 503).



Figure 14. Burlington in 1896 (Gould City Directory, 1896).

Architects in Burlington shifted at the end of the 1890s. John C. Sunderland (listed in other and earlier sources as James C.) is last listed as an architect in Burlington in the 1898 city directory, with an office in his new Tama Building (northwest corner of 3rd and Jefferson). He appears to have moved to Kansas City and continued a successful architectural career there for several years. The 1898 directory also continues to list Charles A. Dunham in room 24 of the Parsons Block (southwest corner of 3rd and Jefferson), along with George H. Washburn. In 1898, George H. Washburn began practicing on his own ("Heart Attack Fatal Sunday to Geo.H. Washburn," *Hawkeye,* April 21, 1925, 1). The 1900 city directory then lists George H. Washburn in room 53 of Parsons Block, and Charles A. Dunham with his office and residence at 130 S. 5th Street. Thus this shift may have been the first stages of retirement for Dunham (age 68 in 1898), with Washburn continuing the practice. He continued to be listed at 130 S. 5th Street until his death on December 13, 1908 ("Died in Chicago," *Burlington Gazette,* December 14, 1908, 6).

The 1900 Sanborn map shows the variety and distribution of commercial uses in downtown Burlington in this period (Figure 15a-15d). The overall density and scale of the downtown buildings has not changed much from 1892, three-story brick buildings dominating the core blocks mixed with some two and four story buildings. The division of businesses has become more solidified, with the retail/commercial activity remaining centered on Jefferson from Front to 4th Street and extending into adjacent blocks on Main Street, 3rd Street, and to the north along Washington Street. These adjacent blocks reflect a mix of retail/commercial activity with some wholesale and manufacturing interests as well, as well as more of a mix of smaller buildings. Construction west along Jefferson has filling in buildings on most lots to 7th Street, with building on about half of the lots in the two blocks to the west to the railroad tracks crossing. Gilbert, Hedge & Company continued to have their lumber yards on the south half of the 600 and 700 blocks, with frontage along Jefferson in both blocks as well.

In 1900, Front Street is lined with businesses connected with the levee and river activity, such as wholesale companies, warehouses, packing companies, factories, hotels, and saloons. A scrap iron yard is shown at 415 N. Front, with small buildings along the rear of Churchill Drugs Company's warehouse to 106-110 Washington. This L-shaped site would become the location of the new Drake Hardware Company building in the next year (Map #4-5, State #29-01657). The building was likely built in 1903 as an L-shaped building, with precedent for L-shaped buildings in those of J.S. Schramm Company and Wyman & Rand Company. The three-story Washington Street section was designed with simple early 20th century Classical Revival architectural details including pilasters and paired windows and served as the main address for the company, while the two-story section along Front Street has a simpler design reflective of its use as a warehouse for the wholesale hardware company. By 1914, the company would also expand into the older buildings to the north and south in this block along Front Street, with the exception of the saloon at 401 N. Front (Figure 16). The 1900 Sanborn map also shows Lagomarcino-Grupe Company location at 101-105 Valley, at the north corner of the 100 block of Front Street (State Site #29-01636). This wholesale fruit company incorporated in 1903, and it expanded into the west half of the building over the next few years. Both Drake Hardware Company and Lagomarcino-Grupe Company continued to operate in these locations in 1962, contributing to the longevity of these buildings while other brick buildings along Front Street were demolished. These two buildings stand along Front Street as the last of the buildings reflecting the historic wholesale businesses depicted on the 1900 Sanborn map.



Figure 15a. East section of downtown survey area in 1900 (Sanborn Map Company 1900).



Figure 15b. North section of downtown survey area in 1900 (Sanborn Map Company 1900).



Figure 15c. West section of downtown survey area in 1900 (Sanborn Map Company 1900).

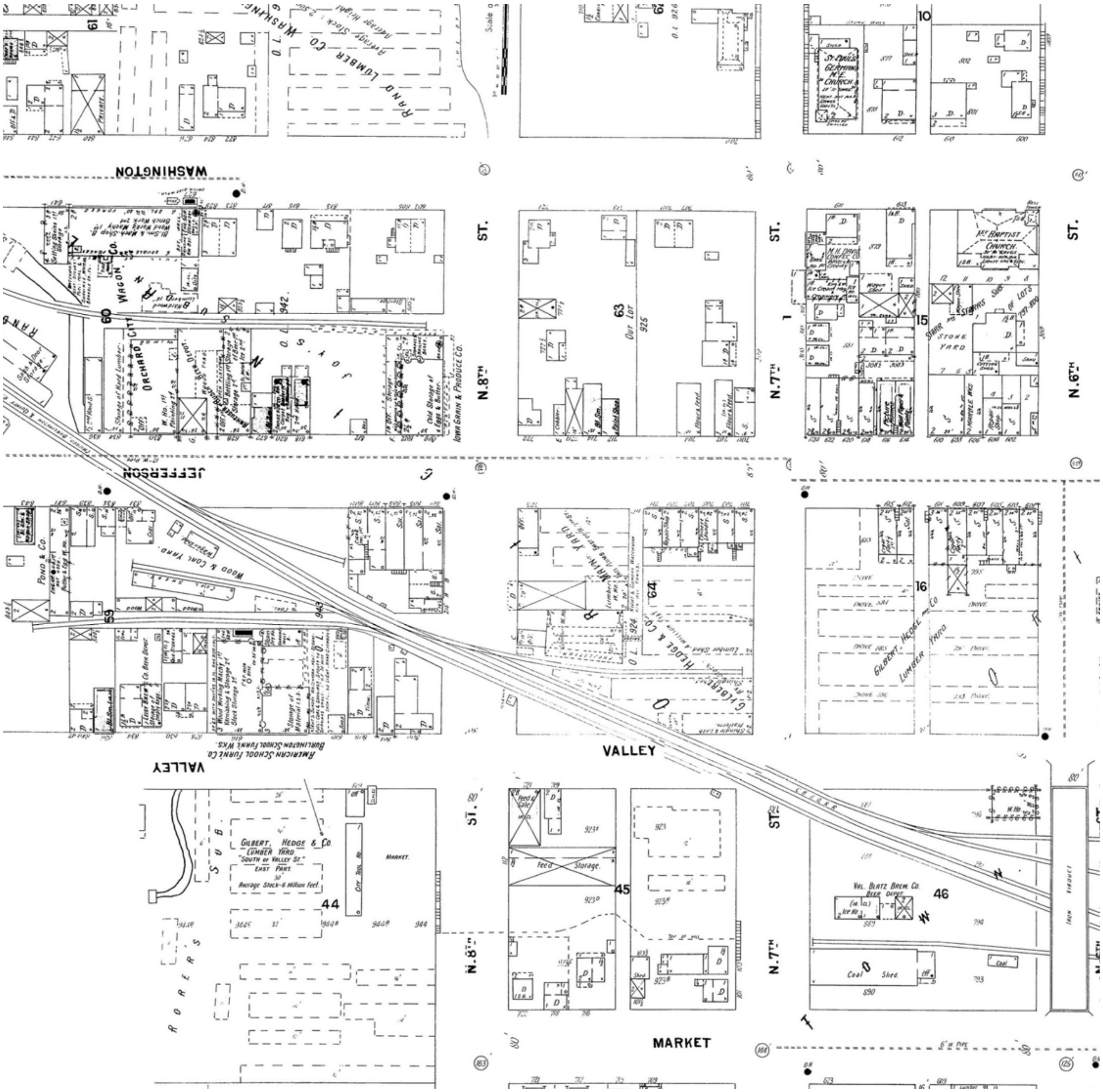


Figure 15d. West section of Jefferson Street in 1900 (Sanborn Map Company 1900).



Figure 16. Buildings on levee and along 200-400 blocks of N. Front Street in 1910s (DMCHS collection).

Carpenter's Jewelry had been a prominent family business on the northeast corner of Jefferson and 3rd Street since 1872, with Parsons Block on the southeast corner and the new Tama Building on the northwest corner. In fall 1900, Edwin H. Carpenter decided to demolish his three-story building and build a modern four-story building in its place (Map #53, State Site #29-03676). The building was designed by George H. Washburn, and it reflected the modern architecture of the new buildings on the block to the west (Figure 17). The building was designed with a lower/storefront, middle, and upper section. The fourth story section was distinguished by arch windows and a continuous sill band, and the building was crowned with a decorative metal frieze and wide cornice with brackets similar to the Tama Building. The style is distinctively more modern than the finely detailed Victorian buildings to its east. It appears that the upper stories were used by the J.S. Schramm Company next door at 216-220 Jefferson, who had "permanently" leased the space by 1907 for their continually expanding business (Map #54, State Site #29-01086). After the death of John S. Schramm in 1898, his sons Henry C., Frank E., and Charles E. Schramm continued the business. Later history notes that Frank E. traveled more than 50 times between Burlington and New York City in first quarter of 20th century to buy merchandise from jobbers and wholesalers, then becoming one of the first in the Midwest to contract directly with manufacturers to provide better values to customers (*Biographical Review of Des Moines County* 1905: 221; "Schramm's Marking 120th Anniversary," *Hawk-Eye*, March 28, 1965, 22).



Figure 17. Northeast corner of Jefferson and 3rd Street in 1900s (Downtown Partners collection).

Schramm's building with 1890s added fourth story / mansard roof wraps around Carpenter building at corner, H.J. Herman cigars (later Rapp's Jewelry) and P.A. Andre shoes in twin Victorian buildings at right (see also Figure 10)



Figure 18. North side of Jefferson east from 4th Street in 1900s (Downtown Partners collection).

1867 Hedge Block, 1895 building, 1896 Tama Building, 1900 Carpenter building, and J.S. Schramm Co

Another prominent local business dates its early history to this period in a building around the corner. A.J. Benner bought the Latona Coffee and Spice Mills at 312 N. 4th Street, run by Otto Lorenz, and reorganized the company as the Home Tea Company on July 1, 1899 (Map #67, State Site #29-00139). Benner was raised in Burlington, and starting working for Boesch & Co dry goods in 1884 while completing studies at Elliott's Business College in Burlington. He worked for the company for 15 years and desired to run his own business (Antrobus 1915, Vol 2: 311). This property appears on the Sanborn map in 1900 as A.J. Benner's Coffee and Spice Mills. The roaster is clearly labeled on the map. The 1900 and 1902 city directories list Benner's Home Tea Store, run by Arthur J. Benner. The company was then incorporated as Benner Tea Company in 1908, with A. J. Benner as president; W. F. Rensch, of Waterloo, Iowa, as vice president; and P. G. Benner as secretary. By 1915, Benner Tea Company was noted as one of the important industries in this line in the state. While their home office remained in Burlington, they had branches established at Keokuk, Ottumwa, Waterloo, and Cedar Rapids. They dealt in tea, coffee, spices, and baking powder. They bought wholesale and distributed from Burlington, in addition to their roasting plant in Burlington (Antrobus 1915, Vol 2: 312). City directories from 1910, 1913, and 1916 list Benner Tea Company at this address. This remained their only address listed in the 1916 Burlington city directory prior to moving to 210 N. 5th Street by 1920.

Fire was the catalyst then for the second reconstruction of the Wyman & Rand building. The fire started in the section at 317 Jefferson in January 1904, with fire doors successfully holding it back from the "L" section along 4th Street until fire reached the roof. Adjacent buildings were damaged as well, including Albion Parsons Estate Building with Paule Jewelry Company to the east and the buildings at 319 and 321-323 Jefferson to the west. Planning quickly took place with architect George Washburn for a new building, spanning the full width of 315-317 Jefferson and the full width and depth of 210-212-214 N. 4th Street. The end result was a more substantial, and hopefully more fireproof, building, and Wyman & Rand moved back into the location in November 1904 (Figure 19). The storefronts at 315 Jefferson and 210 N. 4th Street were leased space, with Wyman & Rand listed at 317 Jefferson and 212-214 N. 4th Street ("Ashes and Embers," *Hawk-Eye*, January 7, 1904, 7; "The New Rand Block," *Hawk-Eye*, January 23, 1904, 6; "New Rand Block," *Hawk-Eye*, April 30, 1904, 6; *Hawk-Eye*, November 27, 1904, 6). The adjacent rebuilt 319 Jefferson appears to have been built to continue the Wyman & Rand design as well. While these three-story buildings reflected more of the relatively recent 1891 Romanesque design, the new building in 1904 for the dry goods store of John Boesch in the block to the west at 412-416 Jefferson designed by George Washburn again reflected the modern design ideals of the more recent construction (State Site #29-01103). The buff brick building was divided into three sections by brick pilasters, with groups of windows composed of a large center window and side double-hung windows with a transom window over each window. While the building lacked a "top" section of other recent buildings, the wide projecting cornice with large brackets and dentils continued this crowning element. Other buildings west on Jefferson also reflected simplified versions of these design elements.

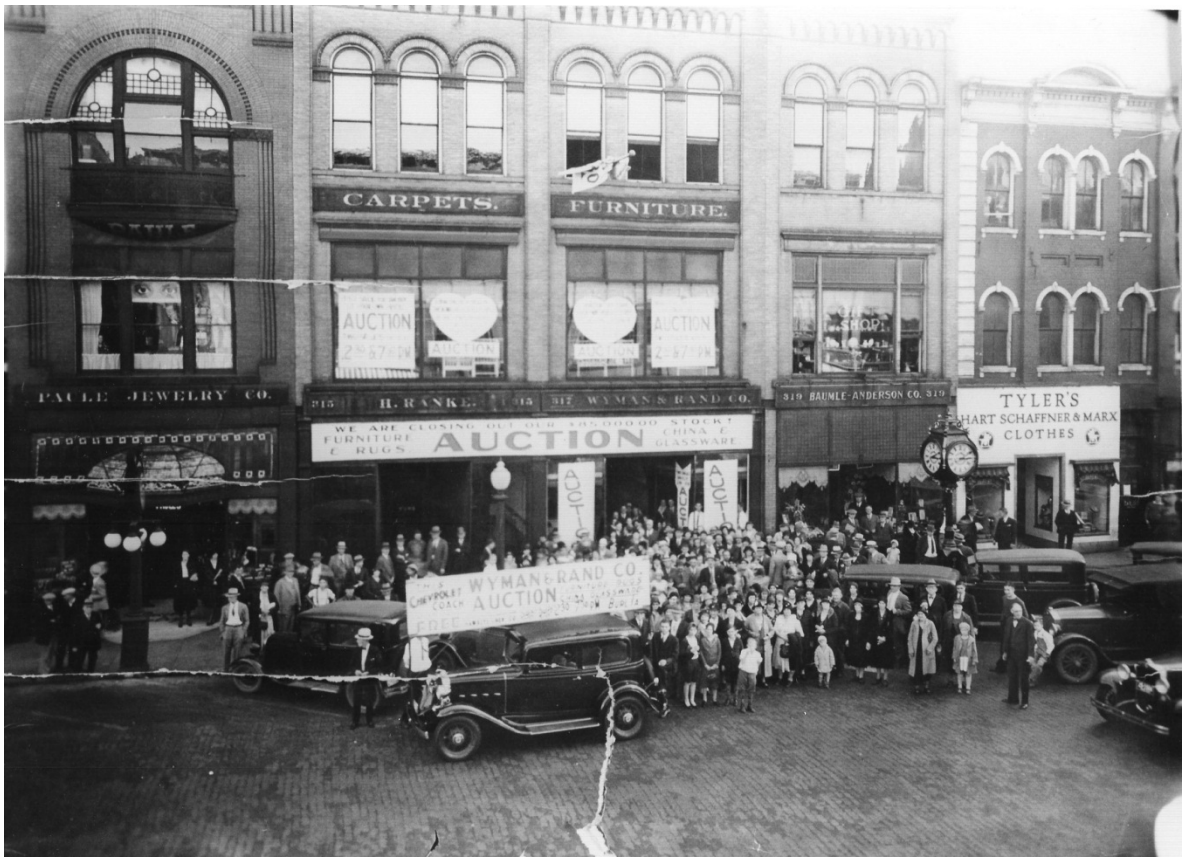


Figure 19. South side of 300 block of Jefferson in early 1930s, with Wyman & Rand in center (Downtown Partners collection).

In March 1906, the *Burlington Evening Gazette* reported "Burlington to-day is full of promise for a great future" and had many "fine business buildings." The article continued:

> Our merchants, wholesale and retail, have grown up with our town and to-day present an unbroken front of growth and prosperity that has no equal in any town of its size on the globe.... A Burlington product is famous in every market it reaches, just by the name. In no community does machinery have a better name than the product of Murray Iron Works. Burlington furniture is sold from the Mississippi River to the Pacific coast…and Burlington baskets are found in every part of the United States.
>
> (*Evening Gazette*, March 24, 1906, sec 2, p 1)

The largest wholesale grocery and wholesale drug house in state were noted as in Burlington, as well as the only large exclusive basket factory in Iowa (reportedly the third largest in the United States as well). There were 111 factories, over 100 individual artisans, and 25 large wholesale houses in Burlington. The network of railroads through Burlington distributed goods across the country (Figure 20). Over 40 passenger and 40 freight trains left from Burlington daily. The town had a strong wholesale trade in paints, oils, groceries, hardware, sash and doors, notions, dry goods, clothing, produce, pianos, seeds, meats, flour, liquors, grain, paper, feed, and agricultural implements as well as other products (*Evening Gazette*, March 24, 1906, sec 2, p 3, sec 3, p 3). In addition to serving as a distribution point for businesses, the commercial enterprises locally were strong and modern:

> The shops and stores are metropolitan in arrangement, carry a high grade of goods, and do an excellent business, comparatively little shoddy or cheap goods fine demand here as the trade

is discriminating, looking rather for quality and wear than show and cheapness. Burlingtonians live well, dress well, read well, and like comfort in their homes…They enjoy life and such people are good patrons of retail stores and demand the best assortments to choose from, which stimulates trade. Burlington is a good retail city.
(*Evening Gazette*, March 24, 1906, sec 2, p 3)

The edition also noted that "Burlington has had less business failures in the past ten years than any town of its size in the western country" (*Evening Gazette*, March 24, 1906, sec 2, p 1).

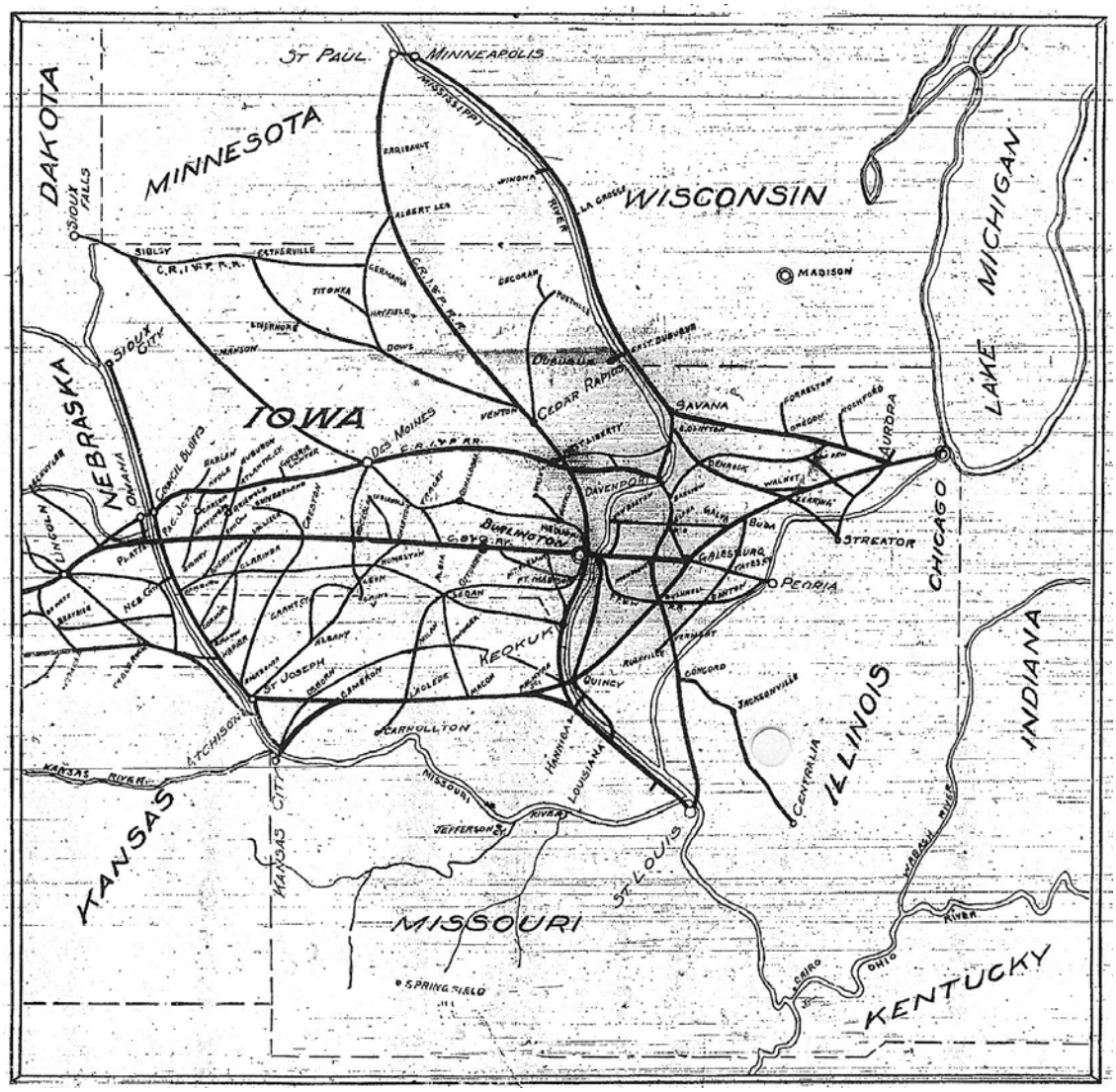


Figure 20. Railroad lines through Burlington in 1906 (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 1).

The physical appearance of the city and services for local residents were also modern, with 47 halls for public meetings, 30 miles of paving, over 15 miles of street railway, a library financed locally rather than by Andrew Carnegie, and 50 miles of water mains connected to 300 hydrants to serve eight fire stations in city (*Evening Gazette,* March 24, 1906, sec 2, p 1). The Burlington Water Works had been reorganized as a private company, Citizens Water Company, to manage the municipal water works in November 1902 ("Burlington's Most Valuable Asset," *Burlington*

Hawk-Eye, February 14, 1915, 1). The Iowa Telephone Company had bought the Burlington Telephone Company in 1883, which started in Burlington in 1879. They moved from 209 Valley to a new building at 421 N. 4th Street later in 1906. A second telephone company, the Mississippi Valley Telephone Company, was organized around 1896, with offices in the Tama Building in this period (*Burlington Evening Gazette,* March 24, 1906, sec 1, p 15, sec 2 p 11). They moved to the former Unterkircher House at 313 Washington in October 1907, converting this residential property to commercial use (State Site #29-01661, Map #73). The Iowa Telephone Company later acquired the smaller company, and they are listed at 313 Washington in the 1913 city directory.

With the population growth slowing in the early 20th century, less demand was needed for increased retail space. Over the next decades, the number of barbers, saloons, and groceries decreased downtown, while remaining or opening in neighborhood locations. Drug stores and shoe stores remained strong downtown, and dry goods and clothing stores increased. Jefferson remained the focus of commercial activity, with store locations on side streets beginning to disappear (Brower 1991: 8:7, 8:10). Downtown Burlington remained the center of strong financial activity in town not only in the early 20th century. In 1904, the Burlington Savings Bank opened in the I.O.O.F. Building at 123 N. Main in the location of the Iowa State Savings Bank, which moved to the southeast corner of 3rd and Jefferson at 223 Jefferson. The First National Bank continued to operate in the Parsons Block on the southwest corner at 301-303 Jefferson, with the Tama Building and new Carpenter Building on the north corners of this intersection. One block to the east, the intersection of Jefferson and Main streets continued to be anchored by three banks. The National State Bank operated on the southeast corner at 123 Jefferson, the Merchants National Bank operated on the northeast corner at 122 Jefferson, and the German American Savings Bank operated at the northwest corner at 200 Jefferson. By 1908, a new bank, the West Burlington Savings Bank, opened in West Burlington at Mt. Pleasant and Broadway.

While the home of the post office and a premier office location from 1883 to 1896, the three-story Nassau Building at 300-304 Washington found itself a block off of the heart of commercial activity in Burlington and competing with offices in the new Tama Building in the early 20th century. At the same time, the Elks Club #84 (B.P.O.E.), the oldest chapter in Iowa (organized July 12, 1888), found its space cramped in the top story of the Parsons Block. The Elks Club bought the building from Dr. Nassau in March 1907, and they hired architect George Washburn to design a fourth story with a large hall. The third story was remodeled for club rooms, and the new fourth story included the lodge hall with dining room and kitchen annex ("Elks Lodge Has Ripe Age," *Hawk-Eye,* August 4, 1942). Commercial/retail space was retained on the first story, and offices remained on the second story. Beginning around 1915, the "Elks Building" was listed also as the home of prominent local bands and orchestras.



Figure 21. North on 3rd Street from Jefferson, with fourth story complete on the Elks building at right (Downtown Partners collection).

While George H. Washburn represented the traditional yet new guard of local architects, a handful of other architects also practiced in Burlington in the first decade of the 20th century. As noted, the semi-retired Charles A. Dunham is listed as living and working at 130 S. 5th Street until his death on December 13, 1908. The 1902 city directory lists George H. Washburn as continuing his practice in room 53 of the Parsons Block (302 Jefferson), and the firm of the Nelson Bros is first listed, with office in rooms 7 and 8 of the German American Savings Bank building (305 N. Main). Carl N. Nelson and Peter R. Nelson are listed as living on S. 6th Street, and they continued to be listed in the 1904 city directory with Dunham and Washburn. Around this time, Harry Irvin Goddard moved to Burlington, practicing only a few years. Per his obituary, Goddard was credited with the designs of three wholesale and manufacturing buildings at 4th and Valley: Churchill Drug company (c.1907, 100-110 N. 4th Street), S.R. & I.C. McConnell building (1908, 312-322 Valley), and Schramm & Schmieg building (1908, 201-205 N. 3rd Street). He also is noted as having designed several Chittenden & Eastman buildings, central fire station, West Burlington bank building, and a number of smaller buildings and residences. Around 1910, he moved to Kansas City where he continued to practice as an architect until he retired ("Former Prominent Architect Dies," *Hawk-Eye Gazette*, February 17, 1948, 2). The 1907 city directory lists George H. Washburn in the Parsons Block, Carl N. Nelson in the German American Savings Bank building, and Harry I. Goddard in the Tama Building. While only in Burlington for a short period, Goddard apprenticed an architect that would practice for the next several decades. William F. Weibley worked for Goddard starting in 1906 and then took over his practice in 1909 when he moved (Shank 1999: 173). The 1910 city directory lists Carl N. Nelson at 305 N. Main, George H. Washburn in rooms 51-53 in the Parsons Block, and William F. Weibley in room 510 in the Tama Building. Nelson is no longer listed in 1912, and S. Leroy Heaps is listed in town for that year only in the German American

Savings Bank building. By 1916, the two primary architects for the next decade are the only ones listed in the city directory: George H. Washburn in rooms 51-53 in the Parsons Block and W.F. Weibley across the street in room 510 of the Tama Building.

Community leaders in Burlington sought a new modern hotel for the numerous business travelers visiting town each month, and the Commercial Exchange led the efforts to build this facility, designating businessman Edward P. Eastman as the chair. The group looked to the modern Hotel Davenport designed by Temple & Burrows in 1907, and they hired these out of town architects to design a modern hotel for Burlington as well. Architect Parke T. Burrows announced the new Burlington hotel would utilize "many improvements since, which will make the Burlington the very best in the state." The Hotel Burlington was the first building in Burlington of steel frame construction throughout the entire structure, making it the first to be fully fireproof (Map #56, State Site #29-00093). Concrete footings and foundation supported a steel skeleton with curtain walls and floors of reinforced concrete (Brower 1987: 8:2-3). The construction was financed by organizing a local stockholder corporation on September 27, 1909, with plans approved on April 21, 1910 (*Burlington Hawk-Eye*, July 10, 1962, 79). An outside contractor was then also hired for the construction, the Westlake Construction Company of St Louis. The hotel then opened on February 6, 1911. The Renaissance Revival hotel continued the trend on construction of taller buildings in downtown Burlington, originally reached a height of seven stories. It was noted as the "most elaborately finished hotel in the state." It boasted over 75 employees and 125 guest rooms, all with telephone and running water, most with private bath. The arrangement of the top five floors in the "L" plan allowed for air and light to all the rooms and a river view for 75% of the rooms. Interestingly, plans were included for future expansion of the "L" into a "U" plan on top of the lower two stories. The success of the hotel was phenomenal. Estimates were that at least fifty extra businessmen a day were staying in the city. Salesmen and other travelers were delighted with the luxurious interiors, modern baths, sumptuous dining, and experienced staff. Conventions and tourists were also bringing in large amounts of business, as had been originally hoped. The hotel was leased to the one of the most widely known hotel men of the West: Mr. Chris Neipp, of the Roubidoux Hotel in St. Joseph, Missouri, who was also a principal owner of the new Hotel Davenport. R. E. Pettigrew started with the hotel as assistance manager when it opened, then becoming manager in 1918 (Brower 1987: 8:3-6).

As the Hotel Burlington was completed at 3rd and Valley, the Iowa State Savings Bank immediately to the north at 3rd and Jefferson also made plans for a new modern building. The architect firm of Hyland & Green (Paul V. Hyland and Herbert H. Green) of Chicago was hired in 1911 to design a modern skyscraper bank under the leadership of president E. Hagemann. The eight-story building towered over the surrounding buildings, with the steel frame construction visible from blocks away while under construction. It remains as the tallest building in downtown Burlington. The building reflects elements of the Chicago School and Classical Revival styles, with a lower three-story section, middle four-story buff brick section, and top eighth story section (Figure 22). The third story provides the frieze for the double-height storefront section, with decorative terra cotta bands and white terra cotta panels between the windows and terra cotta bands. The paired upper story windows also have shared terra cotta sills and lintels. The top (8th) story is clad in terra cotta panels, with a heavy cornice with brackets and dentils above it. With the grand opening of the bank in May 1913, the German American Savings Bank thus planned a modernization of their building at the other end of the block at 200-

204 Jefferson as well with new Classical Revival elements (Figure 23). Stone was applied on the first story, and the fourth story with bracketed cornice was added. The three upper stories were remodeled for modern offices ("Make Elaborate Plans," *Burlington Hawk-Eye,* June 6, 1913, 2). The building then stood out from and stood above the 19th century Victorian designs to the west and north.

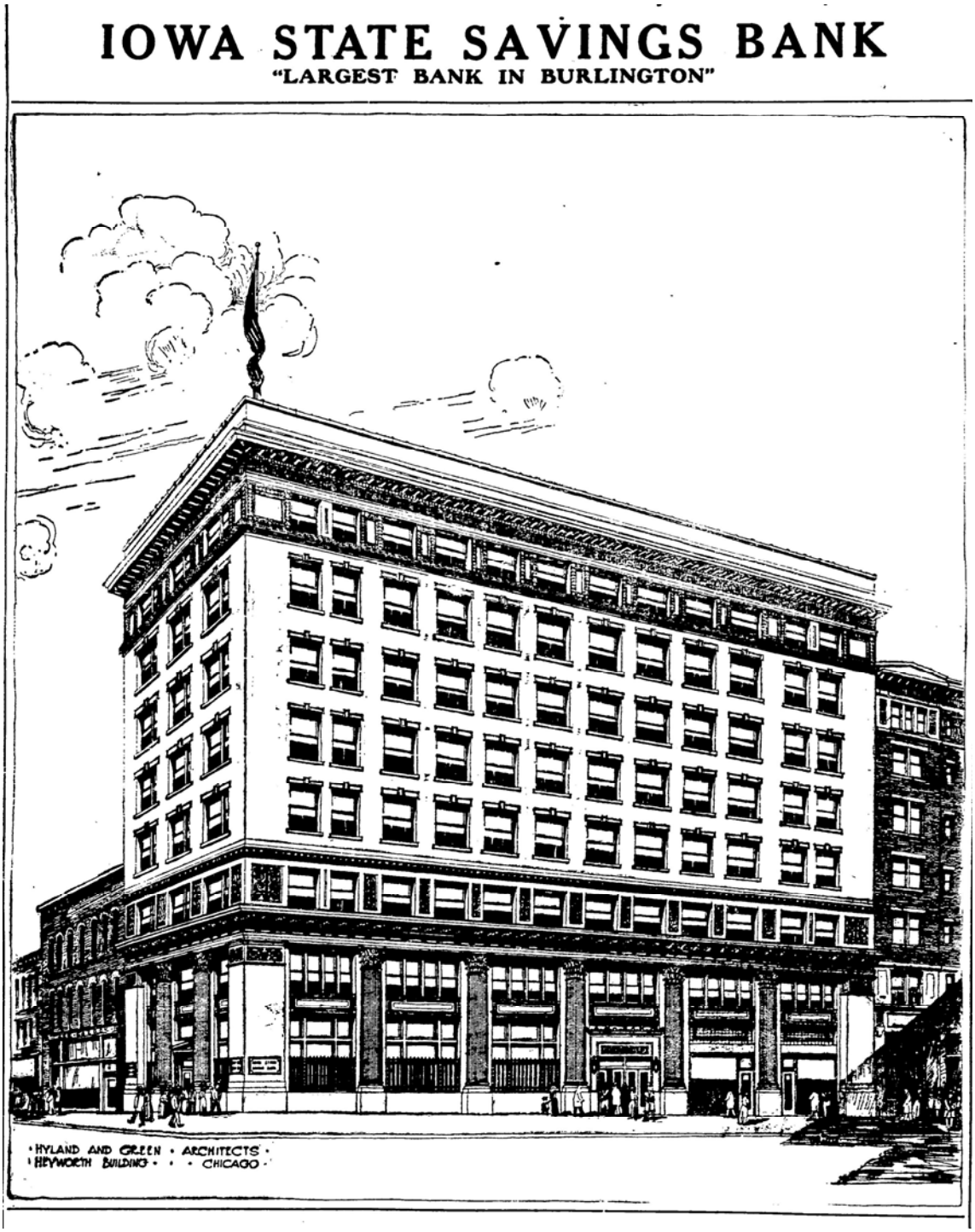


Figure 22. Design for Iowa State Savings Bank (Hotel Burlington at right, and Rand Block at left) (*Burlington Hawk-Eye,* May 13, 1913, sec 2, p 6).

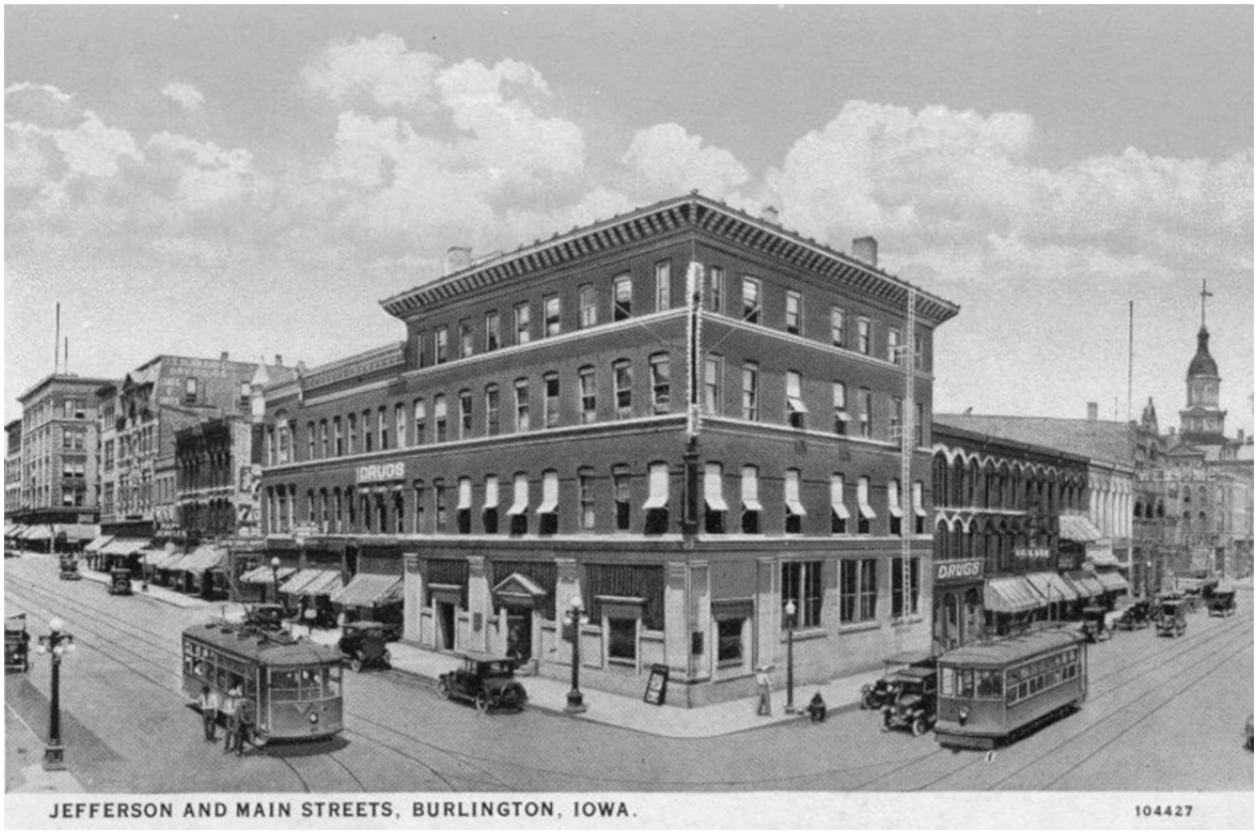


Figure 23. German American Savings Bank at corner northwest corner of Jefferson and Main after 1913 remodel (Downtown Parners collection).

Burlington experienced the forward march of progress in the 1910s as old industries closed, new organizations formed, and transportation evolved. In 1910, A.J. Hartman built an airplane at the CB&Q roundhouse in West Burlington and became the first to fly a plane in Iowa (Svendsen 1977: 24). With northern Midwest forests depleted, the Burlington Lumber Company closed its mill in 1911, followed by the Rand Lumber Company in 1913 (Svendsen 1977: 48). The Commercial Exchange became the Greater Burlington Association (GBA) in 1915, and the Social Service League formed from two earlier societies ("Chamber of Commerce First Formed in 1855," *Burlington Hawk-Eye Gazette*, August 4, 1942, sec 1, p 15; *Burlington Hawk-Eye Gazette*, August 4, 1942, sec 2, p 13). The rise of automobile traffic began to diminish the importance of the railroad connections in Burlington, though the railroad continued to play a prominent role in transportation through the 1930s. The automobile brought new businesses to Burlington in the 1910s as well. The increased need for an automobile connection across the Mississippi River led to the formation of the Citizens Bridge Company, headed by James A. MacArthur, in 1915. The company raised funds for the construction of the MacArthur Bridge across the Mississippi River, completed in 1917 (*Burlington Hawk-Eye*, July 10, 1962, 6, 33). The bridge crossed at the far north edge of downtown at High Street.

While the largest building projects received the most attention in this period, smaller commercial buildings were also constructed and older buildings found new uses in this period. Downtown dentist Herbert L. Madison built a simpler early 20th century, two-story, brick commercial building with brick pilasters and stone accents to the north of the core of downtown at 504-506 N. 3rd Street around 1911, with space rented to the Hawkeye Livery Company for several years

before the first of several automotive companies moved here in 1920 (Map #38, State Site #29-03668). They were one of three livery companies still operating in Burlington, with Herald & Co at 311 Washington (demolished) and F.L. & G.L. Unterkircher in their 1896 buff brick Romanesque building at Valley and 3rd streets (State Site #29-01640). A smaller two-story brick building was also constructed north of Jefferson at 312 Washington in this period, occupied by Robert W. Harding, dry cleaning and dyer. It was noted as an "up-to-date cleaning establishment" on November 7, 1914 ("Robert W. Harding is Badly Burned by Naptha," *Hawk-Eye*, November 8, 1914, 34). R.W. Harding is listed as one of two entries under "dyers and cleaners" in the 1910 city directory, with Burlington Cleaners and Dyers as the other at 319-321 N. 3rd St (demolished/remodeled). These commercial uses, important to the local residents and economy, found homes nearby to but slightly removed from the strong retail establishments on Jefferson. Older buildings also became incubators for newer businesses. For example, E. A. Florang of the Burlington Basket Company opened a related yet new specialty business, the Burlington Willow Ware Shops, which was incorporated in 1908. With Churchill Drug Company vacating their L-shaped space at 205-211 Washington Street and 207-209 N. Main to move to a new building at Market and 4th Street, Burlington Willow Ware Shops set up their artisans in this building to make willow baskets and willow furniture (Map #20, State Site #29-03657). In 1915, they were noted as the only factory of their kind in Iowa, and one of only a few in the country (Antrobus 1915, Vol. 2: 303; "Willow Ware Will Build," *Hawk-Eye,* February 8, 1947, 1).

With the stately appearance and decorative flair of white glazed terra cotta panels and their use on the Iowa State Savings Bank in 1912-1913, this material became a favorite of local building design for a set of commercial buildings that encompassed the majority of construction in the middle of the 1910s. With lots throughout the core of downtown filled, construction of new buildings continued to signal replacement of older buildings. Buettner Furniture and Carpet Company announced plans in early 1914 to build on their property at 409-411 Jefferson, then leased to the Palace Theater. The Palace Theater announced plans to move a half block north of Jefferson at 314-316 N. 3rd Street in August 1914 ("Palace Theatre Will Move to Third Street, *Hawk-Eye,* August 25, 1914, 17; "Like a Checker Board," *Hawk-Eye*, March 2, 1915, 8). The new theater was designed by Chicago architect William R. Gibbs and opened on March 13, 1915 (Map #48, remodeled in 1947). The building front featured many decorative terra cotta details and was clad completely in white terra cotta or glazed block "in exact imitation of granite" according to the advertisement in the *Hawk-Eye* on March 10, 1915. A similar thought appears to have been applied to the new building on the site of the old theater for the Buettner Furniture and Carpet Company at 409-411 Jefferson, where they also moved subsequently in spring 1915 (State Site #29-01102). The Classical Revival building feature large windows on each story, with the first two stories frames in terra cotta, upper two stories featuring terra cotta pilasters, and parapet composed of terra cotta dentil tiles and cornice elements. The new location for the Palace Theater displaced the Citizens Water Company, and they hired architects Temple & Burrows of Davenport for a new building at 314 N. 4th Street (Map #68, State Site #29-00141). Plans for the new building completely clad in terra cotta in the Classical Revival style were approved in July 1914, and it was occupied by late March 1915 (*Burlington Hawk-Eye,* March 28, 1915, 21). The back half of the building was used for maintenance and repair of equipment for the water company, with the offices in front and on the upper story.

Terra cotta was used on several other buildings in this period as well, with a few orders from the Midland Terra Cotta Company in Chicago. Midland is recognized as having pioneered the concept of "stock" terra cotta in Sullivanesque and other styles, expanding the use of the material beyond costly custom orders. Molds were created for stock designs, which could then be utilized to mass produce terra cotta as needed to fill orders for particular features. The expense of production was then reduced and terra cotta could be utilized to enhance low-budget projects. Stock terra cotta was first produced in 1911, and orders filled by the company increased to 354 in 1915, primarily stock pieces. The white enamel glaze was standardized for Midland Terra Cotta pieces, simplifying the glazing process and reducing variation among orders. The glaze was also advertised as "self-cleaning" though soap and water were also promoted for easy cleaning of the terra cotta. The white glazed terra cotta appears much cleaner than the stone accents of earlier buildings, and its appearance became one of the largest attractions and sales advantages. The company's annual orders peaked at 409 in 1922 (Schmitt 2002: 152, 168, 170, 173-174, 197). George Washburn designed the new Sickels Laundry building in 1913 at 408-410 N. 3rd Street across from the Grand Opera House, ordering materials from the Midland Terra Cotta Company (demolished) (Gilfillen 1972). Local articles note the one-story front along 3rd Street was finished in white enamel brick ("Fine Laundry Building," *Hawk-Eye,* September 18, 1913, 6). John T. Remey, president of the National State Bank, acquired the partially vacant lot to the north at 412-416 N. 3rd Street (south of the old Bennett & Frantz carriage works at the corner) in June 1915, and he hired architect William F. Weibley to design a three-story building (Figure 24). John Hunsinger was awarded the contract to build the new Remey Building later that year, and it was built to house the Burlington Willow Ware Company, Burnett & Hilleary Embalming, and Ebis fraternity club ("Ten Years Ago," *Hawk-Eye,* October 4, 1925, 7). The façade was designed as a departure from the recent Classical Revival buildings, with the dark brick façade approximately half clad by the terra cotta featuring Late Gothic Revival details with a center "castle" section. Architect William F. Weibley ordered the terra cotta from the Midland Terra Cotta Company in Chicago for the façade design (Gilfillen 1972). It remains as unique in downtown Burlington. The small office addition for J.H. Ebert & Son at 317 Valley also designed by Weibley in 1915 utilized stock terra cotta from Midland Terra Cotta Company (demolished). Two later buildings in 1924 also are known to have used terra cotta from the company.

The use of white glazed stock terra cotta then carried into other buildings constructed over the next decade as well, with designs that incorporated dark brick facades with glazed white terra cotta accents. Samuel C. Scotten led the effort to further develop Jefferson west of 7th Street, succeeding in lining the whole street with clustered electroliers to make Jefferson a "great white way" and then extending it west of Boundary (Central Ave) (Brower 1991: 8:8). He built a large two-story brick building at 716-722 Jefferson, which became home to the Knight of Columbus and initial location for the Farmers and Merchants Bank that was organized in 1916 (State Site #29-01141). Terra cotta accent tiles were used for decorative corners with the brickwork, along the storefront, for continuous sill bands, and across the parapet. Barney Niemann bought the old building at 213-215 Valley in 1916, and he appears to have then updated the façade and remodeled the hotel rooms (State Site #29-01638). The dark brick façade features terra cotta accent and cornice line. Hotel Hopewell advertised in 1917 as having decent and cheerful surroundings at a reasonable price at 215 Valley St opposite the Hotel Burlington (*Hawk-Eye*, November 11, 1917, 11).



