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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Downtown Commercial Historic District

other names/site number

2. Location

street & number 100-800 blocks of Jefferson Street and blocks from Columbia Street to Market Street east of 4th Street to Mississippi River | N/A | not for publication | N/A |

city or town Burlington vicinity

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

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x_ meets __ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide _x_ local

Steve King 04 DEC 2014
Signature of certifying official/Title Date

State Historical Society of Iowa
State Historic Preservation Office

In my opinion, the property __ meets __ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register __ determined eligible for the National Register

__ determined not eligible for the National Register __ removed from the National Register

__ other (explain:)

for Edson Beall 1.21.15
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [x] public - Local
- [ ] public - State
- [x] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
53	12	buildings
		sites
	1	structures
1	2	objects
54	15	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

53

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE / business
COMMERCE / professional
COMMERCE / organizational
COMMERCE / financial institution
COMMERCE / specialty store
COMMERCE / department store
COMMERCE / restaurant
SOCIAL / meeting hall

Current Functions
(Enter categories from instructions.)

COMMERCE / business
COMMERCE / professional
COMMERCE / organizational
COMMERCE / financial institution
COMMERCE / specialty store
COMMERCE / restaurant
SOCIAL / meeting hall
VACANT / NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN / Italianate
LATE VICTORIAN / Romanesque
LATE VICTORIAN / Gothic
LATE 19th & EARLY 20th CENTURY REVIVALS / Classical Revival
MODERN MOVEMENT / Moderne
OTHER

Materials
(Enter categories from instructions.)

foundation: Stone
walls: Brick
Stone
roof: Asphalt
other: Metal
Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Downtown Commercial Historic District encompasses the commercial buildings throughout historic downtown Burlington (Figure 1). Burlington sits on the west side of the Mississippi River in southeast Iowa, and the original town site is framed by hills to the north, south, and west of a valley along Hawkeye Creek. Commercial development in Burlington started parallel to the river on the blocks along Front and Main Streets, and then it extended along the Hawkeye Creek valley west along Jefferson Street. Thus, the historic commercial downtown is largely shaped by topography – the lower land east of 4th Street from Columbia to Market and the valley along Jefferson from 4th Street to the railroad tracks in the 800 block (Figure 2). The railroad tracks extended west along Market Street, spurring more industrial and manufacturing uses along this corridor in the blocks to the south of Jefferson Street. Buildings related to this history were previously listed on the National Register of Historic Places (NRHP) in June 2012 in the Manufacturing and Wholesale Historic District. Likewise, buildings constructed on the hill and hillside to the north and northwest of the downtown area were primarily residential, religious, and governmental in character. These buildings were previously listed on the NRHP in 1982 in the Heritage Hill Historic District. Thus, the Downtown Commercial Historic District is defined by its predominantly commercial buildings, and the boundary has been drawn to encompass the buildings related to this aspect of Burlington's history. The Downtown Commercial Historic District has historically served and currently remains as the central business district for Burlington. Overall, there are 122 resources identified in the historic district, including 106 contributing buildings, one contributing object, and 15 non-contributing resources as outlined on the table on the following pages and mapped on Figure 2. Four of the contributing buildings were previously individually listed on the National Register of Historic Places (Hotel Burlington, Capitol Theater, Schramm Building / P.A. Andre Shoe Company, and Lagomarcino-Grupe Company).