Figure 24. Current view of terra cotta on Remey Building (McCarley, November 15, 2012).

Banks continued to grow in the strong economy of the 1910s. In 1915, the Iowa State Savings Bank (1874) was the largest in town, with stock increased to $200,000 and E. Hagemann serving as president. The National State Bank (1865, John T. Seelery, president) and German American Savings Bank were the second largest in terms of stock, both with $150,000. The First National Bank (1864, William Carson, president), Merchants National Bank (1870, J.L. Edwards, president), and Burlington Savings Bank (1904, George H. Higbee, president) had $100,000 in capital stock (Antrobus 1915, Vol. 1: 359-360). These older banks were then joined by a new bank in 1916, the Farmers and Merchants Bank, with an office in the Scotten Building. The National State Bank merged into the First National Bank in 1919, and the Burlington Savings Bank bought and remodeled their building, moving to the southeast corner at 222 N. Main Street in 1920. In October 1919, the Burlington Building & Loan Association also formed with Frank Nebiker as the secretary-treasurer, operating from an office in the Iowa State Savings Bank. Edward L. Hirsch served as president starting in 1921 ("Burlington Federal Savings & Loan Has Moved," *Hawk-Eye*, August 8, 1963, 7). While World War I appears to have had only a passing effect on businesses in downtown Burlington, anti-German sentiment resulted in the renaming of the German American Savings Bank to simply the American Savings Bank.

Established businesses continued to prosper in Burlington through the end of the 1910s and into the 1920s. Retail stores lined Jefferson Street, with additional stores continuing on adjacent

blocks. These stores continued to evolve in the early 1920s. Fred L. Unterkircher moved his undertaking business from their 1896 three-story brick building at 219-223 Valley (State Site # 29-01640) to a new building designed by George Washburn at 306-310 Washington in April 1920 (Map #42, State Site #29-03672). According to an April 1920 newspaper article, the new Unterkircher Funeral Home has been completed at a cost of $60,000. The design was intended to be more "home-like" with private rooms rather than a chapel. The garage attached to rear of building included 16 parking spaces and a repair department. They also had a large display of caskets in the new building ("The Unterkircher Funeral Home Perfect in Refinements," *Hawk-Eye,* April 12, 1920, 21). Local architect George Washburn is credited with the design for the Unterkircher funeral home ("Heart Attack Fatal Sunday to Geo. H. Washburn," *Hawkeye,* April 21, 1925, 1). The Burlington Willow Ware Company, moved from the old Churchill building to the Remey Building in 1916, acquired the adjacent old Bennett & Frantz building and expanded into the upper two stories for storage space ("Willow-Ware Company Buys Keys Building," *Hawk-Eye,* May 9, 1920, 1). They then moved fully into this building at 420-424 N. 3rd Street in 1926 (Map #47, State Site #29-03669).

A somewhat unique business also moved in downtown Burlington in 1920, with Jennie Coulter moving her Day Nursery into donated space in the old Unterkircher house at 313 Washington (Map #73, State Site # 29-01661). Jennie Coulter gave up a position as stenographer at McConnell Company to start a mission for poor boys and girls in June 1900. She held meetings with children in various parts of the city in the mornings and afternoons, as well as providing food, clothing, and personal care. Her mission found room at the old Catholic church in 1909 and then in Grimes Block in 1914 and then over Witte's drug store on Jefferson in 1917. The 1920 city directory lists the Day Nursery at 323 N. 3rd Street. The old house at 313 Washington was then bought by the Embalming Burial Case Company with cooperation of Mrs. E.P. Eastman for her use. The lower story and undeveloped lot to the west were used by the day nursery, with a modern flat planned for the second story. A playground was being equipped on the lot for the children of the nursery, with swings and slides ("Day Nursery Gets a New Home," *Hawk-Eye,* July 1, 1920, 6). She cared for hundreds of children with working parents, with problems with the law, and with poor home conditions. She had a heart condition and died of a heart attack on the way to the drug store for medication in 1934. The center was then incorporated as the Jennie Coulter Day Nursery and continued to operate here until 1977 ("Miss Jennie Coulter Dies," *Daily Hawk-Eye Gazette,* August 13, 1934, 2; "Sheldon Circle Gives Miss Coulter a Watch," *Burlington Hawk-Eye,* January 10, 1925, 6; "Nursery has filled the bill," *Hawk-Eye,* July 24, 1977).

Wholesale and manufacturing businesses also continued to grow in this period, with some expanding into new markets with a shift in the wholesale and retail industry. For example, the Benner Tea Company, which had outgrown its quarters at 312 N. 4th Street by 1920 (Map #67, State Site #29-00139), expanded into retail grocery stores with the opening of three Benteco Kash Stores in Burlington on January 2, 1920. They embraced the chain store philosophy quickly, with eight additional stores opened over the next three years. By 1923, there were four Benteco Kash Stores in neighborhood locations in Burlington, two in Fort Madison, one in Washington, one in Fairfield, one in New London, one in La Harpe (IL), and one in Carthage (IL) ("Benteco Kash Stores," *Hawk-Eye,* January 10, 1923, 6). Interestingly, they would later open Store #27 on April 9, 1926 in the original downtown location of the Benner Tea Company

at 318 N. 4th Street (Map #67, State Site #29-00139). Chain stores from other localities also had begun to open up locations in Burlington. J.C. Penney Company opened store #90 in Burlington, immediately following their first Iowa store (#89) in nearby Fort Madison. The 1920 city directory lists J.C. Penney Company at 405-407 Jefferson, operating downtown with the local department / dry goods stores of J.S. Schramm Company (218-220 Jefferson, Map #54), Wyman & Rand (313-317 Jefferson, Map #60), John Boesch Company (412-422 Jefferson, State Site #29-01103), J.H. Coe Company (501 Jefferson, Stein Block, State Site #29-01109, remodeled), and C.H. Biklen Company (505 Jefferson, also Stein Block, State Site #29-01109, remodeled). Additionally, the local branches of national five and ten cent stores of S.S. Kresge Company (320-322 Jefferson, rebuilt) and F.W. Woolworth Company (312-314 Jefferson, Map #65, State Site #29-01092) operated in opposite ends of the 1867 Italianate Hedge Block.

Several buildings downtown continued to provide offices and public halls in this period. After repairs following a 1907 fire, the Tama Building was again plagued by fire on December 12, 1915. The fire started in the Sutter & Ludman drug store and spread into the hardware store of Kaut & Kreischbaum and up through the rest of the building. The approximately 50 offices in the building were either destroyed by fire or damaged by water, with total estimated loss of $100,000 ("Burlington has Big Fire," *La Grand Reporter*, December 24, 1915, 2). The exterior of the building was retained, with the interior largely rebuilt. The 1920 directory lists office space in the American Savings Bank Building – 200-204 Jefferson (Map #13), Hedge Block – 318 ½ Jefferson (Map #65), Iowa State Bank Building – 218 N. 3rd Street (Map #55), Merchants National Bank Building – 122 Jefferson (demo – 1958 post office), Parsons Block – 307 Jefferson (demo for 1958 Woolworth's), Remey Building – 412-416 N. 3rd (Map #40), and the Tama Building – 305 N. 3rd Street (Map #63). Additional downtown buildings incorporated meeting spaces and halls for various fraternal organization: A.O.U.W Hall – 320 N. 3rd Street (demo for Medical Arts - 1923), Fraternal Order of Eagles Hall – 205-211 Washington (Map #20), Garman Building – 203-205 Jefferson (demo in 1970), Gobblers Hall – 504 N. Central Ave, I.O.O.F Building – 207 Valley (demo – parking), Knights of Columbus Hall – 718 ½ Jefferson (extant), Knights of Pythias Hall – 305 N. 4th St (extant), Loyal Order of Moose Hall – foot of Valley (demo), Masonic Temple – 433 ½ Jefferson (extant), Modern Woodmen of America Hall – 519-523 Jefferson (demo), Trades and Labor Assembly Hall – 207 Valley (3rd floor of I.O.O.F hall – demo - parking), and W.O.W. Hall – 323 ½ N. 4th St (demo – parking). The Y.M.C.A operated at 412 N. 4th Street (demo), with the Y.W.C.A. across the street at 409 N. 4th Street.

A total of nine hotels also continued to operate in Burlington. Five were located off of Jefferson but within the core of downtown, including the Hotel Burlington (206 N. 3rd Street, Map #56), Hotel Central (215 Valley), Delano Hotel (118-112 N. Main, demolished), Northern Hotel (405 N. Main, demolished), and Eagle Hotel (501 N. Main, demolished). The other four were located along S. Main opposite the railroad depot (all demolished). The success of the modern Hotel Burlington is evident with the construction of the east wing in 1923. Robert E. Pettigrew became manager of the Hotel Burlington in 1918, as well as a heavy investor in the Burlington Hotel Company that owned the property. Original plans by Temple & Burrows permitted the construction of the east wing to extend the original L along 3rd and Valley streets into a U on the upper five stories, and they served as the architects for the expansion. The general contractor for the east wing was J. H. Hunzinger & Company of Davenport, Iowa. The new section was

completed and opened on April 8, 1923 at a cost of over $150,000. The number of rooms increased significantly from 125 to 200. The attractive exterior architecture was noted to have lower and top stories of light colored stone that contrasted with the dark red brick of the middle. The steel and reinforced concrete construction made the hotel fireproof as well ("Hotel Burlington, Enlarged and Remodeled," *Hawk-Eye*, April 8, 1923, sec 2, page 1-2). The bar area in the south section of the first story, closed by Prohibition, was also remodeled and opened as the Waldhoff drug store, run by William Waldhoff in partnership with R.E. Pettigrew ("Three-Quarters of a Million Invested in Hotel Burlington," *Hawk-Eye,* April 7, 1931, 9).

At the same time that work started on the addition Hotel Burlington, local residents also envisioned another major downtown construction project. Plans for a six-story modern office building one block to the north of Jefferson along 3rd Street at the southeast corner with Washington were announced in December 1922. Architect William F. Weibley prepared preliminary plans for the building, which was to be known as the Physicians' Office Building. Financing was being put together by an out-of-town company with some local investors. The three-story brick building on the lot owned by H. Ranke housed the Bock's Flower Shop, Pauly's Music Store, and Kate Herleman's candy store as well as the A.O.U.W. hall on third story ("Design Building on Third Street for Physicians," *Hawk-Eye*, December 29, 1922, 1). Bock's Flower Shop had only recently opened a downtown retail location, and now they began to look for a permanent home. In April 1923, Harry O. Bock bought the property further south on the block at 308-310 N. 3rd Street. George Washburn designed the new building that would "provide facilities for the florist business that equal the best equipment of the large cities" ("Plan New Flower Shop to be Model Building," *Burlington Hawk-Eye*, December 20, 1923, 2). The front was designed to harmonize with the Palace Theater and proposed Physicians' Building. Terra cotta thus continued to be the decorative material of choice, contrasting with dark red brick. Washburn ordered white glazed terra cotta elements from the Midland Terra Cotta Company of Chicago (Gilfillen 1972). The intricately decorative corner storefront panels and center parapet medallion appear to be from their Sullivanesque line, with somewhat simpler elements chosen for the banding (Figure 25). The entry doors opened from the side of a recessed section to eliminate direct drafts through the store that were detrimental to flowers, and the second story contained additional office/retail space for a tenant ("Bock's New Flower Shop, Now Under Construction, to be Finished June 1," *Burlington Hawk-Eye*, March 9, 1924, 20).

Work proceeded more slowly for the new medical office building at the corner to the north. The project was undertaken by the Physicians and Dentists Building Company, a group of doctors and dentists who wanted to provide centralized office space for medical professionals. The original contractor faced delays and backed out of his contract, leaving the company to seek alternative financing and contractor. The group reorganized, with Dr. A.J. Thornbar as president. They worked out plans in June 1925 with the bond firm of Lackner, Butz, and Company of Chicago to finance the project. New plans and specifications were prepared by C. Werner Christensen from Chicago for a seven-story steel frame building clad in brick and terra cotta at a cost of $245,000. Henry Bokenkamp from Burlington was selected as the contractor. By October, the south room had been leased to T.F. Nieman for a drug store, and most of the office spaces were likewise leased The *Burlington Hawk-Eye* headline on the first page on August 8, 1926 read: "A Building Standard for Southeast Iowa: Medical Arts Office Structure is Model in New Architecture." The article noted that the building was well-lit and well ventilated,

and it was the second skyscraper building for Burlington (Figure 26). It was second in height in town, after the earlier and first skyscraper office building for Iowa State Trust & Savings Bank built in 1912 one block to the south at 221-223 Jefferson (Map #55, #29-01087). The building has large storefront windows and 217 windows above the first story. A heating as well as cooling system was installed throughout the building, and ice water was available on each story. The face brick was vitrified Mor-Tex Face Brick from Morey Clay Products Co in Ottumwa, advertised to be self-cleaning without absorbing dirt or moisture. The dark brick was accented by white terra cotta across the frieze, down the corners, along the top of the stepped parapet, and under the windows ("New Building Plan on Medical Arts is Made Public," *Hawk-Eye,* June 21,1925, 1; "Medical Arts Building is Biggest Project of Construction Program," *Gazette*, October 17, 1925).

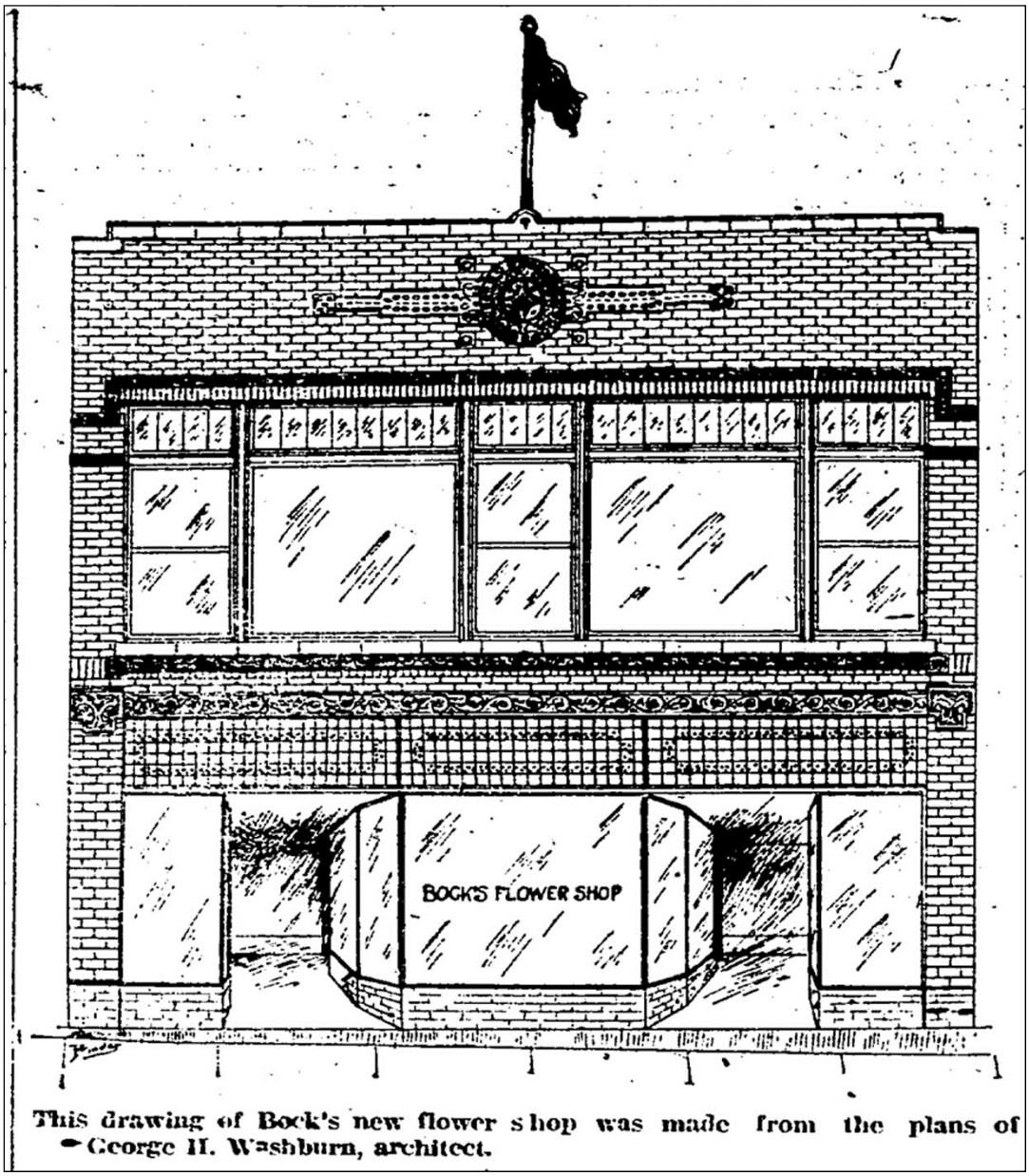


Figure 25. "Bock's New Flower Shop," *Hawk-Eye,* March 9, 1924, 20.

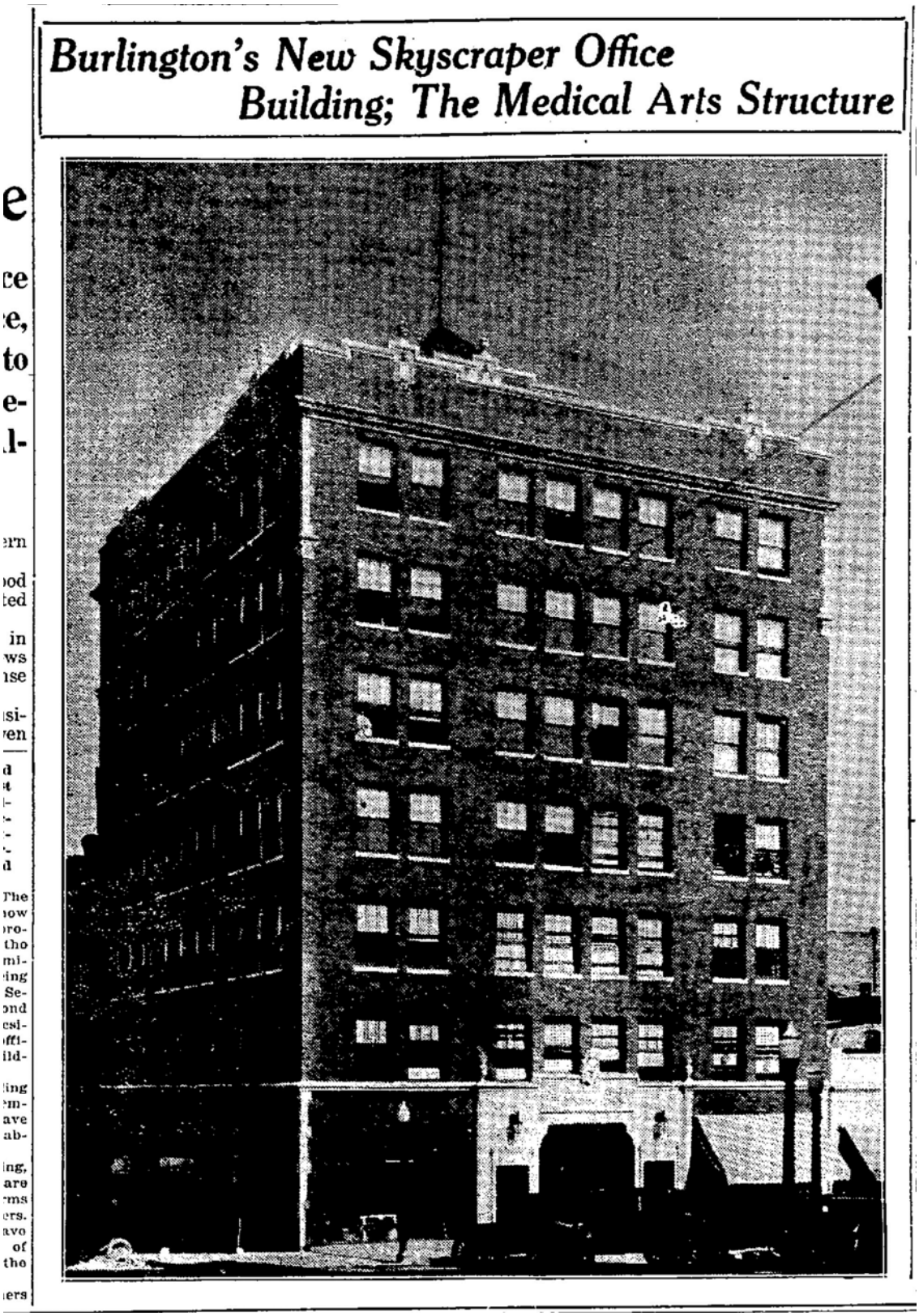


Figure 26. Medical Arts Building, looking southeast (*Hawk-Eye,* August 8, 1926, special edition p 1)

Through the early 1920s, George H. Washburn and William F. Weibley continued as the primary local architects in Burlington. They worked together on the Classical Revival design for the new City Hall, sited on the corner west from Marion Hall and dedicated on December 23, 1924 (401 N. 4th Street, State Site #29-00147). On April 20, 1925, George Washburn died at age 63 after being ill for several weeks. He was noted as having designed a number of buildings, including the recently completed City Hall and addition to the Burlington Hospital under construction ("Heart Attack Fatal Sunday to Geo. H. Washburn," *Hawkeye,* April 21, 1925, 1; Shank 1999: 171). His practice was bought by architect Charles L. Ritts, who moved to Burlington from Davenport where he had worked for Temple & Burrows (Shank 1999: 142). The 1928 city directory then lists William F. Weibley with an office in rooms 504-505 in the Tama Building and Charles L. Ritts with an office across the street in room 313 of the Eisfeld Building (renamed Parsons Block).

Transportation around and out of Burlington continued to evolve through the end of the 1920s, bringing changes in downtown businesses and providing new connections for both merchants and customers. The MacArthur Bridge, completed in 1917, connected automobile traffic from Burlington to Illinois on the other side of the Mississippi River. With the designation of highways in Iowa, Burlington found itself at the crossroads of Highway 61 that ran north-south along the Mississippi River and Highway 34 that ran west to Mt. Pleasant and on to Des Moines and east across the bridge into Illinois. Thus, Burlington continued to benefit from a location on transportation corridors. The geographic radius of Burlington's commercial dominance was shrinking, however, with competition with motor road system for shipping from other locations and the increasing ability of customers to travel. However, businesses remained strong through the 1920s (Svendsen 1977: 95). In 1923, passenger service along the river was discontinued, and regular packet service was then eliminated in 1924 as well (Svendsen 1977: 20). Iowa Southern Utilities became the utility provider for Burlington in 1924, and they remodeled a building for their office at 207-09 N. 3rd Street (State Site #29-00094). They also built a sub-station on 4th Street on the north side of the railroad tracks in 1926 (State Site #29-00134). Similar to other contemporary buildings, the dark brick architecture was accented by brick pilasters and light stone details. Iowa Southern Utilities also bought the street railway system, and they began to phase out the streetcars with modern bus along the same routes over the next five years (Svendsen 1977: 24). The 1925 map of Burlington continues to show the street car lines connecting the residential neighborhoods with downtown Burlington (Figure 27). A.J. Hartman began operating the first airport in Burlington in 1927, beginning a hopeful new chapter in transportation (Svendsen 1977: 24). In 1925, Burlington Memorial Park cemetery was established on Roosevelt. The Burlington Community Chest was also organized in 1925 as an umbrella organization for the YMCA, YWCA, Boy Scouts, Red Cross, Humane Society, Salvation Army, Tuberculosis Association, Social Service League, and Jennie Coulter Day Nursery. The group coordinated donations and distributions ("One Agency Covers All," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 6).



Figure 27. 1925 street map of Burlington showing streetcar lines and key buildings (Burlington Public Library).

The number of tire and automotive service companies in Burlington increased through the 1920s. One of the most prominent was the Bennett Tire and Battery Company, organized in 1917 at 711 Jefferson (Map #77, State Site #29-03680). The company sold Goodyear tires. The company grew rapidly, and they expanded into quarters to the east half at 709 Jefferson in 1918. The 1920 city directory lists them at 709-711 Jefferson. On February 20, 1924, H. C. Koestner and wife sold the 709-711 building to Minda Bennett. The current multi-color 20th century brick façade may have been installed at this time. In 1925, they expanded to the west into a new building for their battery department and to provide drive-in service (demolished). The 1926 city directory lists Bennett Tire and Battery Company at 709-711 Jefferson. By 1926, they had a chain of stores, including locations in Fort Madison, Keokuk, Clinton, and Ottumwa ("Bennett Co. is Expanding," *Burlington Hawk-Eye,* July 18, 1926, 16). In September 1927, Bennett Tire & Battery negotiated a lease on the former Falick building east of their quarters at 705-707 Jefferson (Map #76, State Site # 29-03679). The interior was remodeled for the retail sales department, which sold Goodyear Tires and Willard Batteries ("Tire Company Leases Former Falick Building," *Hawk-Eye,* October 1, 1927, 4). The 20th century brick façade on this building may have been added at this time, though no notes are included on façade improvements. The 1928 city directory then lists the company at 705-717 Jefferson, with N.N. Bennett as president, V.N. Bennett as vice president, and M.M. Eppers as secretary. The 1931 Sanborn map shows the four storefronts from 705 to 711 connected, with the office at 711 and a one-story building across the alley to the west at 713-715 for tire service (extending onto Gilbert-Hedge Company's lumber yard). In 1931, they moved to a large building at the southeast corner of Jefferson and 7th Street (demolished). While the Bennett company operated in two of the three earlier 1850s commercial buildings with new 20th century brick facades on this block, the corner building at 701-703 Jefferson was occupied by the fruit store and ice cream parlor of Joseph Cannella (Map #75, State Site Inventory #29-03678). The difference in brick on the three sections suggest independent remodeling efforts.

Automotive businesses also found homes in other areas of downtown Burlington, off the main retail corridor on Jefferson from Front to 6th Street. The older three-story building at 215 Washington (Map #46) became home to the Iowa Haynes Motor Company by 1916, and they moved to the former carriage works building at 418-424 N. 3rd Street (Map #39) by 1920. Warming Motor Company then operated at 215 Washington in 1920 and 1922, and then A & E Motor Company is listed here in 1924. The Barton Motor Company found a home at 418-424 N. 3rd Street by 1921, and the former livery building at 504-506 N. 3rd Street (Map #38) was bought by lawyer George S. Tracy and remodeled for Barton Motor Company in 1922. They were listed here through 1925. Then, A & E Motor Company moved to this location in 1926. The Remey Building at 412-416 underwent a $10,000 remodel after the Loyal Order of Moose bought the building in January 1927 (Map #40). The first story and basement directly accessed from the rear alley was remodeled for the A&E Motor Company, with the second story remodeled for parlors and club rooms and the third story as one of largest dance floors and auditoriums in the city. The Moose Building was dedicated on September 5 ("Moose Favor Remey Hall," *Hawk-Eye,* January 7, 1927, 4; "A&E will Move into Moose Building," *Hawk-Eye,* January 8, 1927, 4). The A&E Motor Company operated here through 1931. Esden Motor Company then opened by 1928 in their former location at 504-506 N. 3rd Street (Map #38). The Burlington Paper Company built a one-story brick building at 514 N. Main immediately north of their factory in 1928 for Wallin Motor Sales ("Wallin Motor Sales Opens New Building Today," *Hawk-Eye,*

September 21, 1928, 6). The brick architecture was simple, with the stepped parapet as the primary exterior architecture feature (removed in 1980s, Map #28, State Site #29-03663). The company moved from their older corner building at 500 N. Main, which was then leased to the Burlington Hudson-Essex Company. Other automotive businesses also operated in the 300 and 400 blocks of N. Main as well (demolished).

Another fraternal organization also undertook a major remodeling project downtown in this period. The local Fraternal Order of Eagles chapter, Aerie No. 150, was organized on April 29, 1901. When Burlington Willow Ware moved out of the former Churchill Drug building on Main and Washington (Map #19-20) in 1916, they bought their first real estate. The new lodge hall on third story and club room in the L on the second story was dedicated on October 17, 1916. When Phillip Leicht died in 1925, they began discussing plans to acquire this corner property at 323 N. Main, which they bought on April 19, 1927 to own the entire Lot 197. They completed a significant remodel program, with new interior on all three stories and new facades on the east and north side. The new brick façade extended along Washington for 80 feet, with plans to perhaps eventually extend on red brick part of the building as well (the originally separate building at 205-211 Washington, Map #20). The light brown brick building reflects the Classical Revival style, with brick pilasters and glazed white terra cotta bases/capitals, bands, cornice, and parapet details. The new building was dedicated on November 29, 1928: "The building stands as a monument to the progress of the order made in the city and as the achievement of a body of men, banded together for the aid and comfort of one to the other." The first story was finished as three commercial spaces on Main and one on Washington. The first occupants were Sawtell Motor Company at 319 N. Main, Ed Hardtman's tailoring shop at 321 N. Main, Jack Peterman's Sandwich shop in the corner at 323 N. Main, and Dr. Johnson on Washington Street side. The second and third stories were occupied by the Eagles – club rooms, lodge rooms, banquet hall, kitchens, and parlors ("Burlington Eagles Announce Completion of New Building," *Hawk-Eye*, November 29, 1928, 14). Sawtell Motor Company operated here through 1940.

The historic transportation corridor, the Mississippi River, was improved in 1928 with the construction of a modern dock that met federal standards for barge traffic. In 1928, Congress authorized a fleet of 45 barges and five towboats for Federal Barge Line trade, boosting river traffic. In order to participate, Burlington needed a modern dock. A special election approved the dock, and construction started in early 1928. Contract for the municipal river terminal was let to Struchen-Romer Company of St. Paul, Minnesota. The building was situated on the levee across from Drake Hardware in the 400 block of N. Front Street (Map #3, State # 29-00962). Over 300 prominent people were noted to be in town for the October 10, 1928 dedication, which included an elaborate parade down Jefferson and a grand banquet. The municipal river terminal was leased to Inland Waterways Corp of New Orleans, which handled soap, coffee, sugar, household goods, furniture, peat moss, canned goods, farm machinery, and condensed milk in the first year ("Thousands are Expected Here for Ceremony," *Hawk-Eye*, October 10, 1928, 1; "Burlington was in need of dock and it got one," *Burlington Hawk-Eye*, July 10, 1962, 80). Thus, this historic connection to traffic on the river was maintained through this period. At the same time, another historic transportation form was phased out, with buses replacing the last remaining street car route to West Hill in July 1929. Tracks were then removed along all routes in conjunction with street improvements by the city ("Day of Street Car is Passing in

Burlington," *Burlington Hawk-Eye,* March 31, 1929, 27; "Last Street Cars to Run Saturday," *Burlington Gazette,* July 11, 1929).

At the end of the 1920s, downtown Burlington continued to be the center of commercial activity in Burlington. The Greater Burlington Association was dissolved with the formation of the Chamber of Commerce in May 1929, continuing a long line of organizations ("Chamber of Commerce First Formed in 1855," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 15). A number of large local department (evolved dry goods) stores remained centered along Jefferson, as well as additional national chains. The old Grimes Building at 200 N. Main at the northeast corner of Main and Valley was remodeled with a new façade and interior design for the Montgomery Ward & Company, which opened here on May 1, 1929 (demolished in 1961). The Great Atlantic & Pacific Tea Company, a grocery store chain, opened at 604-606 W. Jefferson around 1929 as well (State Site #29-01125). J.C. Penney briefly relocated into the Elks Building (300 Washington, Map #41) in January 1928 following the fire in their building at 500-504 Jefferson, and they moved back into their remodeled space in August 1928 (State Site #29-01108). Brown, Lynch, Scott Company then moved into their space in the Elks Building. The firm had been in existence for three years and grown substantially. They moved into the full first story as well as the room west of the corner that were formerly part of the Unterkircher funeral home ("Firm to Move to Elks Site When Vacated," *Hawk-Eye,* August 16, 1928, 5). They moved out in November 1930 to across from J.C. Penney's at 501-503 Jefferson Street, with C.H. Biklen Company next door at 505 Jefferson. Down the block, Sears Roebuck & Company opened a store around 1929 at 519-521 Jefferson. J.S. Schramm Company continued to operate at 218-220 Jefferson (Map #52), with Wyman & Rand Company at 315-317 Jefferson (Map #60) and John Boesch Company at 412-422 Jefferson. The five and ten cent stores of S.S. Kresge Company and F.W. Woolworth Company continued to operate at 320-322 Jefferson and 312-314 Jefferson respectively.

The 1930 Sanborn map shows the evolution of downtown Burlington through the end of the 1920s (Figures 28a-28d). The new municipal docks are shown on the levee along the Mississippi River, and the steel approach to the bridge is noted on High Street east of Main Street. Wholesale and manufacturing businesses have been concentrated primarily in the area south of Valley Street, as well as along Valley west of 3rd Street. Scattered businesses are also located along the railroad and river along N. Front Street. The Jefferson Street corridor is lined primarily with three and four story retail/commercial buildings from Front to 5th Street. Two-story buildings then dominate the blocks to the west to the railroad track crossing at Hawkeye. The Iowa State Savings Bank building at 221-223 Jefferson (Map #55) stands as the tallest building downtown, followed by the seven-story Hotel Burlington immediately to its south (Map #56) and the seven-story Medical Arts Building on the block to the north (Map #47). The north-south corridors of N. Main Street and N. 3rd Street are also lined with commercial buildings from Valley to Columbia, with scattered additional commercial buildings further to the north. The intersection of Washington and 4th Street marks the rise of North Hill, with churches, government, and fraternal buildings on the side of the hill to the north and west of this point. Residential construction then dominates as the elevation levels off. With few vacant lots in the downtown, construction projects over the next decades would focus on improvements to older buildings with some demolished for new buildings.



Figure 28a. East section of downtown survey area in early 1930 (Sanborn Map Company 1931).

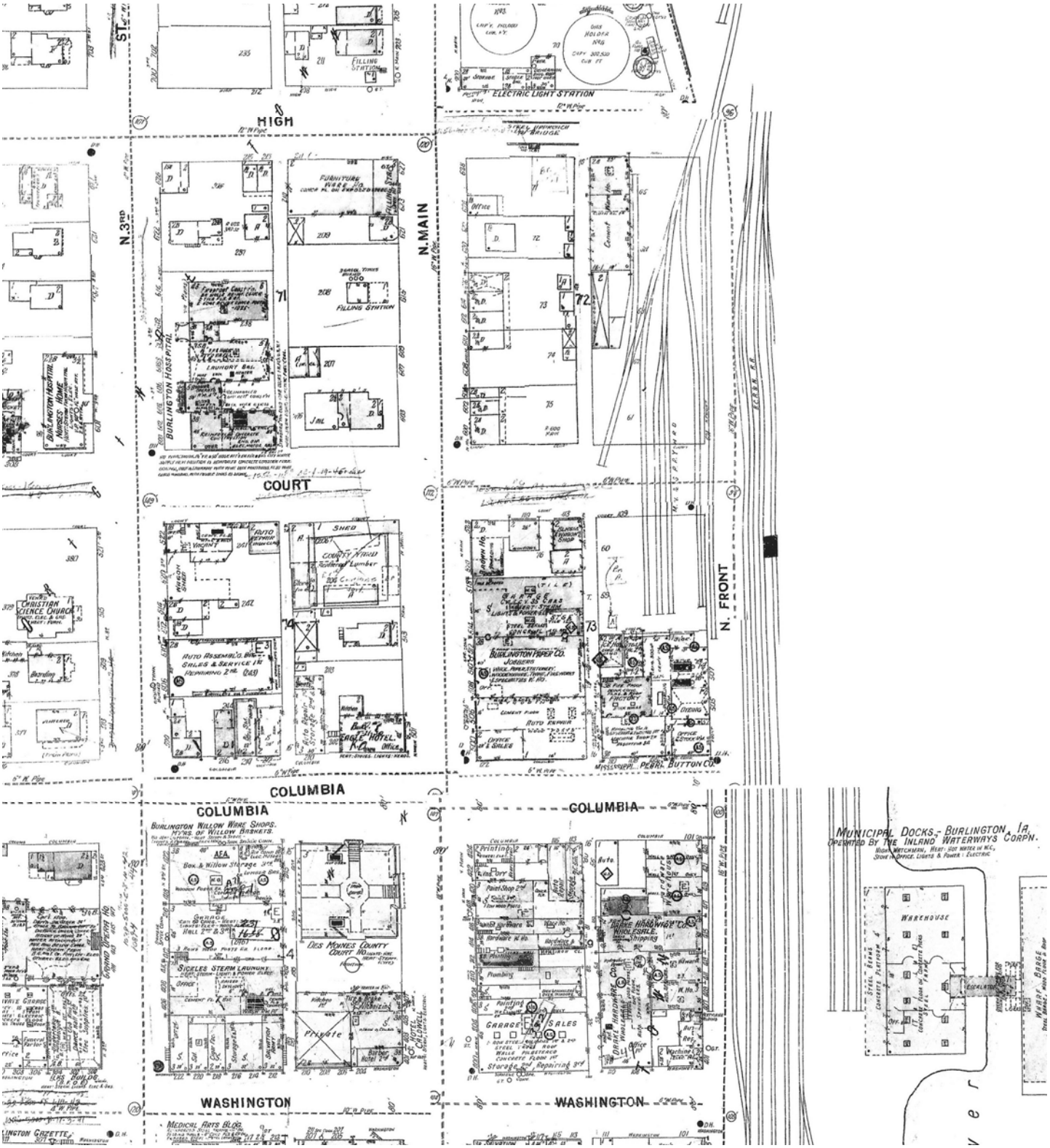


Figure 28b. North section of downtown survey area in early 1930 (Sanborn Map Company 1931).



Figure 28c. West section of downtown survey area in early 1930 (Sanborn Map Company 1931).

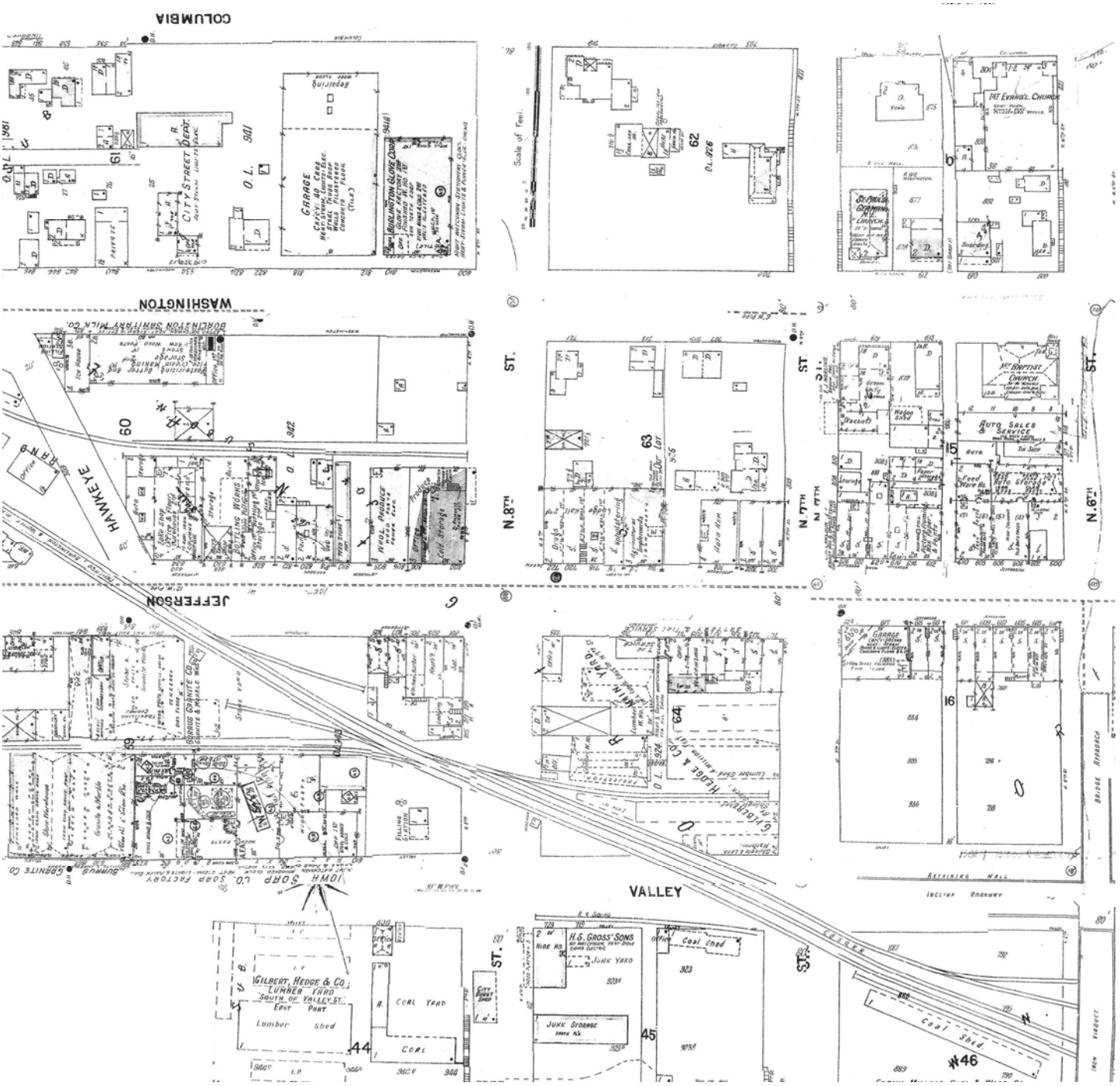


Figure 28d. West section of Jefferson Street in early 1930 (Sanborn Map Company 1931).



Figure 29. North side of Jefferson Street around 1930 west from 200 block (Downtown Partners collection).



Figure 30. South side of 200 block of Jefferson Street around 1930 (Downtown Partners collection).

Focused community and building improvements, 1930-1967

While the previous decades had been marked by improvements to the business district by replacement of older buildings with new, taller, modern buildings, the next decades would be characterized by smaller buildings and modernization of existing buildings. Additional automotive businesses brought their services downtown in one-story gas stations, repair centers, and sales showrooms. Banking across the country was hit hard by the Depression. Through the 1930s, financial institutions were reorganized and created in Burlington, with downtown remaining the center of this activity. Burlington benefited from several public works projects in the late 1930s, including a new courthouse and Memorial Auditorium. Recovery began by this period, witnessed by the first of the downtown façade and storefront modernization efforts to be modern appearances to historic businesses. These efforts continued in the strong economy after World War II and through the 1950s. The population of Burlington, which had fallen from 26,755 in 1930 to 25,832 in 1940, grew to 30,613 in 1950 and 32,430 by 1960. Banking recovered strongly by the 1950s and new types of services were offered, resulting in several financial building projects throughout the downtown. With new industry on the outskirts of western Burlington surging the economy forward, renewed and focused efforts on improving and modernizing the old Victorian commercial buildings downtown brought new buildings, facades, and storefront to historic business blocks from the 1950s through the 1960s. These efforts would continue through the middle of the 1970s as well with additional downtown improvement projects designed to improve the experience and appearance of the historic business district.

The economy of Burlington was significantly impacted with the start of the Great Depression in 1929. A state relief administrator would later note that Burlington was the hardest hit city in Iowa ("'29 Depression Hit Burlington Hard," *Burlington Hawk-Eye*, July 10, 1962, 76). The sales for wholesale and manufacturing businesses, the backbone of Burlington's economy for many years, declined as financial issues settled in across the country. Retail sales declined locally, though many large businesses weathered the tough times. In 1930, Burlington promoted itself with slogans such as "Port of Burlington" and "On the Mississippi" – reinforcing its connection with the river and new municipal river terminal. The modern docks and warehouses provided ease of transfer of goods to the excellent railroad system and paved road system serving Burlington, providing distribution of goods throughout the country. They also noted "30,000 Friendly People," with an owner occupancy rate of 85%. The town boasted six parks, 34 churches, four theaters, adequate hotels, league baseball, golf courses, bathing beaches, modern Y.M.C.A. and Y.W.C.A., 15 schools including a Junior College, and 75 factories (*McCoy's Burlington City Directory* 1930: 7).

While other businesses faced restricted spending, the automotive industry found continued and inherent demand for its products. The Esden Motor Company had moved into 506 N. 3rd Street in May 1927 (Map #38, State Site #29-03668), with the A&E Motor Company moving to new quarters in the remodeled Moose Lodge at 412-416 N. 3rd Street (Map #40). The 1928 city directory lists Esden Motor Company at 506 N. 3rd St, run by James Esden and selling Lincolns, Fords, and Fordson trucks. This company did a booming business, constructing a one-story addition to the building in 1930 to the south at the corner of N. Third and Columbia Streets. This portion was designed as a showroom for new cars. The first floor of the original building was remodeled to house the used car showroom ("Esden Motor Co. Opens New Quarters Tomorrow," *Burlington Hawk-Eye*, May 9, 1930, page 8; "Remodel Room for Esden Co.,"

Burlington Hawk-Eye, May 29, 1927, page 4). Esden Motors remained in business until 1932 when the Ford franchise changed hands, with C.T. Hatch moving here from Storm Lake to run the franchise. The 1933 city directory then lists the Hatch Motor Company at 506-508 N. 3rd Street ("New Ford Agent Here," *Burlington Hawk-Eye Gazette,* September 6, 1932, page 5).

At the same time that this simple brick addition was constructed, two other automotive-related businesses were building new facilities. The Shell Petroleum Corporation built a station at southeast corner of Main and Washington at 324 N. Main in 1930, demolishing four 19th century three-story brick buildings. In July 1930, a permit was issued to demolish the buildings and for Shell Petroleum Corporation to build a fireproof service station, with two underground tanks (Map #22, State Site #29-03659, remodeled) ("Shell Petroleum Corporation Buys Main St Building," *Hawk-Eye,* June 11, 1930, 4; City Council Minutes, *Hawk-Eye,* August 27, 1930, 9). The Shell "superservice" station officially opened on November 15, 1930, the same day as the large new Bennett Tire and Battery Company at the southeast corner of Jefferson and 7th Street, selling Goodyear products from this new location (demolished) ("Crowds Attend Openings Here," *Hawk-Eye,* November 16, 1930, 8; "1930 Proved Big Building Year in Burlington," *Hawk-Eye*, Jan 4, 1931, Part One, Page 7). Near their old location in the block to the west, the August 3, 1934 *Hawk-Eye* announced the plans of Firestone Tire & Rubber Company to buy the old lumber company property at the southeast corner of Jefferson and 8th Street and build a $75,000 super-service station with a tire depot ("Firestone Co. to build here," *Hawk-Eye,* August 3, 1934, 2). In the city directory, 715 Jefferson and 723 Jefferson are then both listed as Firestone Auto Supply and Service Store (Map #78, State Site #29-03681).