The Downtown Commercial Historic District is composed primarily of brick commercial buildings built through the period of significance from 1865 to 1967. Italianate commercial buildings dominate the first decade of this period, with 32 brick Italianate commercial building extant in the district dating to construction from 1865 to 1877. These buildings are typically three or two stories in height, located primarily along Main Street and along Jefferson Street west of 4th Street. By the 1880s, High Victorian Gothic buildings were constructed, with Romanesque and Late Italianate buildings continuing to be built through 1895. These 26 extant buildings from 1878 to 1896 often reached taller heights at three or four stories, though smaller two-story buildings also continued to be built. Brick continued to be the dominant material for commercial buildings. Influences from the Chicago School and Classical Revival began to appear in Burlington with the construction of two brick buildings in 1895-96, and they would continue to define modern buildings through the 1920s. These eight taller brick buildings reflected tripartite design with wide eaves that capped the top of the building and reached heights from four to eight stories. While these tall buildings define several blocks in downtown Burlington east of 4th Street, 24 smaller buildings reflecting influences from the Classical Revival, Late Romanesque styles, and simpler commercial designs using decorative terra cotta were also built throughout the downtown in this period, typically replacing earlier buildings. Replacement of earlier buildings continued through the middle of the 20th century, as lots throughout the downtown were developed by 1930. Construction slowed through the 1930s and early 1940s, with a handful of buildings constructed introducing streamlined Moderne design ideals to downtown Burlington. Business rebounded quickly in the late 1940s following the end of World War II and was strong through the 1950s and into the 1960s, resulting in additional modern buildings constructed and significant façade remodeling to update older buildings. Within the district, 23 buildings date their construction or integrity to this period from 1930 to 1967. Three buildings (1974, 1980, and 1983) and a parking garage (1976/1998) have been constructed within the Downtown Commercial Historic District since the end of the period of significance in 1967. These resources account for four of the 15 non-contributing

resources, with an additional nine non-contributing buildings reflecting remodeling and loss of integrity since 1967 and two non-contributing objects listed in the district.