The "adequate hotels" noted in the 1930 city directory were perhaps enhanced with the addition of two stories to the Hotel Burlington in 1930-31. Robert E. Pettigrew had presented the Burlington Hotel Company with evidence of demand for increased space in 1930, and the company raised private financing for the expansion plan. The Federal Engineering Company of Davenport and Burlington designed eighth and ninth stories to be added to the expanded U-shaped seven-story building, and the contract was let to local contractor Carl A. Nelson for construction. The addition was designed to replace the original cornice line at the ninth story, and it repeated the basic fenestration, color, and texture of the materials. It brought the total investment in the property up to $750,000. The hotel then offered 240 guest rooms as well as 17 apartments. William Waldhoff ran both the drug store and newsstand on the first story. A coffee shop with a full restaurant menu had opened on the first story as well in May 1929. Businesses travelers could tend to their investments with the office of Schoff & Baxter on the property as well. The Chamber of Commerce operated from an office on the second story, and the Community Chest has an office on the first story. The Rotary, Lions, Kiwanis, and A.B.C. clubs met in the banquet rooms ("Three-Quarters of a Million Invested in Hotel Burlington," *Hawk-Eye,* April 7, 1931, 9). Thus, the hotel was the center of many local activities and events, as well as serving the business travelers to Burlington.



Figure 31. Hotel Burlington after completion of 1931 addition (Downtown Partners collection).

The banks were the hardest hit by the stock market crash of 1929 and subsequent Depression. By 1928, the Iowa State Savings Bank and First National Bank had combined into the First Iowa State Trust & Savings Bank, operating in the former's 1912 building at Jefferson and 3rd Street (Map #55). The 1928 city directory also listed the American Savings Bank and Trust (200 Jefferson, Map #13), Burlington Savings Bank (222 N. Main, later bank at Map #11), and Farmers & Merchants Bank (405 Jefferson, in 1881 Hedge Block, State Site #29-01098), as well as the West Burlington Savings Bank at 101 Broadway in West Burlington. Additionally, the Burlington Building and Loan Association operated in the Stein Block at 503½ Jefferson (State Site # 29-01109, remodeled). The same financial institutions continued to be listed in the 1930 directory. On June 17, 1932, the American Savings Bank and Trust failed to open, after the strong bank was weakened by steady and large withdrawals of cash. The board under the leadership of Theodore Kriechbaum voted to place the bank into receivership to preserve its

remaining assets ("The American Savings Bank Closes Doors," *Burlington Gazette*, June 17, 1932, 1). The First Iowa State Trust & Savings Bank closed as well, with the Burlington Savings Bank and West Burlington Savings Bank undergoing reorganization. In their place, the First National Bank of Burlington opened in June 1933 under the leadership of John Witte, and they leased the former American Savings Bank Building. When the bank's assets were cleared in 1936, they then bought the building, and they changed their name to the National Bank of Burlington in 1937. The Farmers & Merchants Savings Bank was apparently the only former bank to survive intact, and they likewise leased the 1912 Iowa State Savings Bank, later purchasing it when the bank's assets were cleared. Under new federal savings and loan laws, the former Burlington Building and Loan Association was reorganized as the Burlington Federal Savings & Loan Association, with Frank G. Nebiker continuing as president ("Burlington Federal Savings & Loan Has Moved," *Hawk-Eye*, August 8, 1963, 7). They continued to operate in the same location. The 1935 city directory lists the Farmers & Merchants Savings Bank and First National Bank, along with the Burlington Federal Savings and Loan Association. In 1938, the Mississippi Valley Savings and Loan was then organized, providing a local alternative. The 1940 city directory then again lists four banks, with Burlington Savings Bank and West Burlington Savings Bank apparently reopened. Both savings and loan institutions are also listed.

S.S. Kresge Company was among the handful of businesses looking to expand in the early 1930s. They were outgrowing their location in the west two storefronts of the 1867 Hedge-Ransom-Palmer Block (Map #66), and they announce expansion plans in January 1932. The project became a new building rather than a remodel, with the west two-thirds of the Hedge Block demolished, leaving F.W. Woolworth Company in the remaining east one-third at 312-314 Jefferson (Map #65, State Site #29-01092). The construction displaced the Gnahn book store, located here since 1886, and they moved to the Tama Building (Map #63). Work on the building went very quickly, perhaps in light of the need for work during the Great Depression. By February, approximately 100 men were on the job. All members of the local bricklayers' union were employed, and additional workers were being brought in from Mount Pleasant and Fort Madison. The east storefront was initially leased to Niemann Drug Company. The completed building opened on April 6, 1933. It was said to be the first automatically cooled business building in Burlington, with fans drawing up cool basement air in the summer months. Along with being a five and dime / variety store, there was a lunch counter and soda fountain. Cooking took place in a basement kitchen (*Hawk-Eye*, January 21, 1932, 10; *Hawk-Eye*, January 1, 1933, 5; *Hawk-Eye*, February 25, 1933, 10; *Hawk-Eye*, March 31, 1933, 5; *Hawk-Eye*, April 5, 1933, 4). The architectural style of the building was a departure from the iconic and tall architecture of the 1920s, and this trend of simplification and streamlined would continue to grow over the next decade (Figure 32). The two-story brick building is wider than it is tall, occupying the full corner at 4th and Jefferson (Map #66, State Site #29-01095). The yellow brick is accented by geometric patterns of red brick, and the corners are emphasized by slightly projected sections with red brick bands.



Figure 32. Kresge Building during 1946 centennial parade (Downtown Partners collection).

The decrease in construction activity not only affected the construction industry but also architects. The 1930 city directory lists William F. Weibley in rooms 504-505 of the Tama Building, Charles L. Ritts in room 313 of the Eisfeld Building, and Robin B. Carswell in room 600 of the Iowa State Bank Building – all buildings on the corner of Jefferson and 3rd streets. Robin Carswell moved to Fort Madison in 1917 for a project of his firm of Owen, Payson, and Carswell of Kansas City, and he remained there, closing the Kansas City office when the other partners died in 1925 and continuing under his own name. He was born in Wisconsin in 1893 and was educated at Hillside Home School by Frank Lloyd Wright. He was the youngest member of the American Institute of Architects in 1919. He designed several buildings in Fort Madison, and he continued to maintain an office and his residence there into the 1930s. In 1928, he opened a branch office in Burlington, with junior member Gerald Gellatt positioned there. He then moved to Burlington in 1935, and he is listed as living and working there in the 1935 city directory ("Memorial Auditorium His '$5,000 Monument," *Hawk-Eye*, January 27, 1965, 20). The 1933 city directory, however, only lists William F. Weibley practicing in Burlington. Charles L. Ritts found design work scarce, and he left Burlington to work for the Public Works Administration from 1934 to 1940, later practicing as an architect in Des Moines (Shank 1999: 142). Perhaps his move led Carswell to then move from Fort Madison to Burlington. The 1935 city directory lists Robin B. Carswell again with an office in the Iowa State Bank Building, as well as now living in Burlington. The 1937 city directory continues to list William F. Weibley in rooms 501-502 of the Tama Building (305 N. 3rd St) and Robin B. Carswell on the opposite corner in room 307-308 of the 307-308 Iowa State Bank Building (213 N. 3rd St).

Modern architectural elements were combined for the new Capitol Theater built in 1936-1937 at 211-213 N. 3rd Street (Map #57, State Site #29-00095, listed on National Register in 1996), on the west side of the street across from the Hotel Burlington and Iowa State Bank Building. The Central States Theater Corporation already operated the Palace Theater in the block to the north on N. 3rd Street and the Iowa Theater a block over on N. Main, as well as a number of theaters in other towns. They saw a need for a modern theater in Burlington, and local leaders worked with them to gain a theater twice as big as they originally planned. The article on the opening on July 1, 1937 noted that the façade was clad in a combination of terra cotta and structural glass in shades of burgundy and brown, with an electric marquee. The interior was decorated with a terrazzo floor, wood veneer on the walls, stainless steel trim, and acoustical tile ceiling. The theater boasted the latest type of movie screen, modern heating and air conditioning for comfort, rest rooms, and a lounge ("New Theater Opens Doors on Thursday," *Hawk-Eye Gazette*, June 30, 1937, 1, 9). The Art Deco / Moderne design is unique in Burlington, and the National Register of Historic Places nomination notes that it is a textbook example of those modes as applied to movie theater design. It was designed by Roland T. "Tip" Harrison of the Des Moines architectural firm of Wetherall and Harrison, and it was one of eight theaters designed for the Central States Theater Corporation between 1936 and 1939. Only the Capitol Theater in Burlington and the Charles Theater in Charles City retain such an incredibly high degree of integrity of the exterior façade. The theater was built by the local contractor Carl A. Nelson Company (Meck 1996: 8:2).

As already evidenced with the incorporation of cooling plan for the S.S. Kresge Company in 1933, air conditioning as well as heating was quickly becoming a requirement for a modern business. In June 1937, J.S. Schramm Company installed air conditioning in their department store building, designed by Charles Leopold of Philadelphia who was known for his installations across the country (Map #52, State Site #29-01086) (*Hawk-Eye*, June 12, 1937, 2). In July 1937, air conditioning was installed at the Cannella Confectionary at 701 Jefferson (Map #75, State Site #29-03678). It was the first air conditioned confectionary in Burlington and the second eating establishment to have air conditioning ("Cannella Store Air Conditioned," *Hawk-Eye*, July 30, 1937, 2). John H. Witte & Sons also installed air conditioning in their drug and paint store during its 1938 remodel. John H. Witte opened his drug store on March 4, 1887 at 208 Jefferson and moved to 206 Jefferson by 1896, where he would remain for several decades. He also bought the building at 307 N. Main immediately to the north of this building, connecting the two on the interior for an L-shaped store, wrapping around then German-American Savings Bank at the corner. In 1901, John H. Witte, Jr. joined his father in the business, and they expanded into wholesale paints with the establishment of a paint factory on Front Street in 1905. Their drug store and paint business continued to expand, and they underwent a major remodel and expansion in 1938. The business expanded west into 208 Jefferson with the removal of the first story wall and north into the rear of 309 N. Main Street (home of De Luxe Café), double their frontage on both streets. Entry to the upper stories was shifted into the west bay of the National Bank building to the east, with an opening cut between the buildings. A new storefront was installed across the combined space on Jefferson. The firm remained in the drug, paint, and varnish business exclusively, with no soda fountain installed despite rumors to the contrary ("Witte Firm to Enlarge Store," *Hawk-Eye*, July 15, 1938, 2). Though the storefront was again later remodeled, historic photographs show the Moderne streamlined design with rounded corners and black lines contrasting with the white tiles.

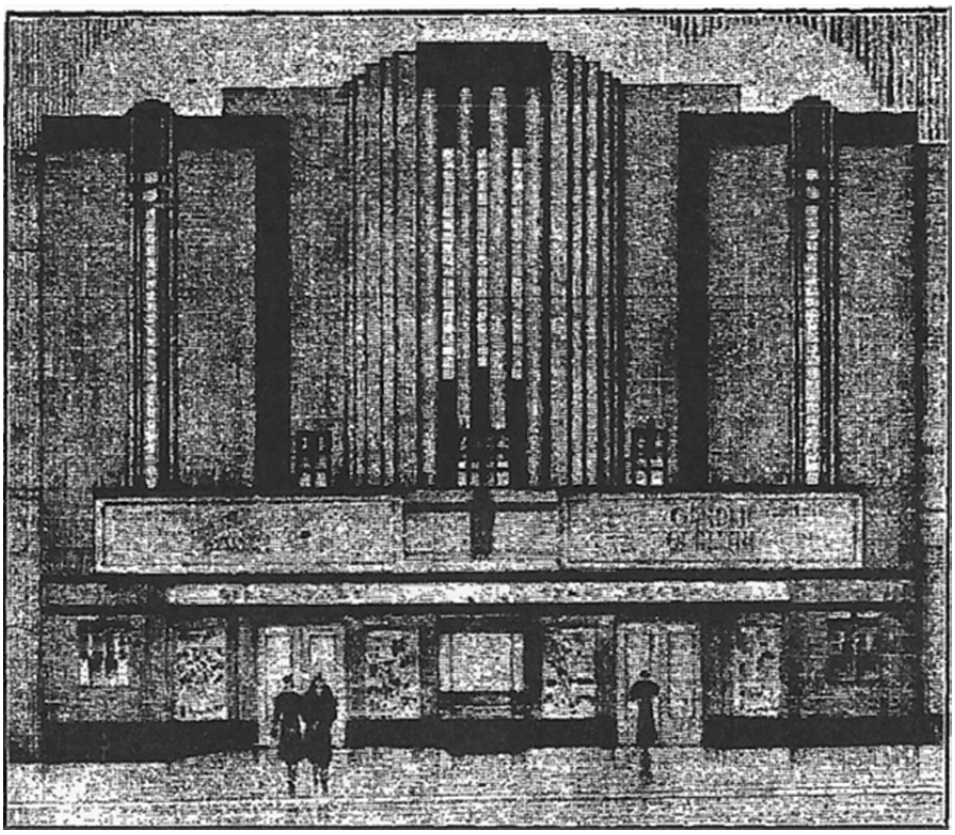


Figure 33. Sketch of Capitol Theatre (*Gazette,* December 29, 1936, 1).



Figure 34. Moderne storefront for John H. Witte & Sons (Downtown Partners collection).

Burlington benefited from some national public works programs in the 1930s, and transportation connections continue to be emphasized for new and existing industries. The construction of Lock and Dam #18 from 1934 to 1937 about seven miles north of Burlington employed over 1,000 men at its peak in the mid-1930s (Naumann 1999: 9). The 1935 city directory continued to tout the modern river and rail terminals in Burlington for a savings in transportation costs for shippers. The Federal Barge Line connected Burlington and southern ports, with joint barge-and-rail rates via Port of Burlington (*McCoy's Burlington City Directory* 1935: 7). Paving projects in town utilized Works Progress Administration (WPA), improving Jefferson Street through the business district. The celebration of the centennial was held in Burlington on September 8 to 11, 1938. The *Daily Hawk-Eye Gazette* noted the strength of Burlington's transportation connections:

> Paved highways lead into Burlington from all points of the compass. A modern river terminal handles freight to and from the government-operated Upper Mississippi barge line. An important railroad center, the city has the largest shops of the Burlington railroad; streamlined trains operate through the city over that system, and rail service also is provided by the Rock Island lines. Coast-to-coast buses provide other means of travel, and Burlington municipal airport is on the Chicago-Kansas City federal air route.
> ("Burlington – on the Mississippi!" *Daily Hawk-Eye Gazette*, September 2, 1938, 19)

With the increasing automobile traffic locally and visitors arriving along the paved Highways 34 and 61, parking was becoming an issue in downtown Burlington. The 1931 Sanborn map shows the 300 block of N. Front Street between Jefferson and Washington as mostly cleared, and a city parking lot was established here in the late 1930s. Robert E. Pettigrew saw a need for parking for the Hotel Burlington as well by 1937. The old Robert Donahue building on the block to the south at 100-120 N. 3rd Street was bought in February 1937, with the building demolished for garage with a basement (State Site #29-00089). First story space was incorporated for a retail automotive tenant as well. The garage was noted to have room for approximately 110 automobiles, storage by the hour, day, or night for hotel patrons. Arrangements could also be made for other services for patrons. Carl A. Nelson Company built the simply designed, modern brick two-story building at this site ("Hotel Plans Garage Here," *Daily Hawk-Eye Gazette,* September 20, 1938, 2).

The riverfront area received additional attention with the construction of the Memorial Auditorium (Map #2, State Site #29-00965). Talk about a community "memorial building" project with a large auditorium started in the late 1920s, delayed with lack of funding and onset of the Depression. The project finally moved forward with Works Progress Administration (WPA) funds of $403,000 and $50,000 in city funds, with the building designed to meet the needs of the local division of the Naval Reserve and to provide space for the American Legion. It was built on city owned land along the Mississippi River and N. Front Street between Valley and Jefferson, north of the older Naval Reserve barracks. Local architect Robin B. Carswell worked on preliminary designs originally, and he designed the final building and revised the drawings to reduce the size of the auditorium and thus cost of the project. He described the architectural design in 1937: "The construction of the exterior expresses the present-day type of design which is void of embellishment and depends upon masses and symmetry of functional features (grouping of doors and windows) for harmony and a general pleasing appearance. Outside walls will be monolithic concrete with uniform white finish which will give the observer an impression

of great massiveness and beauty" ("Await Word on New Building," *Hawk-Eye,* December 17, 1937, 2). The five-story, reinforced concrete building included an auditorium with all spaces needed for civic functions, conventions, and all types of entertainment, as well as all housing and training requirements for local division of Naval Reserve and a home for local chapter of the American Legion. The building was completed and dedicated in May 1939. Memorial Auditorium was then run by a non-profit organization ("Carswell and Mayor Go East," *Hawk-Eye,* May 18, 1937, 2; "Await Word on New Building," *Hawk-Eye,* December 17, 1937, 2; "Memorial Auditorium His '$5,000 Monument," *Hawk-Eye,* January 27, 1965, 20; "Architect Carswell is Dead," *Hawk-Eye,* August 1, 1965, 3; "Burlington Battles a Bulging Budget," *Hawk-Eye,* July 10, 1962, 33). Memorial Auditorium essentially replaced the old Grand Opera House, which was demolished by 1941 and then bought by the Elks Club in 1943 for parking.



Figure 35. Memorial Auditorium (Downtown Partners collection).

The City of Burlington also submitted an application for federal Public Works Administration (PWA) funding for new county courthouse in Burlington (Map #27, State Site #29-01251). It was one of ten county courthouses built in Iowa during the New Deal Era with funding assistance from the federal Public Works Administration, and Burlington was the largest city to receive the grant funds. The courthouse was designed by Des Moines architects Karl Keffer and Earl Jones. On February 25, 1939, the general construction contract was awarded to low-bidder Paul Stennberg Construction Co. of St. Paul, Minnesota for $175,819. The building was designed with four full floors (ground, first, second, and third) for offices, jail, and courtroom areas, and a basement level for storage space and service areas. The PWA grant provided for 14 months to complete construction for the project. By early September 1939, a newspaper account stated that work on the courthouse was 30 percent complete. It was one of two major PWA projects underway at the time, the other being the nearly completed West Burlington elementary and junior high school ("Architect's Drawing of New Court House Here," *Daily Hawk-Eye Gazette,* August 24, 1939; "Court House 30% Complete," *Daily Hawk-Eye Gazette*, September 9, 1939).

In early April 1940 with work nearly finished on the courthouse, workers in various county offices began to move into their new quarters. The *Burlington Hawk-Eye* announced the pending dedication of the new courtroom in the Des Moines County Court House. When Iowa Supreme Court Justice Oscar Hale gave his dedication remarks on April 6, 1940 he related the event to the trying times in Europe. He noted that "it is nice to think that there is an institution which wishes to continue" ("Dedication Remarks,· *Daily Hawk-Eye Gazette*, April 6, 1940). Minutes of the board of supervisors indicate that completion of the courthouse was largely completed by June 1940 (Svendsen 2003: 20-25). The same architects then designed the Des Moines County Home outside of Burlington in 1941. The old courthouse a block to the south at 415 N. Main Street was then demolished, with Roy Yetter building a gas station on the corner (Old Court House Site Sold - to be New Phillips Station," *Daily Hawk-Eye Gazette*, September 7, 1940).



Figure 36. Des Moines County Court House (Downtown Partners collection).

Department stores continued to be major downtown tenants through the end of the 1930s as well as leaders within the local retail industry. However, local department stores did not perform well through the Depression, with local clothing stores faring better. By 1936, Wyman & Rand moved from 317 Jefferson to 412 Jefferson (bought by Herberger's in 1946), with the enlargement of Klein's Clothing Store at 400-402 Jefferson displacing the Moard shop and Tots to Teens into the Jefferson Street section of this building ("Two Shops to Move Feb. 1st," *Hawk-Eye,* December 29, 1926, 2). One notable exception was the J.S. Schramm Company at 218-220 Jefferson (Map #52, State Site #29-01086). J.S. Schramm's grandsons Frank H. and James S. Schramm continued the family business after their father Frank E. Schramm died in 1934. Frank H. and James S. worked to transform the store from an old dry goods store to one of most contemporary specialty shops in country. In 1939, they hired Helmut Bartsch of the prominent architectural firm of Holabird & Root of Chicago to design a contemporary front for their High Victorian building. William Holabird was a cousin of the Schramm family, and James S. Schramm had a strong interest in modern architecture. The fancy stone work and terra cotta was

removed, replaced with a plain brick veneer of a light yellow brick and glass block windows with brown brick between them to create wide horizontal bands ("Schramm's Marking 120th Anniversary," *Hawk-Eye*, March 28, 1965, 22) ("New Front for J.S. Schramm Co. Building," *Hawk-Eye*, July 7, 1939, 1). In 1940, department stores in Burlington included Brown Lynch Scott Company (501-503 Jefferson, State Site # 29-01109, Stein Block - remodeled), Montgomery Ward & Company (200 N. Main, demolished), J.C. Penney Company (500-504 Jefferson, State Site #29-01108), J.S. Schramm Company (218-220 Jefferson, Map #52, State Site #29-01086), and Sears Roebuck and Company (519-521 Jefferson, demolished). The number of "5 cent to $1.00" stores increased to three and remained concentrated on the north side of the 300 block of Jefferson: S.S. Kresge Company (320-322 Jefferson, Map #66), F.W. Woolworth Company (312-314 Jefferson, Map #65), and Neisner Bros, Inc. (308-310 Jefferson, Map #64).

Other types of businesses continued to be major tenants in downtown Burlington by 1940. Clothing stores included Carson's Credit Clothing Company (213-215 Jefferson, Map #54), Johnson-Rasmussen (401 Jefferson, 1881 Hedge Block, State Site #29-01098), Klein's (400-402 Jefferson, 1876 Jones Block, State Site #29-01097), Model Clothing & Shoes (515-517 Jefferson, 1896 Carpenter Block, State Site #29-01117), Ezra Naman (620 Jefferson, State Site #29-01134), Pilgrim Tailors & Clothiers (319 N. 3rd Street, demolished), Riepe-Peterson Clothing Company (315 Jefferson, former Wyman & Rand, Map #60), and James Waters (208 N. Main, remodeled Map #9). Specialty shops, such as shoe stores, electric appliance stores, plumbing stores, and furniture stores, were primarily located downtown as well. Professional offices were primarily located downtown, including lawyers, physicians, dentists, architects, etc. Other types of businesses were more split between downtown and neighborhood locations, such as drug stores. About half of the 14 listings were located downtown, with major businesses including Fischer-Drebenstedt Drug Company (316 Jefferson, Kresge Building, Map #66), Robinson Drug Company (423 Jefferson, State Site #29-01107), Securities Laboratories (320 N. 3rd Street, Medical Arts Building, Map #47), Sutter Drug Company (300 Jefferson, Tama Building, Map #63), Waldhoff Drug Company (Hotel Burlington, Map #56), Walgreen Drug Company (404-406 Jefferson, State Site #29-01099), and John H. Witte & Sons (206 Jefferson, Map #14). On the flip side, only a handful of the 60 grocery stores were located downtown: A&P Food Stores (604-606 Jefferson and 217 N. Main), Benner Tea Company (210-212 N. 5th St), Benteco Kash Store (318 N. 4th Street, closed branch here in 1940), Kroger Grocery and Baking Company (514-516 Jefferson), Nifti Thrift Stores (603-605 Jefferson), and Mrs. Dorothy A. Thye (616 Jefferson).

The 1940 city directory noted that Burlington served a retail trade area of a 50-mile radius, with 103,123 people, and "all retail lines are represented in Burlington with modern, progressive establishments." Burlington was the principal jobbing and wholesale center for drugs, groceries and fruits, candies and beverages, dairy products, clothing, dry goods, leather goods, hardware, automotive and radio supplies, cigars, crackers, paper, and furniture – largest wholesale furniture display room west of Mississippi River. The city had four hotels, with Hotel Burlington as the largest and finest hotel in southeast Iowa. In combination with the completion of the new $500,000 Memorial Auditorium, it was one of more desirable convention cities in state, and the town was drawing a greatly increased number of state and regional conventions (*Polk's Burlington City Directory* 1940: 15). Office buildings in town included the Eisfeld Building –

307 Jefferson (demolished in 1958), Elks Building – 302-04 Washington (Map #41), Farmers & Merchants Bank Building – 218 N. 3rd Street (Map #55), Odd Fellows Building – 205 Valley (demolished), Kresge Building – 320-22 Jefferson (Map #66), Medical Arts Building – 320-24 N. 3rd Street (Map #47), National Bank Building – 200-204 Jefferson (Map #13), and Tama Building – 305 N. 3rd Street (Map #63) (*Polk's Burlington City Directory* 1940: 503). Additionally, Burlington was served by four strong banks – Burlington Savings Bank (1961 building at Map #11), National Bank of Burlington (Map #13), Farmers and Merchants Savings Bank (Map #55), and West Burlington Savings Bank – with total deposits of $10.1 million and resources of $10.9 million. The two savings and loans - Burlington Federal Savings and Loan Association and Mississippi Valley Savings and Loan Association (in Medical Arts Building, Map #47) had combined assets of $525,732.25 (*Polk's Burlington City Directory* 1940: 15). In 1938, Burlington Federal Savings and Loan Association had moved to large quarters at 319 Jefferson (Map #61).



Figure 37. Composite image of aerial photograph showing downtwo Burlington in 1941, looking west (Hass-McFadden 1941).

The overall development of downtown Burlington is depicted on a 1941 aerial photograph, which shows the area looking west from the Mississippi River (Figure 37). The railroad tracks enter at the lower left corner, with major lines continuing west-northwest to the top of the image and minor lines continuing north along the river at the bottom. The development of the riverfront area includes the construction of Memorial Auditorium between Valley and Jefferson, with parking to the south. Some fill appears added to the north to the municipal river terminal building. The automobile has begun to make an impact on downtown, with a parking lot located along part of the 300 block of N. Front. Commercial buildings stretch west along Jefferson, which ends in a circular drive to the east of Memorial Auditorium. Additional commercial buildings are found along N. Front, N. Main, and N. 3rd Street, with churches and City Hall then marking the transition on the side of the hill with residential development to the northwest. The vacant lot at the northeast corner of Jefferson and Main, adjacent to the parking lot and former location of 1870 Merchants National Bank, had been cleared when the site was acquired by the

federal government in 1941 for a new federal post office building. While funds for construction had yet to be authorized (and would not be until 1955), the *Hawk-Eye Gazette* reported in 1942 that "Visions of a beautiful building with proper landscaping on this prominent downtown corner are possible" ("We Couldn't Get Along Without a Post Office," *Hawk-Eye Gazette,* August 4, 1942, sec 1, p 19; "Government Okays New Post Office Design," *Burlington Hawk-Eye Gazette*, July 30, 1956, page 1).

Industry grew in Burlington during World War II with the construction of the Iowa Ordnance Plant. Ground breaking for the facility in the west section of town was held on January 8, 1941 with the plant open in July. Draft-exempt men and women worked at this 24-hour plant to produce munitions during the war. Production decreased after the war in 1945, but increased again by 1950 with the start of the Korean War (*Burlington Hawk-Eye,* July 10, 1962, 11, 50). The Burlington Airport was expanded and improved during the war with runaways built and lights installed in 1943. An administration building was constructed in 1944 (*Burlington Hawk-Eye*, July 10, 1962, 33). In 1943, the architectural firm of Holabird & Root of Chicago designed the new Chicago, Burlington & Quincy (CB&Q) depot after fire destroyed the earlier depot in Burlington. Similar to the designs over the last decade, the architectural style was distinctly modern, with streamlined and simple architectural lines for the stone-clad depot at 300 S. Main. The depot was complete with opening ceremonies held on March 28, 1944, and it served as a prototype for other post-World War II depots. The Burlington Route of the Chicago, Burlington, and Quincy (CB&Q) and the Chicago, Rock Island, & Pacific railroads continued to serve Burlington in post-war years. These improvements maintained Burlington's strength in transportation connections.

Interestingly, in October 1941, the Elks Club sold their building at 300-304 Washington to Labor Activities, Inc., the building arm of the Burlington Trades and Labor Assembly (Map #63, State Site #29-03671). The group reportedly had $100,000 in cash available due to establishment of Iowa Ordnance Plant in town, and they bought the building for $72,500 to use as a Labor Temple. The Elks Club then bought the former Unterkircher Funeral Home to the west at 306-310 for $20,000, investing another $100,000 in improvements. They continued to use part of the fourth story until their new building was complete in June 1942 ("Unterkircher Structure to Be Club Home" and "Labor Buys Elks Building," October 1, 1941, in vertical files of Burlington Public Library). Listings in the Labor Temple in 1942 included the Unemployment Compensation Commission, the Iowa State Employment Service, Burlington Labor Activities, and offices of at least 34 local and regional labor and trade unions. There was also a Union Club. The exact lineup of unions represented in the building varied slightly in each city directory until they sold the building in 1975. The remodel of the old Unterkircher Funeral Home in 1942 as the Elks Club included the construction of a new façade wall in place of an earlier porch section, enclosed by modern glass block vertical bands between brick columns (Map #64, State Site #29-03672). Likewise, the new one-story brick building constructed for the Des Moines County health group at 522 N. 3rd Street into the hillside on the lot to the west of the courthouse incorporated glass block into the entry vestibule design of the modern one-story building with strong horizontal lines (Map #37, State Site #29-03667). Des Moines County Health was organized in 1930, operating for several years in the courthouse and then City Hall. The 1943 city directory notes the city health administration operating in their new $50,000 health center with trained staff cooperating with Des Moines County Board of Health and Medical Society,

schools, and hospitals (*Polk's Burlington City Directory* 1943: 16; "Soon Occupy New Quarters," *Hawk-Eye Gazette*, August 4, 1942, sec 1, p 19).

Burlington stood in strong position for post-war recovery at the end of World War II. An article on December 31, 1946 notes the nine new industries in town, many business changes and expansions, and construction finally underway. In the downtown, old buildings were sandblasted, and others "added new lights, both inside and out, put in new show windows and improved appearances of storefronts" ("Burlington Gains in 1946," *Hawk-Eye*, December 31, 1946, 1, 8). The 1947 city directory for Burlington notes several amenities for local residents. At this time, Burlington had seven parks, 42 churches, five hotels with 600 rooms, two newspapers, a radio station, an airport, three golf courses, a bowling alley, three hospitals, and 16 public schools including a junior college. In addition to Memorial Auditorium, Burlington boasted four movie theaters, all located downtown (*Polk's Burlington City Directory* 1947: 13). The Zephyr Theatre operated at 420 Jefferson in the 1884 Gregg Building / Masonic Temple (State Site #29-01106), and the Capitol Theatre was operated by Central Theaters in their new 1937 building at 213 N. 3rd Street (Map #57). In 1946, Arthur and Bertha Diewold opened the Arion Theatre at 210 N. Main Street, next to their Casino Café at 208 N. Main. The three storefronts in the north half of the Grimes Building appear to have been intact through this point, with Montgomery Ward remodeling the south section at 200-204 N. Main previously. Thus, at this time, the building appears to have been reduced from three stories to two stories, with the simple yellow brick façade installed. However, the 1952 Sanborn map indicates "from plans" by this building, so it was possibly completed slightly later. The theater was closed in March 1953, with equipment sold and the space remodeled for the Arion Restaurant instead ("Arion Theater to be Closed; Restaurant will Occupy Site," *Hawk-Eye*, February 21, 1953, 9; "The Arion falls victim to hard times," *Hawk-Eye*, March 3, 1986, 1).

While modern design and materials were well established in Burlington prior to the end of World War II, the improved economic conditions and resulting construction in the post-war years solidified this style for new construction and façade remodels for the next two decades. Central State Theaters undertook a major remodel for their other downtown theater in 1948, the Palace Theater at 312-318 N. 3rd Street (Map #48, State Site #29-00097). They again hired architects Weatherall & Harrison of Des Moines for this modern theater project. The decorative terra cotta façade from the original 1915 construction was removed and replaced with a modern, "cast stone" (concrete) façade fabricated specifically for the façade. The concrete panels incorporate rounded vertical ribbing, the only decorative detailing on the strongly modern building. The interior was likewise remodeled into a "modern semi-stadium type movie house," with only three walls and part of the roof retained from the older theater. The incorporation of a balcony increased seating capacity to 900 and raised the height of the front of the building. A flat canopy extended above the entries, with a vertical marque sign bi-secting it at the south end designed by Iowa Neon Sign Company of Des Moines. The heating and air conditioning system was replaced, and new projection equipment was installed. Rest rooms, a lounge, and a popcorn and candy counter were services provided to patrons. The district and theater manager offices in basement were incorporated into the basement as well. At its opening on September 2, 1948, manager Jerome Greenebaum proclaimed: – "The new Palace is one of the finest theaters in the Midwest and probably in the entire country. It incorporates comfort, fine projection and sound, and the latest in design." Walls were hand-painted by Chicago artist Frank Lackner with interior

decorating by Hanns Teichert of Chicago. Innovative lights were designed by designed by Harry Winograd of Chicago, mounted on the sidewalls and covered with square boxes with light leaking around the edges ("Palace Theater Remodeling Project to Start at Once," *Hawk-Eye Gazette*, January 19, 1948, 1; "New Palace Theater will have Grand Opening on Thursday," *Hawk-Eye Gazette*, September 1, 1948, 11).

Department stores continued to be a strong downtown business sector in the post-war economy as well. The 1947 city directory lists Montgomery Ward (200 N. Main, demolished), J.S. Schramm Company (216-220 Jefferson, Map #52), G.R. Herberger's Inc. (412 Jefferson), J.C. Penney Co (500 Jefferson), and Sears Roebuck & Company (515 Jefferson). "Five and dime" stores continued to line the north side of the 300 block of Jefferson, with Neisner Bros Inc at 304 Jefferson (Map #64), F.W. Woolworth Company at 312 Jefferson (Map #65), and S.S. Kresge Company at 316 Jefferson (Map #66). By 1945, J.S. Schramm Co. boasted 28 up-to-date departments and was still growing. In 1946, J.S. Schramm Co. acquired the building to the east at 216 Jefferson. The building was then expanded to four stories in height and remodeled on the interior and exterior to blend with their original building. The modern yellow brick facade with dark bands and glass block windows was continued onto this building ("Schramm Store has 2 new departments", *Hawk-Eye Gazette*, December 17, 1946, 2). They also remodeled the corner of the Carpenter Building to the west, creating a large modern sign for Schramm's (Figure 38, see also Figure 17) (Macy's flagship store in Herald Square in New York City currently has similar corner signage). Clothing stores also continued to fare well downtown in this period. For example, Riepe-Peterson Clothing Company completed an interior remodel of the old Wyman & Rand building at 315 Jefferson in April 1947, and then they further expanded into the old 4th Street section of the L-shaped building in July 1948 (*Hawk-Eye Gazette*, April 8, 1947, 2; "Riepe-Peterson Plans Improvements," *Hawk-Eye Gazette*, July 20, 1948, 2).



Figure 38. J.S. Schramm after completion of 1947 remodel (Mertens 1996: 99).

While out-of-town architects were tapped for some of the large local projects, Burlington continued to be served by strong local architects through this period. William F. Weibley is no longer listed in the 1945 city directory in Burlington, though he maintained his Iowa license until 1950. He died in Ohio in November 1951 ("W.F. Weibley Dies in Ohio," *Hawk-Eye*, November 29, 1951, 4). The directory lists Robin B. Carswell in rooms 307-308 of the Farmers and Merchants Bank Building at 213 N. 3rd Street, with Dane D. Morgan listed also in the building in rooms 217-218 (Map #55). Morgan established his company in Burlington in 1940, with architect Gerald Gelatt joining him by 1942. Edwin A. Thornquist is listed as an engineer with Morgan's firm in 1945, and Gerald Gelatt worked as an architect for the company. The 1947 city directory continues to list Robin B. Carswell in office 307-308, with Morgan & Gelatt listed in office 218. Across the street, the firm of Thornquist, Witte, & Smith is listed in suite 412 of the Eisfeld Building. The 1951 city directory lists Morgan & Gelatt in office 218 of the Farmers and Merchants Bank Building, with Edwin A. Thornquist moved to office 616 in the Medical Arts Building (324 N. 3rd St), having established his own office in 1949. Robin B. Carswell and Edwin A. Thornquist would continue to be listed in these locations through the 1950s. They appear to have practiced independently, while the firm of Dane D. Morgan grew with the addition of several more architects. By 1957, the city directory lists Morgan-Gelatt & Associates with architects Dane D. Morgan, Gerald A. Gelatt, Carl R. Blum, and E. Lawrence Langohr in office 308 of the Farmers & Merchants Bank Building.



IT'S A BIG LAYOUT—General view of Thomas Motor Co., Nash dealers, with new addition on the east. Addition has service department on first floor, parking deck on top, total of 8,400 square feet of floor space. Main building houses sales room, parts' department, and offices. It occupies northeast corner of Third and Columbia streets.

Figure 39. Thomas Motor Company after 1948 addition and remodel (*Hawk-Eye Gazette,* July 22, 1948, 13).

Automotive businesses continued to be focused on side streets off of the retail shopping corridor of Jefferson Street in the late 1940s and into the 1950s. The Thomas Motor Company bought the building at 500-506 N. 3rd Street in 1945, which had been expanded to the south by the Esden Motor Company in 1930. The company switched from a Ford to Nash authorized dealer at this time. His growing business required the addition of a second one-story addition to the building, located on the east half of the lot to the west of the 1930 addition and south of the original full-depth c.1911 two-story building. The new 60 by 70 addition incorporated the new repair and service department; a parking deck on the roof for new and used cars; added two gasoline pumps, grease and oil facilities, and car washing service; and included waiting rooms, shower and locker facilities for employees, modern office space, and stock of replacement parts for Ford,

Chevrolet, Plymouth, and other brands. It is likely that the streamlined Moderne aluminum trim was also added to the exterior during this remodeling phase, and it does appear in the July 1948 photograph of the building for the open house (Figure 39) ("Thomas Motor Company Open House Friday and Saturday," *Hawk-Eye Gazette*, July 22, 1948, 13). The 1951 city directory lists the Thomas Motor Company as authorized Nash dealers, and Thomas Supply Company is also listed at 500-506 N. 3rd Street. Other automobile dealers/garages in the downtown area included Buhmeyer Motor Sales (Oldsmobile, 100-108 N. 3rd Street – Hotel Burlington garage), Burlington Motor Sales (Studebakers, 620-624 N. Main, demolished), Koppes Motor Company (Kaiser-Frazer, 412 N. 3rd St, Moose Lodge), L&M Motor Sales (Lincoln & Mercury, 223 Valley, State Site #29-01640), and Van Osdol Motors (Packards, 211 N. 5th Street, State Site #29-00206). A number of automobile dealers were located among the manufacturing and wholesale buildings on S. Main and S. 3rd streets.

The 1952 Sanborn fire insurance map depicts the changes to the downtown survey area over the last two decades (Figures 40a-40d). The main commercial corridor continues to be along Jefferson Street, with the same dominance of three story buildings intermixed with taller buildings east of 5th Street and smaller buildings west of 5th Street. Additional commercial buildings are found within the blocks primarily to the north, with a shift to more governmental, religious, and residential uses along the edge of the hill. While the map shows the new buildings constructed in this period, the façade and storefront remodeling projects are not reflected on this map. Wholesale and manufacturing businesses continue to be located in the blocks to the south along the railroad tracks. The new Memorial Auditorium is located along the Mississippi River, with the filled land following the easternmost railroad track back in towards Front Street and then cutting out around the municipal river terminal, now also noted as the Port of Burlington. Further demolitions in the block from Jefferson to Washington between Front and Main have resulted in nearly this full block noted as parking, including the future site of the post office. An article appeared in the Hawk-Eye in January 1952 noting that the downtown parking problems had been eased with the city using this federally owned lot at northeast corner of Main and Jefferson for parking as well. With the space along Front Street, the lot would be expanded to free parking for 112 cars ("Parking Space for 112 Cars," *Hawk-Eye*, January 31, 1952, 2). Incorporating parking for access to downtown businesses would continue to be a theme for the next several decades.

With the industry during the war and the post-war economy, the population of Burlington had grown significantly from 25,832 in 1940 to 30,613 in 1950. The *Des Moines Register* reported in November 1951 that industry was booming in Burlington, with workers laid off after the war back to work and additional jobs created. The community attracted new manufacturing businesses over the last few years, such as the Iowa Ordnance Plant, Sylvania Electric Products, and J.I. Case (grain combines and elevators). These new industries were large employers along with more established companies. In West Burlington, the CB&Q railroad shops continued to employ 600, and the Murray Iron Works employed almost 500 ("Burlington's Big Industrial Boom," *Des Moines Sunday Register*, November 4, 1951, 11). Employment at the Iowa Ordnance Plant also increased during the Korean War from 1950, reaching a peak of 7,000 before dropping back to 2,000 after the war (*Burlington Hawk-Eye*, July 10, 1962, 51). The population of Burlington continued to grow to its 20th century peak of 32, 430 by 1960. The resulting impact on Burlington was an increase in commercial activity and particularly banking.

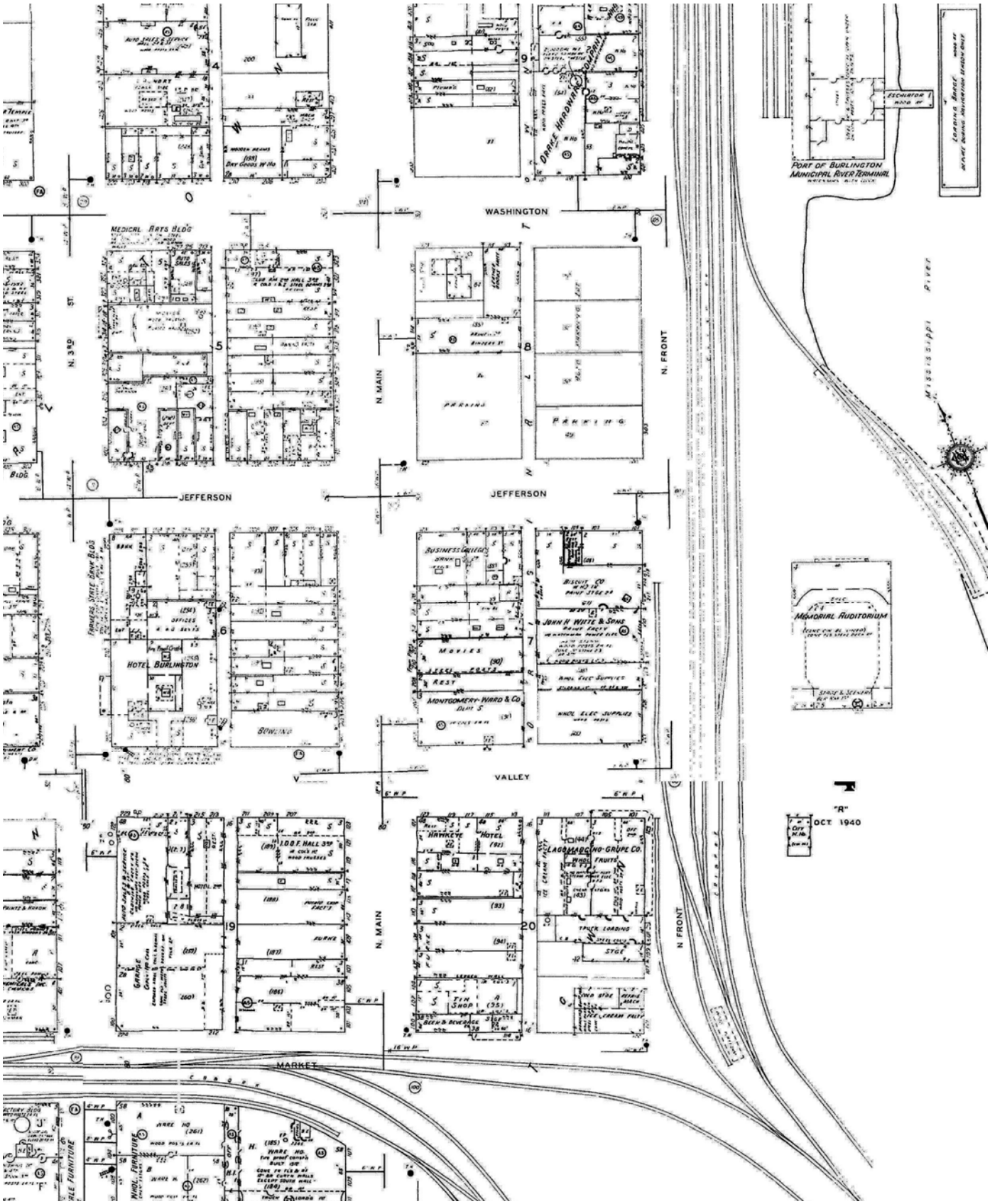


Figure 40a. East section of downtown survey area in 1952 (Sanborn Map Company 1952).