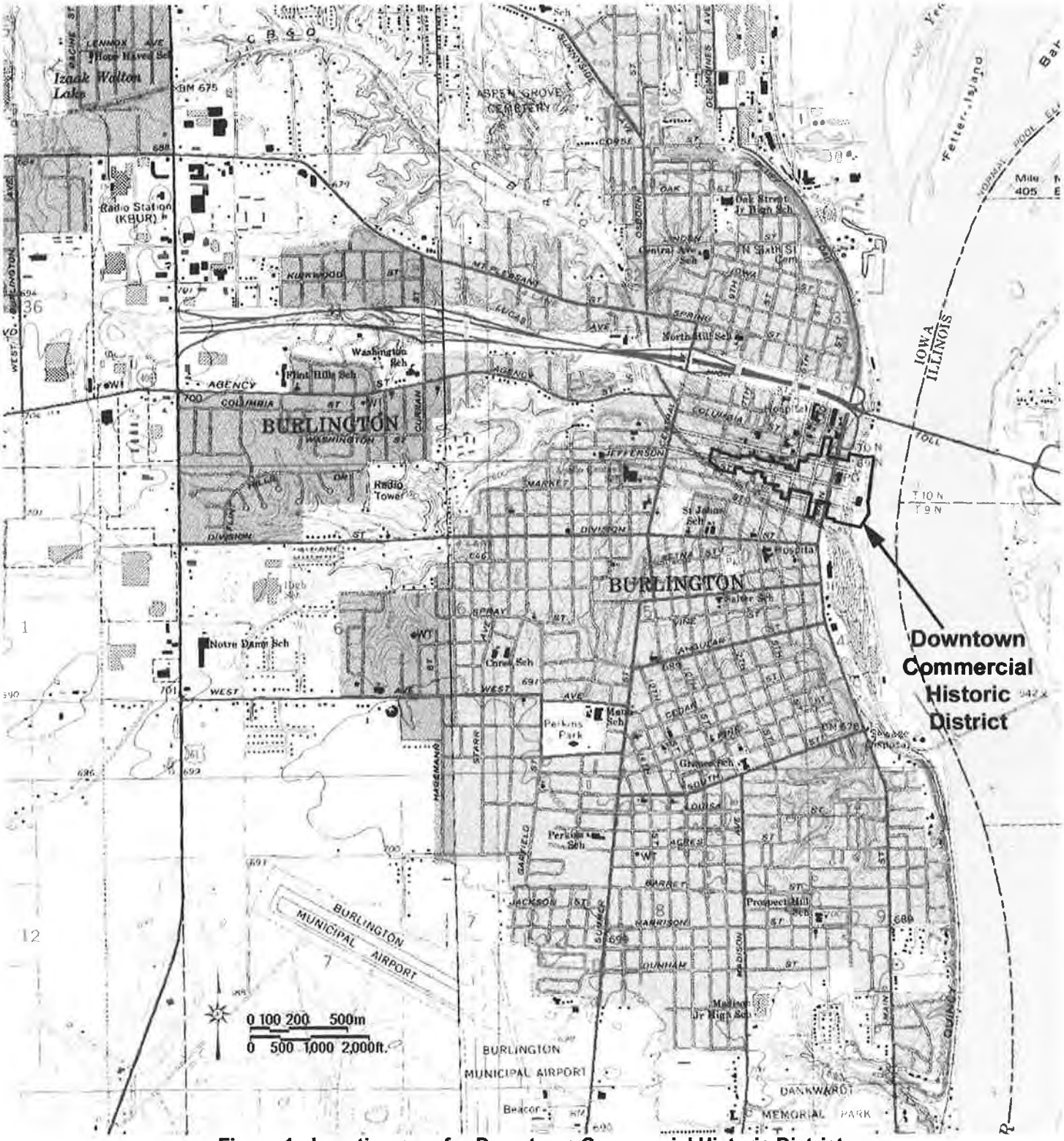


Figure 1. Location map for Downtown Commercial Historic District.

(USGS topographic quadrangle map, Iowa Geographic Map Server)

Figure 2. Downtown Commercial Historic District (McCarley 2014).

Narrative Description

The Downtown Commercial Historic District falls within the original plat of Burlington, with square blocks overlaid on the topography of the land. The town started along the Mississippi River in the more level land in the valley along Hawkeye Creek, framed by hills to the north and to the south. Development was anticipated along the north-south roads parallel to the Mississippi River, with north-south alleys platted to be at the rear of the building lots bisecting the blocks. The early river crossing and road into the agricultural land of Iowa led to commercial development along the north-south Front and Main streets parallel to the river as well as along the perpendicular east-west Jefferson Street. This commercial cross-development west along Jefferson resulted in alleys opening onto this main commercial corridor rather than located at the rear of the lots. Private alleys or drives were then platted mid-block parallel to Jefferson on some blocks, providing access to the rear of buildings facing Jefferson Street. This pattern of streets and alleys continues to be found throughout the Downtown Commercial Historic District. Generally, named streets were laid out for east-west roads while numbered streets were used for north-south roads. Front Street, in the place of First Street, is located along the Mississippi River on the east, with Main Street in the place of Second Street on the block to the west and anticipated to be the heart of commercial development. Third Street is then located to the west of Main Street, and numbered streets then continue west through the Downtown Commercial Historic District. The route of the railroad extended directly inland along the Hawkeye Creek valley in the 1850s, roughly along Market Street and two blocks south of Jefferson Street in the eastern blocks of Burlington and then curving to cross Jefferson in the 800 block. The creek was later buried to promote additional development on these prime lots with direct access to the railroad. Commercial and industrial development became prevalent throughout the more level land in the valley, with residential development moving up the surrounding hills by the 1860s and 1870s. This pattern of development continued through the 20th century. No archeological sites have been identified or evaluated to date as part of this nomination project, though the potential may exist within the historic district, particular along Front and Main Streets where more demolitions have occurred. Sanborn fire insurance maps provide information on the earlier development of these sites.