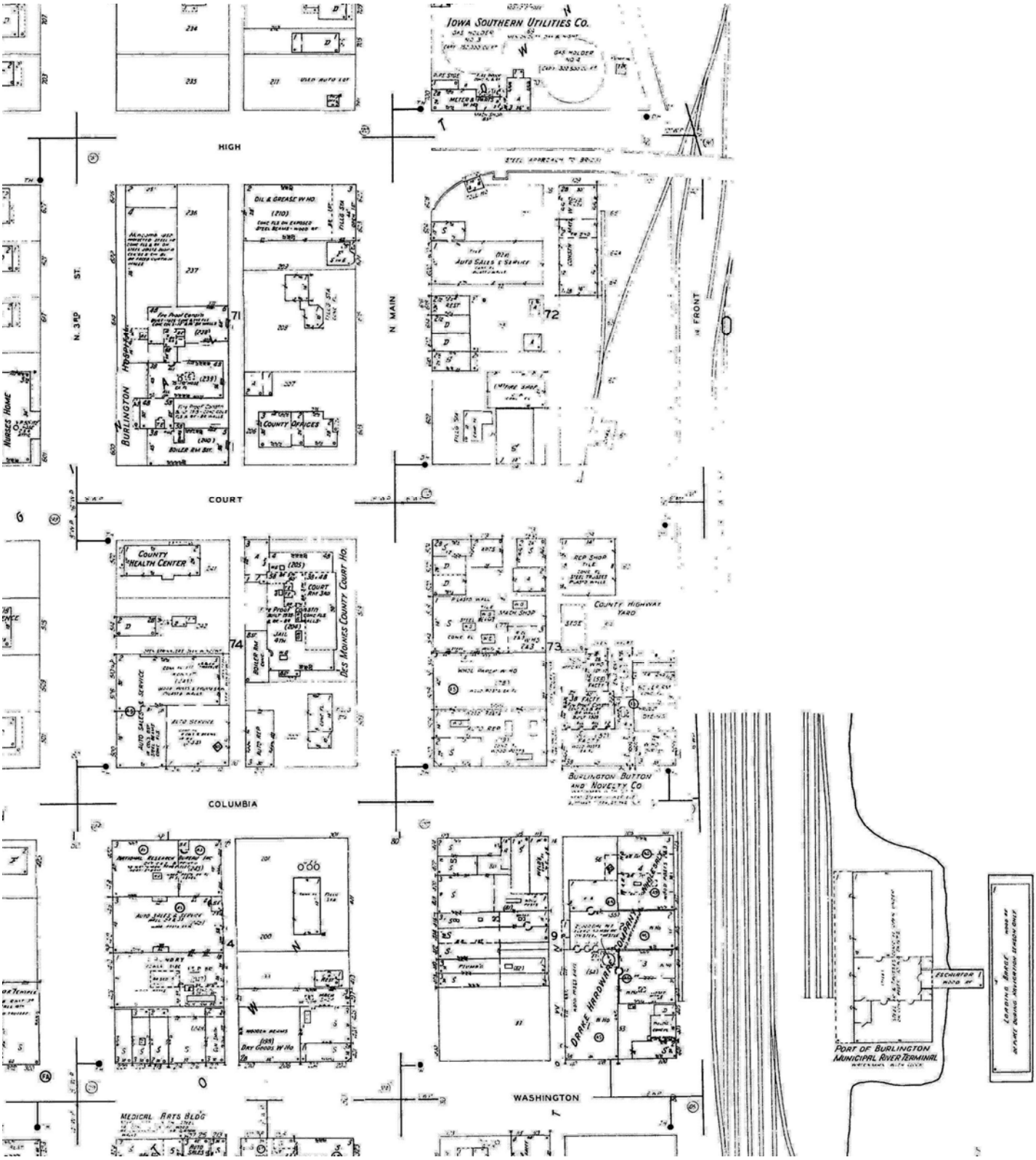


Figure 40b. North section of downtown survey area in 1952 (Sanborn Map Company 1952).



Figure 40c. West section of downtown survey area in 1952 (Sanborn Map Company 1952).

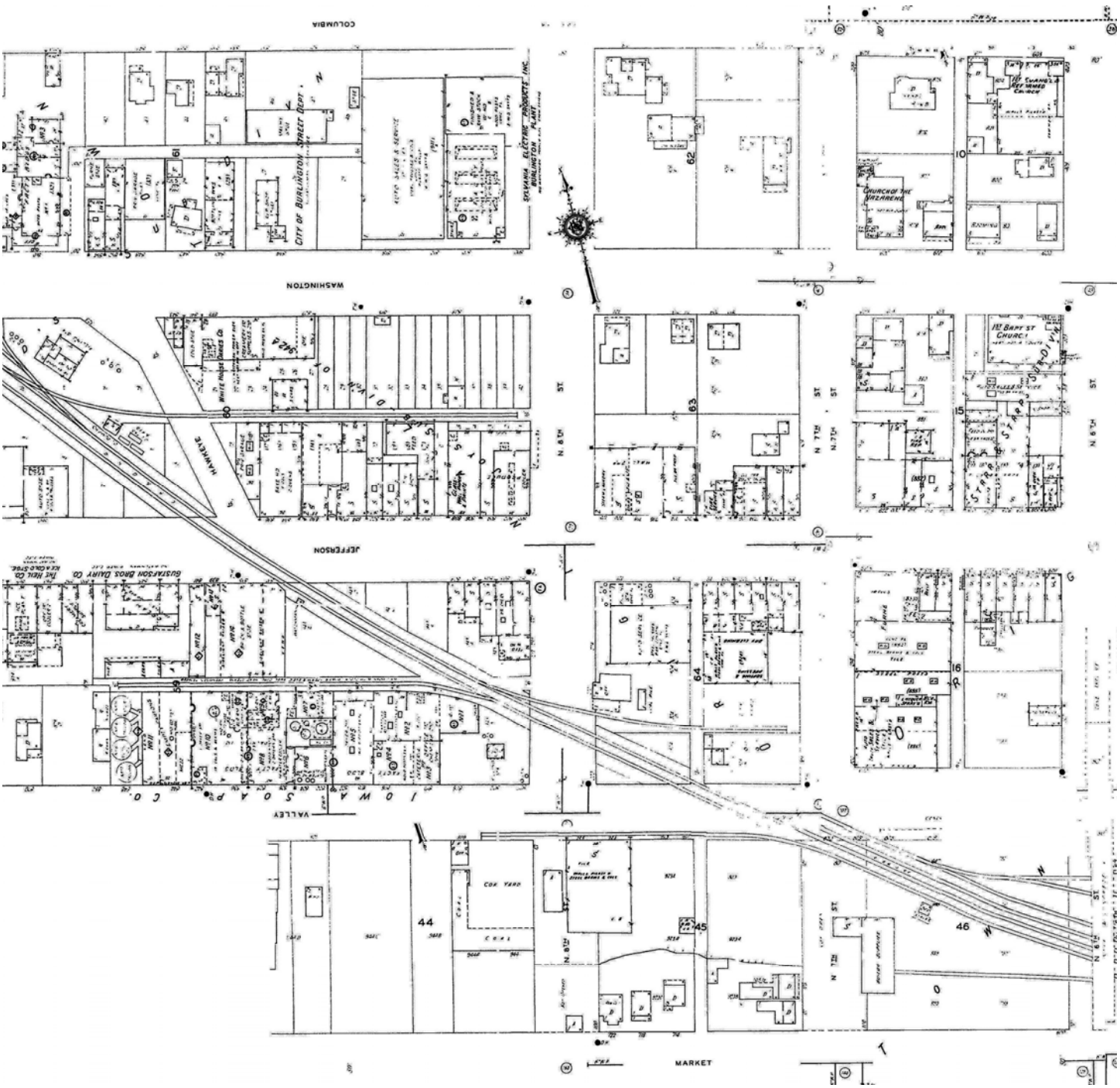


Figure 40d. West section of Jefferson Street in 1952 (Sanborn Map Company 1952).



Figure 41. Looking north at east side of N. 3rd Street from 200 to 400 blocks in early 1950s (Downtown Partners collection).



Figure 42. Looking west on Jefferson from 300 block in 1956 (Downtown Partners collection).

The 1947 city directory noted that Burlington has four strong banks and two savings and loan institutions. The three downtown banks continued to line Jefferson with Burlington Savings Bank at 222 N. Main (replaced by their 1960 bank), the National Bank of Burlington on the opposite corner at 200 Jefferson (Map #13), and Farmers & Merchants Savings Bank at 221-223 Jefferson (Map #55). West Burlington Saving Bank continued to serve the western section of town at Broadway and Mt. Pleasant Road. The combined resources of the bank totaled $30 million. Additionally, the Burlington Federal Savings and Loan Association (319 Jefferson, Map #61) and the Mississippi Valley Savings and Loan Association (enlarged space in the Medical Arts Building, Map #47) had $2.7 million in assets (*Polk's Burlington City Directory* 1947: 16). In May 1948, Burlington Savings Bank was bought and name changed to Burlington Bank and Trust. Combined resources of the four banks rose to $31 million in 1951 and to $39 million in 1954. At the same time, the combined assets of the two savings and loan institutions rose from $2.7 million in 1947 to $4.1 million in 1951 and then more than doubled to $8.9 million in 1954 (*Polk's Burlington City Directory* 1951: XI; *Polk's Burlington City Directory* 1954: 15).

With strong financial growth, the Mississippi Valley Savings and Loan Association decided it was time to move into their own building. They acquired the property on the west side of 3rd Street generally across from their location in the Medical Arts Building, demolishing two buildings housing a tailor shop and restaurant. Edwin A. Thornquist designed the modern building for the institution, with a sketch appearing in the *Hawk-Eye* on April 21, 1952 (Map #45, State Site #29-03674). The building was clad in smooth gray square panels with an overall geometric fenestration pattern and dark green trim that provides the sole architectural styling for the building (Figure 43). The building was constructed by local contractor Carl A. Nelson & Company. Open house for the new modern building was held on February 28, 1953. The main office for the savings and loan was located on the first story, with a lounge in the basement. Offices were located on the upper stories, with tenants moving to this new building from the Medical Arts Building as well ("Old Building Being Razed," *Hawk-Eye,* April 16, 1952, 2; "New Structure," *Hawk-Eye,* April 21, 1952, 2; "Mississippi Valley Savings Open House Saturday," *Hawk-Eye,* February 27, 1953, 9). At the same time, the Burlington Federal Savings and Loan Association made improvements to their building at 319 Jefferson (Map #61, State #29-01094). The first story was remodeled with streamlined stainless steel and permastone, creating a distinctly Moderne appearance (Figure 44). The interior of the second story was also remodeled for new office and directors' meeting rooms. Work was completed for the remodel by early November 1952 ("Buildings Improved," *Hawk-Eye Gazette,* November 28, 1952, 7). The combined assets of the two savings and loan institutions continued to grow to $14.2 million by 1957 (*Polk's Burlington City Directory* 1957: VI).



Figure 43. Mississippi Valley Savings and Loan in the 1950s (Downtown Partners collection).



Figure 44. Storefronts on south side of 300 block of Jefferson around 1960 (Downtown Partners collection).

Simple streamlined facades were also used for other new commercial buildings as well as façade remodels through the 1950s. The VFW building at the northeast corner of Main and Washington had been destroyed by fire in March 1950, leaving a vacant lot and displacing the Goodyear Service Center. Goodyear Corporation worked with the land owner to construct a new building on this site at 400 N. Main Street in 1954 from plans developed by Goodyear's headquarters in Akron, Ohio. It was noted to be a new type of building for the company, designed to serve as a model for other new Goodyear stores across the country. Construction was anticipated to start by September 1, 1954. The building was one-story with a basement, built of masonry construction clad in porcelain glazed steel square panels. The retail store stretched along Main Street, with large glass windows. An open court was available for parking on the property on the Washington Street side as well. Retread and recap facilities were located in the basement. Goodyear opened in the building in June 1955. Terminal Realty granted a 25-year lease on the building to Goodyear, and the tire dealer and service center remained there until 1975 ("Goodyear Store in Operation at 217 Valley," *Hawk-Eye,* March 24, 1950, 17; "New Business Building Here," *Burlington Hawk-Eye Gazette*, August 13, 1954, page 1; "Goodyear in New Store," *Hawk-Eye,* June 14, 1955, 5). It was perhaps around this time, or slightly earlier, that smooth mauve square panels were applied to the building at 217 Valley, creating a sleek, modern look for this building as well (State Site #29-01639). Other façade remodels in the 1950s incorporated new buff brick or other panels that created a clean appearance with minimal fenestration and lack of decorative architectural detail.



Figure 45. Goodyear Servce Center building in 1977 (Downtown Partners collection).

With federal financing finally approved for a new post office, the local architectural firm of Dane D. Morgan and Associates was awarded the contract for the design. In July 1956, their plans for the new federal building were accepted by the General Services Administration (Map #21, State Site #29-03658). Morgan described the building as "essentially functional in character" with an L-shaped two-story block along Main and Jefferson streets and a bi-secting vertical tower at the corner, housing stairs and a future elevator. The reinforced concrete building was clad in red brick with the corner tower clad in limestone and limestone used for trim between the windows to create horizontal bands on the two story sections. The building to the rear was then one-story, including the service areas for the post office. The post office occupied the first story with public lobbies along Main, while the offices for the Civil Service Commission and departments of Agriculture, Defense, Justice, Treasury, and Health, Education, and Welfare were on second story ("Government Okays New Post Office Design," *Burlington Hawk-Eye Gazette*, July 30, 1956, page 1). Actual construction then followed over the next couple years, with the building completed in 1958. In September 1960, the future elevator was then installed in the new federal building as well ("Elevator for Federal Bldg.," *Burlington Hawk-Eye*, September 14, 1960, page 1). With the post office then occupying the block more recently used as a city parking lot, the old post office at the northwest corner of Valley and 4th Street was then demolished in April 1960 for a parking lot, with the city preliminarily investigating the possibility of a parking ramp/garage here ("Fourth and Washington," *Burlington Hawk-Eye*, April 24, 1960, 13). Further discussion appears to have instead resulted in the area on the riverfront between Memorial Auditorium and the Municipal Docks Terminal of about 360 feet being filled and surfaced for parking (*Hawk-Eye*, January 31, 1961, 22).



Figure 46. Post office building in 1960s (Downtown Parners collection).

Interestingly, Dane D. Morgan and Associates also acquired their own building in this period, moving the architectural office. The City of Burlington purchased the Thomas Motor Company at 300-306 N. 3rd Street in November 1956 for the new office of the city waterworks. The Thomas building would provide much needed larger office space, a maintenance shop, and room for storage. The water company trucks also would be able to much better access this building, in comparison with the small alley behind the current building ("New Water Co. Building," *Hawk-Eye,* August 1, 1956, 2). The 1957 directory lists the Municipal Water Works at 500 N. 3rd Street, with Mark Driftmier as manager. Lee Thomas received the 1915 Citizen Water Company building at 314 N. 4th Street in the sale, and he sold it to Dane D. Morgan in August 1956. The 1960 city directory then lists Dane D. Morgan & Associates at 314 N. 4th Street (Map #68) and Edwin Alton Thornquist in office 614-617 of the Medical Arts Building. Thornquist then appears to have retired the next year. Robin B. Carswell, though not listed, continued to practice in Burlington until his death at age 72 in July 1965 ("Memorial Auditorium His '$5,000 Monument," *Hawk-Eye,* January 27, 1965, 20; "Architect Carswell is Dead," *Hawk-Eye,* August 1, 1965, 3). Thus, Dane D. Morgan & Associates were the principal architects in Burlington through the 1960s.

F.W. Woolworth Company had operated for over 40 years in the eastern section of the 1867 Hedge-Ransom-Palmer Block at 312-314 Jefferson when they decided to move to a new building across the street at the southeast corner of Jefferson and 3rd Street. This site had been occupied by the Parsons Block (which was then known as the Eisfeld Block), and this large 19th century brick building was struck by fire on February 3, 1952 ("Seventh Costly Business Blaze Here Since 1950," *Hawk-Eye Gazette,* August 11, 1952, 8). F.W. Woolworth Company signed a 20-year lease with Cashway Realty Company in February 1957, who then built a modern one-story commercial building on this corner (Map #58, State Site #29-01089). The building was described as a "modern self-service store" in July 1962, with a first story and mezzanine level (*Hawk-Eye,* July 10, 1962, 35). Vertical brick walls define either end of the building, with a large storefront of glass and aluminum. With this project underway, S.S. Kresge Company hired Carl A. Nelson & Company to modernize their store ("Carl A. Nelson, Contractor," *Hawk-Eye Gazette,* May 14, 1958, 6). The 1958 city directory then lists F.W. Woolworth Company at 301-311 Jefferson, with S.S. Kresge Company remaining at 316 Jefferson and Neisner Brothers at 304-310 Jefferson. The department stores also continued to be concentrated along Jefferson, with J.S. Schramm Company at 216-220 Jefferson, Klein's at 400 Jefferson, Block & Kuhl Company at 412 Jefferson, J.C. Penney Company at 500 Jefferson, Brown Lynch Scott Company at 501-503 Jefferson, Sears Roebuck & Company at 519-523 Jefferson, and Montgomery Ward at 200 N. Main.

Through the 1950s, the banking industry continued to evolve, embracing both modern architecture as well as modern technology. One of the leading innovators and promoters of modern bank design in this period was the Bank Building and Equipment Corporation of St. Louis. Qualities of openness and efficiency were heavily promoted through their advertisements and designs. With the increase in the numbers of automobiles and development of suburbs in the late 1940s and through the 1950s, the need to cater to this new lifestyle was recognized throughout the industry. The "drive-up" bank quickly gained popularity in the 1950s, requiring new fixtures and equipment to support the service. The Bank Building & Equipment Corporation of St. Louis developed teller windows for installation on existing exterior walls as

well as promoting the shift to the drive-up teller unit located outside the bank, typically under a canopy connecting it to the main building. Their advertisements encouraged financial institutions to focus on a customer friendly bank through openness in design particularly in the lobby, provide a branch bank for the convenience of their customers, include a modern teller station, and incorporate drive-up banking in an existing or new facility. The drive-up (or drive-in, or drive-through) banking was a key component – they noted that if customers can't drive-in, they will just drive by. Parking for customers was likewise a focus of providing convenient and efficient service. By May 1957, over 50% of the more than 3,200 American Banking Association member banks had installed or planned either drive-in or parking facilities (Huffaker 2010 – *A Brief History*; Dyson and Rubano 2000: 45-46).



Figure 47. National Bank and new 1958 section in 1970s (Downtown Parners collection).

Downtown banks faced the challenge of developing drive-up facilities to serve existing, often historic locations. The National Bank of Burlington was the first to undertake this challenge in downtown Burlington. In 1957, they hired the Bank Building and Equipment Corporation of St. Louis to design a new building adjacent to their historic building at the northwest corner of Jefferson and Main (originally the German-American Savings Bank) as well as remodel their historic bank to reflect modern design ideals. Remodeling on the exterior of the older bank included replacement of the wide bracketed cornice with a simple yellow brick parapet wall and remodeling of the first story along Jefferson (Map #13, State Site #29-01082). The main entry was moved to the west bay, with a glass wall and doors installed. The other two bays were remodeled with smooth burgundy square panels with large windows. The new building to the north at 307-313 N. Main was built by Carl A. Nelson & Company and opened in May 1958

(Map #14, State Site #29-03653). This building replaced the east half of the L-shaped building occupied by John H. Witte & Sons (which had wrapped around the corner bank building), likely facilitated by John Witte, Jr. serving as chairman of the board. A new 40 by 80' building was constructed on this site to provide drive-in facilities on the main level and the loan department and director's room on the upper level. Grand opening was held on May 16-17, 1958 for the new drive-in facility on Main Street. Newspaper articles noted: "The exterior features a modern fixed louver or vertical fin treatment with blue and white enameled steel over steel beam and girder and cement block construction." The first story provided two drive-in teller windows as well as two walk-up windows. Banking was conveniently completed from the driver's side of the car. The brick teller stations had bullet proof glass and excellent lighting. A safety deposit vault was constructed in the basement, serving the installment loan department which moved to the second/mezzanine level ("New National Bank Pioneering in Drive-In Service for Customers," *Hawk-Eye Gazette*, May 14, 1958, 6). This was the first specifically built drive-in facility for a bank in downtown Burlington, and it would set the standard for bank improvements at other locations.

The Farmers and Merchants Bank then quickly moved to provide drive-up services for their account holders as well. In October 1959, the Farmers and Merchants Building Corporation bought the property at the southwest corner of Valley and 4th Street (405-407 Valley), a block south and west of their location at the southeast corner of Jefferson and 3rd Street. The motor bank was likely constructed the following year in 1960. Interestingly, they sought a more historic rather than modern design, with a Colonial Revival one-story drive-up bank constructed on this site. An advertisement in the July 7, 1962 special edition of the *Hawk-Eye* includes a photograph of this building (Figure 40). In 1960, the Burlington Bank and Trust Company, Farmers and Merchants Savings Bank, National Bank of Burlington, and West Burlington Savings had combined resources of $48 million, while the combined assets of the Burlington Federal Savings and Loan Association and the Mississippi Valley Savings and Loan Association increased to $17.8 million in assets (*Polk's Burlington City Directory* 1960: VII).

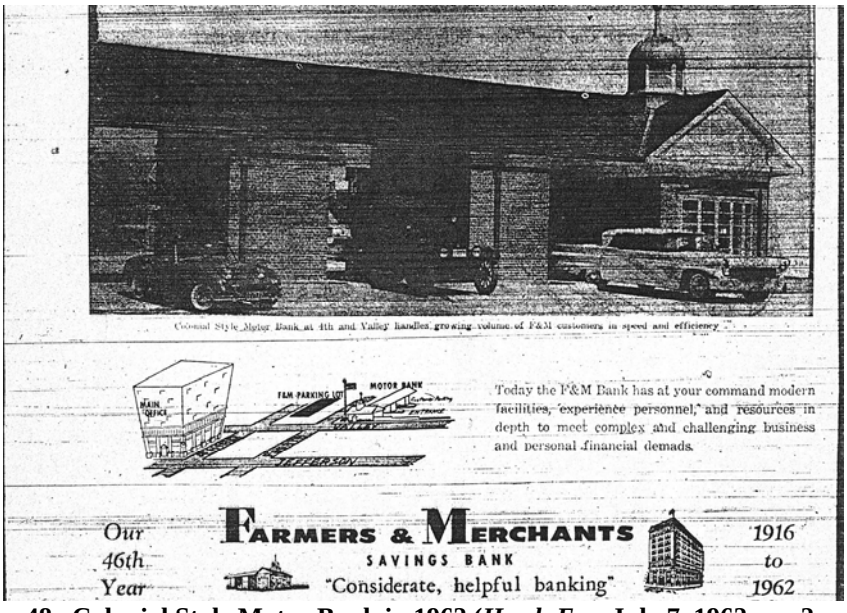


Figure 48. Colonial Style Motor Bank in 1962 (*Hawk-Eye,* July 7, 1962, sec 2, p 40).

Not to be left behind in an antiquated building, the Burlington Bank and Trust then also made plans to both create a main modern bank building and build a motor bank for their customers. Their location at the southeast corner of Jefferson and Main was noted as the oldest banking corner in Iowa, with a bank at this location since 1848. Burlington Saving Bank had moved here in 1920, and they changed their name to Burlington Bank and Trust in 1948. Dane D. Morgan & Associates were hired to design the new buildings, and Carl A. Nelson & Company was awarded the contract for the construction. An open house of their new/remodeled building at 222 N. Main was held on March 9-11, 1961 (Map #11, State Site #29-03650). The height of the corner building was reduced to one-story and the buildings to the east were demolished, with a combination remodel and construction project to create a completely modern and larger bank on the exterior and interior. The entry corner was primarily glare reducing glass, black granite, and bronze anodized aluminum (Figure 49). The remainder of the building was primarily white limestone with vertical bands of black granite and bronze anodized aluminum. These bands convey the strong vertical elements found in modern architecture of this period ("Burlington Bank and Trust Co. Open House," *Hawk-Eye,* March 5, 1961, 16). The opening of the Fairway Shopping Center in 1961 drew Montgomery Ward to move from 200 N. Main to this new western Burlington location. Burlington Bank & Trust acquired this building at the south end of their block and demolished it in 1962 for their new motor bank for the convenience of their customers ("Burlington Bank and Trust Company," *Hawk-Eye,* April 16, 1962, 5). The motor bank was designed to harmonize with the new bank, incorporating white limestone and black granite on the exterior accented by gold anodized aluminum trim (Figure 50). The bank included three drive-in windows and two walk-up windows, with large plate glass windows for the walk-in area. The building was designed with a thin, flat concrete roof, noted as similar to canopy over entry at James Madison Junior High also designed by Dane D. Morgan ("Tell Details of Bank's Drive-In," *Hawk-Eye*, June 3, 1962, 21).

With all three downtown banks offering modern banking services and Mississippi Valley Savings and Loan Association operating in their modern 1953 building, the Burlington Federal Savings and Loan Association decided to construct a modern building as well. Their business had increased significantly in the previous decade, with their assets climbing to over $13 million. After considering moving to west Burlington, they decided to remain downtown and bought the two-story buildings to the west at 321 and 323 Jefferson in 1962, demolishing the 19th century buildings to create a 40 by 80 corner lot. They hired the Bank Building & Equipment Corporation of St. Louis, who served as both architect and contractor for the project. The process started on May 24, 1962, with construction on the exterior completed in fall and interior continuing through the winter. The first story along Jefferson was framed by buff brick vertical elements, with the storefront largely windows with aluminum trim. The west wall was then clad in contrasting panels, with lower Glasweld panels, dark windows, and upper stone panels. The interior included the main counters and offices on the first story with the storage vault, assembly room, and kitchen in the basement. Electric signs were installed on the Jefferson and 4th Street sides. Interestingly, hot water pipes under sidewalk were incorporated to keep the sidewalk free of ice and assist with snow removal ("Burlington Federal Savings & Loan Has Moved," *Hawk-Eye,* August 8, 1963, 7).



Figure 49. Burlington Bank and Trust in 1970s (Downtown Partners collection).



Figure 50. Motor bank for Burlington Bank and Trust in 1970s (Downtown Partners collection).

The *Burlington Hawk-Eye* issued a special 125th anniversary edition on July 10, 1962, highlighting both the history and current businesses in Burlington. Burlington was noted to be a strong business center by the end of the 19th century, with a number of businesses continuing to operate in town from this period. J.S. Schramm Company was highlighted as starting in 1844 with grandsons Frank H. Schramm and James S. Schramm currently operating the store. While the Depression hit hard for businesses in the early 1930s, the local economy had gained strength by the start of World War II and continued strong since then. The article noted that "business firms downtown are 'sprucing up' and some of the older buildings are giving way to progress in the form of parking lots and a bank drive-in." The old I.O.O.F. building had been demolished in spring for a new parking lot at Main and Valley. The western sections of Burlington had been the focused of recent development, with commercial businesses following industrial development. The Fairway Shopping Center had recently opened, with both Montgomery Ward and Benner food stores. A new $1 million Holiday Inn was also planned ("Business in Burlington remains on the move," *Hawk-Eye*, July 10, 1962, 27-28; *Hawk-Eye*, July 10, 1962, 61).

The development into the early 1960s is shown on the 1963 revised Sanborn fire insurance map, though unofficial physical notes from later years were also made on the map (Figures 51a-51d). The new banks and buildings are depicted on this map. The former banking corner of Main and Jefferson has evolved to a corner of modern architecture. The 1962 Burlington Bank and Trust building is located at the southeast corner at 123 Jefferson (or 222 N. Main) (Map #11), with the motor bank at the south end of the block at 200 N. Main (Map #8). The 1958 post office sits at the northeast corner (Map #21). The National Bank of Burlington sits at the northwest corner at 204 Jefferson (Map #13), with their 1958 drive-in bank facility to the north at 307-313 Main (Map #16). The 1928 remodeled Eagles building is at the north end of the block (Map #19), with the 1930 gas station (Map #22) and 1955 Goodyear store (Map #23) on the east corners of Main and Jefferson. Earlier buildings dating to after the 1874 fire sit along the north side of the 200 block of Washington and north on the east side of the 400 block of Main (Map #24-25). A gas station is located on the former courthouse site at Main and Columbia. Drake Hardware (Map #4-5) occupies the half block to the east along N. Front Street across from the Municipal River Terminal (Map #3). Nineteenth century buildings are then found further south in the east side of the 100 block of Main and west side of the 200 block of Main, with a large parking lot at the southwest corner of Valley and Main.

The blocks to the west along Jefferson and north-south along N. 3rd Street are a strong mix of 20th century buildings with some earlier 19th century buildings. Commercial buildings from the 1870s and 1880s are located in the 200 block of Jefferson west of the National Bank of Burlington, with J.S. Schramm Company expanded into the adjacent building under their remodeled 1939 and 1947 modern façade at the northeast corner (Map #52-53). The 1912 Farmers & Merchants Bank sits on the southeast corner at 223 Jefferson (Map #55), with the Hotel Burlington immediately to the south (Map #56, 1911/1923/1931). Commercial buildings are then found on the south side of Valley, with the garage for the Hotel Burlington to their south. The 1958 Woolworth building sits at the southwest corner of Jefferson and 3rd Street (Map #58), with the 1937 Capitol Theater to the south (Map #57). The once notably modern Tama Building is now the oldest building at this intersection, built in 1896 at the northwest

corner (Map #63). The west side of the 300 block of 3rd Street to the north has the 1953 Mississippi Valley Savings and Loan Association building between much earlier 19th century commercial buildings. The east side of the block north of Schramm's has the 1924 Bock's Flower Shop, 1948 remodeled Palace Theater, and 1923 Medical Arts Building. The Labor Temple sits on the opposite corner of Washington and N. 3rd Street (Map #41, 1883/1907) with the Elks Club (Map #42, 1920/1942) and a small early 20th century commercial building to the west (Map #43). The east side of the 400 block of N. 3rd Street includes the 1915 Remey Building (Map #40) and the 1874 Bennett & Frantz carriage works, now the National Research Bureau (Map #39). The Burlington Municipal Water Works is then located on the block north of Columbia (Map #38), with a county health department on the side of the hill at the north end (Map #37) and the Des Moines County Courthouse to the east (Map #27). Commercial buildings are found on the southeast corner of Washington and 4th Street (Map #67-72), with City Hall, several churches, the Masonic Temple, and houses found on the edge of the hill to the west along Washington.

The commercial corridor to the west thus remains centered on Jefferson Street west of 3rd Street. The 300 block of Jefferson continues to be a strong mix of late 19th century and 20th century buildings. As noted, the 1896 Tama Building sits at the northwest corner with N. 3rd Street (Map #64), with the 1895 four-story building to the west (Map #65). The east two-sixths of the 1867 Hedge-Ransom-Palmer Block sits to the west (Map #66) with the 1933 Kresge building at the corner (Map #66). To the west of the 1958 Woolworth building on the south side (Map #58) is the 1891 building home to Paule Jewelry for many years (Map #59), with the 1904 Wyman & Rand building taken over by Riepe-Peterson Clothing Company to the west (Map #60). The 1963 Burlington Federal Savings & Loan Association sits at the west corner of the south side (Map #62), with their former three-story building to the east noted as reduced to one-story leaving their 1952 storefront as the defining architectural style (Map #61). A strong dominance of 19th century buildings is then found on the 400, 500, and 600 blocks to the west, where redevelopment had been less of a focus over the last few decades. The handful of 20th century buildings were primarily constructed in the 1910s and 1920s, though some facades were also updated in the 1950s and 1960s on these blocks as well. The 700 block of Jefferson was then a block developed from the early to middle of the 20th century, with the 1920s remodeled buildings on the south side (Map #75-77), the new 1940s location for Sickels Laundry to their south (Map #74) and the 1934 Firestone store and gas station to the west (Map #78). The north side includes the Scotten Building at the west end, with other 1910s and 1920s buildings to the east along with a c.1950 addition. The 800 block of Jefferson west to the railroad tracks and Hawkeye is then primarily 19th century building again, with the stone building at the northwest corner of Jefferson and 8th Street. However, the one-story State Employment Office was built west of the two-story Italianate buildings on the south side around 1957.

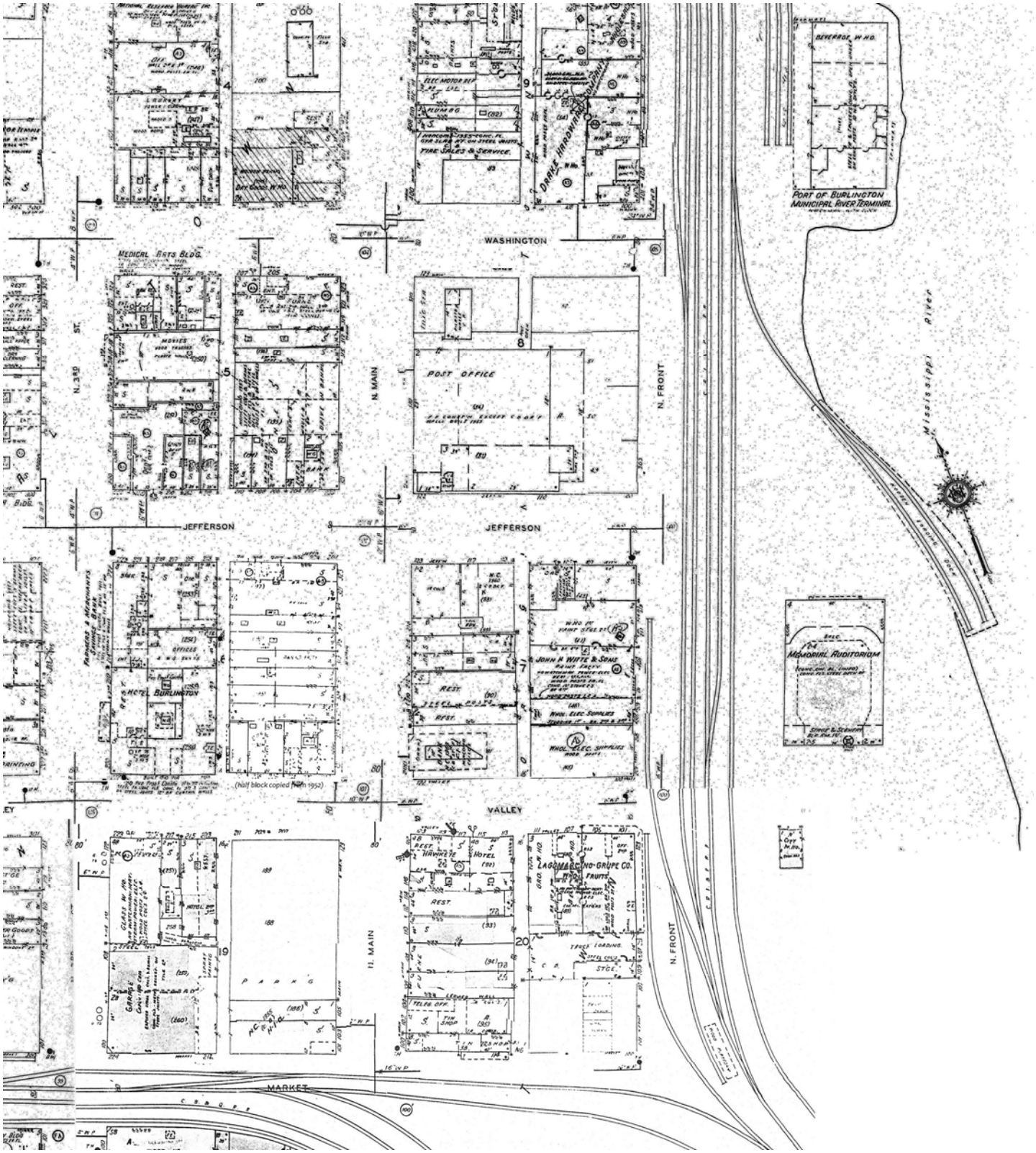


Figure 51a. East section of downtown survey area in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years

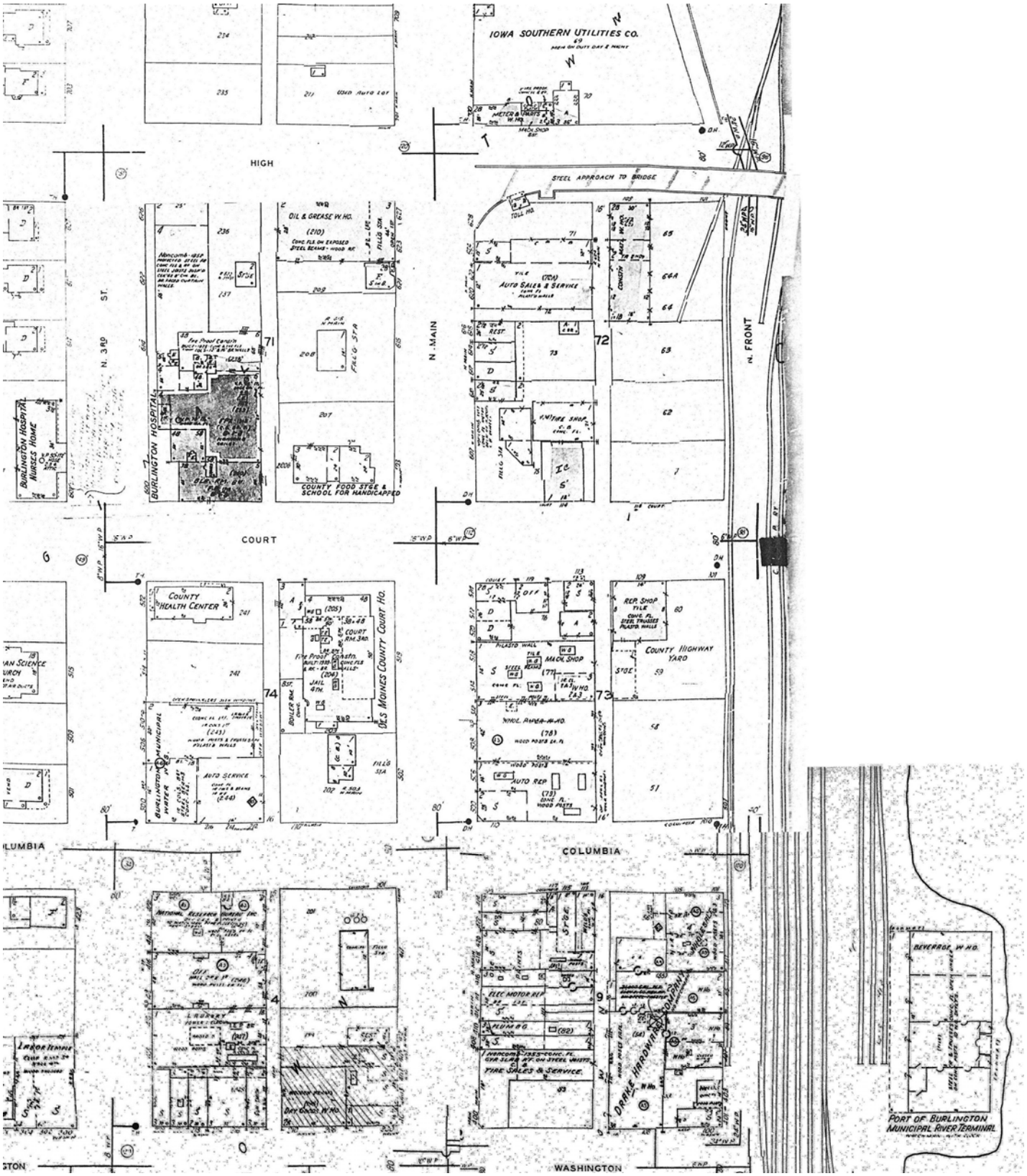


Figure 51b. North section of downtown survey area in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years



Figure 51c. West section of downtown survey area in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years

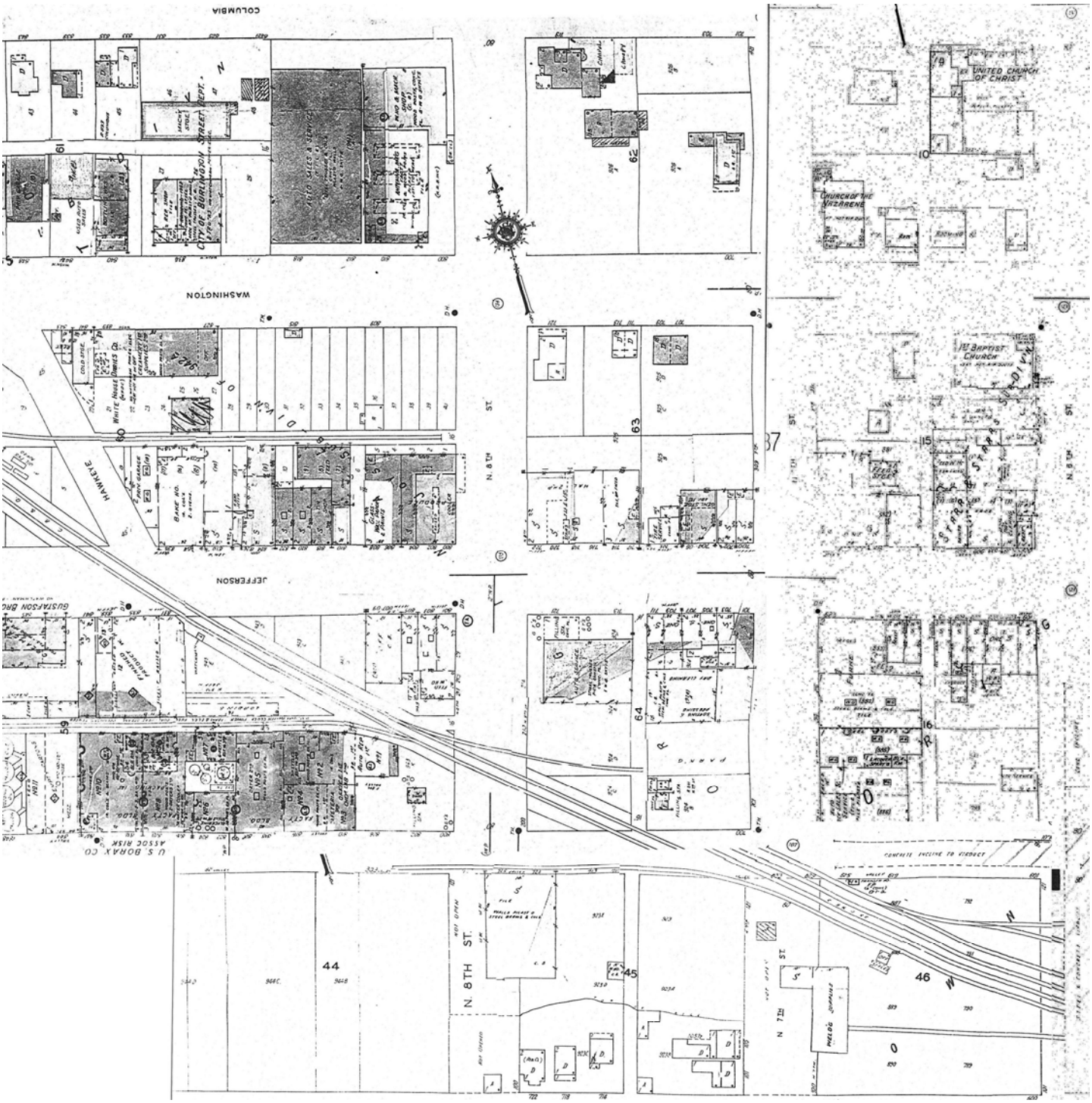


Figure 51d. West section of Jefferson Street in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years



Figure 52. Looking west on Jefferson from 3rd Street around 1960 (Downtown Partners collection).

Efforts to improve and modernize downtown Burlington, particularly by major retail businesses, continued through the middle of the 1960s. Eklund's Ready-to-Wear at 217 Jefferson clad their 19th century façade in October 1963, incorporating a smaller building to the east behind the applied metal screen façade (Map #54). On the block to the west, Riepe-Peterson Clothing Company remodeled the façade at 315 Jefferson in early 1964 with the installation of large square concrete panels and smaller square windows (Map #60) (*Hawk-Eye*, February 25, 1964, 11). This remodel was noted as a major improvement to the earlier Romanesque building. The Snyder & Hertzler shoe store at 212 Jefferson was bought out by the statewide Brown Shoe Fit Company in February 1965, with this façade clad in concrete (later removed, Map #51), and they moved from their earlier location at 506 Jefferson. Page Jewelry likewise was remodeling in the 600 block ("Three Ways to Look at Our Downtown," *Hawk-Eye*, November 27, 1966, 17; "Shoe Store is Purchased," *Hawk-Eye*, February 28, 1965; "Building Permits," *Hawk-Eye*, August 17, 1965). In January 1966, J.S. Schramm Company underwent a major change as well, buying the adjacent building at 214 Jefferson and expanding into the upper stories of the adjacent building at 212 Jefferson owned by Brown Shoe Fit Company ("Plan Store Remodeling," *Hawk-Eye*, November 8, 1965, 3). They remodeled the storefront of 214 Jefferson for Rapp's Jewelry Store

in 1966. When the 212 Jefferson building was then bought by Schramm's in 1968, Brown Shoe Fit Company moved to 308-310 Jefferson, remodeling the storefront for shoe display (Map #64). S.S. Kresge Company at 320 Jefferson remodeled their storefront with the installation of new smooth mauve square panels in May 1965 to attract a new tenant for the large corner space, with the company moved to the smaller 316 space ("Kresge Store Remodeling," *Hawk-Eye*, May 5, 1965, 28). Efforts at remodeling were recognized and appreciated with the city mailing 22 letters in October 1965 to businesses and owners to thank them for their efforts, with a total of 50 business locations improved downtown by July 1966 ("New Store Fronts Added Across City," *Hawk-Eye*, July 13, 1966, 11).

The downtown was the focus of a Central Business District study that started in 1966. Jim Maynard of Powers and Associates of Iowa City was hired to assess the downtown businesses and buildings, with recommendations on strengthening the area. He noted that 15% of the ground floors were vacant, with businesses closing or moving to west Burlington locations. The downtown had the challenge of functioning like an elongated T, with business along Main and N. 3rd Street and then west along Jefferson. It was thus more difficult to walk between stores, and he presented the idea of a "partial mall" for pedestrians along a core section of Jefferson, with traffic routed along Washington and Valley in this area. He also noted the recent efforts of downtown businessmen to improve the look of the downtown ("New Store Fronts Added Across City," *Hawk-Eye*, July 13, 1966, 11). An editorial in November 1966 notes that Jefferson Street had rebounded over the last decade with new buildings, facades, and storefronts in most blocks. Several recent projects were noted, including a new front on Helen's Fashions, new front on T.C. Henderson investment office, remodeled Brown Shoe Fit store, Waldhoff's filling the void left by Klein Ready-To-Wear, and remodeling J&R Clothing, Riepe-Peterson Clothing, Page's Jewelry, Capitol Optical Co, Osco's, Ace Florist Shop, Buettner's, Kinney Shoes, and two attractive stores for Sears ("'New Life' for an Old Street," *Hawk-Eye*, November 27, 1966, 17).