The blocks within the Downtown Commercial Historic District were historically and continue to be dominated by 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. All types of commercial and professional businesses were found historically within this historic district, and it is these uses that define the historic district. Commercial buildings from throughout the period of significance from 1865 to 1967 are found throughout the Downtown Commercial Historic District, with 19th century commercial buildings composing the core of the significance of the West Jefferson Street Historic District found west of 4th Street (listed on the NRHP in 1991). The Downtown Commercial Historic District encompasses the majority of the lots within this earlier historic district, with 45 buildings previously listed within the boundary for the West Jefferson Street Historic District. More buildings are classified as contributing within these blocks due to the later period of significance and rehabilitation projects since 1991. A handful of buildings with historic wholesale and manufacturing uses also fall within the Downtown Commercial Historic District boundary and are noted as contributing to the development of the district, within blocks otherwise primarily commercial/retail in nature. These uses are more concentrated immediately to the south of the Downtown Commercial Historic District within the Manufacturing and Wholesale Historic District (listed on the NRHP in 2012). Two commercial buildings included in the north edge of the Manufacturing and Wholesale Historic District boundary also fall within the boundary for the Downtown Commercial Historic District as they are associated historically with other buildings within the boundary. Fraternal organizations are directly related to several of these downtown buildings, with groups often meeting on an upper level of a commercial building. A number of groups later purchased and completed remodeling projects that continue to define these buildings. The presence of these groups also contributes to the significant history of the district. Government uses within the district boundary are directly related to 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 within the Heritage Hill Historic District (listed on the NRHP in 1982). The southeast corner of the Heritage Hill Historic District extends into the commercial blocks southeast of 4th and Washington streets, and five buildings (four historic commercial buildings and the historic house converted to commercial use) listed previously within the Heritage Hill Historic District boundary fall within the Downtown Commercial Historic District.

Thus, historic commercial buildings define the primary building type within the Downtown Commercial Historic District, accounting for 109 of the 115 historic buildings within the district. They range from simple one-story buildings to a large number of three and four story buildings to a handful of buildings at heights above four stories. The overall design composition of the buildings throughout the district is similar, with buildings composed of a storefront on the first story and one or several upper stories. Buildings were constructed to the sidewalk lines along streets throughout the district, creating a unified façade line with no setbacks noted on any blocks. Sidewalks then are found between the façade of the buildings and the street, with some street trees and landscaping primarily along Jefferson Street. These overall features create a cohesive appearance for the Downtown Commercial Historic District. Taller buildings are located along Jefferson in the 200 to 500 blocks and in the adjacent blocks along N. 3rd Street, with primarily two or three story buildings on the adjacent blocks east of 4th Street and west along Jefferson Street. Buildings encompassing the three periods of historic commercial development from 1865 to 1894, 1895 to 1929, and 1930 to 1967 are found within the boundary. Buildings on blocks throughout the historic district reflect a mix of these periods, and these three periods together convey the full significance of the commercial development of downtown Burlington. The area to the east of 4th Street reflects a mix of these three periods, while the blocks to the west of 4th Street saw fewer improvements in the middle of the 20th century and largely are composed of two and three story buildings constructed prior to 1930. A concentrated effort to improve the appearance of downtown east of 4th Street spanned from the late 1930s to the 1960s, resulting in significant new buildings (including several related to financial institutions), new facades, and storefront improvements concentrated in this area. In addition to these commercial buildings, the Burlington Post Office, Central Fire Station and Police Station, Municipal River Terminal, Memorial Auditorium, a city storage/garage building, and a two-story brick house converted to commercial use are found within boundary for the Downtown Commercial Historic District. The three non-contributing buildings constructed after 1967 are also commercial buildings, including a notable bank design dating to 1974. Further information on the historic appearance and development of the Manufacturing and Wholesale Historic District can be found in Section 8: Narrative Statement of Significance.

Brick is the dominant construction material throughout the Downtown Commercial Historic District, utilized for buildings constructed throughout the period of significance from 1865 to 1967. Standard red brick is the most common, particularly on 19th century buildings. Stone was used as an accent material on numerous brick buildings, often for window or simple architectural details. It was utilized more extensively as a decorative material on the Hedge-Carpenter-Gregg-Bonar Block (Map #70), and stone is the construction material on the Joy & Company Planing Mill (Map #118). Modern bank designs also later incorporated smooth stone panels (limestone or granite) for their walls. Colored tile and decorative metal features were utilized as accent materials in the late 19th century. Buff brick, or yellow brick, was used for five buildings constructed from 1890 to 1910, and then used for modern designs from the late 1930s to 1960s. By the early 20th century, darker red brick was utilized on several downtown buildings, particularly in conjunction with white terra cotta accents. Decorative terra cotta panels and elements are found on eight buildings, ranging from extensive architectural features (such as on the Buettner's Furniture & Carpet Company (Map #71), Citizens Water Company (Map #62), and Remey buildings (Map #40), all built in 1914-16) to simpler building accents in the 1910s and 1920s. Hollow tile block and concrete block were utilized for the structural building material on several buildings constructed from the 1920s to 1960s. Typically, the block was clad in brick for the exterior walls, though it is the main wall materials for smaller buildings, such as service stations. Storefronts exhibit a variety of materials, including glass, wood, cast iron columns, aluminum, brick, and vinyl. The oldest storefronts typically have cast iron columns with large wood-framed windows. In some cases, these columns were retained while later windows and entries were installed. Storefront remodels in the late 19th century including prism glass transom

windows, which remain intact on several buildings though sometimes covered by later paneling for signage. Glazed tiles were utilized for storefront remodels by the early 20th century, with larger glazed tiles or structural glass tile reflecting streamlined modern design ideals appearing from the 1930s to the 1950s. These tiles were utilized as wall cladding in select cases, such as for Lind's Bakery (Map #98). Windows on the upper stories range from historic wood double-hung windows to modern vinyl or aluminum window replacements. Likewise, later storefront remodels have incorporated aluminum, wood panels, and vinyl elements into several buildings. Buildings throughout the historic district are generally in fair to excellent condition. Generally, the buildings are well maintained.

The Downtown Commercial Historic District reflects architectural styles and types from throughout the period of significance from 1865 to 1967. Italianate commercial buildings dominate the first decade of this period, with 32 brick Italianate commercial building extant in the district dating to construction from 1865 to 1877. These buildings are typically three or two stories in height. Earlier buildings completed in the 1860s and early 1870s incorporated simpler arch window details and brick utilized for decorative details along the frieze/cornice, and later Italianate buildings from the 1870s and 1880s incorporated more elaborate window hoods and decorative metal cornices. Italianate buildings are located primarily along Main Street and along Jefferson Street west of 4th Street, with scattered examples on other blocks. By the 1880s, High Victorian Gothic buildings were constructed, with Romanesque and Late Italianate buildings continuing to be built through 1895. These 26 extant buildings from 1878 to 1896 often reached taller heights at three or four stories, though smaller two-story buildings also continued to be built. These buildings incorporated more decorative walls features though the use of elaborately carved or cast details, contrasting arches, and additional materials to provide richer surface detail. Influences from the Chicago School and Classical Revival began to appear in Burlington with the construction of two brick buildings in 1895-96, and they would continue to define modern buildings through the 1920s. These eight taller brick buildings reflected tripartite design with wide eaves that capped the top of the building and reached heights from four to eight stories. While these tall buildings define several blocks in downtown Burlington east of 4th Street, 24 smaller buildings reflecting influences from the Classical Revival, Late Romanesque styles, and simpler commercial designs using decorative terra cotta were also built throughout the downtown in this period, typically replacing earlier buildings. Simpler commercial designs in this period often utilized brick features for their only decorative detail, with contrasting white terra cotta used for several dark red brick buildings. Construction slowed through the 1930s and early 1940s, with a handful of buildings constructed and storefront remodels introducing streamlined Moderne design ideals to downtown Burlington. These buildings reflected nearly plain brick or concrete wall surfaces, with very simplified architectural accents in brick or surface variations. Additional modern buildings were constructed and older buildings were updated with significant façade remodeling from the late 1940s to the 1960s. Within the district, 23 buildings date their construction or integrity to this period from 1930 to 1967. Building elements became expressed on the exterior as vertical architectural features, often clad in contrasting materials. Surface detail was further simplified with the use of panels of smooth materials (stone, structural glass, tile).