A major building project noted was the construction of a south addition to the Mississippi Valley Savings and Loan Association at 321 N. 3rd Street (Map #45, State Site # 29-03674). The assets of the organization had grown from $8.5 million in 1961 to more than $17 million in 1965 under the leadership of president D.M. Kurtz. The building was designed by Dane Morgan & Associates as an extension of their 1953 building designed by Edwin A. Thornquist (Figure 53). Work began in April 1965, and open house in the new building was held on July 28-30, 1966. The building doubled its frontage from 40 to 80 feet along N. 3rd Street, with the demolition of at least one 19th century building to the south and the old Gazette building to the west. These demolitions permitted the incorporation of drive-in services at the south end of the building, with access from behind the building to the west. The area to the west also served as parking for the office tenants ("Unveil Expansion," *Hawk-Eye*, July 27, 1966, 10). The façade continued the modern square smooth panels of the original section, with decorative open concrete blocks along the drive-through area at the south end.

At the same time, the Farmers & Merchants Bank at the southeast corner of Jefferson and 3rd Street undertook a major remodel of their 1912 building, designed by Dane Morgan & Associates in fall 1964. While they had constructed a motor bank in 1960 to the southwest, they had yet to remodel their main building. The first two stories on the exterior were remodeled, removing the stone Classical columns and cladding the stories with smooth black granite panels.

New entrances were designed for both the Jefferson Street and 3rd Street sides. Operations were expanded to three stories on the interior, and the interior was redecorated with Italian marble columns, near-white terrazzo floor, and rich walnut paneling. Bank cages were removed to create a more modern, open feel. The completion and open house in June 1966 coincided with the 50th anniversary of the bank ("Remodeling Job at F&M Asset to Downtown Area," *Hawk-Eye,* June 1, 1966, sec 2, p 19). This storefront was then perhaps the inspiration for the remodeling of the Paule Jewelry storefront on the block to the west in 1967, also designed by Dane Morgan & Associates. The storefront was remodeled with black Andes granite panels, with a room built into the west section for a diamond room. The center entry and east display window were then recessed within the building. The jewelry store had been operated by the Paule family for 78 years, moving into this 1891 Romanesque building in 1899. The work was completed by late November by Carl A. Nelson Company during "after hours" ("New Look on Jefferson," *Hawk-Eye,* August 15, 1967, 9). This remodel also followed the storefront remodels of Page Jewelry in 1965 and Rapp's Jewelry Store in 1966. These projects were the last major projects identified in the series of remodeling efforts through the middle of the 1960s. A report from December 1971 noted that in the 1960s, $522,281 had been spent for 102 remodeling projects along Jefferson Street from Front to Central Ave, plus $1.4 million on the new post office at the end of the 1950s and several bank construction projects ("Fix-ups are as vital as new projects," *Hawk-Eye,* December 5, 1971, 27).



Figure 53. Addition to Mississippi Valley Savings and Loan in 1966 (*HawkEye*, July 27, 1966, 9).

Postscript: Downtown Burlington in the last decades of the 20th century

The movement to improve downtown continued through the 1970s, though new construction projects are marked by a gap between 1966 and 1974. The last major downtown bank project was envisioned and completed through the first few years of the 1970s. Seven buildings on the west side of the 200 block of N. Main were condemned in July 1970, with First National Bank (name changed from National Bank of Burlington in 1967) then owning many properties and John Witte personally owning several others. The bank was also in the process of acquiring others with the intent of demolishing them ("Condemn 7 Main Street Buildings," *Hawk-Eye*, July 23, 1970, 1). Work to relocate tenants spanned over a year, with demolition of the half block finally completed in summer 1972. The new buff-colored textured concrete two-story bank building was designed by C. Edward Ware Associates of Rockford, Illinois, in conjunction with Midland Architects of Burlington (Map #12, State Site #29-01083). The bank planned to operate on the first story, with the second story office space for lease. The First National Bank moved from the northwest corner of Jefferson and Main to its completed $1.4 million building on the southwest corner in August 1974. The bank features a wide expense of glass for the main entry from Jefferson Street into the lobby, with a wide sidewalk planned to coordinate with the future plans for Jefferson Street. A side entry was located from Main Street, with the drive-in banking facility accessed from Main and Valley strets. The bank had four teller bays for drive-in customers, a walk-up window, night depository, and customer parking on the ground level. Witte Drug Store then expanded into the 1958 section of the old bank to the north ("First National building plan gets mid-June 'go,'" *Hawk-Eye,* June 4, 1972, 1; "First National Makes Its Move," *Hawk-Eye,* August 25, 1974, 3).

In this period, the City of Burlington turned their attention to other ways to improve the experience of downtown and attract new shoppers and businesses. The study of the Central Business District was completed by Jim L. Maynard of Powers-Willis and Associates of Iowa City in February 1968, suggesting that a pedestrian mall be installed with a "Steamboat Gothic" theme. The plan would be closely related to riverfront improvement plans, providing an attractive "front yard" for the downtown ("City Core Area's New Look by 1975?" *Hawk-Eye,* February 4, 1968, 13). The mall project was finally financed and began in 1974, with work continuing in subsequent grants in 1975 and 1976. A full pedestrian mall was installed between Main and 3rd Street and between 5th and 6th street, closing these blocks from traffic, with a partial pedestrian mall installed on the remaining blocks from Front to 5th Street. The "steamboat" theme was intended to evoke the association of Burlington as a historic river city. The fully completed walk was dedicated on October 14, 1977 ("Two More Mall Blocks in '75 Funding," *Downtown Doin's,* June-July 1974, 4; "Jefferson St. wearing fresh face," *Burlington Hawk-Eye,* July 4, 1976, sec 6, p 1; "HUD officer will attend mall opener," *Hawk-Eye,* August 7, 1977). The mall was removed twenty years later to return vehicular traffic to Jefferson. Plans to develop the riverfront were revived in 1972 with a new plan to develop more public uses from Memorial Auditorium north to Paul's Marina, including a new use for the municipal terminal building. The plan was presented to council in January 1974 and further developed in 1975. Sturm Freightways Company had leased the municipal terminal since 1953, and they vacated the facility in May 1974. The building was then rehabilitated into a visitors' center in 1975 named the "Port of Burlington" as part of the riverfront improvement project (Map #3). The visitors' center continues to operate from this building today ("Planning for riverfront improvement," *Hawk-Eye,* April 8, 1975, 4).



Figure 54. First National Bank (1974), Eklund's Ready to Wear (1963), Farmers & Merchants Bank (1912, 1966), and 1970s "Steamboat Walk" streetscape improvements in late 1970s (DMCHS files).

Downtown parking was another issue addressed by the City of Burlington in the middle of the 1970s. Parking was a concern in the central business district study, and the idea of a parking ramp on Washington between Main and Third Streets was first discussed in 1969. A local civic group, Central Business District, Inc., began a campaign to make the new ramp a reality. CBD began acquiring the 19th century commercial properties in the area in 1971, even before a $7,500 feasibility study on the proposal was conducted at the end of that year. In March of 1973, CBD sold Lot 198 and part of Lot 199 to the City of Burlington for $93,000 ("New Downtown Parking Lot Going Ahead," *Burlington Hawk-Eye*, February 21, 1973, page 28). That month the city began demolishing buildings on the north side of Washington to construct the initial part of the lot at the northwest corner of Washington and Main. This temporary lot was completed in July of 1973, with Worley Asphalt and Paving Co. doing the work at a cost of $8,780.25 ("Tap Loses Second Bid for Permit," *Burlington Hawk Eye*, July 17, 1973, page 3) By 1975, plans for a two-level expansion were progressing at the west end of the block. In total, the project was estimated to cost $675,000. This amount was procured through revenue bonds ("Parking Ramp Moving Ahead," *Burlington Hawk Eye*, September 30, 1975, page 1). This parking structure was completed in 1976, the upper deck extending from the 400 block of North Third to the alley between Third and Main (Map #26, State Site #29-03662). In 1996, plans to construct a second level on the east half of the 200 block of Washington were made, with Lamb's Diner and Lamb's 66 station closing. The development included a parking structure clad in brick with historic details with a convenience store at the northeast corner for a gas station to continue to operate to

the north. ("Parking Ramp Extension Ok'd," *Burlington Hawk Eye*, May 21, 1996, page 3A). The project was completed 1998.

In the bicentennial edition of the *Burlington Hawk-Eye* on July 4, 1976, many Jefferson Street businesses advertised as being "On the Mall." A number of downtown businesses had operated for many years in the area, including Archer Motor, Arion Restaurant, Bennett's Home Center, Beckman Cleaners, Bill's Country Store, Bishops Tire and Wheel, Bock's Flower Shop, Brown's Shoe Fit, Brown's Studio and Photo Supply, Buettner Furniture, Burlington Bank and Trust, Burlington Credit Bureau, Burlington Insurance Services, Burlington Linoleum and Tile Company, Burlington Produce Inc, Burlington Sporting Goods, Capitol Theatre, Cady Insurance Agency, Carter Food Mart, Curly Printing Specialties, De Mer Shoppe, Economy Store, El's TV Sales and Service, Eklund's Ready to Wear, Farmers & Merchants Bank and Trust, Firestone Stores, First National Bank, Fish 'n Critters, Fox Appliances & Kitchen Center, Gift Center, Gnahn's Book and Stationary, Hobbycraft Shop, Iowa Plate & Window Glass, Helen's Fashions, Iowa Southern Utilities, J.C. Penney Company, J.S. Schramm Company, Jack Naylor Insurance Company, Jefferson Hat Shop, Johnson-Rasmussen, Law's Jewelry, Martha Brown Ltd, Mr. Penguin, Model Clothing and Freight House, Mississippi Valley Savings, Neff's Shoe Store, Newsland, Osco Drug, Paule Jewelry, Pages Jewelry, Palace Theatre, Rapp's Jewelry, Reddick's Music Center, Riepe Peterson Clothiers, Stoermers, Sutter Rexall Drugs, Turner's Seed Store, Weird Harold's, Wise Jewelry, Witte Drugs, and Woolworth's (*Hawk-Eye*, July 4, 1976, sec 1, p 12). A number of the downtown businesses also advertised branches in the Fairway Center or other west Burlington locations.

The trend for businesses to move to west Burlington was continued with Roosevelt Avenue becoming a four-lane road from Agency to Mt. Pleasant as part of the US 61 improvements in January 1977. Westland Mall opened near the highway a few months later, drawing some businesses out of the downtown and introducing new competitors for the remaining ones. For example, Woolworth's moved from their downtown location to Westland Mall when it opened. Holiday Inn announced plans for a Holidome in New Orleans French Quarter motif on Mt Pleasant near Broadway. At the same time, a new Central Business District Development board was organized to promote the growth and expansion of downtown. A number of downtown businesses were noted as continuing to be successful downtown. Billups Tire & Wheel Center opened in 1976 in the former Shell station at the southeast corner of Main and Washington (Map #22). J.S. Schramm Company expanded into the ground level of 214 Jefferson where Rapp Jewelry store had been located, adding 1,200 square feet to the extensive building complex (Map #51). Witte Drug had expanded into part of former the First National Bank for a larger paint department, complete hardware department, housewares, garden supplies, and other goods, permitting their pharmacy to expand in the Jefferson Street side. Burlington Federal Savings and Loan became Midwest Federal Savings and Loan, building a new $1 million headquarters at Division and Roosevelt. Other banks likewise opened west Burlington locations, while maintaining their downtown locations. In a reverse of the migration, William Mundt bought the Labor Temple building at Washington and 3rd Street, remodeling the lower two stories and moving Mundt Piano & Organ from Sunnyside and Roosevelt to this former location of App's Music House ("Burlington Business Community was and still is expansion minded," *Hawk-Eye*, January 30, 1977, 11).

Over the next two decades, a number of long standing downtown businesses closed or evolved. In January 1979, Witte Drug was bought by Drug Fair Inc of Iowa, who maintained the downtown and Fairway shopping center locations under new management. Gnahn's Book and Stationery store, dating to 1886 and operating for many years in the Tama Building, closed in 1980. Another long-term Tama Building tenant, Sutter Drug Company then closed their downtown location in 1981, followed by the third tenant, Page's Jewelry, in 1982. In 1986, the Arion Restaurant on N. Main Street closed after several decades of successful operations. National and state changes in banking laws led to a number of mergers and name changes for Burlington banks. In 1995, J.S. Schramm's celebrated their 150th anniversary in business. The store was run by great-grandson John Randolph, with his wife Susan serving as the vice president. They had evolved into a specialty store for women and children, closing the top two floors in the last year. However, in October 1996, they announced that the store would be closed once all their merchandise was sold. The building was then sold to a developer in February 1998. Paule Jewelry then announced in November 1996 that they were also closing, after operating in downtown Burlington since 1889 ("Familiar store adapts to challenges," *Hawk-Eye*, February 19, 1995, 48; "Brueck buys Schramm's," *Hawk-Eye*, February 15, 1998; "Downtown undergoes changes; more in store," *Hawk-Eye*, December 26, 1996, 3A).

In the last 15 years, a number of businesses have opened and closed in downtown Burlington. The mall along Jefferson Street was removed in fall 1996, reopening the street for vehicular traffic. The Main Street program, started locally in 1986, became Downtown Partners in 1996. Efforts by Downtown Partners, have focused on the economic and aesthetic improvements to sustain the downtown in the 21st century. Façade cladding installed in the 1950s and 1960s has been removed on some buildings. Renewed interest in rehabilitation of older commercial and wholesale buildings combined with utilization of historic tax credits has sparked new projects to bring both commercial and residential tenants to the downtown.

Associated Property Types:
Commercial resources in Burlington, 1833-1967

Commercial historic districts

Description: Commercial historic districts are primarily composed of commercial buildings, ranging from one story to more than four stories in height. A commercial historic district may be found in a downtown, or "central business district," location or within a section of a primarily residential neighborhood. In Burlington, commercial historic districts are dominated by two or three story brick buildings, with some one-story buildings. The downtown also has a number of buildings taller than three stories. Setbacks are generally non-existent as typical with a commercial building, with the building constructed to the front lot line. Likewise, buildings typically shared party walls, though some lots remained undeveloped in these districts as well. Typically, smaller outbuildings are not found in these areas. Within historically platted areas such as the downtown, alleys are found on the rear or side of the buildings, and buildings are often accessed from the alley. The earliest buildings in these districts in Burlington date to the 1850s and 1860s, with a number dating to construction from the 1870s to 1890s during the height of the development of the commercial sector of Burlington. Buildings dating to this period are typically two or three story brick buildings reflecting the Italianate or Romanesque style. Taller buildings were constructed within downtown blocks by the 1890s and continued through the 1920s, reaching five to seven stories in height. The influence of the Chicago School, Classical Revival, and Renaissance Revival is found on these building. Terra cotta also became popular in the period, accenting or cladding a façade. The evolution of business and industry in the mid-20th century led to façade and storefront remodeling in a number of the buildings, spanning from the late 1930 through the 1960s. Modern buildings were also constructed in this period, with streamlined, smooth facades without architectural detail. A commercial historic district may be composed of one period or several periods of construction and style, depending on the historic and/or architectural significance.

Significance: The significance of commercial historic districts lies in their potential as historic districts. By definition, a historic district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Historic districts are collections of buildings that derive their importance from the group that possess a sense of time and place. They have a common period of significance that may extend over a few years or multiple decades. Historic districts might have a shared building type, style, or material, or they may be composed of a variety of resources. However, the area must possess characteristics that united it historically or aesthetically by plan or physical development to be considered a historic district.

Commercial historic districts that may be eligible as historic districts reflect themes within the commercial development of Burlington. This may be a significant, unified development over a short period of time, or it may reflect a pattern of development over several decades among several businesses that was significant in the history of Burlington. Districts developed by a significant person or group may be eligible as historic districts for this association. The significant person or group will have had a direct impact on the development of the district, as well as be significant in the commercial development of

Burlington to be eligible within this historic context. Commercial historic districts may also be eligible as historic districts for the architecture of their buildings, in terms of style, type, design, materials, and/or construction. This may be unified or similar architectural features throughout an area, or it may represent a variety of architecture that is significant within the development of the area.

Registration Requirements:

Criterion A: Historic districts will have served an important role in the commercial development of Burlington to be eligible under this historic context. Eligible commercial districts will distinctly reflect the trends and patterns of this development in Burlington during a particular period or throughout several periods. Their relationship with the pattern of commercial development should be demonstrated to be significant in the overall history and development of Burlington. While the downtown may be significant for its historic role as the central business district, commercial nodes within neighborhoods may be significant for their association with the shifting commercial development to secondary locations. Eligible commercial districts are more likely to be united through historic and architectural development rather than by a single plat or multiple plats.

Criterion B: Historic districts will have an association with important men or women in the history of Burlington or a significant group of people associated with commercial development to be eligible under this historic context. The historic district must be associated with the person's productive life or the group's period of significance, and the district would likely be developed as a whole by this person or group to be solely eligible under this criterion. It is less likely that a historic district will be eligible only under this criterion than in combination with another criterion. Historic districts may be eligible under Criterion B if the properties are associated with the person's productive life, and the properties are better associated with the person than other extant properties. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion.

Criterion C: Historic commercial districts eligible under this criterion will have a significant group of commercial buildings, either for architectural styles or vernacular designs, which may lack individual distinction but form an architecturally significant group of resources based on the architectural components of the district. A number of resources or a significant portion of the development must have occurred within a particular period to significantly reflect that period. Historic districts may be eligible within multiple periods for architecture and development, if significance is established all periods.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to these districts; archaeology was not included as part of this project.

Integrity Considerations: The integrity for a historic district will be judged on the basis of the integrity as a neighborhood as well as the integrity of the individual components. The majority of the district's individual buildings should retain integrity as contributing buildings even if they lack individual distinction. Additionally, the relationship between the individual buildings must be substantially unaltered since the period of significance. Intrusions, such as buildings constructed outside the period of significance, will be judged on their relative number, size, scale, design, and location to determine their impact on the

integrity as the district as a whole. A historic district will not be eligible if it contains sufficient alterations or intrusions that it no longer conveys the sense of the historic district during the period of significance.

Individual resources may be eligible as contributing resources in a historic district when they retain sufficient integrity and date to the period of significance for the historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and architectural stylistic features to remain as contributing buildings. Alterations less than 50 years old or outside of the period of significance for the historic district may be acceptable on contributing buildings as follows:

- Storefronts may have been updated after the period of significance without precluding the building from being considered contributing based on this criterion alone.
- If upper story window openings do not retain historic sashes, the majority of the window openings retain their original sizes, particularly on primary façades.
- Non-historic or non-original siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing, unless a masonry wall was historically exposed.
- Any additions after the period of significance are subordinate to the original building (preferably at the rear) and do not cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the building should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, cladding of a brick building outside of the period of significance, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable or buildings constructed outside of the period of significance will also be classified as non-contributing. If alterations have occurred where a new façade material has been applied over the original façade after the period of significance for the district, the buildings should be re-evaluated if the cladding is removed. Finally, a building not sharing the historic associations or significance of the commercial historic district will be considered a non-contributing building.

Finally, while National Register standards generally preclude moved buildings from being considered contributing, there are certain exceptions. The assumption is that a move

detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the setting and context are similar to original locations, and these resources are considered contributing buildings. Buildings that date to construction in the period of significance but were moved into the historic district after the period of significance may be contributing if they strongly reflect the significance of the remainder of the historic district in history and architecture and the new site was similarly developed previously. Building alterations considered acceptable for moved buildings include changes in foundation materials and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the period of significance for the historic district. These buildings would be non-contributing resources. Moved resources that are outside the period of significance for the district will be considered non-contributing buildings within the district, as they likely do not reflect the remainder of the district in history and architecture.

Related properties identified in the survey of the east section of downtown Burlington:

Downtown Commercial Historic District – generally west from the Mississippi River to 3rd Street between Columbia and Market and continuing west from 3rd Street along Jefferson Street including adjacent blocks to railroad tracks and Hawkeye Street – State Site #29-03685

West Jefferson Street Historic District – previously listed on National Register of Historic Places in 1991 – along Jefferson Street from 4th to railroad tracks and Hawkeye Street

Commercial buildings

Description: The earliest substantial commercial buildings were two-story brick buildings with side gable roofs and chimneys, as depicted in historic photographs of the blocks along Front Street. The earliest identified extant commercial buildings in Burlington date to the 1850s and 1860s, typically brick buildings either two or three stories in height. Buildings in this period were constructed on yet undeveloped lots or replaced early settlement period buildings. These buildings can be either a single storefront of approximately 15 to 20 feet in width or multiple storefronts wide. Large block buildings were constructed by the late 1860s and 1870s in Burlington, with storefront units unified through shared features on the upper stories. Stylistic influences were greater in this period, reflecting the influence of national trends, local tastes, and a desire to demonstrate business success to the public by constructing a stylish, up-to-date building. The Italianate style strongly influenced building from the 1850s to 1880s, and Romanesque Revival buildings also began appearing by the 1870s. Late Victorian building reflected more of the High Gothic style than the Queen Anne style. These buildings reflect these styles in their proportions, fenestration patterns, fenestration detailing, cornice detail, and other architectural features. These buildings remain primarily outside the core of the continued 20th century commercial development of downtown Burlington along Jefferson from Main to 4th Street, located on adjacent blocks to the north, south, and west. These buildings were primarily constructed from 1865 to 1895.

Commercial buildings constructed in downtown Burlington from 1895 to 1929 were primarily constructed on lots previously developed, often with buildings from the pre-Civil War period. Additional undeveloped lots were also built upon in this period, particularly on

the blocks to the north of Jefferson and further west along Jefferson. Buildings taller than three stories were built in the core of downtown along or within a block of Jefferson Street east of 4th Street. Buildings constructed on blocks adjacent to Jefferson or west of 4th Street were typically two or three stories in height, with some one-story commercial buildings also constructed. These latter buildings scales and types were also associated with commercial development within neighborhoods in this period. Commercial nodes developed along primary streets, often served by streetcar lines. Brick buildings continued to be the predominant choice in Burlington. By 1895, the influence of the Chicago School, Classical Revival, and Renaissance Revival styles were noted on new construction. Smaller buildings likewise noted revival styles, most typically Classical Revival. Simpler brick 20th century commercial buildings with facades accented primarily by brick or terra cotta detailing rather than stylistic features were also popular by the 1910s and 1920s. Terra cotta was utilized on several buildings in the downtown by the 1910s, primarily as an accent material though for full facades in select cases.

Commercial buildings constructed or remodeled in the period from 1930 to 1967 reflected modern architectural ideals that encouraged façades devoid of decorative architectural features. With this shift to streamlined facades, modern smooth tile, glass, and stone materials were incorporated on facades and remodeled storefronts. Brick, tile block, and concrete block were the primary structural building materials, though they might be clad in other materials for the façade. Older buildings from the 19th century, typically ornate in their architectural detail, often had new facades installed to replace or cover the "old" appearance. Other businesses focused their buildings updates solely on their storefront. New buildings were typically one or two stories in height, though vertical elements were a key feature of commercial buildings from the 1950s and 1960s. The construction of buildings associated with financial institutions was particularly prevalent in this period. With the rise of the automotive industry, more functional commercial buildings, usually one story in height, were also constructed from the 1940s to 1960s. Commercial buildings located within neighborhood locations were often brick or tile/concrete block with a brick façade only. These buildings were primarily one story in height, with some two-story buildings as well.

Significance: The significance of these buildings lies in their reflection of the commercial development of Burlington. Individual buildings may be significant for their historical association or architectural features that reflect this commercial history. Buildings may be significant for the individual history of an associated business, or the business may be significant with a pattern of development among similar businesses in Burlington. Buildings associated with a significant person or group may be eligible as for this association if the building best represents the person's productive and significant portion of their life. Commercial buildings may also be eligible for their architecture in terms of style, type, design, materials, and/or construction. The significance of many individual commercial properties, however, is likely to be established as contributing resources of a district.

Registration Requirements:

Criterion A: Resources significant under this criterion will be associated with the commercial development of Burlington and will have served an important role downtown or in a neighborhood commercial node. The significance of prominent businesses in the commercial history of Burlington will be demonstrated through the comparison of the business with other similar businesses. The business may be

significant for its impact over a period of years or significant within a short period of time for a unique contribution within the commercial history of Burlington.

Criterion B: Resources significant under this criterion will have an association with important business men or women, or another key individual responsible for establishing the location and configuration of commercial areas. The commercial resource must have a more direct and significant association with the person than other buildings associated with the individual during his or her period of significance. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance.

Criterion C: Resources individually significant under this criterion will be an excellent example of an architectural style applied to commercial architecture; resources will be intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder; or resources will significantly represent a particular building method or material. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to wholesale or industrial buildings; archaeology was not included as part of this project.

Integrity Considerations: Commercial buildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a commercial building are expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility, but a later storefront must not detract from the overall historic appearance of the building. These alterations should also be considered significant when they are over 50 years old and fall within the period of significance. Storefronts less than 50 years old should be sympathetic to a historic design. However, to be individually eligible within this period of significance, the building must still retain its essential characteristics, such as massing, fenestration pattern, design, and materials that reflect its appearance from within its period of significance.

Related properties identified in the survey of the east section of downtown Burlington:

Drake Hardware Company – 106-110 Washington St (also 415 N. Front) – State Site #29-1657 – Map/Field Site #DT-04-05 – early 20th century commercial / Classical Revival – 3 story brick – c.1903

German American Savings Bank / National Bank - 200-204 Jefferson St - State Site #29-01082 - Map/Field Site #DT-13 - Classical Revival / Modern - 4 stories brick - 1885, 1913, 1958

John H. Witte & Sons Drug Store - 206-208 Jefferson St - State Site #29-03651 - Map/Field Site #DT-14 - Romanesque (simple) - 3 story brick - c. 1885

F.W. Foester Blacksmith Shop and Residence - 113 Court St - State Site #29-03665 - Map/Field Site #DT-31 - Romanesque (simplified) - 2 story brick - c. 1891

Remey Building (Moose Lodge) - 412-416 N. 3rd St - State Site #29-03670 - Map/Field Site #DT-40 - Brick with terra cotta - Late Gothic Revival - 3 story brick - 1915-16, 1927

Elks Building - 300-304 Washington St - State Site #29-03671 - Map/Field Site #DT-41 - Romanesque - 4 stories brick - 1883, 1907

Mississippi Valley Savings and Loan Association - 315-321 N. 3rd St - State Site #29-03674 - Map/Field Site #DT-45 - Modern - 3 story smooth stone panels - 1953, 1966

Medical Arts Building - 320-324 N. 3rd St - State Site #29-00098 - Map/Field Site #DT-47 - Chicago School (tall commercial building) Beaux Arts details - 7 story brick - 1925-26

Bock's Flower Shop - 308 N. 3rd St - State Site #29-00096 - Map/Field Site #DT-49 - Brick with terra cotta - 2 story brick - 1924

Schramm Building / P.A. Andre Shoe Company – 212 Jefferson – State Site #29-03144 – Map/Field Site #DT-50 – Victorian Gothic – 1878-79

Denise Building – 214 Jefferson St – State Site #29-01085 – Map/Field Site #DT-51 – Victorian Gothic – 3 story brick – 1879

Iowa State Savings Bank – 221-223 Jefferson St (also 214-218 N. 3rd St) – State Site #29-01087 – Map/Field Site #DT-55 – Chicago School – 1912-13, 1966 storefront

F.W. Woolworth Company - 301-311 Jefferson St - State Site #29-01089 - Map/Field Site #DT-58 - modern (1950s) - 1 story brick - buff - 1958

Paule Jewelry Company - 313 Jefferson St - State Site #29-01091 - Map/Field Site #DT-59 - Romanesque - 3 story brick - 1891, 1967 storefront

Tama Building - 300-304 Jefferson St (also 305 N. 3rd St) - State Site #29-01088 - Map/Field Site #DT-63 - Classical Revival / Chicago - 5 story brick - buff - 1896-97, 1916

Chittenden & Eastman Commercial Building - 308-310 Jefferson St - State Site #29-01090 - Map/Field Site #DT-64 - Classical Revival / Chicago - 4 story brick - buff - 1895-96

Kresge Building - 318-322 Jefferson St (also 310 N. 4th) - State Site #29-01095 - Map/Field Site #DT-66 - 20th century commercial - 2 story brick - buff - 1933

Benner Tea Company - 312 N. 4th St - State Site #29-00139 - Map/Field Site #DT-67 - Romanesque - 2 story brick - buff - c. 1892

Citizens Water Company - 314 N. 4th St - State Site #29-00141 - Map/Field Site #DT-68 - Classical Revival - 2 story glazed white tile - 1914-15

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IV. Identification and Evaluation Methods

The purpose of the Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, Iowa, was to complete an intensive level historical and architectural survey of 78 properties in the east portion of downtown Burlington. The survey area roughly includes the east section of downtown from Valley north to Highway 34 and from the river west to 4th Street (3rd Street north of Washington). Additionally, the south side of the 700 block of Jefferson was included, as it was excluded from the West Jefferson Street Historic District. This area was outlined in the 2012 CLG grant application, and it is depicted on Figure 1. Research was also conducted to develop a historic context relating to this history to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well. No archeological sites were included in this survey.

The methodology for the intensive level historical and architectural survey in Burlington included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985). The work for this project was divided between a consultant serving as Principal Investigator, Rebecca Lawin McCarley (d.b.a. SPARK Consulting); the local project director; and the local volunteers. The local project director was Eric Tysland, city staff assigned to the Burlington Historic Preservation Commission. As such, he performed the usual management functions and acted as the liaison between the City of Burlington and the State. The majority of the volunteers for the research and survey project were members of the Burlington Historic Preservation Commission. The project was funded through a Certified Local Government (CLG) grant in winter/spring of 2012, with funds available through June 2013.

The principal investigator (consultant) was responsible for the organization and coordination of the project activities, as well as specific project activities. These include research for the historic context, development of the historic context, evaluation of surveyed sites, partial completion of site inventory forms, and preparation of the final report and recommendations. The consultant was also responsible for the training of the local volunteers; and in cooperation with the project director, providing project direction. The volunteers and project director were responsible for assisting the consultant in conducting the fieldwork, including recording/collecting data on field site forms. The volunteers were directly responsible for conducting the archival and oral research on each of the properties included in this survey. They worked with the consultant to prepare the site inventory forms electronically. The consultant completed the narrative descriptions and final evaluations for each property on the survey forms. The consultant prepared the photographs and the final products for submission.

The project began with a field survey in June 2012 by the consultant to create a list of properties within the survey boundary in Burlington. Field site numbers were assigned to buildings and buildings were dived into sections to assist in the organization of the research effort. Once the field survey was complete, the survey area was determined to consist of 78 properties. These properties were entered into a database and compared with the list of previously surveyed

properties from the State Historic Preservation Office. It was determined that 38 of the properties had been previously surveyed. Additionally, the following 12 previously surveyed properties in the survey area were determined to be demolished:

- 29-00960 – Witte Paint – 213 Front Street
- 29-00961 – Commercial building – 217 Front Street
- 29-01246 – Commercial building – 414 N. Main (c.1873)
- 29-01247 – Commercial building – 418 N. Main (c.1873)
- 29-01248 – Commercial building – 422 N. Main (c.1873)
- 29-01249 – Commercial building – 500 N. Main
- 29-01250 – Burlington Soap Company / Burlington Paper Company – 508 N. Main (1905)
- 29-01637 – Commercial building – 108 Valley
- 29-00963 – Commercial building – 401 Front Street
- 29-00959 – Commercial building – Front Street (same as above)
- 29-00957 – Shoquoquon Boat Club – Front and High
- 29-00956 – Grain elevator – Front Street (south)

Individual folders were created for each property, and the 78 properties were divided into nine survey areas by the consultant. The research revealed that the properties identified in the field survey included affiliated company buildings for two sets of properties and a set of four rowhouses previously surveyed together, so a total of 73 Iowa Site Inventory forms were prepared as part of this project. These forms include 66 historic buildings/groups (built by 1966), as well as a park, parking structure, and five buildings constructed in the 1970s and 1980s.

The initial project meeting and training was conducted on June 26, 2012. The property owners in the survey area were invited to a meeting at 6:00 p.m. to introduce the survey project to the owners and provide information on the National Register of Historic Places. The training meeting for the volunteers and historic preservation commission (HPC) then followed at 6:30 p.m. Members of the HPC and volunteers then signed up to research certain blocks of buildings, as divided into the nine sections by the consultant. The project continued with site-specific archival research on the buildings by the HPC and volunteers, under the direction and supervision of the consultant. Research sources primarily included Sanborn maps, city/business directories, and historic property owners through transfer books. Additional sources included county and city histories, vertical files at the Burlington Public Library, and sources at the Des Moines County Historical Society. One volunteer, Barb Mackey, researched old newspapers for several properties through the online database of NewspaperArchives.com. The research was completed by the HPC and volunteers over the next six months.

A volunteer meeting was held in conjunction with the historic preservation commission meeting on September 11, 2012, and training was held on developing the Iowa Site Inventory forms for the buildings in the survey area. The research was complete and forms developed by the volunteers from October 2012 to January 2013. A progress meeting was held in conjunction with the historic preservation commission meeting on November 15, 2012 to answer any remaining questions and collect research materials for completed draft forms. The consultant then began the review of the survey forms in December 2012 and completion of the remaining sections, such as the building evaluation and narrative description. As holes were identified in the research, volunteers were contacted for additional information. By December 31, 49 of the

73 draft inventory forms had been submitted to the consultant, with research materials mailed throughout December and January. The remaining 24 draft survey forms were submitted to the consultant electronically by January 31, 2013, and the remainder of the research materials was mailed to the consultant in January and February 2013. The last of the Iowa Site Inventory forms were completed by the end of February 2013.

The historic context and site-specific research were utilized to evaluate the historic resources individually and as contributing within a potential historic district for their eligibility for the listing on the National Register of Historic Places. The properties were evaluated per the National Register of Historic Places criteria. In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register:

A. association with historic events or activities;
B. association with important persons;
C. distinctive design or physical characteristics; or
D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. For this survey, resources were primarily evaluated based on Criteria A, B, and C. These guidelines were utilized in evaluating the historic resources that appear eligible for the National Register of Historic Places. The results are summarized in *Section V: Survey Results*.

The consultant also conducted extensive research from June 2012 to December 2012 on the history of Burlington to develop the historic context for the survey area and developed the draft and final survey reports. Additional archival research was conducted on the individual properties as well as in the development of the historic contexts. These resources included county and local histories, fire insurance maps, city directories, newspapers, and historic photographs. Previous research and historic contexts developed for Burlington were also utilized. This research was primarily conducted at the State Historic Preservation Office in Des Moines, Burlington Public Library, and through online archival sources. This research was then utilized to develop the historic context (*Commercial history of Burlington, 1833-1967*) included within this report. Finally, this report was compiled for the project in the format of a Multiple Property document, which includes the historic contexts and associated property types, survey and evaluation methods, survey results, and recommendations. The draft report was completed in early February 2013, and the final report and site inventory forms were submitted at the end of April 2013.

V. Survey Results

The Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, Iowa, included 78 properties in a general 11 block area. The survey area roughly included the east section of downtown from Valley north to Highway 34 and from the river west to 4th Street (3rd Street north of Washington). Additionally, the south side of the 700 block of Jefferson was included, as it was excluded from the West Jefferson Street Historic District (Figure 1). Field site numbers were assigned to each resource identified in the field survey numerically in the format of DT-xx. A survey area map was created to show the location of all the buildings included within this survey and the survey sections (Figure 55). The surveyed properties are summarized on Table 1. Additional information for each property is found in Appendix A and on the individual Iowa Site Inventory forms submitted with this report.

The survey of the east section of downtown Burlington was recommended through previous work and developed locally with interest in potential redevelopment of buildings in this area. For the intensive level survey, Iowa Site Inventory forms for each resource were filled out completely, utilizing the information collected during the field survey and research phases of the project. These inventory forms are submitted with the report. A total of 71 historic buildings (built by 1966) were identified in the field survey, as well as a park, parking structure, and five buildings constructed in the 1970s and 1980s. The research revealed that the properties identified in the field survey included affiliated buildings for two businesses for two sets of properties and a set of four rowhouses previously surveyed together, so a total of 73 Iowa Site Inventory forms were prepared as part of this project. Approximately half of the survey forms (35) are related to newly identified individual resources with new Iowa Site Inventory numbers. The remaining 38 individual resources/groups were previously surveyed. The results are summarized in Table 1 on the following pages, with additional information on each building included in Table 3 in Appendix A and on the individual Iowa Site Inventory forms.

Following the field survey and research, these buildings were evaluated for their eligibility to the National Register of Historic Places, according to the national criteria assessing significance and integrity. The evaluation of these buildings is also included on Table 1. Buildings must retain sufficient integrity to reflect the period of significance and demonstrate significance within the history of a historic district to be considered contributing resources. Identification of the Downtown Commercial Historic District was the primary goal of the survey and evaluation (Figure 56). The status of the buildings within this district is indicated on Table 1, and the buildings within this potential historic district are listed on Table 2. Buildings outside of the survey area were identified as contributing to the commercial development of Burlington, particularly those buildings to the west within the West Jefferson Street Historic District and within the southeast corner of the Heritage Hill Historic District. Additional commercial buildings in the block to the south between Valley and Market that were identified during the 2009-2010 "warehouse district" survey were also noted as contributing to this history and significance, including two buildings directly linked to buildings in the survey area (motor bank for Farmers & Merchants Bank and garage for Hotel Burlington). Through this survey, there appears to be an eligible Downtown Commercial Historic District that includes 65 surveyed properties, as well as nine buildings in the 2009-10 warehouse district survey and 48 properties in the West Jefferson Street Historic District. Overall, there are approximately 108 contributing resources

and 14 non-contributing resources. The period of significance for the Downtown Commercial Historic District covers a century of commercial development in Burlington, from 1865 to 1967.

The determination of the significance and boundary of the Downtown Commercial Historic District were key components of this survey project. With three adjacent historic districts previously listed on the National Register of Historic Places, their significance and boundaries also assisted in the definition of this new historic district (Figure 2). These three historic districts are related to three distinct aspects of Burlington's history.

The Heritage Hill Historic District is located to the northwest of the survey area (roughly bounded by Central Ave., High, 3rd, and Jefferson streets), and it was listed on the National Register of Historic Places on December 21, 1982. This district was defined in a large part by topography and building functions. The topography in the northwest section of the survey area begins to rise up the side of the "north hill" that defined early Burlington, with the south and east boundaries of the Heritage Hill Historic District encompassing the side of the hill. This topography change also signaled a change in use from commercial to a mix of religious, governmental, and residential uses, and these uses define the significance of the Heritage Hill Historic District. A strong edge of churches along the south and east sides of the hill mark the edges of the boundary. The boundary, however, was extended in the southeast corner to include the now demolished Y.M.C.A. at the northeast corner of Washington and N. 3rd Street and the c.1855 house at 313 Washington, which was converted to commercial use in 1907. This extension then included four commercial buildings in this southeast corner of the district, somewhat unrelated to the dominant significant themes of the historic district (Figure 2). These buildings were thus included within the area for downtown survey project, as they are more directly linked to the remainder of the commercial downtown.

The West Jefferson Street Historic District is located to the west of the survey area and includes the 400 through 800 blocks of the Jefferson Street, listed on the National Register of Historic Places on April 9, 1991. The district was listed as part of downtown revitalization efforts to qualify property owners for the relatively new federal rehabilitation tax credit for listed and contributing properties. This name is somewhat of a misnomer as there is no "west" Jefferson Street, but rather it refers to the west end of Jefferson Street within the downtown area. At the time of listing, the typical 50-year cut-off for the National Register of Historic Places ended around 1940. Thus, this section of downtown was selected as a historic district because it was the most immune from the continued evolution and modernization of the downtown from the late 1930s to the middle of the 1960s. The significance of this historic district is thus directly tied to the earlier periods of commercial development in Burlington, including the era of Community Prosperity and Growth from 1865 to 1894 and the era of Commercial Stability and Community Pride from 1895 to 1929. The latest contributing building was the Great A&P Tea Company built around 1929 at 604-606 Jefferson. The south side of the 700 block of Jefferson was excluded due to the 1920s-1940s alterations and construction on this half block. Likewise, the mix of buildings to the east of 4th Street that date to these two earlier periods as well as the later period of Focused Community and Building Improvements from 1930 to 1967 excluded these blocks from the historic district. The north edge of this historic district was drawn to align with the previous south boundary of the Heritage Hill Historic District, picking up a few commercial buildings slightly up the side of the hill north of Jefferson Street but primarily remaining along

the commercial corridor of Jefferson Street. Likewise, more industrial and manufacturing buildings in the adjacent blocks to the south were not included in the historic district.

The Manufacturing and Wholesale Historic District is located to the south of the survey area, extending along Valley and Market streets and then south along 3rd Street to Elm Street. It was listed on the National Register of Historic Places on June 12, 2012. The significance of this historic district was tied directly to the development of the area with the buildings related to manufacturing and wholesale/warehouse functions. These uses defined a particular type of large and typically utilitarian building that continues to define the area. The 2009-10 survey area included two blocks between Valley and Market from Front to 3rd Street largely not included within the final district boundary as their uses were primarily commercial rather than associated with this manufacturing history. At the time, they were recommended to be re-assessed with a future survey project of the remainder of the downtown area to evaluate their significance in relation to that type of commercial historic district.

With these established historic districts, the Downtown Commercial Historic District was then defined as a primarily commercial/retail historic district, encompassing the three periods of historic commercial development from 1865-1894, 1895-1929, and 1930-1967. Buildings on blocks throughout the survey area reflect a mix of these periods, and these three periods together convey the full story of the commercial development of Burlington. Thus, changes in uses to the south, north, and northwest, as well as boundaries of the Heritage Hill Historic District and Manufacturing and Wholesale Historic District, began to define the boundary for the Downtown Commercial Historic District. The commercial buildings at the southeast corner of the Heritage Hill Historic District are included within the recommended boundary for the Downtown Commercial Historic District, with the northwest boundary edge otherwise respecting the earlier historic district. Likewise, the commercial buildings along Valley Street in the north section of the "warehouse district" survey area are included within the recommended boundary along the south edge of the Downtown Commercial Historic District, with the earlier boundary of the Manufacturing and Wholesale Historic District otherwise respected. The buildings in the 400 to 800 blocks of Jefferson Street that were included in the West Jefferson Street Historic District are thus included within the Downtown Commercial Historic District boundary as well. The earlier commercial buildings in this area contribute to the significance of the Downtown Commercial Historic District. Some buildings on these blocks that were counted as non-contributing due to their later construction or remodeling after the period of significance for the West Jefferson Street Historic District are then counted as contributing with the Downtown Commercial Historic District. The boundary has been tightened somewhat through this section of Jefferson Street to eliminate parking lots and sites of demolished buildings. Integrity of the blocks to the east of Main Street in the Downtown Commercial Historic District was noted to be more of a concern than in the blocks from Main to 4th Street. However, contributing buildings on these blocks continue to strongly contribute to the commercial history and significance of the historic district. The Mississippi River and railroad along Front Street were historically connected with the commercial enterprises of the downtown, and two buildings along Front Street reflect the mix of wholesale and commercial businesses historically along this street. The Port of Burlington and Municipal Auditorium (with convention facilities) are likewise connected with commercial development of Burlington, and the recommended east boundary thus follows the bank of the Mississippi River from roughly Market to Columbia.

Thus, the recommended boundary for the Downtown Commercial Historic District includes 65 surveyed properties, as well as nine buildings from the 2009-10 warehouse district survey and 48 properties in the West Jefferson Street Historic District. Overall, there are approximately 108 contributing resources and 14 non-contributing resources. The buildings within this potential historic district are listed on Table 2. The period of significance for the Downtown Commercial Historic District covers a century of commercial development in Burlington, from 1865 to 1967. The historical and architectural significance of the district is tied directly to the commercial history of Burlington. These blocks are dominated by the commercial/retail buildings, with businesses operating in storefront spaces and often on the upper stories as well. A number of historic "office" buildings are also found in this area. A handful of buildings with historic wholesale and manufacturing uses also fall within the district boundary and are noted as contributing to the development of the district, within blocks otherwise primarily commercial/retail in nature. Likewise, buildings for fraternal organizations were constructed on these blocks and contribute to the history of the district, with groups often meeting on an upper level of a commercial building prior to constructing their own buildings. Government uses within the district boundary are directly related commercial businesses, including the post office and police/fire protection. Other governmental buildings related to the functions of the government fall outside the district boundary, located on the hill to the northwest and north.

In addition to evaluation within a potential historic district, the resources were evaluated for their eligibility to the National Register of Historic Places as individual buildings. The evaluation of the buildings in this regard is also included on Table 1. Within the Downtown Commercial Historic District, 12 buildings appear to be individually eligible as well. These buildings would not need to be listed individually on the National Register of Historic Places if they are listed as contributing resources within a historic district. Outside of this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places (two individual buildings and the group of four rowhouses). Other properties evaluated as potentially eligible may require further contextual research to be completed prior to their nomination. Concurrence from the State Historic Preservation Office, Des Moines, will solidify these determinations, though only through the formal nomination process does a building or historic district finally either become approved or denied for listing.