Integrity

The Downtown Commercial Historic District retains good integrity as a district and continues to strongly reflect the commercial buildings that define its historic and architectural significance. The district retains its historic location and setting along the Mississippi River between hills to the north, west, and south. The overall integrity of the design of the downtown is intact, with historic workmanship and materials evident on the majority of buildings throughout the district. It retains its association to the commercial history of Burlington and the overall feeling of a historic downtown commercial district. Specific aspects of the integrity of the property include:

Location: The Downtown Commercial Historic District has historically and continues to be located on the west bank of the Mississippi River in downtown Burlington, extending west along Jefferson Street.

Setting: The setting of the Downtown Commercial Historic District continues to be on the generally level blocks immediately along the Mississippi River between hills to the north and south, extending to the west

along Jefferson Street in the Hawkeye Creek valley. Historic residential and governmental buildings are found on the side of the hill and hill to the north, while historic manufacturing and wholesale buildings are located along the railroad tracks to the south to the residential neighborhood on the hill to the south.

Design: The overall design of the Downtown Commercial Historic District remains intact, with streets around blocks bisected by alleys throughout the district. The majority of the blocks have few demolitions, maintaining the overall scale, density, and design of a commercial downtown. Commercial buildings continue to be located to the sidewalk line, defining the overall appearance of the downtown. Some demolitions in the blocks immediately along Front Street have impacted this design aspect, though many of the demolitions were completed within the period of significance as parking became an issue and older blocks were redeveloped with modern buildings. Only four resources have been built since the end of the period of significance. Many individual historic buildings retain strong integrity of design and elements dating to their construction. Others have modifications to the building that are within the period of significance, such as façade and storefront remodeling. Some buildings retain their historic appearance on the upper stories, while the storefront modifications are non-historic. These buildings are considered contributing within the district, unless the later modifications have significantly altered the overall appearance of the building.

Materials: The Downtown Commercial Historic District continues to be dominated by brick commercial buildings. These buildings have various historic accent materials, including stone, wood, metal, tile, and terra cotta. Non-historic materials, typically found for window replacements or storefront remodels, have replaced some historic materials in the downtown. However, the historic materials stand out as the defining materials throughout the historic district on these commercial buildings. The condition of the materials throughout the historic district is generally good, with some need for maintenance noted.

Workmanship: The historic workmanship of the buildings within the Downtown Commercial Historic District continues to be reflected in the design and materials. In addition to the general workmanship of historic brick buildings, the historic workmanship is also evident through the many carved, casted, and molded historic building elements and accent material details. While other elements may have been replaced, these historic details were typically retained.

Feeling: The overall feeling of Downtown Commercial Historic District continues to be a historic commercial downtown located within the historic area of commercial development in Burlington.

Association: The Downtown Commercial Historic District retains a strong association to the commercial history of Burlington, reflected in the historic commercial buildings as well as continued commercial function of the downtown.

Block by block description and development

The following narrative descriptions are organized in order by map number on the district map on page 5, and the buildings are referenced to this map and to the table following this section. The Downtown Commercial Historic District has 106 contributing buildings, one contributing object, and 15 non-contributing resources. No other buildings, sites, objects, or structures warrant tabulation within the district.