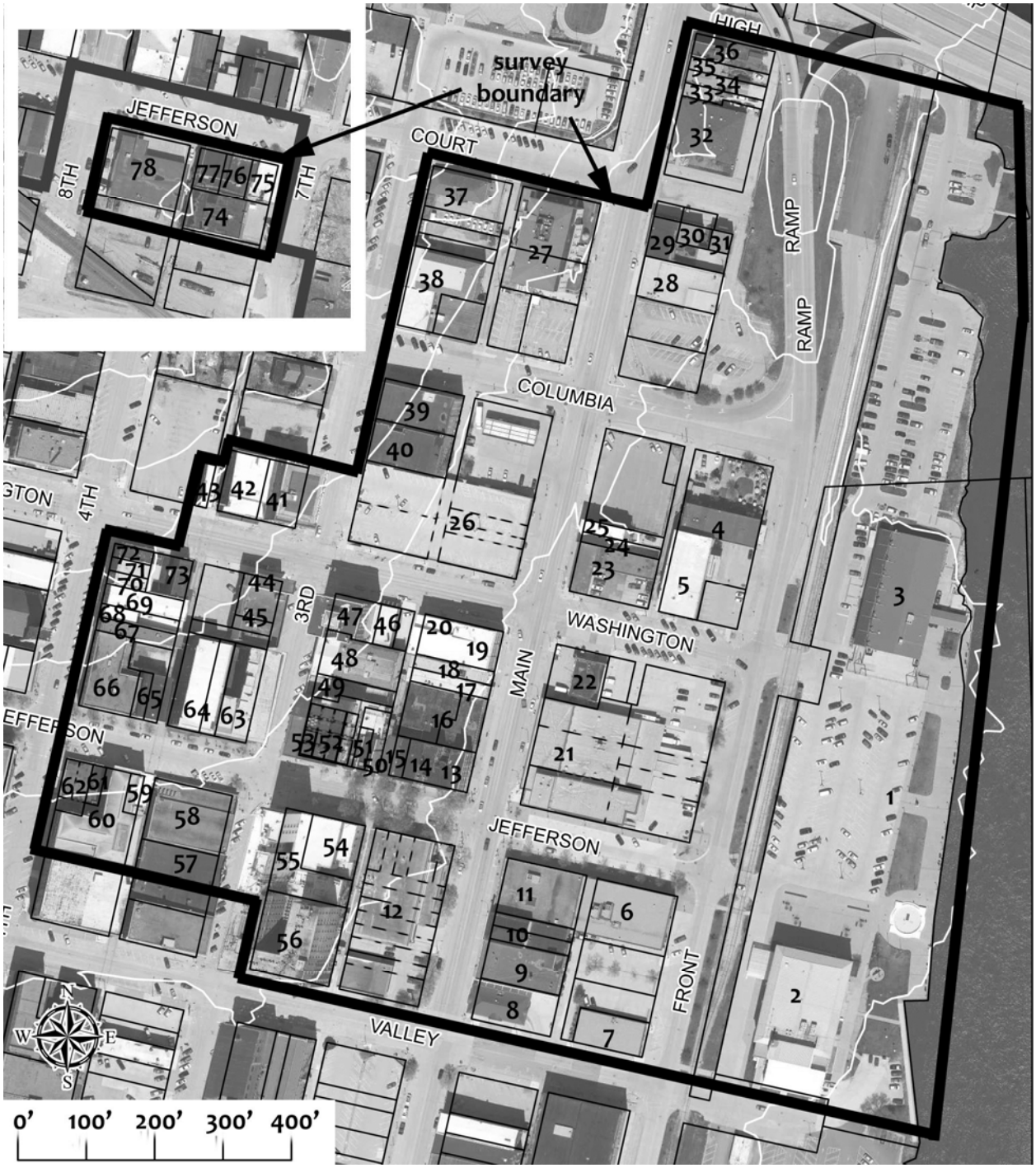


Figure 55. Map of sites surveyed in the east section of downtown Burlington (by field site number).

Table 1. Sites included in the survey project.

see Appendix A for additional historic information on each building

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
200-400 N. Front St Map/Field #DT-01 State #29-03645	Riverfront Park Date/s: 1930s, 1970s, 1990s - later fountain and memorial, 1950 Statue of Liberty moved here in 2000	District: yes - Non-contributing site (objects) Individual: park – no; statue - more research
200-400 N. Front St Map/Field #DT-01 State #29-03645	Riverfront Park Date/s: 1930s, 1970s, 1990s - later fountain and memorial, 1950 Statue of Liberty moved here in 2000	District: yes - Non-contributing site (objects) Individual: statue - more research
200 N. Front St Map/Field #DT-02 State #29-00965	Memorial Auditorium Date/s: 1938-39 - Modern / Art Deco - 5 story reinforced concrete	District: yes - Contributing (A and C) Individual: yes - A, C
400 N. Front St Map/Field #DT-03 State #29-00962	Municipal River Terminal Date/s: 1928 - industrial - 1 story tile block / concrete piers	District: yes - Contributing (A) Individual: yes - A, more research - C
106-110 Washington St (also 415 N. Front) Map/Field #DT-04-05 State #29-01657	Drake Hardware Company Date/s: c.1903 - early 20th century commercial / Classical Revival - 3 story brick	District: yes - Contributing (A) Individual: yes - A
115 Jefferson St Map/Field #DT-06 State #29-03647	Hawkeye Bank & Trust Date/s: 1983 - modern (1980s) - 2 story brick	District: yes - Non-contributing Individual: no
100 Valley St Map/Field #DT-07 State #29-03648	Office building Date/s: 1980 - modern (1980s) - 1 story brick	District: yes - Non-contributing Individual: no
200 N. Main St Map/Field #DT-08 State #29-03649	Burlington Bank & Trust Motor Bank Date/s: 1962 , 2009 (roof) - Modern bank - 1 story limestone/granite	District: yes - Non-contributing Individual: no
208-212 N. Main St Map/Field #DT-09 State #29-01243	Arion Theater Date/s: 1946 - modern (1940s) - 2 story brick - buff	District: yes - Contributing (A) Individual: no
214-216 N. Main St Map/Field #DT-10 State #29-01244	Commercial building Date/s: c.1870 , c.1986, c.2000 - Italianate (clad) - 3 story brick - clad in panels	District: yes - Non-contributing Individual: no
222 N. Main St Map/Field #DT-11 State #29-03650	Burlington Bank & Trust Company Date/s: 1960-61 - Modern bank - 1 story limestone/granite	District: yes - Contributing (A and C) Individual: more research - C
201 Jefferson St Map/Field #DT-12 State #29-01083	First National Bank Date/s: 1974 - Modern bank - 2 story concrete	District: yes - Non-contributing Individual: no
200-204 Jefferson St Map/Field #DT-13 State #29-01082	German American Savings Bank / National Bank Date/s: 1885 , 1913, 1958 - Classical Revival / Modern - 4 stories brick	District: yes - Contributing (A and C) Individual: yes - A
206-208 Jefferson St Map/Field #DT-14 State #29-03651	John H. Witte & Sons Drug Store Date/s: c.1885 - Romanesque (simple) - 3 story brick	District: yes - Contributing (A and C) Individual: yes - A
210 Jefferson St Map/Field #DT-15 State #29-03652	David Building Date/s: c.1870 (c.1885) - Italianate - 3 story brick	District: yes - Contributing (A and C) Individual: more research - C

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
307-313 N. Main St Map/Field #DT-16 State #29-03653	National Bank of Burlington Drive-In Bank Date/s: 1958 - Modern bank - 2 story steel with fins	District: yes - Contributing (A and C) Individual: more research - A and C
315 N. Main St Map/Field #DT-17 State #29-03654	Burlington Beauty Academy Date/s: c.1870 , c.1950, 2012 - Italianate / Modern - 2 story brick - stucco	District: yes - Non-contributing Individual: no
317 N. Main St Map/Field #DT-18 State #29-03655	Raynolds & Churchill Drugs Date/s: c.1870 - Italianate - 2 story brick	District: yes - Contributing (A and C) Individual: no
319-323 N. Main St Map/Field #DT-19 State #29-03656	Fraternal Order of Eagles Date/s: 1928 - Classical Revival - 3 story brick	District: yes - Contributing (A and C) Individual: more research - A
205-207 (-211) Washington St Map/Field #DT-20 State #29-03657	Clara C. Strong Building Date/s: c.1886 - Romanesque - 3 story brick	District: yes - Contributing (A and C) Individual: more research - A, C
300 N. Main St Map/Field #DT-21 State #29-03658	Post Office (Federal Building) Date/s: 1958 - Modern - 2 story brick	District: yes - Contributing (A and C) Individual: more research - C
324 N. Main St Map/Field #DT-22 State #29-03659	Shell Service Station Date/s: 1930 , c.1976, 1989 - gas station - 1 story concrete block	District: yes - Non-contributing Individual: no
400 N. Main St Map/Field #DT-23 State #29-03660	Goodyear Service Center Date/s: 1955 , 1990s - Modern - 1 story porcelain steel tiles clad in synthetic stucco, concrete block on east	District: yes - Non-contributing Individual: no
408 N. Main St Map/Field #DT-24 State #29-01245	Allen Building Date/s: 1873 - Italianate - 3 story brick	District: yes - Contributing (A and C) Individual: no
410 N. Main St Map/Field #DT-25 State #29-03661	Boesch Building Date/s: 1873 - Italianate (modified) - 3 story brick	District: yes - Contributing (A) Individual: no
401 N. Main St Map/Field #DT-26 State #29-03662	Parking garage Date/s: 1976 , 1998	District: yes - Non-contributing Individual: no
513 N. Main St Map/Field #DT-27 State #29-01251	Des Moines County Courthouse Date/s: 1940 - Moderne / Art Deco - 3 story brick	District: no Individual: Listed - 2003 (A and C)
514 N. Main St Map/Field #DT-28 State #29-03663	Wallin Motor Sales Company Date/s: 1928 , c.1990s - 20th century commercial - 1 story brick / tile block	District: no Individual: no
520-524 N. Main St Map/Field #DT-29 State #29-01252	Dankwardt Boarding House Date/s: c.1887 - res - Romanesque (simplified) - 2 story brick	District: no Individual: more research - A
119 Court St Map/Field #DT-30 State #29-03664	Strauss House Date/s: c.1876 - res - Italianate - 2 story brick	District: no Individual: more research - C
113 Court St Map/Field #DT-31 State #29-03665	F.W. Foester Blacksmith Shop and Residence Date/s: c.1891 - Romanesque (simplified) - 2 story brick	District: no Individual: yes - A, more research - B, C

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
600 N. Main St Map/Field #DT-32 State #29-03666	Medical clinic building Date/s: 1981 - Modern historical - 1 story brick	District: no Individual: no
610 N. Main St Map/Field #DT-33 State #29-01253	Rowhouse Date/s: c.1849 - rowhouse - Federal - 2 story brick	District: no Individual: yes - rowhouse group
612 N. Main St Map/Field #DT-34 State #(with 29-01253)	Rowhouse Date/s: c.1841 - rowhouse - Federal - 2 story brick	District: no Individual: yes - rowhouse group
614 N. Main St Map/Field #DT-35 State #(with 29-01253)	Rowhouse Date/s: c.1841 - rowhouse - Federal - 2 story brick	District: no Individual: yes - rowhouse group
616 N. Main St Map/Field #DT-36 State #(with 29-01253)	Rowhouse Date/s: c.1848 - rowhouse - Federal - 2 story brick	District: no Individual: yes - rowhouse group
522 N. 3rd St Map/Field #DT-37 State #29-03667	Des Moines County Health Center Date/s: 1942 - modern (1940s) - 1 story with basement brick (varied)	District: no Individual: yes - A
500-506 N. 3rd St Map/Field #DT-38 State #29-03668	Thomas Motor Company Date/s: c.1911 , 1930, 1948 - Early 20th century commercial, Moderne - 2 story brick	District: yes - Contributing (A and C) Individual: more research - A
418-424 N. 3rd St Map/Field #DT-39 State #29-03669	Bennett and Frantz Carriage Works Date/s: 1873 - Italianate (simplified) - 3 story with basement brick	District: yes - Contributing (A) Individual: more research - A
412-416 N. 3rd St Map/Field #DT-40 State #29-03670	Remey Building (Moose Lodge) Date/s: 1915-16 , 1927 - Brick with terra cotta - Late Gothic Revival - 3 story brick	District: yes - Contributing (A and C) Individual: yes - C
300-304 Washington St Map/Field #DT-41 State #29-03671	Elks Building Date/s: 1883 , 1907 - Romanesque - 4 stories brick	District: yes - Contributing (A and C) Individual: yes - A
306-310 Washington St Map/Field #DT-42 State #29-03672	Elks Club Date/s: 1920 , 1942 - Craftsman - 2 story brick	District: yes - Contributing (A and C) Individual: more research - A
312 Washington St Map/Field #DT-43 State #29-01660	Robert W. Harding Cleaners Date/s: c.1909 (1920?) - Late Victorian - 2 story brick	District: yes - Contributing (A) Individual: more research - A
323 N. 3rd St Map/Field #DT-44 State #29-03673	Lahee Building Date/s: c.1865 , c.1920s - Classical Revival (remodel from Italianate) - 4 stories brick	District: yes - Contributing (A) Individual: no
315-321 N. 3rd St Map/Field #DT-45 State #29-03674	Mississippi Valley Savings and Loan Association Date/s: 1953 , 1966 - Modern - 3 story smooth stone panels	District: yes - Contributing (A and C) Individual: yes - A, more research - C
215 Washington St Map/Field #DT-46 State #29-03675	George Boeck Building Date/s: c.1875 , 1989 - Italianate (modified) - 1 (was 3) story brick	District: yes - Non-contributing Individual: no
320-324 N. 3rd St Map/Field #DT-47 State #29-00098	Medical Arts Building Date/s: 1925-26 - Chicago School (tall commercial building) Beaux Arts details - 7 story brick	District: yes - Contributing (A and C) Individual: yes - A

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
314 N. 3rd St Map/Field #DT-48 State #29-00097	Palace Theater Date/s: 1948 - Modern - 1 story concrete panels (cast "stone")	District: yes - Contributing (A and C) Individual: more research - A, C
308 N. 3rd St Map/Field #DT-49 State #29-00096	Bock's Flower Shop Date/s: 1924 - Brick with terra cotta - 2 story brick	District: yes - Contributing (A and C) Individual: yes - A, more research - C
212 Jefferson St Map/Field #DT-50 State #29-03144	Schramm Building / P.A. Andre Shoe Company Date/s: 1878-79 - Victorian Gothic - 3 story brick	District: yes - Contributing (A and C) Individual: Listed - 1995
214 Jefferson St Map/Field #DT-51 State #29-01085	Denise Building Date/s: 1879 - Victorian Gothic - 3 story brick	District: yes - Contributing (A and C) Individual: yes - C
216-222 Jefferson St Map/Field #DT-52-53 State #29-01086	J.S. Schramm & Company Date/s: 1884, 1895, 1900-01 , 1939, 1947, 2005 - Moderne - 4 story brick - buff	District: yes - Contributing (A) Individual: no
213-219 Jefferson St Map/Field #DT-54 State #29-01084	Eklund's Ready to Wear Date/s: c.1860 (213), 1871 (215-219) , 1963 façade - modern (1960s) - 2 story stone/brick with added aluminum façade	District: yes - Contributing (A) Individual: no
221-223 Jefferson St (also 214-218 N. 3rd) Map/Field #DT-55 State #29-01087	Iowa State Savings Bank Date/s: 1912-13 , 1966 storefront - Chicago School (tripartie) - 8 story brick	District: yes - Contributing (A and C) Individual: yes - C
206 N. 3rd St Map/Field #DT-56 State #29-00093	Hotel Burlington Date/s: 1910-11 , 1923, 1931 - Renaissance Revival - 9 story brick	District: yes - Contributing (A and C) Individual: Listed - 1987
211-213 N. 3rd St Map/Field #DT-57 State #29-00095	Capitol Theater Date/s: 1937 - Moderne / Art Deco - 2 story brick / terra cotta	District: yes - Contributing (A and C) Individual: Listed - 1996
301-311 Jefferson St Map/Field #DT-58 State #29-01089	F.W. Woolworth Company Date/s: 1958 - modern (1950s) - 1 story brick - buff	District: yes - Contributing (A and C) Individual: yes - C
313 Jefferson St Map/Field #DT-59 State #29-01091	Paule Jewelry Company Date/s: 1891 , 1967 storefront - Romanesque - 3 story brick	District: yes - Contributing (A and C) Individual: yes - A
315-317 Jefferson St (also 212-214 N. 4th) Map/Field #DT-60 State #29-01093 (also 29-00138)	Wyman & Rand Company (Riepe-Peterson Clothing Co) Date/s: 1904 , 1965 - modern (1960s) - 3 story brick	District: yes - Contributing (A) Individual: more research - A
319 Jefferson St Map/Field #DT-61 State #29-01094	Burlington Federal Savings & Loan Association Date/s: 1952 c.1965 - upper demo - Moderne - 1 story (top 2 removed) brick	District: yes - Contributing (A and C) Individual: no
323 Jefferson St Map/Field #DT-62 State #29-01096	Burlington Federal Savings & Loan Association Date/s: 1963 - Modern bank - 1 story brick - buff	District: yes - Contributing (A and C) Individual: more research - A, C
300-304 Jefferson St (also 305 N. 3rd St) Map/Field #DT-63 State #29-01088	Tama Building Date/s: 1896 , 1916 - Classical Revival / Chicago - 5 story brick - buff	District: yes - Contributing (A and C) Individual: yes - A, C

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
308-310 Jefferson St Map/Field #DT-64 State #29-01090	Chittenden & Eastman Commercial Building Date/s: 1895-96 - Classical Revival / Chicago - 4 story brick - buff	District: yes - Contributing (A and C) Individual: yes - C
312-314 Jefferson St Map/Field #DT-65 State #29-01092	Hedge-Ransom-Palmer Block Date/s: 1867 - Italianate - 3 story brick	District: yes - Contributing (A and C) Individual: no
318-322 Jefferson St (also 310 N. 4th) Map/Field #DT-66 State #29-01095	Kresge Building Date/s: 1933 - 20th century commercial - 2 story brick - buff	District: yes - Contributing (A and C) Individual: yes - A, C
312 N. 4th St Map/Field #DT-67 State #29-00139	Benner Tea Company Date/s: c.1892 - Romanesque - 2 story brick - buff	District: yes - Contributing (A and C) Individual: yes - A
314 N. 4th St Map/Field #DT-68 State #29-00141	Citizens Water Company Date/s: 1914-15 - Classical Revival - 2 story glazed white tile	District: yes - Contributing (A and C) Individual: yes - C
316 N. 4th St Map/Field #DT-69 State #29-00142	Isaac Prugh & Son Undertaking Date/s: c.1892 - Italianate (simplified) - 2 story brick	District: yes - Contributing (A and C) Individual: more research - A
318 N. 4th St Map/Field #DT-70 State #29-00144	Mecke Building Date/s: 1874 - Italianate (simplified) - 3 story brick	District: yes - Contributing (A) Individual: (listed in Heritage Hills HD)
320 N. 4th St Map/Field #DT-71 State #29-00145	Bonar Building Date/s: 1874 - Italianate (simplified) - 3 story brick	District: yes - Contributing (A) Individual: (listed in Heritage Hills HD)
322 N. 4th St Map/Field #DT-72 State #29-00146	Langerbeck Building Date/s: 1874 - Italianate (simplified) - 3 story brick	District: yes - Contributing (A and C) Individual: (listed in Heritage Hills HD)
313 Washington St Map/Field #DT-73 State #29-01661	Unterkircher House / Jennie Coulter Day Nursery Date/s: c.1855 (1907 to commercial) - res - Second Empire (house) - 2 story brick	District: yes - Contributing (A) Individual: yes - A, (listed in Heritage Hills HD)
219 N. 7th St Map/Field #DT-74 State #29-03677	Sickels Laundry and Dry Cleaning Date/s: c.1948 , 1961, 1966 - modern (1960s) - 1 story brick / concrete block	District: yes - Contributing (A) Individual: no
701-703 Jefferson St Map/Field #DT-75 State #29-03678	McCash-Cannella Block Date/s: c.1925 (c.1855 core) - early 20th century commercial - 2 story brick	District: yes - Contributing (A and C) Individual: no
705-707 Jefferson St Map/Field #DT-76 State #29-03679	McCash-Waggener Block Date/s: c.1927 (c.1855 core) - early 20th century commercial - 2 story brick	District: yes - Contributing (A and C) Individual: no
709-711 Jefferson St Map/Field #DT-77 State #29-03680	Bennett Tire and Battery Company Date/s: c.1924 (c.1855 core) - early 20th century commercial - 2 story brick	District: yes - Contributing (A and C) Individual: no
713-723 Jefferson St Map/Field #DT-78 State #29-03681	Firestone Auto Supply and Service Store Date/s: 1934 , c.2002 - auto store - brick - 1 story brick / metal	District: yes - Contributing (A) Individual: no

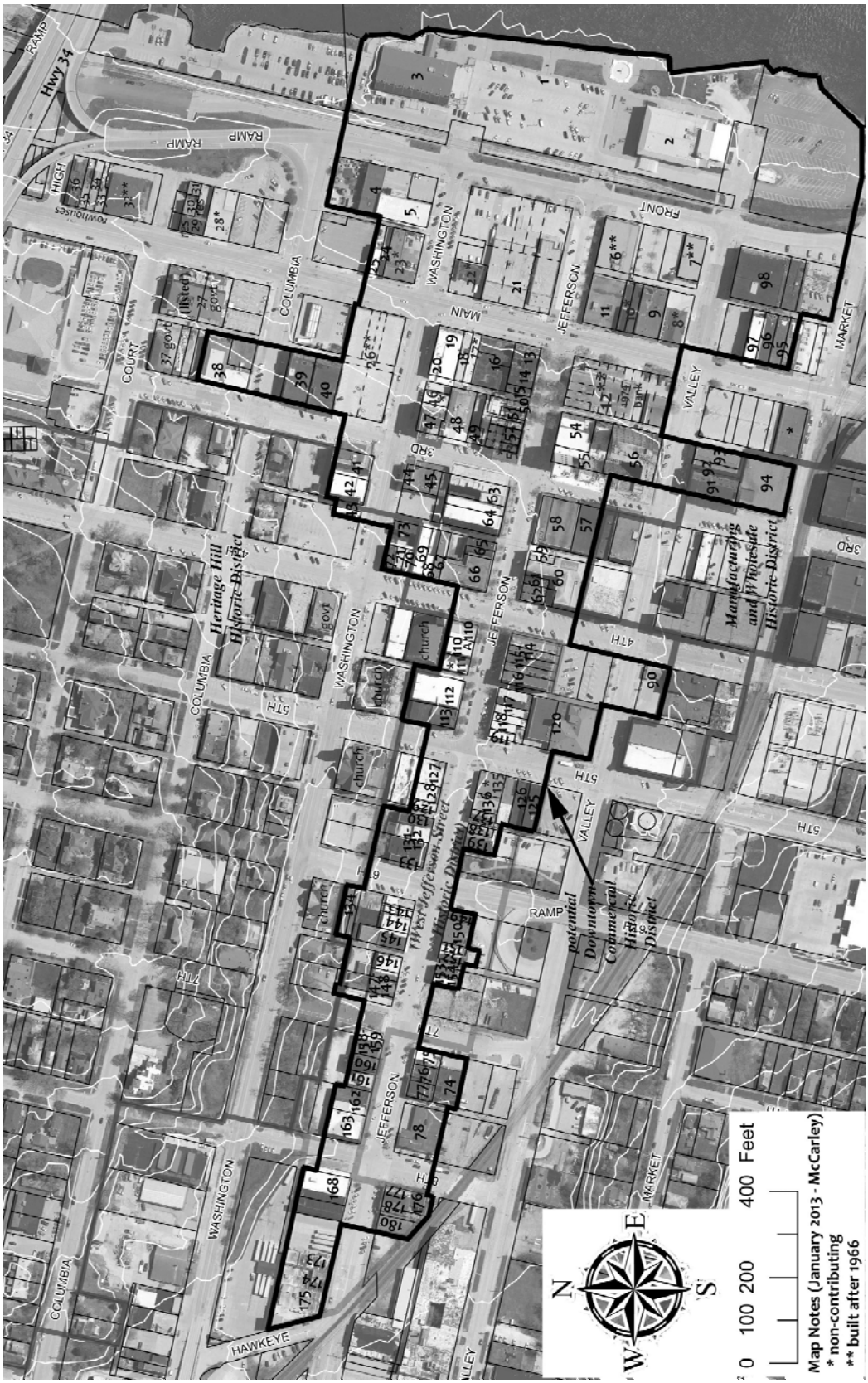


Figure 56. Recommended boundary of the potential Downtown Commercial Historic District.

Preliminary boundary recommended through survey work, February 2013 - boundary may change during listing.

Table 2. Sites included within identified Downtown Commercial Historic District.

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
200-400 N. Front St Map/Field #DT-01 State #29-03645	Riverfront Park - 1930s, 1970s, 1990s - later fountain and memorial, 1950 Statue of Liberty moved here in 2000	Preliminary district status: Non-contributing site (objects)
200 N. Front St Map/Field #DT-02 State #29-00965	Memorial Auditorium 1938-39 - Modern / Art Deco - 5 story reinforced concrete	Preliminary district status: Contributing (A and C)
400 N. Front St Map/Field #DT-03 State #29-00962	Municipal River Terminal 1928 - industrial - 1 story tile block / concrete piers	Preliminary district status: Contributing (A)
106-110 Washington St (also 415 N. Front) Map/Field #DT-04-05 State #29-01657	Drake Hardware Company c.1903 - early 20th century commercial / Classical Revival - 3 story brick	Preliminary district status: Contributing (A)
115 Jefferson St Map/Field #DT-06 State #29-03647	Hawkeye Bank & Trust 1983 - modern (1980s) - 2 story brick	Preliminary district status: Non-contributing
100 Valley St Map/Field #DT-07 State #29-03648	Office building 1980 - modern (1980s) - 1 story brick	Preliminary district status: Non-contributing
200 N. Main St Map/Field #DT-08 State #29-03649	Burlington Bank & Trust Motor Bank 1962 , 2009 (roof) - Modern bank - 1 story limestone/granite	Preliminary district status: Non-contributing
208-212 N. Main St Map/Field #DT-09 State #29-01243	Arion Theater 1946 - modern (1940s) - 2 story brick - buff	Preliminary district status: Contributing (A)
214-216 N. Main St Map/Field #DT-10 State #29-01244	Commercial building c.1870 , c.1986, c.2000 - Italianate (clad) - 3 story brick - clad in panels	Preliminary district status: Non-contributing
222 N. Main St Map/Field #DT-11 State #29-03650	Burlington Bank & Trust Company 1960-61 - Modern bank - 1 story limestone/granite	Preliminary district status: Contributing (A and C)
201 Jefferson St Map/Field #DT-12 State #29-01083	First National Bank 1974 - Modern bank - 2 story concrete	Preliminary district status: Non-contributing
200-204 Jefferson St Map/Field #DT-13 State #29-01082	German American Savings Bank / National Bank 1885 , 1913, 1958 - Classical Revival / Modern - 4 stories brick	Preliminary district status: Contributing (A and C)
206-208 Jefferson St Map/Field #DT-14 State #29-03651	John H. Witte & Sons Drug Store c.1885 - Romanesque (simple) - 3 story brick	Preliminary district status: Contributing (A and C)
210 Jefferson St Map/Field #DT-15 State #29-03652	David Building c.1870 (c.1885) - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
307-313 N. Main St Map/Field #DT-16 State #29-03653	National Bank of Burlington Drive-In Bank 1958 - Modern bank - 2 story steel with fins	Preliminary district status: Contributing (A and C)
315 N. Main St Map/Field #DT-17 State #29-03654	Burlington Beauty Academy c.1870 , c.1950, 2012 - Italianate / Modern - 2 story brick - stucco	Preliminary district status: Non-contributing

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
317 N. Main St Map/Field #DT-18 State #29-03655	Raynolds & Churchill Drugs c.1870 - Italianate - 2 story brick	Preliminary district status: Contributing (A and C)
319-323 N. Main St Map/Field #DT-19 State #29-03656	Fraternal Order of Eagles 1928 - Classical Revival - 3 story brick	Preliminary district status: Contributing (A and C)
205-207 (-211) Washington St Map/Field #DT-20 State #29-03657	Clara C. Strong Building c.1886 - Romanesque - 3 story brick	Preliminary district status: Contributing (A and C)
300 N. Main St Map/Field #DT-21 State #29-03658	Post Office (Federal Building) 1958 - Modern - 2 story brick	Preliminary district status: Contributing (A and C)
324 N. Main St Map/Field #DT-22 State #29-03659	Shell Service Station 1930 , c.1976, 1989 - gas station - 1 story concrete block	Preliminary district status: Non-contributing
400 N. Main St Map/Field #DT-23 State #29-03660	Goodyear Service Center 1955 , 1990s - Modern - 1 story porcelain steel tiles clad in synthetic stucco	Preliminary district status: Non-contributing
408 N. Main St Map/Field #DT-24 State #29-01245	Allen Building 1873 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
410 N. Main St Map/Field #DT-25 State #29-03661	Boesch Building 1873 - Italianate (modified) - 3 story brick	Preliminary district status: Contributing (A)
401 N. Main St Map/Field #DT-26 State #29-03662	Parking garage 1976 , 1998	Preliminary district status: Non-contributing
500-506 N. 3rd St Map/Field #DT-38 State #29-03668	Thomas Motor Company c.1911 , 1930, 1948 - Early 20th century commercial, Moderne - 2 story brick	Preliminary district status: Contributing (A and C)
418-424 N. 3rd St Map/Field #DT-39 State #29-03669	Bennett and Frantz Carriage Works 1873 - Italianate (simplified) - 3 story with basement brick	Preliminary district status: Contributing (A)
412-416 N. 3rd St Map/Field #DT-40 State #29-03670	Remey Building (Moose Lodge) 1915-16 , 1927 - Brick with terra cotta - Late Gothic Revival - 3 story brick	Preliminary district status: Contributing (A and C)
300-304 Washington St Map/Field #DT-41 State #29-03671	Elks Building 1883 , 1907 - Romanesque - 4 stories brick	Preliminary district status: Contributing (A and C)
306-310 Washington St Map/Field #DT-42 State #29-03672	Elks Club 1920 , 1942 - Craftsman - 2 story brick	Preliminary district status: Contributing (A and C)
312 Washington St Map/Field #DT-43 State #29-01660	Robert W. Harding Cleaners c.1909 (1920?) - Late Victorian - 2 story brick	Preliminary district status: Contributing (A)
323 N. 3rd St Map/Field #DT-44 State #29-03673	Lahee Building c.1865 , c.1920s - Classical Revival (remodel from Italianate) - 4 stories brick	Preliminary district status: Contributing (A)
315-321 N. 3rd St Map/Field #DT-45 State #29-03674	Mississippi Valley Savings and Loan Association 1953 , 1966 - Modern - 3 story smooth stone panels	Preliminary district status: Contributing (A and C)

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
215 Washington St Map/Field #DT-46 State #29-03675	George Boeck Building c.1875 , 1989 - Italianate (modified) - 1 (was 3) story brick	Preliminary district status: Non-contributing
320-324 N. 3rd St Map/Field #DT-47 State #29-00098	Medical Arts Building 1925-26 - Chicago School (tall commercial building) Beaux Arts details - 7 story brick	Preliminary district status: Contributing (A and C)
314 N. 3rd St Map/Field #DT-48 State #29-00097	Palace Theater 1948 - Modern - 1 story concrete panels (cast "stone")	Preliminary district status: Contributing (A and C)
308 N. 3rd St Map/Field #DT-49 State #29-00096	Bock's Flower Shop 1924 - Brick with terra cotta - 2 story brick	Preliminary district status: Contributing (A and C)
212 Jefferson St Map/Field #DT-50 State #29-03144	Schramm Building / P.A. Andre Shoe Company 1878-79 - Victorian Gothic - 3 story brick	Preliminary district status: Contributing (A and C)
214 Jefferson St Map/Field #DT-51 State #29-01085	Denise Building 1879 - Victorian Gothic - 3 story brick	Preliminary district status: Contributing (A and C)
216-222 Jefferson St Map/Field #DT-52-53 State #29-01086	J.S. Schramm & Company 1884, 1895, 1900-01 , 1939, 1947, 2005 - Moderne - 4 story brick - buff	Preliminary district status: Contributing (A)
213-219 Jefferson St Map/Field #DT-54 State #29-01084	Eklund's Ready to Wear c.1860 (213), 1871 (215-219) , 1963 façade - modern (1960s) - 2 story with aluminum façade	Preliminary district status: Contributing (A)
221-223 Jefferson St (also 214-218 N. 3rd) Map/Field #DT-55 State #29-01087	Iowa State Savings Bank 1912-13 , 1966 storefront - Chicago School (tripartie) - 8 story brick	Preliminary district status: Contributing (A and C)
206 N. 3rd St Map/Field #DT-56 State #29-00093	Hotel Burlington 1910-11 , 1923, 1931 - Renaissance Revival - 9 story brick	Preliminary district status: Contributing (A and C)
211-213 N. 3rd St Map/Field #DT-57 State #29-00095	Capitol Theater 1937 - Moderne / Art Deco - 2 story brick / terra cotta	Preliminary district status: Contributing (A and C)
301-311 Jefferson St Map/Field #DT-58 State #29-01089	F.W. Woolworth Company 1958 - modern (1950s) - 1 story brick - buff	Preliminary district status: Contributing (A and C)
313 Jefferson St Map/Field #DT-59 State #29-01091	Paule Jewelry Company 1891 , 1967 storefront - Romanesque - 3 story brick	Preliminary district status: Contributing (A and C)
315-317 Jefferson St (also 212-214 N. 4th) Map/Field #DT-60 State #29-01093	Wyman & Rand Company (Riepe-Peterson Clothing Co) 1904 , 1965 - modern (1960s) - 3 story brick	Preliminary district status: Contributing (A)
319 Jefferson St Map/Field #DT-61 State #29-01094	Burlington Federal Savings & Loan Association 1952 c.1965 - upper demo - Moderne - 1 story (top 2 removed) brick	Preliminary district status: Contributing (A and C)
323 Jefferson St Map/Field #DT-62 State #29-01096	Burlington Federal Savings & Loan Association 1963 - Modern bank - 1 story brick - buff	Preliminary district status: Contributing (A and C)

Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
300-304 Jefferson St (also 305 N. 3rd St) Map/Field #DT-63 State #29-01088	Tama Building 1896 , 1916 - Classical Revival / Chicago - 5 story brick - buff	Preliminary district status: Contributing (A and C)
308-310 Jefferson St Map/Field #DT-64 State #29-01090	Chittenden & Eastman Commercial Building 1895-96 - Classical Revival / Chicago - 4 story brick - buff	Preliminary district status: Contributing (A and C)
312-314 Jefferson St Map/Field #DT-65 State #29-01092	Hedge-Ransom-Palmer Block 1867 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
318-322 Jefferson St (also 310 N. 4th) Map/Field #DT-66 State #29-01095	Kresge Building 1933 - 20th century commercial - 2 story brick - buff	Preliminary district status: Contributing (A and C)
312 N. 4th St Map/Field #DT-67 State #29-00139	Benner Tea Company c.1892 - Romanesque - 2 story brick - buff	Preliminary district status: Contributing (A and C)
314 N. 4th St Map/Field #DT-68 State #29-00141	Citizens Water Company 1914-15 - Classical Revival - 2 story glazed white tile	Preliminary district status: Contributing (A and C)
316 N. 4th St Map/Field #DT-69 State #29-00142	Isaac Prugh & Son Undertaking c.1892 - Italianate (simplified) - 2 story brick	Preliminary district status: Contributing (A and C)
318 N. 4th St Map/Field #DT-70 State #29-00144	Mecke Building 1874 - Italianate (simplified) - 3 story brick	Preliminary district status: Contributing (A)
320 N. 4th St Map/Field #DT-71 State #29-00145	Bonar Building 1874 - Italianate (simplified) - 3 story brick	Preliminary district status: Contributing (A)
322 N. 4th St Map/Field #DT-72 State #29-00146	Langerbeck Building 1874 - Italianate (simplified) - 3 story brick	Preliminary district status: Contributing (A and C)
313 Washington St Map/Field #DT-73 State #29-01661	Unterkircher House / Jennie Coulter Day Nursery c.1855 (1907 to commercial) - res - Second Empire (house) - 2 story brick	Preliminary district status: Contributing (A)
219 N. 7th St Map/Field #DT-74 State #29-03677	Sickels Laundry and Dry Cleaning c.1948, 1961, 1966 - modern (1950s) - 1 story brick / concrete block	Preliminary district status: Contributing (A)
701-703 Jefferson St Map/Field #DT-75 State #29-03678	McCash-Cannella Block c.1925 (c.1855 core) - early 20th century commercial - 2 story brick	Preliminary district status: Contributing (A and C)
705-707 Jefferson St Map/Field #DT-76 State #29-03679	McCash-Waggener Block c.1927 (c.1855 core) - early 20th century commercial - 2 story brick	Preliminary district status: Contributing (A and C)
709-711 Jefferson St Map/Field #DT-77 State #29-03680	Bennett Tire and Battery Company c.1924 (c.1855 core) - early 20th century commercial - 2 story brick	Preliminary district status: Contributing (A and C)
713-723 Jefferson St Map/Field #DT-78 State #29-03681	Firestone Auto Supply and Service Store 1934 , c.2002 - auto store - brick - 1 story brick / metal	Preliminary district status: Contributing (A)

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
405 Valley St Map/Field #H-90 (WH-37) State #29-03508	Farmers & Merchants Motor Bank c.1960 - Colonial Revival - 1 story Brick	Preliminary district status: Contributing (A)
219-223 Valley St Map/Field #H-91 (WH-30) State #29-01640	F.L. & G.L. Unterkircher (undertakers) 1896 , 1920 - Romanesque - 4 story Brick	Preliminary district status: Contributing (A and C)
217 Valley St Map/Field #H-92 (WH-29) State #29-01639	Electric Appliance Store c.1945 (1955?) (1902) - Modern - 2 story Brick	Preliminary district status: Contributing (A and C)
213-215 Valley St Map/Field #H-93 (WH-28) State #29-01638	Commercial building c.1916 (façade) - Brick with terra cotta - 3 story Brick	Preliminary district status: Contributing (A and C)
100 N. 3rd St Map/Field #H-94 (WH-22) State #29-00089	Garage – Hotel Burlington 1938 - 20th century commercial - 2 story Brick	Preliminary district status: Contributing (A and C)
106-108 N. Main St Map/Field #H-95 (WH-24) State #29-01239	David's Block c.1866 (1878?) - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
110 N. Main St Map/Field #H-96 (WH-25) State #29-01240	N.J. Burt & Company (after 1900 fire) (seed house) c.1869 , 1900 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
112-114 N. Main St Map/Field #H-97 (WH-26) State #29-01241	L.H. Dalhoff & Company (wholesale notions) c.1865 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
101-111 Valley Map/Field #H-98 (WH-27) State #29-01636	Lagomarcino-Grupe Company (wholesale fruit) (Rand and Coolbaugh's Block) 1869 - Romanesque - 3 story brick	Preliminary district status: Contributing (A)
400 Jefferson St Map/Field #J-110 State #29-01097	Jones Block 1876 - Italianate - 3 story Brick	Preliminary district status: Contributing
404 Jefferson St Map/Field #J-110A State #29-01099	Lyman Cook Block 1883 - Italianate - 3 story Brick	Preliminary district status: Contributing
408-410 Jefferson St Map/Field #J-111 State #29-01101	Naylor Agency c.1880s , c.1980 - Colonial Revival - 1 story Brick	Preliminary district status: Non-contributing (façade)
412-416 Jefferson St Map/Field #J-112 State #29-01103	Boesch Building 1904 - Classical Revival - 4 story brick - buff	Preliminary district status: Contributing (A and C)
420 Jefferson St Map/Field #J-113 State #29-01106	Gregg Building (Masonic Temple) 1884 - High Victorian - 3 story Brick	Preliminary district status: Contributing (A and C)

Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
401-407 Jefferson St Map/Field #J-114-115 State #29-01098	Hedge Block 2 1881 - High Victorian Gothic - 3 story Stone/brick	Preliminary district status: Contributing (A and C)
411 Jefferson St Map/Field #J-116 State #29-01102	Buettner's Furniture 1914-15 - Classical Revival - 4 story Tile/brick	Preliminary district status: Contributing (A and C)
413-417 Jefferson St Map/Field #J-117 State #29-01104	Runyan Block 1867-68 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
419-421 Jefferson St Map/Field #J-118 State #29-01105	Hedge Building 1871 - Italianate - 3 story Brick	Preliminary district status: Contributing (A)
423 Jefferson St Map/Field #J-119 State #29-01107	Hamm & Mathes Grocery c.1866 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
412-422 Valley St Map/Field #J-120 State #29-01642	Burlington Fire and Police Station 1907 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
211-213 N. 5th St Map/Field #J-125 State #29-00206, 29-00207	Reliable Auto and Rubber c.1920 - early 20th century commercial - 2 story Brick	Preliminary district status: Contributing? (need façade date)
215 N. 5th St Map/Field #J-126 State #29-00208	Commercial building c.1920 - early 20th century commercial - 1 story Brick	Preliminary district status: Contributing? (need façade date)
500-504 Jefferson St Map/Field #J-127 State #29-01108	J.C. Penney Company c.1920 - early 20th century commercial - 2 story Brick	Preliminary district status: Contributing (A)
506-508 Jefferson St Map/Field #J-128 State #29-01110	Alf's White Palace Furniture 1894 - Classical Revival / Chicago - 2 story Brick	Preliminary district status: Contributing (A)
510 Jefferson St Map/Field #J-129 State #29-01112	Commercial building c.1880 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
512 Jefferson St Map/Field #J-130 State #29-01114	Forney & Mellinger Block - East 1883 - Italianate - 3 story Brick	Preliminary district status: Contributing (A and C)
514-520 Jefferson St Map/Field #J-131-132 State #29-01116, 29-01118	Commercial building c.1885 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
522 Jefferson St Map/Field #J-133 State #29-01120	Forney & Mellinger Block - West 1883 - Italianate - 3 story Brick	Preliminary district status: Contributing (A and C)
317 N. 6th St Map/Field #J-134 State #29-00259	Burlington Cadillac Company c.1920 - early 20th century commercial - 1 story Brick	Preliminary district status: Contributing
501-505 Jefferson St Map/Field #J-135 State #29-01109	Stein Block 1896-97 , 1980s - modern (1980s) - 1 story (2 stories removed) clad in panels	Preliminary district status: Non-contributing (clad, upper removed)
507-509 Jefferson St Map/Field #J-136 State #29-01111	Gustav Lattner Restaurant and Hasselmann Saloon c.1885 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
511 Jefferson St Map/Field #J-137 State #29-01113	Epstein & Company (hides and pelts) 1885 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
513 Jefferson St Map/Field #J-138 State #29-01115	Hawkeye Tin Shop c.1870 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
515-517 Jefferson St Map/Field #J-139 State #29-01117	Carpenter Block 1896, (c.1880 core) - Victorian - 2 story Brick	Preliminary district status: Contributing (A and C)
602 Jefferson St Map/Field #J-143 State #29-01123	Ray Lind Bakery c.1922 - Modern (1920s) - 1 story Tiles (glazed)	Preliminary district status: Contributing (A and C)
604-606 Jefferson St Map/Field #J-144 State #29-01125	Great A&P Tea Company c.1929 - brick with terra cotta - 2 story brick	Preliminary district status: Contributing (A and C)
608-610 Jefferson St Map/Field #J-145 State #29-01126	Gately's Department Store 1908 - Late Victorian - 2 story Brick	Preliminary district status: Contributing (A and C)
612-616 Jefferson St Map/Field #J-146 State #29-01129	Commercial building c.1890 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
618-624 Jefferson St Map/Field #J-147-148 State #29-01134, 29-01135	Commercial building c.1881 , c.1885 addition - early 20th century - 2 story Brick	Preliminary district status: Contributing (A)
601 Jefferson St Map/Field #J-149 State #29-01122	Ihrer Grocery 1874 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
603-607 Jefferson St Map/Field #J-150 State #29-01124	Rankin & Dodge (ice and fruit dealers) c.1878 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
609 Jefferson St Map/Field #J-151 State #29-01127	Miller Tin Shop c.1870 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
611 Jefferson St Map/Field #J-152 State #29-01128	Beck's Concordia Beer Hall c.1874 - Italianate - 3 story Brick	Preliminary district status: Contributing (A and C)
613-615 Jefferson St Map/Field #J-153-154 State #29-01130, 29-01131	Andy Gantz Saloon and Weil & Hirsch Hides 1873 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
700-702 Jefferson St Map/Field #J-158-159 State #29-01136, 29-01137	Commercial building c.1900 - Late Victorian - 2 story Brick	Preliminary district status: Contributing (A and C)
704 Jefferson St Map/Field #J-160 State #29-01138	William Nees Harness Manufacturing c.1920s - early 20th century - 4 story Brick	Preliminary district status: Contributing (A)
708 Jefferson St Map/Field #J-161 State #29-01139	Sears Garage c.1950 - concrete block - 1 story Concrete block	Preliminary district status: Contributing (A)

Address **Map/Field Site #** **State Site #**	**Historic name** **Significant date/s – style, height, walls**	**NRHP evaluation**
712-714 Jefferson St Map/Field #J-162 State #29-01140	Gaveline Agricultural Implements 1910 - early 20th century - 3 story Brick	Preliminary district status: Contributing (A)
716-722 Jefferson St Map/Field #J-163 State #29-01141	Scotten Building 1915 - Brick with terra cotta - 2 story Brick	Preliminary district status: Contributing (A and C)
800-804 Jefferson St Map/Field #J-168 State #29-01142, 29-01144	Joy & Company Planing Mill 1869 , 1919 addition - Romanesque - 3 story Stone	Preliminary district status: Contributing (A and C)
826 Jefferson St Map/Field #J-173 State #29-01151	Begolty Blacksmith c.1880 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
830 Jefferson St Map/Field #J-174 State #29-03093	Mathes Building 1892 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
834 Jefferson St Map/Field #J-175 State #29-03094	Funk & Hertzler Wagon Factory c.1876 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
211 N. 8th St Map/Field #J-176 State #29-00448	Schlager Beer Delivery c.1895 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
801 Jefferson St Map/Field #J-177 State #29-01143	Cockrell & Turner Grocery c.1874 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
803-805 Jefferson St Map/Field #J-178-179 State #29-01145, 29-01146	Schlager Beer Agent and Saloon c.1895 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
807 Jefferson St Map/Field #J-180 State #29-01148	State Employment Office c.1957 - modern (1960s) - 1 story Brick	Preliminary district status: Contributing (A)

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VI. Recommendations

The Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Burlington. The purpose of the survey was to complete an intensive level historical and architectural survey of the properties within the east section of downtown Burlington. Research was also conducted to develop a historic context relating to the commercial history of Burlington to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well.

As a result of the intensive level historical and architectural survey of the east section of downtown Burlington, 78 properties were surveyed, including 71 buildings constructed by 1966, a park, a parking structure, and five buildings constructed in the 1970s and 1980s. These properties were researched and evaluated for their historic significance. A total of 73 Iowa Site Inventory forms were completed for these properties, including name, date, address, narrative description, and a statement of significance. A photograph and map accompanies each form. Through this survey, there appears to be an eligible Downtown Commercial Historic District that includes approximately 108 contributing resources and 14 non-contributing resources. Outside of the contributing resources in this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places.

First, it is recommended that the Burlington Historic Preservation Commission pursue nomination of the identified Downtown Commercial Historic District to the National Register of Historic Places. The boundaries for the historic district recommended within this report should be used as the framework to begin this process. Through the work to complete this nomination, the boundary may be revised, as needed. The buildings outside the current survey area will also need to be further researched and evaluated for their final contributing/non-contributing status. This includes approximately 57 of the 122 properties. This nomination will utilize the historic context developed through this project, supplemented by the history and research for the buildings outside the current survey particularly west along Jefferson Street. A narrative description of the district and statement of significance for the district will still need to be developed for this nomination. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a district. One or several public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places. The meetings would also provide the opportunity to fully explain that listing on the National Register of Historic Places does not restrict any rehabilitation work or demolition by a private property owner.

In conjunction with the historic district project or as a second separate project, individual National Register of Historic Places nominations should be prepared for buildings that have been evaluated as individually significant and fall outside the historic district boundaries, utilizing the developed historic contexts as applicable. The additional buildings identified through the survey of the east section of downtown Burlington as individually eligible or recommending further contextual research for final determinations of eligibility include:

F.W. Foester Blacksmith Shop and Residence – 113 Court - State Site #29-03665 - Map/Field Site #DT-31 - 2 story brick - c.1891 – yes - A, more research - B, C

Des Moines County Health Center – 522 N. 3rd St - State Site # 29-03667 - Map/Field Site #DT-37 - 1 story brick - 1942 – yes – A

Rowhouses – group of four properties at 610-612-614-616 N. Main – State Site #29-01253 – Map/Field Site #DT-33-34-35-36 – 2 story brick – 1840s – eligible as group/district

Though not within the survey area, the Abiathar and Nancy White House in the block to the north at 713 N. Main was also noted as a c.1850 house with characteristics in common with the set of rowhouses on the block to the south (State Site #29-01254). Likewise, the set of two brick rowhouses at 401-403 S. Main date to the same early settlement period and share similar characteristics (State Site #29-01267). These two sets of properties should be further evaluated and potentially included in a nomination project with the above properties. If a number of individual properties are to be nominated at the same time, it would be best to group these nominations as a separate project from the nomination of the Downtown Commercial Historic District, completed after the historic district nomination is underway.

While the Downtown Commercial Historic District will encompass the properties within the West Jefferson Street Historic District, this district will remain as a separate listing, related specifically to commercial development from 1865 to 1929. Since the district listing in 1991, some buildings have been demolished and cladding on some buildings have been removed. Thus, this district nomination should be updated to reflect these changes. While this update could occur at the same time as the nomination of the Downtown Commercial Historic District, it may be best to allow this larger district to be listed first and then go back to update/amend the West Jefferson Street Historic District as part of a subsequent project. Thus, this update/amendment is recommended to perhaps be grouped with the individual nominations noted in the last paragraph.

When considering future projects, it is also recommended that the Burlington Historic Preservation Commission review the recommendations of the 1999 *Planning for Preservation* study. While the downtown survey was prioritized in this report, additional work to follow the completion of this initial recommendation included a survey of South Hill, survey of North Hill north of US 34, and the nomination of properties identified as eligible to the National Register of Historic Places. These historic neighborhoods should also be included when developing goals and priorities for future historic preservation projects in Burlington.

Finally, it is recommended that the Burlington Historic Preservation Commission continue to pursue funding to complete these nomination and survey projects for Burlington. There is local interest in the history of Burlington, as well as interest in redeveloping a number of historic buildings. The Burlington Historic Preservation Commission has had success applying for Certified Local Government (CLG) grants, and these grants should be pursued for future projects. These grants are typically due in August, with projects starting in the following April. Additionally, Historic Resource Development Program (HRDP) grants provide funds for survey and nomination projects, as well as building rehabilitation projects. These grants work well for larger survey projects that require a longer timeframe as well as nomination projects that have a minimal volunteer component. These grants are typically due in May, with projects starting in July. These state grants are the most logical source to pursue for funding for the nomination and survey projects, in conjunction with any local sources that may provide funds.

Appendix A. Additional information on surveyed buildings

The table below summarizes additional historical and architectural information collected as part of the survey of the east section of downtown Burlington. This table supplements Table 1 within *Section V: Survey Results.* This table summarizes the additional information found on the Iowa Site Inventory forms prepared as part of this project.

Table 3. Additional information on buildings within survey area.

Address **State Site Inventory #** **Map #** **Downtown district status** **Individual evaluation**	**Historic name**	**Significant dates** **Architectural style/type**	**Height** **Wall material**
	Historic information		**Architectural details and modifications**
200-400 N. Front St State #29-03645 Map/Field #DT-01 Downtown district: yes - Non-contributing site (objects) Individual NRHP: park – no; statue - more research	**Riverfront Park**	1930s, 1970s, 1990s -	Height: - Walls: -
	1928 - construction of Municipal River Terminal on riverfront - extended over water on concrete piers 1938-39 - construction of Memorial Auditorium on riverfront 1990s - development of current riverfront area - sidewalks, parkings, plaza, fountain, etc. 2000 - Statue of Liberty restored and moved here from Dankwardt Park - placed on new base 2012 - park, stage, plaza, and parking lot		Architect/builder: - Storefront: - Windows: - Architectural details: - Modifications: Historic: -; Non-historic: -
200 N. Front St State #29-00965 Map/Field #DT-02 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A, C	**Memorial Auditorium**	1938-39 Modern / Art Deco	Height: 5 story Walls: reinforced concrete
	October 1935 - WPA funding approved for Memorial Auditorium project - designed by architect Robin B. Carswell - plans set in 1936 - first bids in May 1937 too high - revised drawings for smaller building - seating of 2,600 - new bids in December 1937 March 1938 - construction started by Peter Kiewit Sons Company – Omaha, NE; buildling dedicated in May 1939 - auditorium, convention rooms, local division of Naval Reserve, office for American Legion 1940s-2000s - auditorium and convention facility 2012 - auditorium and convention facility		Architect/builder: Robin B. Carswell (architect - Burlington), Peter Kiewit Sons Company (contractor - Omaha, NE) Storefront: square windows and entries on first story Windows: vertical bands of glass block windows in center sections, primarily solid end sections with small openings Architectural details: overall modern design of building, concrete detail, cornice Modifications: Historic: -; Non-historic: -
400 N. Front St State #29-00962 Map/Field #DT-03 Downtown district: yes - Contributing (A) Individual NRHP: yes - A, more research - C	**Municipal River Terminal**	1928 industrial	Height: 1 story Walls: tile block / concrete piers
	1928 - construction of Municipal River Terminal building for Port of Burlington - then participant in Federal Barge Line Originally leased to Inland Waterways Corporation of New Orleans - soap, coffee, sugar, household goods, furniture, peat moss, canned goods, farm machinery, and condensed milk; Federal Barge Line office here 1953-1974 - leased to Sturm Freightways Company - also manager for Mississippi River Terminal in 1960s 1975-76 - rehabilitated into visitors' center, 1987 - more riverfront and building improvements 2012 - Port of Burlington Welcome Center		Architect/builder: Struchen-Romer Company (contractor - St. Paul, MN) Storefront: large windows and openings Windows: - Architectural details: canopy along west side Modifications: Historic: -; Non-historic: fill around building to extend riverbank to east

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
106-110 Washington St (also 415 N. Front) State #29-01657 Map/Field #DT-04-05 Downtown district: yes - Contributing (A) Individual NRHP: yes - A	**Drake Hardware Company**	c.1903 early 20th century commercial / Classical Revival	Height: 3 story Walls: brick
	1-1-1891 - Drake Hardware Company incorporated, with Lyman H. Drake remaining as vice president and not in active management - Charles E. Otto, president; Lyman H. Drake, vice president; Walter Schenck, secretary, and Seymour H. Jones, treasurer 1903 - built L-shaped building at 106-110 Washington and 415 N. Front; 1904 - Drake Hardware Company - wholesale hardware - Charles E. Otto, president; E.D. Adams, vice president; Walter Schenck, secretary; and Seymour H. Jones, treasurer 1907 - bought Schmidt hardware busineChurchill warehouse buildings at 407-413 N. Front, south of their 415 N. Front section; 1914 - bought three-story building to north at 417-423 N. Front - occupied nearly full half block 1910s-1920s - Drake Hardware Company; 1915 - S. H. Jones, pres and treasurer; E. D. Adams, vice president; Walter Schenck, 2nd vice president; and H. B. Buhrmaster, sec; 1928 - S.H. Jones, pres; E. D. Adams, vp and sec; N.N. Jones, treasurer 1937 - Norman N. Jones, president and treasurer; Ralph F. Ziegler, vice president and secretary; 1947 - Norman N. Jones as president and treasurer and Ralph F. Ziegler as vice president and secretary; Norman N. Jones Jr, asst treasurer 1955 - Norman N. Jones, president; Ralph F. Ziegler, vp and sec; Norman N. Jones Jr, tres; 1963 - Norman N. Jones, Jr., president and treasurer; Harold J. Detterer, vp and sec 1982 - Drake Hardware Company closed; 1984 - buildings sold to Sam Jennison, rehabilitated as restaurant, bar, and offices 2012 - The Drake (restaurant), offices		Architect/builder: - Storefront: large openings on Washington St side, center double entry on Front St side with paired double-hung windows Windows: paired double-hung window openings - new sashes Architectural details: brick pilasters and simple cornice detail on Washington Street side Modifications: Historic: -; Non-historic: c.1985 - rehabilitation of building for offices and restaurant
115 Jefferson St State #29-03647 Map/Field #DT-06 Downtown district: yes - Non-contributing Individual NRHP: no	**Hawkeye Bank & Trust**	1983 modern (1980s)	Height: 2 story Walls: brick
	1983 - Hawkeye Bank & Trust, 1987 - Burlington Bank & Trust 2007 - Two Rivers Bank & Trust 2012 - Two Rivers Bank & Trust		Architect/builder: Midland Architects, Carl A. Nelson Company (contractor) Storefront: inset windows on first story Windows: bands of square windows Architectural details: brick massing with inset areas Modifications: Historic: -; Non-historic: -
100 Valley St State #29-03648 Map/Field #DT-07 Downtown district: yes - Non-contributing Individual NRHP: no	**Office building**	1980 modern (1980s)	Height: 1 story Walls: brick
	6-27-1980 - permit to Hawkeye Bank & Trust (222 N. Main) to build one-story 50-by-100' office building - owned by Bell Investment by 2-1981 1989 - sold to law firm 2012 - Swanson, Engler, Gordon, Benne & Clark (law firm)		Architect/builder: - Storefront: Windows: Architectural details: Modifications: Historic: ; Non-historic:
200 N. Main St State #29-03649 Map/Field #DT-08 Downtown district: yes - Non-contributing Individual NRHP: no	**Burlington Bank & Trust Motor Bank**	1962, 2009 (roof) Modern bank	Height: 1 story Walls: limestone/granite
	(1856 - Grimes Building / Grimes Hall built at corner - six storefronts from 200-212) (1929 - south half of Grimes Building remodeled for Montgomery Ward - 200-204 N. Main) 1961 - 200-204 N. Main demolished for new motor bank for Burlington Bank & Trust (222 N. Main) - bank completed in 1962 1967 - became Hawkeye Bank & Trust; 1987 - bought by local investors and back to Burlington Bank & Trust; 2007 - became Two Rivers Bank & Trust 2012 - Two Rivers Bank & Trust		Architect/builder: Dane D. Morgan & Associates (architect - Burlington) Storefront: large windows at north end walk-in area Windows: vertical window bands on sides Architectural details: anodized aluminum accents, vertical window bands Modifications: Historic: -; Non-historic: flat roof modified to hip roof in 2009 - clad in blue metal roofing

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
208-212 N. Main St State #29-01243 Map/Field #DT-09 Downtown district: yes - Contributing (A) Individual NRHP: no	**Arion Theater**	1946 modern (1940s)	Height: 2 story Walls: brick - buff
	(1856 - Grimes Block built at 200-212 N. Main - three story brick - opera house on 3rd story in south half, Arion Hall on 3rd story in north half) (1929 - south half of Grime Block remodeled for Montgomery Ward; 1942 - Casino Café (208, Arthur Diewold, Paul Dehn), Ladies Shop (210, Jim Waters), Bacher's Laundry and Dry Cleaning (212)) 1946 - north 2/3 rebuilt as two-story building extending to alley for Arion Theater, south 1/3 (208) reduced to two stories and façade rebuilt with 210-212 - Casino Café remained here 1946-1953 - Arion Theater (210) with jewelry store in small room at 212 corner, Casino Café at 208, Arion Club above theater; 1953 - theater remodeled as Arion Restaurant, extended into 208 space (Casino Café closed) 1953-1986 - Arion Restaurant (208-210, Dick and Tom Diewold) - second story banquet and private dining rooms; 1960s - 208 1/2 - Burlington Junior Chamber of Commerce; c.1954-c.1960 - Law's Jewelry in 212 small store room, then B&A Coin Center in 1970s 1980s - Parties Unlimited (Martha Diewold) - start in small 212 space - expand into 210 2012 - Two Rivers Financial Group - Employee Benefit Systems (EBS)		Architect/builder: - Storefront: remodeled Windows: 1/1 windows Architectural details: buff brick with red brick courses as accents Modifications: Historic: -; Non-historic: 1990s - storefront remodel
214-216 N. Main St State #29-01244 Map/Field #DT-10 Downtown district: yes - Non-contributing Individual NRHP: no	**Commercial building**	c.1870, c.1986, c.2000 Italianate (clad)	Height: 3 story Walls: brick - clad in panels
	214: 1871 - Dempsey & Heitmeier - cigars/tobacoo, became Dempsey & Hoerr in Oct 1874, 1880s - W.H. Dempsey & Co - cigar manufacturer; c.1890-c.1892 - Adam & Jacoby - truck manufacturers, 1900 - John Corso - fruit; 1904-1910s - John H. Ewinger - plumbing 216: 1871 - Ulrich & Disque - harnesses and saddles, by 1874-1888 - F.J. Disque & Co, 1888-1925 - George J. Reis - harnesses and saddles 214: 1920s-30s - John H. Ewinger Co (Wesley F. Ewinger and sister Ursula Warner) - plumbing - expanded into refrigerators and washers by early 1930s; 1937 - electric washers, refrigerators, stokers, radios; 1940 - John H. Ewinger & Son Distributing Co 216: 1930 - Coleman Barngrover - bldg materials; c.1933-1937 - Parker Electric (Ursula Ewinger Warner Parker); c.1937-1943 - Parker Appliance Co (Ray Warner and George VonBehren) - contined by GV as Utilities Service Co by 1945 1945 - John H. Ewinger & Son Distributing Co expand into 216 as well - listed at 214-216 N. Main through 1950s (Wesley F. Ewinger) 1960s - Ewinger's Appliance Center (Wesley F. Ewinger, Thomas E. Ewinger, James J. Ewinger, and Gertrude Lindy) 1970s-1986 - Ewinger Appliance Center (Wesley F. Ewinger, Jr. and Thomas Ewinger and sister Getrude Lindy); 1986 - sold and remodeled for insurance company 2012 - Two Rivers Insurance Company		Architect/builder: - Storefront: remodeled to only four windows Windows: replacement windows on 2nd story, covered on third story Architectural details: - Modifications: Historic: c.1945 - façade remodel; Non-historic: c.1986 - upper façade remodel; c.2000 - storefront remodel
222 N. Main St State #29-03650 Map/Field #DT-11 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - C	**Burlington Bank & Trust Company**	1960-61 Modern bank	Height: 1 story Walls: limestone/granite
	(1852-1920 - National State Bank here) (1920-1948 - Burlington Savings Bank here) (1948-1960 - Burlington Bank & Trust here in earlier two-story building) (1951 - Burlington Bank and Trust Company expanded into Western Union building) 1960-61 - major remodeling and expansion for Burlington Bank and Trust Co - expand into bldgs to east - new façade - new interior layouts - removed 2nd story - overall appearance of new bank 1967 - became Hawkeye Bank & Trust; 1987 - bought by local investors and back to Burlington Bank & Trust; 2007 - became Two Rivers Bank & Trust 2012 - Two Rivers Bank & Trust		Architect/builder: Dane D. Morgan & Associates (architect - Burlington), Carl A. Nelson Co (contractor) Storefront: corner entry area of black granite and dark windows Windows: - Architectural details: vertical window bands Modifications: Historic: -; Non-historic: 1983 - interior remodel; 1990 - interior remodel

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
201 Jefferson St State #29-01083 Map/Field #DT-12 Downtown district: yes - Non-contributing Individual NRHP: no	**First National Bank**	1974 Modern bank	Height: 2 story Walls: concrete
	1970 - First National Bank of Burlington acquired buildings on west side of 200 block of N. Main - demolished in 1970-1972 1974 - completion of new building for First National Bank of Burlington 1991 - bought by Firstar Bank; 2001 - Firstar Bank became US Bank 2012 - US Bank		Architect/builder: C. Edward Ware Associates (Rockford, IL) Storefront: lower mass setback on north and south, projecting on east in solid concrete wall Windows: upper mass solid on north and recessed window bands on east and south Architectural details: composition of two masses with contrasting solids/voids Modifications: Historic: -; Non-historic: -
200-204 Jefferson St State #29-01082 Map/Field #DT-13 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A	**German American Savings Bank / National Bank**	1885, 1913, 1958 Classical Revival / Modern	Height: 4 stories Walls: brick
	1874 - German American Savings Bank opened - bought former building on this site in 1883 - opened here on 12-16-1885 1885-1918 - German American Savings Bank, two storefronts on Jefferson (202 - Voelkel Jewelry, 204 - tailors), offices on upper stories 1918-1932 - American Savings Bank and Trust - occupied full first story after 1913 remodel - offices on upper stories 1933-1937 - First National Bank of Burlington 1937-1967 - National Bank of Burlington 1967-1974 - First National Bank of Burlington 2012 - Hoth Building - offices		Architect/builder: 1958 - Bank Building and Equipment Corporation of America (St. Louis), Carl A. Nelson (contractor, Burlington) Storefront: 1913 stone Classical Revival details, 1958 burgandy panels on south Windows: 1/1 wood windows Architectural details: brickwork on upper stories, Classical Revival stone on first story Modifications: Historic: 1913 - addition of 4th story and Classical Revival remodel, 1958 - major remodel for National Bank of Burlington; Non-historic: -
206-208 Jefferson St State #29-03651 Map/Field #DT-14 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A	**John H. Witte & Sons Drug Store**	c.1885 Romanesque (simple)	Height: 3 story Walls: brick
	206: 1886 - H. Shier & Son tailor; 1887 - John H. Witte Drug Co established at 208, moved to 206 by 1896; 206: 1890s-1937 - John H. Witte - drug store - also north T at 307 N. Main 208: 1890s-1930s - shoe store (Douglas Shoes, Shramm and Patterson Shoes, George F. Stiefel Shoe Store); 2nd and 3rd stories - doctor and dentist offices 1937 - John H. Witte & Sons expanded into 208 - remodel store into one - also north T to 307-309 N. Main Street 1937-1978 - John H. Witte & Sons Drugs - run by John Jr and William A. Witte 1978 - John Jr dies - business sold to Drug Fair - continued here under name for few years 1980s-1989 - People's Drug 2012 - Orndoff & Associate Insurance, vacant		Architect/builder: - Storefront: 1937 - Moderne remodel with structural glass panels, 1960s remodel with recessed entry and large windows Windows: 1/1 wood windows Architectural details: brickwork on upper stories and cornice, stone bands Modifications: Historic: 1937 - storefront remodel, 1960s - storefront remodel; Non-historic: -
210 Jefferson St State #29-03652 Map/Field #DT-15 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - C	**David Building**	c.1870(c.1885) Italianate	Height: 3 story Walls: brick
	1870 - John David constructed - also operated real estate office here in 1870s, 1870s-1890s - lawyer and doctor offices on upper stories 1886 - dry goods store of Macken & Lamb, 1892 - clothing store 1900 - Douglas Shoes, 1906 - Miss A.C. Deterick - millinery, 1910s - United States Express Office; 2nd story - dentist L.C. Hall, insurance office 1920 - Samuel Zeldes Shoes, 1924 - Coffee Shop, 1926-30 - Dean's Millinery 1930s-1970s - Jefferson Hat Shop 1979-1993 - Camera Land 2012 - vacant		Architect/builder: - Storefront: 1960s remodel - recessed entry with large windows, canopy Windows: 1/1 wood windows with stained glass transoms Architectural details: brickwork on upper stories, stone bands, segmental arch window hoods Modifications: Historic: 1885 - façade remodel?; 1960s - storefront remodel; Non-historic:

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
307-313 N. Main St State #29-03653 Map/Field #DT-16 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A and C	**National Bank of Burlington Drive-In Bank**	1958 Modern bank	Height: 2 story Walls: steel with fins
	1958 - Drive-In Bank built for National Bank of Burlington 1958-1974 - Drive-In Bank for National Bank of Burlington; 1976 - remodeled for expansion of John H. Witte & Sons - paint/hardware department 1980s - part of People's Drug 2012 - vacant		Architect/builder: Bank Building and Equipment Corporation of America (St. Louis), Carl A. Nelson (contractor, Burlington) Storefront: 1980s remodel - brick with windows Windows: vertical bands of windows with fins Architectural details: steel clad upper story with fin detail Modifications: Historic: -; Non-historic: 1976 - first story remodel, 1980s - storefront remodel
315 N. Main St State #29-03654 Map/Field #DT-17 Downtown district: yes - Non-contributing Individual NRHP: no	**Burlington Beauty Academy**	c.1870, c.1950, 2012 Italianate / Modern	Height: 2 story Walls: brick - stucco
	1860s-70s - owned by Samuel H. Jones - likely built; 1870s - J.H. Miller - furniture dealer and maker 1890s-1900s - second hand store - H.S. Gross and Sons 1910s - Sal Gross - clothing and second hand store - run by Max Kaplan in 1916 and Grover Martin in 1920 1920s - John Leicht grocery and then C. Leicht Estate Grocery - through at least 1933 1940 - John W. Bustard - amusement; 1945 - Wally's Tap Tavern 1947-1980s - Burlington Beauty Academy (cosmetology school) 1980s-2009 - Dayton's School of Hair Design 2012 - vacant		Architect/builder: - Storefront: c.1950 remodel - large square tiles Windows: 1/1 windows Architectural details: (clad) Modifications: Historic: c.1950 (by 1962) - panels and canopy installed (7-10-62 photo, p73); Non-historic: 2012 - façade clad in stucco above removed canopy
317 N. Main St State #29-03655 Map/Field #DT-18 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**Raynolds & Churchill Drugs**	c.1870 Italianate	Height: 2 story Walls: brick
	1860s-70s - owned by Samuel H. Jones - likely built; 1875-c.1885 - Raynolds & Churchill Drug Store (then moved to 319-321) c.1887-1890 - Burlington Candy Works - C. Hornung, 1890s - vacant, various stores c.1909-c.1932 - Charles G. Bosch - plumbing 1930s - vacant 1940 - Gobert tavern, then John's Café in 1940s (John Anadoetes); 1947-1953 - Jim's Café (Jim Lewis) 1954-1979 - owned by Witte family; 1955 - Alden's Catalog Store; 1957 - Dunn's Sporting Goods; 1960 - Dixie Cream Donut Shop; 1960s - Mutual of Omaha insurance; 1970s-80s - Curley Printing 2012 - Edward Jones Investments		Architect/builder: - Storefront: c.1950s remodel - smooth panels Windows: 1/1 windows in larger arch openings Architectural details: arch windows with pilasters, cornice with dentils/brackets Modifications: Historic: early 1900s - window alterations, 1950s - storefront remodel and smaller upper windows; Non-historic: -
319-323 N. Main St State #29-03656 Map/Field #DT-19 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A	**Fraternal Order of Eagles**	1928 Classical Revival	Height: 3 story Walls: brick
	building at 319-321 N. Main - built in 1885 for Raynolds & Churchill - wholesale drugs - full depth - owned by daughter Clara (Churchill) Strong (widow); building at 323 N. Main built c.1883 for Phil Leicht's saloon and liquor business - half depth of lot 319-321: 1889-1908 - Churchill Drug Company, 1908-1914 - Burlington Willow Ware Shops; 1914 - bought by Eagles - remodeled upper stories for lodge, retail stores on first story; 323: 1883-1925 - Phillip Leicht - saloon and liquor store 1928 - 323 also bought by Eagles - remodeled full building along Main and side of 323 on Washington for lodge building - interior also; 1928-1980s - Fraternal Order of Eagles - upper stories 319-321: 1928-1940 - Sawtell Motor Company, 1947 - Mosenn Electric, 1951 - Fox Electric, 1954 - Fox Appliance, 1965 - Security Laboratories 323: 1928-c.1932 - J.M. Peterman - restaurant, c.1933-c.1943 - John's Café, 1947 - photographer - Crowell, 1947 - Mississippi Investment Corp, 1951-1955 - Thrift Loan Co, 1950s-60s - Associated Industries 2012 - Hansen Law Office (319-321), Investment Planners Inc (323)		Architect/builder: - Storefront: large windows - entries at 319 and recessed corner at 323 Windows: replaced windows - 3 sets of 3 bays Architectural details: pilasters, simple banding, parapet with F.O.E. and terra cotta detail Modifications: Historic: 1928 - current façde applied to two earlier buildings on site - interior remodel in 1916 and 1928; Non-historic: 1990s - storefront, windows

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
205-207 (-211) Washington St State #29-03657 Map/Field #DT-20 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A, C	**Clara C. Strong Building**	c.1886 Romanesque	Height: 3 story Walls: brick
	c.1886 - built by Clara C. (Churchill) Strong as office and retail space; 211: 1886-1891 - Burlington Gas Light Company, other listings in 205, 207, 209 c.1895 - Churchill Drug Company expanded into this second building - main at 319-321 N. Main - moved to N. 4th in 1908; 1908-1914 - part of Burlington Willow Ware Shops; 1914 - bought by Eagles with 319-321 N. Main - remodeled both for lodge/rooms 1928 - building left intact on exterior when Eagles remodeled 319-321 and 323 N. Main buildings - F.O. Eagles continue to be listed as 205 1/2 Washington into 1980s - two storefronts on first story (205, 207) 1916 - Penn Oil and Supply Company, 1920 - Sinclair Refining Co (205), Hedrick Motor Transfer Co (207); 1930s - Dr. James E. Johnson - podiatrist (205), E.B. Hartman - tailor (207); 1947 - George Hafner real estate (205), Edward B. Hartma - tailor (207) 2012 - Cray, Goddard, Miller & Taylor law office		Architect/builder: - Storefront: center entry - small windows - 1990s remodel Windows: arch windows - replaced sashes or covered Architectural details: arch windows with arch lintels, circular window, center section with rick work, stone bands Modifications: Historic: 1916 - remodeled as part of Eagles lodge at 319-321 N. Main; Non-historic: 1990s - storefront, windows
300 N. Main St State #29-03658 Map/Field #DT-21 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - C	**Post Office (Federal Building)**	1958 Modern	Height: 2 story Walls: brick
	1941 - original corner site demolished - used for city parking lot in 1940s-50s 1955 - building authorized, 1956 - design accepted, 1956-58 - construction, 1960 - elevator installed 1958-1990s - post office and federal office building (Civil Service Commission and Departments of Agriculture, Defense, Justice, Treasury, and Health, Education, and Welfare) 2012 - post office		Architect/builder: Dane D. Morgan and Associates (architect, Burlington) Storefront: glass entry area in limestone section Windows: bands of horizontal windows on both stories, vertical bands in corner section Architectural details: two horizontal brick section with intersecting corner limestone vertical section, simple limestone bands Modifications: Historic: -; Non-historic: -
324 N. Main St State #29-03659 Map/Field #DT-22 Downtown district: yes - Non-contributing Individual NRHP: no	**Shell Service Station**	1930, c.1976, 1989 gas station	Height: 1 story Walls: concrete block
	11-15-1930 - Shell Service Station opened here 1930-1976 - Shell station under various owners/operators; 1937 - Palmer Service Station, c.1940-c.1945 - Eddie's Super Service; c.1947-c.1951 - Moore's Shell Station; 1954 - Rohrer's Shell Service; 1955 - Lyle's Shell Service; 1957 - Don's Shell Station 1960 - Nordstrom Shell Service; 1963 - Main Street Shell Station; 1976 - bought by Ronald Billups, Billup's Service Station 2012 - Billups Muffler & Brake Center		Architect/builder: - Storefront: large windows, 3 service bay on west Windows: - Architectural details: - Modifications: Historic: 1940s - may have been enlarged with additional service bays; Non-historic: c.1976 - pent roof added, wood siding; 1989 - south service bay addition
400 N. Main St State #29-03660 Map/Field #DT-23 Downtown district: yes - Non-contributing Individual NRHP: no	**Goodyear Service Center**	1955, 1990s Modern	Height: 1 story Walls: porcelain steel tiles clad in synthetic stucco, concrete block on east
	1950 fire cleared lot 1954-55 - built by Goodyear - new design to be model for other stations nationally; 1955-1975 - Goodyear Service Center 1976 - bought by Ron Billups - continued Goodyear store - bought bldg in 1989 2012 - Billups Tire & Service		Architect/builder: designed by Goodyear (Akron, OH) Storefront: large replacement windows Windows: - Architectural details: - Modifications: Historic: -; Non-historic: 1990s - cladding in synthetic stucco

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
408 N. Main St State #29-01245 Map/Field #DT-24 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**Allen Building**	1873 Italianate	Height: 3 story Walls: brick
	1873 - built by Chris Allen (gas fitter, plumber) after fire on block; 1873-1883 - C. Allen, gas fitte and plumber 1883-1888 - Martin Wiedemann - tent/awning factory; 1888-1911 - owned by Hermina Lux Probst, various businesses - restaurant, saloon, female boarding house 1911-27 - owned by Mollie Donnelly Heiser, various businesses - secondhand store, 1924 - Courtney-Skerik Co (auto parts) 1927-1950 - owned by Byron and Alma Gulick; 1927-1929 - Club Café (A.P. Warming), 1930-1944 - W.E. Wineinger Co (barber supplies), 1945-1955 - Miller's Barber and Beauty Supply (Arthur Miller worked for Wineinger, bought bldg in 1950) 1956-c.1964 - Chemical Services Company 1965-1970s - radio station 2012 - vacant		Architect/builder: - Storefront: entry and large window Windows: double-hung openings with seg arch lintels with keystones - replacement sashes Architectural details: pilasters, brickwork on cornice, window detail Modifications: Historic: -; Non-historic: 1980s - storefront remodel, replacement windows
410 N. Main St State #29-03661 Map/Field #DT-25 Downtown district: yes - Contributing (A) Individual NRHP: no	**Boesch Building**	1873 Italianate (modified)	Height: 3 story Walls: brick
	1873 - built by John Boesch after fire - Burlington Steam Coffee and Spice Mills then opened here in Jan 1874 1874-c.1886 - Burlington Spice Mills (Stephenson & Givens, then Kriechbaum & Givens, then Kreichbaum & Warth, then Leopald Krieg); c.1890-c.1895 - Hene & Co cigar factory c.1895-c.1905 - second hand store of A.L. Pierson & Son, then W.F. Luke in 1906; 1910 - F.H. Sowden - sign painter April 14, 1913 - Burlington Plumbing & Heating Company by Arthur L. Grotewohl and George C. Niewohner 1913-1960s - Burlington Plumbing & Heating Company - apprentice Ralph M. Brueck bought business in 1931 and continued with Herbert Schwartz, son Lloyd Brueck join in 1941, son John Brueck joined in 1952 1970s-1986 - Burlington Plumbing & Heating Company continued by Lloyd and John Brueck, closed on 4-30-1986 1989 - building sold - converted to residence 2012 - residence		Architect/builder: - Storefront: remodeled with setback wall and porch Windows: replacement windowns in segmental arch openings Architectural details: pilasters, brickwork on cornice Modifications: Historic: -; Non-historic: c.1989 - remodel as residence - storefront and windows
401 N. Main St State #29-03662 Map/Field #DT-26 Downtown district: yes - Non-contributing Individual NRHP: no	**Parking garage**	1976, 1998 -	Height: - Walls: -
	1974 - surface parking lot at corner, 1976 - two story parking garage in hillside at west end 1998 - completion of extension of parking garage to east, with convenience store along north edge 2012 - parking garage		Architect/builder: - Storefront: - Windows: - Architectural details: Ribbed poured concrete on west/1976 section, brick veneer with arch windows on east/1998 section Modifications: Historic: -; Non-historic: -
513 N. Main St State #29-01251 Map/Field #DT-27 Downtown district: no - (not in boundary) Individual NRHP: Listed - 2003 (A and C)	**Des Moines County Courthouse**	1940 Moderne / Art Deco	Height: 3 story Walls: brick
	1939-1940 - construction of new Des Moines County Court House 1940-2010s - Des Moines County Courthouse 2012 - Des Moines County Courthouse		Architect/builder: Keffer & Jones (architect - Des Moines), Paul Stennberg Construction Co (contractor - St Paul, MN) Storefront: - Windows: - Architectural details: vertical lines Modifications: Historic: -; Non-historic: 1997 - new windows
514 N. Main St State #29-03663 Map/Field #DT-28 Downtown district: no - (not in boundary) Individual NRHP: no	**Wallin Motor Sales Company**	1928, c.1990s 20th century commercial	Height: 1 story Walls: brick / tile block
	1928 - building constructed by Burlington Paper Company (at 508 - demo) for Wallin Motor Sales Company (Paul Wallin - Studebaker sales, used cars) 1928-c.1935 - Wallin Motor Sales Company; c.1935-1943 - continued as Burlington Motor Sales 1943-c.1970 - Skerik Parts Service Company 1973-2010s - garage for Des Moines County 2012 - garage for Des Moines County		Architect/builder: - Storefront: garage doors replaced windows Windows: - Architectural details: - Modifications: Historic: -; Non-historic: c.1990s - parapet removed

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
520-524 N. Main St State #29-01252 Map/Field #DT-29 Downtown district: no - (not in boundary) Individual NRHP: more research - A	**Dankwardt Boarding House**	c.1887 res - Romanesque (simplified)	Height: 2 story Walls: brick
	c.1890 - built by E.T. Dankwardt as office/residence and boarding house - converted to soley boarding house by 1894 c.1891-c.1903 - boarding house managed by Louisa Brown - 10 boarders in 1900, 1910 - Miranda Whalen - proprietor of boarding house - 8 boarders listed in 520, 3 couples in 524, 1920 - 4 boards in 520, 1 family in 524 1930 - Clarence and Rose Hamilton - proprietors of boarding house - 10 boarders at 520 and two families renting; 1936 - building sold by Lydia Dankwardt to Hamiltons 1937 - 524/corner converted to tavern on first story, run by Hamiltons unti 1945 - remainder continued as boarding house, 1947 - tavern run by Robert Gerdner 1953 - Rose Hamilton sold building to Robert and Helen Gerdner - café/tavern continued at 524 with boarding rooms in rest of building into 1970s 2012 - law office		Architect/builder: - Storefront: new 4-light windows, replaced 2/2 windows Windows: new 4-light windows, replaced 1/1 windows Architectural details: brickwork on frieze, segmental arch windows Modifications: Historic: 1930s - corner/524 converted to commercial (tavern); Non-historic: c.2004 - building remodeled, windows replaced, entry converted to window
119 Court St State #29-03664 Map/Field #DT-30 Downtown district: no - (not in boundary) Individual NRHP: more research - C	**Strauss House**	c.1876 res - Italianate	Height: 2 story Walls: brick
	1870s - owned by Bamford/Strauss family, 1876-1900 - Frank A. (carpenter) and Sophia Strauss 1900-1937 - William A. Strauss (owned until 1942), second family rented here through period 1942-48 - owned by Rose Hamilton - apartments 1948-1955 - owned by William Warth - apartments c.1955-c.1960 - Mutual of Omaha - owned by Whitford Niehaus, 1965 - back to apartments 1970s-2000s - apartments 2012 - apartments		Architect/builder: - Storefront: 5 bay - center entry with 2/1 windows Windows: 5 bay - 2/1 windows Architectural details: brick brackets on cornice Modifications: Historic: -; Non-historic: -
113 Court St State #29-03665 Map/Field #DT-31 Downtown district: no - (not in boundary) Individual NRHP: yes - A, more research - B, C	**F.W. Foester Blacksmith Shop and Residence**	c.1891 Romanesque (simplified)	Height: 2 story Walls: brick
	c.1891-c.1906 - F.W. Foester - blacksmith - shop and residence c.1907-1940 - Gottlieb Henry Bresser - blacksmith/repair shop and residence, residence here until death in 1952 1940s - Des Moines County Implement Tractor Service 1950s - various tenants, owned by Henry C. Bresser from 1953 to 1967 2012 - apartment		Architect/builder: - Storefront: entry, large entry, two 6/6 windows Windows: 4 bay - entry and three 2/1 windows Architectural details: brick brackets and corbelling on cornice Modifications: Historic: -; Non-historic: -
600 N. Main St State #29-03666 Map/Field #DT-32 Downtown district: no - (not in boundary) Individual NRHP: no	**Medical clinic building**	1981 Modern historical	Height: 1 story Walls: brick
	1981 - built by Joint Venture - city approved medical clinic revenue bonds to finance construction 1982-1999 - Orthopeadic & Reconstructive Surgery Associates 2012 - Dr. Michael Hendricks (here since 2000)		Architect/builder: - Storefront: arch windows and entry Windows: - Architectural details: brickwork on cornice and quoins on corners Modifications: Historic: -; Non-historic: -

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
610 N. Main St State #29-01253 Map/Field #DT-33 Downtown district: no - (not in boundary) Individual NRHP: yes - rowhouse group	**Rowhouse**	c.1849 rowhouse - Federal	Height: 2 story Walls: brick
	1849 - bought by lawyers Postlewait & Creegan for $300 - 1850 - sold to Charlotte DuBois along with 612 for $1700; 1852 - sold (with shared wall) to Hemphill Haws for $625 1863-1890s - William and Martha Hillhouse (steamboat captain) and daughter Julia (teacher); 1894-1905 - owned by Louisa Epstein - Triff Bouvia listed here 1905-1927 - Estella Carpenter - mother Catherine Toothaker, also tenants 1927-1930s - Ralph Nunn (real estate and insurance) owned and then sold by bank but still living here 1941-1947 - owned by Edward O. Johnson - Mrs. Christina Johnson living here; 1947-1957 - owned by Burlington Motor Sales - Folk Equipment Company listed here through 1960 1960s - Girl Scouts - Shining Trail Council; 1975-1984 - U.A.W Local 807, Inc 2012 - apartment / C.U.R.E. Solutions, a computer repair and service company		Architect/builder: Storefront: entry at right, large picture window Windows: group of three double-hung windows Architectural details: - Modifications: Historic: c.1927? - new façade brick/design (or mid-1940s?), windows replaced; Non-historic: -
612 N. Main St State #(with 29-01253) Map/Field #DT-34 Downtown district: no - (not in boundary) Individual NRHP: yes - rowhouse group	**Rowhouse**	c.1841 rowhouse - Federal	Height: 2 story Walls: brick
	1841 - built for Samuel Smith - died in 1843; 1850 - bought by Charlotte DuBois along with 610; Charlotte DuBois Thomas estate sold in 1866 to George A. Thomas - sold to J.H. Power in 1868 1880s - owned by M.J. Ross; 1887-1890 - D.J. Agnus 1890-1910s - John R. (railroad worker, janitor) and Susie Hagerty - owned and lived here, also tenants here 1920-1927 - owned by Fred Bouvia - tenants here 1927-1950s - Edward B. and Minnie Dunn (railroad machinist) 1962 - sold to F.C. Dehn and Ed Niehaus, then sold to Elmer and Mary Jones; 1965 - Jones Park & Co accounting; 1974 - bought by Nola Archer - rental property 2012 - rental apartments		Architect/builder: Storefront: entry at left, two double-hung windows Windows: three double-hung windows Architectural details: south joined brick chimney wall Modifications: Historic: -; Non-historic: windows replaced
614 N. Main St State #(with 29-01253) Map/Field #DT-35 Downtown district: no - (not in boundary) Individual NRHP: yes - rowhouse group	**Rowhouse**	c.1841 rowhouse - Federal	Height: 2 story Walls: brick
	1841 - built for Samuel Smith - died in 1843 - widow Harriet Smith continued to live here until 1867; 1867-1872 - owned by banker George W. and Rebecca Edwards 1872-1910s - Patrick and Johanna McDermott (grocery), cousin Patrick Smith also by early 1900s 1910s-1950s - Patrick Smith (grocery salesman) - renting from family, also other tenants here c.1957-1965 - Robert Smith - also Burlington House Antiques in 1960 2012 - residence		Architect/builder: Storefront: entry at right, two 6/6 double-hung windows Windows: three 6/6 double-hung windows Architectural details: parapet wall, north joined brick chimney wall Modifications: Historic: windows replaced; Non-historic:
616 N. Main St State #(with 29-01253) Map/Field #DT-36 Downtown district: no - (not in boundary) Individual NRHP: yes - rowhouse group	**Rowhouse**	c.1848 rowhouse - Federal	Height: 2 story Walls: brick
	8-1848 - James Wells bought property and right to joint brick wall on south side - likely then built rowhouse - sold for $1,200 in 1852; 1852-56 - James Garner; 1856-1862 - Charles Mertz; 1862-1864 - John Egnolf 1864-1888 - owned by Egnolf family - used as rental; 1888-1892 - W.H. Moore; 1892-1900 - W.J.D. and Mary Myers 1900-1904 - rental owned by John Hagerty; 1904-1910s - Dr. Alfred G. and Jennie Hopkins - then widow Jennie - also tenants 1931 - sold to James and Marguerite Hall - residence of Mrs. F.M. Hall in 1933; 1937 - Travelers Tea Room (1st story - 616) and Florence Hall (2nd story - 618) 1940-1960s Travelers Tea Room (1st story - 616) and Gifford Brown (2nd story - 618) 2012 - apartments/storage		Architect/builder: Storefront: two entries, large window Windows: three double-hung windows Architectural details: north joined brick chimney wall, brick detail on front cornice Modifications: Historic: 1930s - second entry added to upper stories; Non-historic:

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
522 N. 3rd St State #29-03667 Map/Field #DT-37 Downtown district: no - (not in boundary) Individual NRHP: yes - A	**Des Moines County Health Center**	1942 modern (1940s)	Height: 1 story with basement Walls: brick (varied)
	8-1942 - bids for new county health center on lot west of courthouse 1943-1950 - Des Moines County Health Center, 1950s-1960s - Des Moines County Mental Health Center, Des Moines County Public Health Nurses, Des Moines County Tuberculosis and Health Association, and Des Moines County Visiting Nurses Association 1970s-2010s - Des Moines County Health Department 2012 - Des Moines County Health Department		Architect/builder: - Storefront: bands of 1/1 windows Windows: - Architectural details: brick color variation and 6:1 courses Modifications: Historic: -; Non-historic: c.1980s - handicap ramp on west and elevator tower on south
500-506 N. 3rd St State #29-03668 Map/Field #DT-38 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A	**Thomas Motor Company**	c.1911, 1930, 1948 Early 20th century commercial, Moderne	Height: 2 story Walls: brick
	1911 - built by dentist Herbert L. Madison - investment; 1912-1917 - Hawkeye Livery Company; 1918-1921 - Burlington Transfer Company 1922 - bought by lawyer George S. Tracy, remodeled for Barton Motor Company - here from 1922-1925; 1925-1927 - A&E Motor Company; 1928-1936 - Esden Motor Company (Fords, Lincolns, Fordsons) - built new car showroom addition to south in 1930 1936-1956 - Thomas Motor Company (1936-1947 - Ford dealer, then Nash dealer) - Lee A. Thomas bought building in 1945 and rest of lot to south in 1947 - remodeled building and built addition to east of 1930 addition in 1948 - extended service department 1956-2010s - Municipal Water Works (City of Burlington) - office, repairs, garage, storage 2012 - Burlington Municipal Waterworks		Architect/builder: - Storefront: large display windows filled in Windows: covered double-hung windows Architectural details: Moderne aluminum canopy (c.1948), brick pilasters, window detail Modifications: Historic: 1930 - first addition to south, 1948 - remodeled and second addition in southeast corner; Non-historic: c.1980s - display windows replaced/infilled
418-424 N. 3rd St State #29-03669 Map/Field #DT-39 Downtown district: yes - Contributing (A) Individual NRHP: more research - A	**Bennett and Frantz Carriage Works**	1873 Italianate (simplified)	Height: 3 story with basement Walls: brick
	1873 - built for Bennett and Frantz Carriage Works after fire destroyed 4 blocks of buildings; 1873-1893 - Bennett & Frantz - carriage factory 1894-96 - Bennett Carriage Company (Gus Sheagren) 1897-1920 - Burlington Buggy Company (N.A. Keys), 1920 - also Iowa Haynes Motor Car Company, 1921 - Barton Motor Company, 1922-24 - Burlington Transfer Company and Storage 1920 - bought by Burlington Willow Ware Company (next door at 416) - used top two stories until 1926 - then moved out of 416 and into full building at 420-424 N. 3rd St 1926-1947 - Burlington Willow Ware Company 1947-1980s - National Research Bureau, Inc. (Chicago) 1994 - bought by City and remodeled for police station 2012 - Burlington Police Department, also office of county attorney		Architect/builder: - Storefront: 1/1 windows Windows: 1/1 windows Architectural details: Brickwork on cornice Modifications: Historic: -; Non-historic: 1990s - handicap ramp added on west
412-416 N. 3rd St State #29-03670 Map/Field #DT-40 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - C	**Remey Building (Moose Lodge)**	1915-16, 1927 Brick with terra cotta - Late Gothic Revival	Height: 3 story Walls: brick
	1915 - built for John T. Remey (banker) - Remey Hall, as well as commercial space; 416: 1916-1926 - Burlington Willow Ware Shops, 412: 1916-1926 - J.M. Burnett & Co (undertakers) 1927 - bought by Moose - interior remodel - first story remodel for automotive business; 1927-c.1959 - Loyal Order of Moose - club rooms/hall on 2nd and 3rd story 1927-1931 - A&E Motor Company; 1932-c.1943 - Wischmeier Motor Sales; 1945 - Merchants Wholesale Company (tobacco); c.1946-c.1952 - Koppes Motor Company 1953-1963 - Security Laboratories (wholesale medical supply division); 1965 - Tri-State Glass Company; 1970 - vacant 2012 - vacant		Architect/builder: Weibley, William F. Storefront: center entry with ogee arch transoms, replacement doors/covered windows Windows: windows covered by paneling Architectural details: terra cotta Gothic arches, center "castle" section, quoins, shields, crenellated parapet (terra cotta from Midland Terra Cotta Co - Chicago) Modifications: Historic: 1927 - remodel for use as lodge/hall for Loyal Order of Moose; Non-historic: 1970s - window replacements/paneling

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
300-304 Washington St State #29-03671 Map/Field #DT-41 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A	**Elks Building**	1883, 1907 Romanesque	Height: 4 stories Walls: brick
	1883 - building built by Dr. W.W. Nassau for post office on first story, offices on upper; 1883-1896 - post office (300), 1883-c.1890 - J.J. Curran & Co - cigars and newsstand (304), 1880s-1900s - several doctors and attorneys on second story 1907 - sold to Elks Lodge - remodeled and added 4th story with ballroom - met here until 1941 300: 1908-1926 - Burlington Gas Light Company, 1928 - J.C. Penney, 1928-1930 - Brown, Lynch, & Scott Company, 1930-c.1934 - Union Tire and Supply (radios and refrigerators), 1938 - Hazelton Dance Studio, 1940 - Iowa State Employment Office 2nd story - Martin Bruhl - music teacher (1908-1915) - several other physicians and teachers, also John Lahee (1922-1941) 1941-1975 - Labor Temple - over 40 labor organizations - offices and meeting rooms - Burlington Labor and Trade Assembly, 300: 1948-1950 - Graham's Café, 1950-1953 - Rice Bowl (Chinese restaurant), 1955-1975 - App's Music House, App's School of Music 1976-1979 - Mundt Piano & Organ Co, 1979-2003 - The Typewriter Shop 2012 - vacant		Architect/builder: Shipman, Stephen V. (architect, Chicago), O.J. King (contractor, Council Bluffs), 4th story (1907) - George Washburn (architect, Burlington) Storefront: recessed entry lobby west of center - square glass panels - brick with large windows Windows: 1/1 wood windows - arch on 4th story Architectural details: brickwork on each story and windows, stone accents, "B.P.O.E" panels, metal cornice Modifications: Historic: 1907 - 4th story added to earlier three story building; Non-historic: 1970s - some upper windows covered - smaller installed, interior remodeling
306-310 Washington St State #29-03672 Map/Field #DT-42 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A	**Elks Club**	1920, 1942 Craftsman	Height: 2 story Walls: brick
	(c.1879 - house built on lot - used for many years as home/office for dentist Dr. R.L. Cochran - then converted to offices only - additional building to west c.1900) April 1920 - new $60,000 Unterkircher Funeral Home completed - private rooms for modern funeral home needs, office in new section to west, and garage and repair dept on rear half of lot; 1920-1941 - Unterkircher Funeral Home 1941-42 - bought and remodeled for Elks Club 1942-1985 - Elks Club (Opera House to rear acquired and demolished for parking in 1943) 2012 - The Washington (night club)		Architect/builder: Washburn, George (architect, Burlington) Storefront: large windows, entry moved to right section with glass block added in 1942 Windows: 1/1 windows Architectural details: stone accents on brick façade, glass block vertical bands Modifications: Historic: 1942 - remodel for Elks Club; Non-historic: c.2009 - addition of ramp and canopy
312 Washington St State #29-01660 Map/Field #DT-43 Downtown district: yes - Contributing (A) Individual NRHP: more research - A	**Robert W. Harding Cleaners**	c.1909 (1920?) Late Victorian	Height: 2 story Walls: brick
	c.1909 - earlier frame building replaced by brick building for Robert W. Harding, dyer and cleaner 1910-1921 - Robert W. Harding - dyer and cleaner, 1921-1932 - R.W. Harding Cleaning Company (George Isett), 1933 - Barry Cleaners, 1935 - Robert W. Harding - dry cleaning, 1937 - Harding Cleaners (Toby Herman) c.1940-c.1942 - R.W. Harding Cleaners (Pearl Gross), c.1942-1955 - Diamond Cleaners (Pearl Harrington) 1955-c.1965 - Miller-Diamond Cleaners (Richard L. Smith), 1965-1967 - second location for Sickels Laundry (219 N. 7th St), 1967 - building sold to YMCA - various other tenants (Slim-Way, Verstrat Special Sewing, Taco Johns) 2012 - storage/garage for Prugh Funeral Home (Doug Beck)		Architect/builder: - Storefront: garage door Windows: 1/1 windows Architectural details: brick brackets on cornice Modifications: Historic: -; Non-historic: late 2000s - removed façade shingles/siding, garage door installed

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
323 N. 3rd St State #29-03673 Map/Field #DT-44 Downtown district: yes - Contributing (A) Individual NRHP: no	**Lahee Building**	c.1865, c.1920s Classical Revival (remodel from Italianate)	Height: 4 stories Walls: brick
	1866-1869 - J.W. Price & G.S. Sweny - drug store, 1870-1875 - J.W. Price, drug store, 1876-1885 - Price & Henry - drug store, 1886-1887 - Price & Wiese - drug store, 1888-c.1897 - David D. Robinson - drug store upper offices - 1866-1874 - attorneys M.D. and H.O. Browning, 1866-1874 - attorney George Lane, 1868-1873 - attorney C.B. Harrington, 1883-1894 - attorny Charles Willner, 1883-1885 - architect Perley Hale, also physicans, insurance agents, etc. 1877-1900 - John Lahee - real estate and insurance - owner and office, 1900-1922 - son John S. Lahee (insurance and real estate), 1922-1938 - Henry M. Gittings (real estate) - owner and office here c.1902-c.1905 - Burlington Journal newspaper, c.1906-c.1908 - Ridgley Merchandise Co, 1909 - C.J. Samuelson & Son, 1910-1933 - Glasgow Tailors (E.W. Arnold), 1933-1937 - The Arnold Tailors 1938-1966 - Paul's Café (Paul Tegan owned bldg from 1942 to 1978) 1967-1978 - Dwight-Naylor Insurance Agency 1980s - remodeled as part of Mississippi Valley Savings and Loan Association to south - entry at 321 2012 - part of Great Western Bank (entry at 321)		Architect/builder: - Storefront: two large windows Windows: 1/1 windows Architectural details: pilasters connect upper three stories, Classcial Revival detail on east, Italianate detail on north Modifications: Historic: 1910s - Classical Revival façade remodel, 1940s - storefront remodel; Non-historic: 1980s - storefront and interior remodel, windows
315-321 N. 3rd St State #29-03674 Map/Field #DT-45 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A, more research - C	**Mississippi Valley Savings and Loan Association**	1953, 1966 Modern	Height: 3 story Walls: smooth stone panels
	1953-1990 - Mississippi Valley Savings and Loan Association (north half at 321 in 1953-1966, then also south half in 1966-1980, expand in 1980s north into 323 as well) upper story offices - 1955-1970s - Carspecken Abstract Company, Des Moines County Abstract Co., and Pryor, Hale, Plock, Riley & Jones, lawyers 1990-1998 - Valley Savings Bank, 1998-2010s - First Federal Savings Bank of Iowa 2012 - First Federal Savings Bank of Iowa		Architect/builder: Thornquist, Edward A. (architect - 1952-53, Burlington), Dane D. Morgan & Associates (architect - Burlington - 1965-66 south addition), Carl A. Nelson Co (contractor - both parts) Storefront: two-story glass entry area Windows: square window with one large window above two-part lower window Architectural details: streamlined/smooth appearance Modifications: Historic: 1965-65 - addition of south half; Non-historic: -
215 Washington St State #29-03675 Map/Field #DT-46 Downtown district: yes - Non-contributing Individual NRHP: no	**George Boeck Building**	c.1875, 1989 Italianate (modified)	Height: 1 (was 3) story Walls: brick
	1879 - Joseph Drach - tailor, 1884-1899 - Henry Ewinger (plumber and gas fitter) 1900-1904 - Gardner & Gould - candy manufacturing; 1906-1912 - Keehn-Haffner Manufacturing Co / Riverside Printing, 1916-1919 - Iowa Haynes Motor Co, 1920-22 - Warming Motor Co 1924 - A & E Motor Co., 1926 - Triangle Auto Supply, 1928 - Rent-a-Car Service, 1930-35 - Paul R. Haas auto repair, 1937-1945 - Bee Line Serv Auto Repair 1951-1990s - Newsland, Wholesale Distributors 1998 - VFW Post 10102 2012 - VFW Post 10102		Architect/builder: - Storefront: center entry with vertical siding and large window, iron column at east corner Windows: - Architectural details: sandstone sill course retained on new parapet Modifications: Historic: 1910s - storefront remodel; Non-historic: 1989 - two stories removed, leaving one story

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
320-324 N. 3rd St State #29-00098 Map/Field #DT-47 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A	**Medical Arts Building**	1925-26 Chicago School (tall commercial building) Beaux Arts details	Height: 7 story Walls: brick
	1924 - Physicians and Dentists Building Company start efforts to construct building August 1926 - opening of new Medical Arts Building - offices for doctors and dentists, as well as other professional - 120 rooms (including some multi-room suites) on six upper stories 320: 1926 - Niemann Drug Store, c.1940-c.1970 - Securities Laboratories - prescription store; 324: c.1926-c.1938 - Corso's Café, 1940 - Medical Arts Confectionery, 1945 - Graham's Café, 1947-1953 - Mississippi Valley Savings & Loan Association 1951 - 12 doctors, 8 dentists, 1 orthodontist, 5 real estate and insurance offices, 4 additional insurance offices, 3 beauty salons, and Edwin A. Thornquist, architect, among other businesses 1970-71 - modifications/improvements - became known as The Burlington Building - offices 2012 - office building		Architect/builder: Christensen, C. Werner (architect, Chicago), Henry Bokenkamp (contractor, Burlington) Storefront: large windows and smooth white panels from 1970-71 rehab Windows: 1/1 replacement windows, some 3/3 on south Architectural details: terra cotta accents along cornice/parapet and window sills Modifications: Historic: -; Non-historic: 1970-71 - first story remodeling, interior remodeling; windows later replaced
314 N. 3rd St State #29-00097 Map/Field #DT-48 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A, C	**Palace Theater**	1948 Modern	Height: 1 story Walls: concrete panels (cast "stone")
	1915 - Palace Theater opened here 1948 - major remodel/expansion for Palace Theater - result in current façade 1948-1995 - Palace Theater - closed December 16, 1995 1996-2010s - Heritage Baptist Church 2012 - Heritage Baptist Church		Architect/builder: Weatherall & Harrison (architect - Des Moines), Kucharo Construction Co (contractor, Des Moines) Storefront: burgandy structural glass Windows: - Architectural details: ribbed concrete panels with burgunday glass accents Modifications: Historic: -; Non-historic: late 1980s - large theater divided into two smaller theaters, 1996 - theater converted to church
308 N. 3rd St State #29-00096 Map/Field #DT-49 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A, more research - C	**Bock's Flower Shop**	1924 Brick with terra cotta	Height: 2 story Walls: brick
	1924-1965 - Bock's Flower Shop - run by Harry O. Bock until death in 1930, then business continued by Bock family as Bock Floral Company until 1951 - continued by Harry's nephew Charles J. Kramer until 1965 1965-1975 - Bock's Flower Shop - owned and operated by Paul and Jean Kuenzle 1975-1993 - Bock's Flower Shop - owned and operated by Donald Williams 1993-2001 - Bock's Flower Shop 2012 - Bruner, Cooper and Zuck (engineers) Mobile		Architect/builder: Washburn, George H. (architect) Storefront: entries at far right/south, large storefront windows, covered transom/bulkhead Windows: large window flanked by 1/1 windows, multi-light transom windows Architectural details: terra cotta accents on frieze and storefront columns, as well as banding; contrast with dark brick (terra cotta from Midland Terra Cotta Co - Chicago) Modifications: Historic: -; Non-historic: 1907s - storefront remodel
212 Jefferson St State #29-03144 Map/Field #DT-50 Downtown district: yes - Contributing (A and C) Individual NRHP: Listed - 1995	**Schramm Building / P.A. Andre Shoe Company**	1878-79 Victorian Gothic	Height: 3 story Walls: brick
	1858-1884 - J.S. Schramm - dry goods 1878-79 - façade remodel - rear addition - design then copied for 214 Jefferson in 1879; 1884 - new building at 218-220 Jefferson built by Philip A. Andre for John S. Schramm - switch store spaces - not sell bldgs until 1907 1884-1913 - P.A. Andre Shoe Store - Philip A. Andre - sons Charles E., John H., and P. Henry also; 1913-1922 - Andre Shoe Company - Charles E. Andre 1923-27 - The Shoe Market c.1927-1965 - Snyder & Hertzler Shoe Store - run by E.D. Snyder and E.W. Hertzler - then by Hertzler's wife with E.D. Snyder from c.1935-c.1945; then by Mrs. Adelaide S. Snyder and Mrs. Mary A. Hertzler from c.1945-1965 1965 - bought by Brown Shoe Fit Co - façade remodel - here until 1968 1968-1995 - occupied as part of Schramm's - shoe department here 2012 - Century 21 office, apartments		Architect/builder: - Storefront: recessed entry and display windows Windows: 1/1 windows with decorative brick/stone elements Architectural details: Gothic brick/stone decorative details Modifications: Historic: 1965 - clad in stucco - removed in 1995; Non-historic: 1995 - restoration of façade - removed details recreated

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
214 Jefferson St State #29-01085 Map/Field #DT-51 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - C	**Denise Building**	1879 Victorian Gothic	Height: 3 story Walls: brick
	1879 - work completed on Denise Building - "The front, being the exact duplicate of the Schramm block next to it, makes of the two a very handsome building" 1879-1894 - William L. Linder - clothing store 1894-1912 - Herman J. Holstein - cigar manufacturing 1912-c.1942 - Edward Rapp Jewelry Store - son Paul join by 1920s - manager by 1930 c.1942-1976 - Rapp's Jewelry Store - run by Paul F. Rapp - Schramm's buy building in 1965 - occupy upper stories - then moved into lower in 1976 when jewelry store closed 1976-1995 - part of J.S. Schramm Company 1996 - renovated for apartments and retail store 2012 - Allstate Insurance		Architect/builder: - Storefront: center display window flanked by entries Windows: 1/1 windows with decorative brick/stone elements Architectural details: Gothic brick/stone decorative details Modifications: Historic: 1966 - storefront remodel; Non-historic: 2010 - storefront remodel
216-222 Jefferson St State #29-01086 Map/Field #DT-52-53 Downtown district: yes - Contributing (A) Individual NRHP: no	**J.S. Schramm & Company**	1884, 1895, 1900-01, 1939, 1947, 2005 Moderne	Height: 4 story Walls: brick - buff
	1884 - L-shaped building at 218-220 Jefferson built by P.A. Andre for J.S. Schramm Dry Goods - site of Andre Shoes since 1864 - moved to Schram's location at 212 Jefferson - eventually traded titles in 1907 1884-1898 - J.S. Schramm & Company - dry goods - John S. Schramm; 1898-1910s - continued by sons Henry C., Frank E., and Charles E. Schramm, 1914-1934 - run by Frank E. Schramm; 1934-1950s - J.S. Schramm Co run by grandsons Frank H. and James S. Schramm 222 Jefferson: built in 1900-01 by Edwin H. Carpenter - jewelry store - upper three stories "permanently" leased by Schramm by 1907 - remodeled for Schramm's in 1947 - took over full building by 1957 - finally bought in 1990 1939 - new modern façade designed by Helmut Bartsch of Holabird & Root for 218-220 and ell at 306 N. 3rd Street; design extended to enlarged 216 Jefferson in 1947 - also solid panels and signage added to 222 Jefferson in 1947 1960s-1980s - J.S. Schramm Company - managed by Thomas Read Jr. and John Randolph (J.S. Schramm's great-grandson); 1985-1996 - run by John Randolph - declining business - closed in 1997 2005 - rehabilitated as condos and lower retail spaceq 2012 - condos and lower retail space		Architect/builder: Holabird & Root (architect - 1939 modern façade - Helmut Bartsch) Storefront: large windows, metal columns at 206 N. 3rd St Windows: glass block installed in 1939/1947 - some replaced by double-hung in 2005 Architectural details: modern design elements, earlier metal cornice on 3rd street side Modifications: Historic: 1939 - modern design of façade at 218-220 Jefferson; 1946-47 - extension of modern façade to expanded building at 216 and solid panels installed on south end of 222; Non-historic: 2005 - conversion to condos - double-hung windows added, also balconies
213-219 Jefferson St State #29-01084 Map/Field #DT-54 Downtown district: yes - Contributing (A) Individual NRHP: no	**Eklund's Ready to Wear**	c.1860 (213), 1871 (215-219), 1963 façade modern (1960s)	Height: 2 story Walls: stone/brick with added aluminum façade
	c.1860 - short 3-story building constructed at 213 Jefferson for Dr. Seth S. Ransom - office here in 1862 with sons Dr. Horace B. Ransom and Dr. James J. Ransom; 1871 - S.S. Ransom built Ransom Block at 215-217-219 Jefferson - stone front - taller 3-story 213: 1870s-80s - C.R. Wigert - druggist, 1892 - William O. Ransom - drug store - then managed by Nauman & Held by 1896, 1900s - Naumann-Held Drug Company, then E.L. Naumann Drug Company - here through 1910s 215: 1872 - Fix & Connor (jewelers), dentist Obadiah H. Denise from 1876 to 1908 on upper story, 1910s - E.M. Glick & Company - ladies ready-to-wear - expanded into 213 by 1920; 213-215 - 1920s-1930s - E.M. Glick & Company, 1937 - The Mart 217-219: by 1876-1896 - R.M. Raab & Bro (clothing and tailors), 1896-1930 - Strause Bros (clothing), 1933 - vacant, 1937 - The Economy Store / The Economy Shoe Store 213-215: 1940-1960 - Carson's Credit Clothing Company, c.1963 - divided back into two retail spaces - Evan's candy shop and Streedbeck's shoe store in Oct 1963, 1965 - 215: Evan Jewelry, 213: Streedbeck Shoes; both vacant in 1968/70 217-219: 1940 - Eklund's Economy Store, then Eklund's Ready-To-Wear by 1947 to 1970s 1970s - Wise Jewelry (213), Sandwich Shoppe (215, 1976-1990s), Eklund's Ready-to-Wear (217, then Brinck's by 1980) 2012 - Natural Inspirations, New York Life Insurance, Yoga for You and Boutique, offices		Architect/builder: - Storefront: combined 217/219 storefront from late 1940s - angled windows back to entry - maroon glass square tiles, c.1963 storefront with two entries at 213 and 215 Windows: upper façade clad by silver aluminum grille in 1963 - unified bldg at 213 with 215-219 Architectural details: - Modifications: Historic: late 1940s - 217-219 storefront remodel, 1963 - aluminum façade added; Non-historic: -

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
221-223 Jefferson St (also 214-218 N. 3rd) State #29-01087 Map/Field #DT-55 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - C	**Iowa State Savings Bank**	1912-13, 1966 storefront Chicago School (tripartie)	Height: 8 story Walls: brick
	1912 - built for Iowa State Savings Bank - 8 stories, steel frame construction 1912-1932 - Iowa State Savings Bank by 1935 - Farmers and Merchants Savings Bank moved here; bought in 1938; 1940s-1965 - Farmers & Merchants Savings Bank, various offices including architect Robin B. Carswell 1965-2000s - Farmers & Merchants Bank and Trust 2012 - Farmers & Merchants Bank and Trust		Architect/builder: Hyland & Green (architects, Chicago) Storefront: 1st & 2nd story clad in black granite - corner bank entry, side office entry Windows: 1/1 windows - terra cotta sill/lintel details Architectural details: tripartie composition, terra cotta 8th story panels and accents, cornice with brackets Modifications: Historic: 1966 - storefront/2nd story remodel; Non-historic: -
206 N. 3rd St State #29-00093 Map/Field #DT-56 Downtown district: yes - Contributing (A and C) Individual NRHP: Listed - 1987	**Hotel Burlington**	1910-11, 1923, 1931 Renaissance Revival	Height: 9 story Walls: brick
	Feb 1911 - Hotel Burlington opened - 7 stories in height - 125 rooms 1923 - 75-room addition built, 1931 - two additional stories added on top 1911-1980 - Hotel Burlington 1997-1999 - rehabiliation of hotel into 75 apartments, restaurant/commercial on first story 2012 - apartments, two office spaces and restaurant on 1st story, ballroom/banquet room on 2nd story		Architect/builder: Temple & Burrows (architect - Davenport) Storefront: first story clad in stone, tall windows with transoms Windows: 1/1 windows, stone lintels/sills Architectural details: slightly projected corner sections, 1st and 7th story stone/brick detail, cornice with brackets Modifications: Historic: 1923 - east wing constructed, 1931 - top two stories completed (8th, 9th); Non-historic: 1998 - rehabilitation into apartments (tax credit project)
211-213 N. 3rd St State #29-00095 Map/Field #DT-57 Downtown district: yes - Contributing (A and C) Individual NRHP: Listed - 1996	**Capitol Theater**	1937 Moderne / Art Deco	Height: 2 story Walls: brick / terra cotta
	7-1-1937 - Capitol Theatre opened - fully air conditioned 1937-1977 - Capitol Theater - operated by Central States Theaters Inc. 1977-1990s - vacant 2005 - theater bought by Capitol Theater Foundation - work on restoration and reopening - major restoration completed in 2012 2012 - Capitol Theater		Architect/builder: Wetherall and Harrison (R.T. Harrison - architect - Des Moines), Carl A. Nelson Co (contractor) Storefront: burgundy glazed terra cotta square tiles Windows: - Architectural details: polychromatic vertical elements with smooth glazed terra cotta panels Modifications: Historic: -; Non-historic: 2012 - restoration project
301-311 Jefferson St State #29-01089 Map/Field #DT-58 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - C	**F.W. Woolworth Company**	1958 modern (1950s)	Height: 1 story Walls: brick - buff
	1958 - new store at 3rd and Jefferson for F.W. Woolworth Company - first story plus mezzanine level 1958-c.1978 - Woolworth's 1988 - remodeled into smaller retail spaces after vacant for some time 2012 - Art Guild of Burlington, toy store, book store		Architect/builder: Carl A. Nelson (contractor, Burlington) Storefront: large windows with granite bulkheads Windows: - Architectural details: vertical end brick walls Modifications: Historic: -; Non-historic: 1988 - interior remodel to divide space, 1992 - additional west store created, mezzanine enclosed

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
313 Jefferson St State #29-01091 Map/Field #DT-59 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A	**Paule Jewelry Company**	1891, 1967 storefront Romanesque	Height: 3 story Walls: brick
	(1870 - John Smalley's Plunder Store (notions, millinery, fancy goods) - then A.A. Adams shoe store - fire destroyed in 1890) 1891 - Arthur A. Adams opens shoe store in new building after 1890 fire - built by Estate of Albion Parsons - offices on upper stories; 1896 - James W. Smither's retail candy store and soda fountain 1899-1922 - Paule Jewelry Company - C.C. Paule 1920s-1960s - Paule Jewelry Company - C. Lawrence Paule and sister Alice Burrus 1960s-1996 - Paule Jewelry Company - David and Ginny Burrus - also daughter Alexandra 2012 - Styltique		Architect/builder: Dunham, Charles Storefront: black granite panels with setback entry and display windows to right Windows: 1/1 replacement windows Architectural details: large brick arch, roof with brackets, corner towers Modifications: Historic: 1923 - storefront remodel after Paule buys building (1962 photo) - recessed with stained glass dome - hail destroyed in 1967; 1967 - new storefront - black Andes granite and display windows; Non-historic: 2000s - upper windows replaced and balony wall recessed
315-317 Jefferson St (also 212-214 N. 4th) State #29-01093 (also 29-00138) Map/Field #DT-60 Downtown district: yes - Contributing (A) Individual NRHP: more research - A	**Wyman & Rand Company (Riepe-Peterson Clothing Co)**	1904, 1965 modern (1960s)	Height: 3 story Walls: brick
	12-29-1890 - fire at Wyman & Rand - 1891 bldg designed by J.C. Sunderland 1-5-1904 - fire destroyed Wyman & Rand again; new building designed by George Washburn - 315-317 Jefferson and 210-212-214 N. 4th Street 317: 1904-1936 - Wyman & Rand - furniture, carpets, household furnishings (also 212-14 N. 4th); 315: 1904-c.1929 - H. Ranke Company - furs and men's goods 315: c.1930-1945 - Riepe-Peterson Clothing Company (men's clothing); 317: 1937-1945 - Moard's Dress and Hat Shop (Lillie E. Peterson); 1947 - Riepe-Peterson Clothing expanded to full 315-317 width with 1 entry - remodel storefront - address noted as 315 1947-1982 - Riepe Peterson Clothing Company (1946-c.1960 - Walter L. Peterson, president; continued by son Walter L. Peterson and Miriam E. Peterson) 1982 - Riepe Peterson bought by J. Steven's - moved here 2012 - offices, apartments, church		Architect/builder: Washburn, George (architect - 1904) Storefront: smooth square panels with later tinted windows, 4th St side also remodeled Windows: paired vertical windows (1964) on Jefferson, double-hung windows on 4th St, arch 3rd story windows Architectural details: 4th St side - pilasters and brickwork, arch windows; Jefferson St side - concrete panels Modifications: Historic: 1947 - storefront remodel, 1964 - concrete panels installed on Jefferson St façade; Non-historic: 1990s - storefront remodels
319 Jefferson St State #29-01094 Map/Field #DT-61 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**Burlington Federal Savings & Loan Association**	1952c.1965 - upper demo Moderne	Height: 1 story (top 2 removed) Walls: brick
	Jan 1904 - fire destroyed Wyman & Rand at 315-317 - three story building built here in conjunction with adjacant new building; 1900s - millinery store, 1924 - Eric Anderon - jewelry store c.1928-1936 - Baumle-Anderson Jewelry 1938 - Burlington Federal Savings & Loan Association moved here - remodeled first story to current appearance in 1952, here until moved to new building to west in 1963 1965 - Neumode Hosiery Shop, 1970 - Financial Programs, Inc. 1972-2010s - Law's Jewelry 2012 - Law's Jewelry		Architect/builder: - Storefront: stainless steel trim with stone cladding (1952) Windows: - Architectural details: - Modifications: Historic: 1952 - first story remodel; Non-historic: 1972 - new sign
323 Jefferson St State #29-01096 Map/Field #DT-62 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A, C	**Burlington Federal Savings & Loan Association**	1963 Modern bank	Height: 1 story Walls: brick - buff
	1962 - two earlier three story buildings demolished (Byrnsies, Thomas Shoes) August 1963 - Burlington Federal Savings and Loan Association opened in new building 1975 - name changed to Midwest Federal Savings and Loan, 2003 - name changed to MidWestOne Bank, 2010 - branch here closed 2012 - TD&T Financial Group, Inc		Architect/builder: Bank Building & Equipment Corporation of America - St. Louis (architect William F. Cann - and contractor) Storefront: large windows with aluminum trim, granite panels above windows to parapet Windows: - Architectural details: buff brick columns anchoring storefront - intersecting brick wall on west, then contrasting panels Modifications: Historic: -; Non-historic: 2012 - storefront remodel

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
300-304 Jefferson St (also 305 N. 3rd St) State #29-01088 Map/Field #DT-63 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A, C	**Tama Building**	1896, 1916 Classical Revival / Chicago	Height: 5 story Walls: brick - buff
	1896 - built for Charles W. Rand (owned 300-302) and Herman Ranke (owned 304) - office building known as Tama Building; 1907 - fire, Dec 1915 - fire - reconstructed with few alteration to original plan 1896-1990s - Tama Building - offices on upper stories - entry at 305 N. 3rd St; c.1909-c.1940 - William F. Weibley, architect, 5th story office 300/302 Jefferson - originally two spaces (Norton & Schreiber Cigar Co then L.B. Ringold clothing, James Bentz & Sons dry goods then Miles White Dry Goods) - early 1900s - combined for L.B. Ringold Clothing Co - 1900s-c.1930; 1930-1981 - Sutter Drug Co 304 (306) Jefferson: 1896-c.1942 - Kaut & Kriechbaum (hardware store, tin work); 1940s - Neisner Bros expand into 304 from bldg to west at 308-310 - operated at 304-310 from 1940s-1964; 1965-1982 - Page Jewelry 307-09 N. 3rd: 1905-1930 - Sutter-Ludman Drug Store; 1932-1980 - Gnahn's Book Store 311 N. 3rd St: 1900 - Cochran drug store - then Sutter in 1903-05; 1900s-1920s - Mrs. Eva L. Washburn - millinery; 1930-1942 - The Evelyn Shop (Evelyn Biklen); 1945 - Service Optical Co; 1951-55 - Burrell's Jewelry; 1957-60s - Evan Jewelry Co 2005 - fire in 300-302 Jefferson space 2012 - vacant		Architect/builder: Sunderland, J.C. (architect) Storefront: decorative iron columns on east - remodeled storefronts Windows: 1/1 replacement windows Architectural details: tripartite design, wide decorative metal cornice, Classical Revival details Modifications: Historic: -; Non-historic: 1970s-1990s - storefront remodels, replacement windows
308-310 Jefferson St State #29-01090 Map/Field #DT-64 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - C	**Chittenden & Eastman Commercial Building**	1895-96 Classical Revival / Chicago	Height: 4 story Walls: brick - buff
	1895-96 - built for Chittenden & Eastman - furniture manufacturers - not located here first tenants - 308: Troxel Bros furniture store (1896-c.1926), 310: H.A. Brown & Company shoe store (1896-c.1915) with T.W. Barhydt & Co shoe manufacturer (1896-c.1901) 308: c.1926-c.1930 - White Furniture Company; 310: c.1915-c.1935 - Economy Shoe Store, Economy Store 308-310: 1936-1964 - Neisner Bros (five and dime store); c.1953-c.1965 - upper story - Arthur Murray Dance Studios 308-310: 1968-1990s - Brown Shoe Fit Company 2012 - vacant		Architect/builder: - Storefront: Roman brick and anodized aluminum frame windows with display cases Windows: paired 1/1 windows with transoms Architectural details: tripartite design, belt course, 4th story pilaster detail, wide decorative metal cornice Modifications: Historic: -; Non-historic: 1968 - storefront remodel
312-314 Jefferson St State #29-01092 Map/Field #DT-65 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**Hedge-Ransom-Palmer Block**	1867 Italianate	Height: 3 story Walls: brick
	1867 - large six-storefront block built by Thomas Hedge (west 4), Dr. Ransom (1 east), and Luke Palmer (1 east); 1870s - various stores on first story, c.1872-1893 - real estate office of Samuel Mellinger above 312 312: 1886 - H. Ranke - furs and hats, 1892 - World's Fair - variety store, 1893 - bought by William Linder - built hall to rear - later demolished; 1893-c.1905 - W.L. Linder - clothing store, 1906 - vacant; dentist offices on upper stories 314: 1874-1880 - Surprise Store (millinery), 1886 - Allen & Stracke - millinery, 1892 - Rachel Layton - millinery, c.1895-c.1905 - Mrs. Gertrude Moard - millinery 312-314: 1912-1958 - F.W. Woolworth Company; upper - dentists Gladson & Hayes (1910s-1920s); 1930s-50s - apartments 312-314: 1960 - American Dixie Shop - clothing store; 1963, 1965 - vacant 312: 1968-1970s - King's Food Host; 314: 1968-1970s - Capitol Optical 2012 - 312: Gypsi (women's accessories), 314: Digger's Rest (coffee shop)		Architect/builder: - Storefront: two storefronts with center upper story entry, later windows/doors Windows: arch windows with hoods - covered Architectural details: pilasters separating each bay Modifications: Historic: 1896 photo shows full block from 312-322 - noted as Hedge Block - east two sections extant - west four demo for Kresge Bldg in 1933; Non-historic: 1980s - storefront remodel

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
318-322 Jefferson St (also 310 N. 4th) State #29-01095 Map/Field #DT-66 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A, C	**Kresge Building**	1933 20th century commercial	Height: 2 story Walls: brick - buff
	(1867 - earlier building part of Hedge-Ransom-Palmer Block) 1933 - new $40,000 building for S.S. Kresge Company - Hedge family continued to own property - several offices on 2nd story 1930s - S.S. Kresge Company at 320-322, drug store at 316; 1937 - second story offices included two optometrists, two chiropractors, Local Finance Company, real estate office, insurance office, beauty shop, sewing shop, and jeweler (Gregg Houck) c.1940-c.1960 - S.S. Kresge Company at 316-322 Jefferson, several offices on second story of "Kresge Building" early 1960s - S.S. Kresge only in 316 space then closed; 1960s-2000s - various discount/variety stores, second story tenants gradually left 2012 - vacant		Architect/builder: - Storefront: enameled mauve panels installed in 1965, large aluminum windows Windows: 1/1 metal windows Architectural details: buff brick accented by red brick detail Modifications: Historic: 1958 - remodeling by Carl A. Nelson (contractor); 1965 - new front on 320 to attract new tenant, Kresge then at 316; Non-historic: -
312 N. 4th St State #29-00139 Map/Field #DT-67 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - A	**Benner Tea Company**	c.1892 Romanesque	Height: 2 story Walls: brick - buff
	1893-1899 - Latona Coffee and Spice Mills (Otto Lorenz) 1899-1908 - Home Tea Company (Arthur J. Benner), 1908-c.1918 - Benner Tea Company 1920 - Moss Millinery, 1924 - ArtsCraft Art and Gift Shop, 1930 - Duke Cleaners, 1940 - Music Shop c.1945-c.1952 - Kleinkopf Stationery c.1955-1970s - Farm Bureau 2012 - Let's Travel		Architect/builder: - Storefront: iron columns from Murray Iron Works, otherwise 1970s remodel Windows: arch windows with arch detail - later 1/1 sashes Architectural details: arch decorative details, cornice line, parapet brickwork Modifications: Historic: -; Non-historic: c.1970s - storefront, windows
314 N. 4th St State #29-00141 Map/Field #DT-68 Downtown district: yes - Contributing (A and C) Individual NRHP: yes - C	**Citizens Water Company**	1914-15 Classical Revival	Height: 2 story Walls: glazed white tile
	1914-15 - new office for Citizens Water Company built 1915-1942 - Citizens Water Company 1943-1956 - Burlington Municipal Waterworks (office) 1956-1970s - Dane D. Morgan & Associates - Architects 1986-2012 - Beckman Law Office 2012 - Beckman Law Office		Architect/builder: Temple & Burrows (architect, Davenport), Henry A. Beck (contractor) Storefront: entry and large window with tile pilasters Windows: 1/1 wood windows Architectural details: Classical Revival panels and details Modifications: Historic: -; Non-historic: -
316 N. 4th St State #29-00142 Map/Field #DT-69 Downtown district: yes - Contributing (A and C) Individual NRHP: more research - A	**Isaac Prugh & Son Undertaking**	c.1892 Italianate (simplified)	Height: 2 story Walls: brick
	c.1892 - Isaac Prugh built brick building here for undertaking business 1892-1910 - Isaac Prugh & Son - undertaking; 1900 - stable in basement became garage by 1931 map 1910-1940s - B.A. Prugh & Son - undertaking - new building across street in 1924 but continued to use this building 1951-1960 - Harold White Interior Decorators, 2nd story - Flint Hills Specialty 1960s - Interior Inc, 2nd story - Flint Hills Specialty 2012 - La Tavola (Italian restaurant)		Architect/builder: - Storefront: iron columns from Murray Iron Works, large windows, recessed entry Windows: 1/1 windows Architectural details: simple brick cornice detail Modifications: Historic: -; Non-historic: 1992 - paint removed from brick, 2000s - interior remodel and some storefront work
318 N. 4th St State #29-00144 Map/Field #DT-70 Downtown district: yes - Contributing (A) Individual NRHP: (listed in Heritage Hills HD)	**Mecke Building**	1874 Italianate (simplified)	Height: 3 story Walls: brick
	5-1874 - vacant lot bought by Augustus Mecke - built 3 story brick building at same time as 320 - commercial on 1st story, offices on 2nd story, apartments on 3rd story c.1883-c.1907 - Fred Riepe - grocery, also son Oscar in early 1900s 1910 - Stiefel Bros Grocery, 2nd story - Dr. E.J. Wehman, also Ernst & Gottlieb, tailors; 1916-1920s - Fred Buser - photographer 1926-c.1940 - Benteco Kash Store No. 27 1940s-1951 - Des Moines County Farm Bureau; 1951-1957 - Jacob Korb - shoe repair c.1958-1970s - Velma's Hat Shop 2012 - Barber & Style Building		Architect/builder: - Storefront: entry and large windows, upper entry to left with 320 Windows: 1/1 windows Architectural details: - Modifications: Historic: rebuilt parapet; Non-historic: storefront remodeling

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
320 N. 4th St State #29-00145 Map/Field #DT-71 Downtown district: yes - Contributing (A) Individual NRHP: (listed in Heritage Hills HD)	**Bonar Building**	1874 Italianate (simplified)	Height: 3 story Walls: brick
	5-1874 - vacant lot bought by Wesley R. Bonar - built 3 story brick building at same time as 318 - commercial on 1st story, offices on 2nd story, apartments on 3rd story c.1880-c.1885 - H. Droegemeyer - boots and shoes; c.1885-c.1892 - W.E. Tomlinson & Co - flour, feed, produce, & fruit 2nd story - 1890s-1910s - Dr. P.C. Naumann - physician, also son P.C. Naumann, Jr. - dentist by 1913; G.W. Potter - collections 1910s - Artscraft store - Arthur and E.J. Hawksworth c.1924-c.1950 - Jacob Korb - shoe repairs c.1950-1960s - Marshall's Office Equipment Company 2012 - The Blue Shop (bar/music)		Architect/builder: - Storefront: recessed entry, large windows Windows: 2/2 windows with transom, narrow 6-light windows Architectural details: - Modifications: Historic: second story windows, rebuilt parapet; Non-historic: storefront remodeling
322 N. 4th St State #29-00146 Map/Field #DT-72 Downtown district: yes - Contributing (A and C) Individual NRHP: (listed in Heritage Hills HD)	**Langerbeck Building**	1874 Italianate (simplified)	Height: 3 story Walls: brick
	5-1874 - vacant lot bought by Max Langerbeck - built 3 story brick building - grocery on 1st story, dentist on 2nd story, apartment on 3rd story 1876-c.1899 - grocery of Theodore W. Niemann; 1876-1880s - dentists W.H. Baird and H.M. Baird on 2nd story, 1893 - dressmaker Alice Moreau on 3rd story 1890s-1916 - dentist William H. Baird on 2nd story; c.1900-1916 - grocer William L. Nelius (Colonial Cash Grocery); 1920s - various tenants, vacant part time c.1927-1930 - Artscraft Gift Shop, Artscraft Studio 1930-1953 - The Salvation Army c.1954-1963 - Lauth's Kiddie Corner, 1964-1983 - Trends, Inc. 2012 - Bistro 322 (French restaurant)		Architect/builder: Hale, Perley, Jr. (Burlington) Storefront: corner angled entry, large windows Windows: tall narrow 6-light windows, 3 oriel windows on north 2nd story Architectural details: angled corner, inset windows, brick detail under sills and on cornice Modifications: Historic: -; Non-historic: -
313 Washington St State #29-01661 Map/Field #DT-73 Downtown district: yes - Contributing (A) Individual NRHP: yes - A, (listed in Heritage Hills HD)	**Unterkircher House / Jennie Coulter Day Nursery**	c.1855(1907 to commercial) res - Second Empire (house)	Height: 2 story Walls: brick
	1856-1866 - owned by George Sweeny - ads for rent/sale - bought on 4-21-56 from Jacob Pilger for $2975 1867-1893 - home of P. Frederick and Phoebe Unterkircher (nearby livery business); owned by family into early 1900s 1907-c.1912 - Mississippi Valley Telephone Company, then Iowa Telephone Company July 1920 - August 1934 - Day Nursery run by Jennie Coulter (day care for poor working parents) 1934-1979 - Jennie Coulter Nursery 2012 - rental house		Architect/builder: - Storefront: double-door entry and 2 windows Windows: 1/1 windows Architectural details: mansard roof with two arch dormers, side bay window Modifications: Historic: -; Non-historic: -
219 N. 7th St State #29-03677 Map/Field #DT-74 Downtown district: yes - Contributing (A) Individual NRHP: no	**Sickels Laundry and Dry Cleaning**	c.1948, 1961, 1966 modern (1960s)	Height: 1 story Walls: brick / concrete block
	1949-2012 - Sickels Laundry and Dry Cleaning 2012 - Sickels Laundry and Dry Cleaning		Architect/builder: - Storefront: horizontal windows, auto bay Windows: - Architectural details: freestanding sign in front of building - likely dates to 1949 (in 1961 photo) Modifications: Historic: 1961 - remodeled front, 1966 - facelifting and interior improvements - photo shows current design with flat canopy; Non-historic: 1976 fire - interior remodeling - new roof and pent roof canopy

Address State Site Inventory # Map # Downtown district status Individual evaluation	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
701-703 Jefferson St State #29-03678 Map/Field #DT-75 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**McCash-Cannella Block**	c.1925(c.1855 core) early 20th century commercial	Height: 2 story Walls: brick
	1855 - William D. McCash bought property - referenced as McCash Block here by 1870s 1885 - 701: William Martin (candy and tobacco); 1892 - 701: Antonia Corso (confectionery), 703: second hand store 701: 1892-1930s - Joe Cannella - fruit store and confectionery/bakery, ice cream parlor and soda fountain by 1920s - first of type with A/C in 1937 701: 1940s-1960s - August Cannella - restaurant/tavern 703: 1910 - E. Beck - saloon, 1920 - Oliver Beebe - barber, 1920s-1950s - Charles Canella - barber shop, 1960s-2012 - Modern Barber Shop 2012 - Swearington Chiropractic (701), Modern Barber Shop (703)		Architect/builder: - Storefront: 703 - center entry with large windows and transom, 701 - remodeled with buff brick and small windows Windows: paired 1/1 wood windows Architectural details: simple brick parapet Modifications: Historic: c.1925 - new brick veneer façade, rear addition; Non-historic: 1970s - storefront remodel of 701
705-707 Jefferson St State #29-03679 Map/Field #DT-76 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**McCash-Waggener Block**	c.1927(c.1855 core) early 20th century commercial	Height: 2 story Walls: brick
	1870s - part of McCash block - owned by William D. McCash 1886 - 705: barber shop, 707: restaurant; 1892 - 705: Anderson jewelry, 707: Darelius restaurant 1890s-1910s - Chinese laundry - Fong Shew; 1900s-1915 - 707: Joseph Miller bicycle shop; 1916-1925 - Albert Falick - clothing and second hand store (705, into 707 as well in 1919) 1927-1930 - Bennett Tire and Battery expanded into here from 709-711, then moved; 1935 - Old Heidelberg Inn 1940 - Nort's Place, 1950 - Curley's Place, 1950s-1970s - Blue Moon Tavern 1977-2002 - Fox Appliance and Kitchen Center 2012 - Direct Maytag, Inc		Architect/builder: - Storefront: center entry with large window to either side within a double-storefront width Windows: 1/1 windows Architectural details: - Modifications: Historic: c.1930 - façade remodel - new brick, storefront configuration, upper story windows; Non-historic: -
709-711 Jefferson St State #29-03680 Map/Field #DT-77 Downtown district: yes - Contributing (A and C) Individual NRHP: no	**Bennett Tire and Battery Company**	c.1924(c.1855 core) early 20th century commercial	Height: 2 story Walls: brick
	1870s - part of McCash block - owned by William D. McCash 1886 - 709: grocery store - Knobbs & Duffy, 711: book store; 1892 - 709: cigar store - Dehner, 711: book store, paints, etc. - John Renner 1900s-1910s - 709: machine repair shop - Albert Stiefel, 711: music shop - John Weis 1917-1930 - Bennett Tire and Battery Company - 711 in 1917, then 709-711 in 1918, 1925 - add battery store to west, 1927 - expand also into 705-707, moved in 1931 to southeast corner of 7th and Jefferson (617-619 - demolished) 1935 - 709: H.E. Chamberlain, 711: Wilson Garage; 1940 - radio repairs - Lloyd Johnson, 711: auto repair shop - Siefken & Mitchell, 1951 - 709 - vacant, 711 - The Bennett Company - home supplies 1960s-2002 -Fox Appliance 2012 - Direct Maytag, Inc		Architect/builder: - Storefront: remodeled to center entry with large windows to either side Windows: 1/1 windows Architectural details: multi-color brick, soldier lintels Modifications: Historic: c.1920 - façade removel - new brick, single storefront; Non-historic: 1980s - storefront remodel
713-723 Jefferson St State #29-03681 Map/Field #DT-78 Downtown district: yes - Contributing (A) Individual NRHP: no	**Firestone Auto Supply and Service Store**	1934, c.2002 auto store - brick	Height: 1 story Walls: brick / metal
	1934-1986 - Firestone Auto Supply and Service Store 2012 - Expert Tire		Architect/builder: - Storefront: large windows Windows: - Architectural details: - Modifications: Historic: -; Non-historic: c.2002 - metal siding

Appendix B. Sample Survey Forms

For the Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Des Moines County, an Iowa Site Inventory Form was prepared for each property. Color digital photographs of each site were inserted on the last pages of each form. Eight sample survey forms are included in this appendix as example of the forms used and type of information recorded for this survey. One set of the survey forms was archived at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines, and the other set of survey forms was retained by the Burlington Historic Preservation Commission at City Hall in Burlington.