Front Street and the river front, Map #1-6

Historically, Front Street was lined with early commercial and wholesale business buildings, with easy access to the Mississippi River and the railroad. Demolition of buildings along Front Street spanned from the 1930s to 1960s, providing additional parking for downtown businesses. Two larger three-story historic brick buildings associated primarily with wholesale businesses remain standing, Drake Hardware Company (c.1903, Map #3) and Lagomarcino-Grupe Company (1869, Map #6). The modern 1958 post office property (Map #14) extends to Front Street in the 300 block. The Municipal River Terminal (Map #1) was built in 1928 in the 400 block, with the large modern Memorial Auditorium built in 1938-39 in the 200 block. These four buildings are counted as contributing within the historic district. The riverfront has been further developed from the 1960s to 1990s with a series of projects, with many current features (large fountain, granite memorial, parking, sidewalks,

fixtures) dating to the 1998 improvements. In 2000, the Statue of Liberty replica donated by Boy Scouts in 1950 was moved from Dankwardt Park to just north of the auditorium. This statue is counted as the contributing object in the historic district. The later fountain and granite memorial are counted as non-contributing objects in the historic district. Two small brick buildings counted as non-contributing were constructed in the 1980s, one for additional space for the earlier bank to the west (Map #4) and one as a one-story office building (Map #5). These are two of the four resources constructed since the end of the period of significance within the historic district.

100-200 blocks of N. Main Street, Map #7-13, 30

Three historic buildings remain on the east side of the 100 block of N. Main and four historic buildings remain on the east side of the 200 block of N. Main. The three buildings in the 100 block are three-story brick Italianate buildings constructed between 1869 and 1877 (Map #7-9). The Barhydt Block at the north end of this block suffered damage when a wall collapsed in February 1965, and the building was subsequently demolished. The current appearance of the 200 block has been defined by the bank usage, currently Two Rivers Bank & Trust. The modern 1962 Burlington Bank and Trust building is located at the southeast corner at 123 Jefferson (or 222 N. Main) (Map #13, contributing), with the modern motor bank built in 1963 at the south end of the block at 200 N. Main (Map #10, non-contributing due to conversion of flat roof to large hip roof). Both were designed by Dane D. Morgan & Associates. The buff-brick façade of the two-story Arion Theater (later Arion Restaurant) building dates to remodeling around 1946 (Map #11, contributing). The three-story commercial building to the north was clad during an expansion and remodel for the bank around 1986 (Map #12, non-contributing due to façade cladding). The west side of the 200 block is occupied by the modern concrete First National Bank building completed in 1974, with a Jefferson Street address (Map #30, non-contributing). The small drive-through concrete building sits on the south portion of the property, connected to the bank by a concrete wall along the alley. Though related to the earlier modern bank construction from 1950 to 1967 in the downtown, it is non-contributing as it falls after the end of the current period of significance.

300-400 blocks of N. Main Street, Map #14-24

As noted, modern bank buildings are found on the southeast (1961) and southwest (1974) corners of Jefferson and Main Street, with modern designs also found on the other two corners. The earlier German American Savings Bank building at the northwest corner (Map #24, contributing) received a modern facelift to remove a previously added cornice in 1958 for the National Bank of Burlington in conjunction with other remodeling and the construction of a two-story building to the north to provide drive-through banking services (Map #23, contributing). This modern building incorporated vertical elements on the façade, designed by the Bank Building and Equipment Corporation of America (based in St. Louis). This construction coincided with the completion of the new federal post office on the northeast corner, a modern design by local architectural firm Dane D. Morgan and Associates (Map #14, contributing). The three-story brick building to the north received a façade remodel in the 1950s as well, though the façade has recently been remodeled again and thus counted as non-contributing (Map #22). The three-story Italianate building to the north retains better integrity (Map #21, contributing). The façade of the corner building was remodeled for the Fraternal Order of Eagles in 1928 (Map #20, contributing), leaving the Clara C. Strong Building around the corner to the west on Washington as the only Romanesque building in this section (Map #19, contributing). Service stations were building at the southeast and northeast corners of Main and Washington in the 1930 and 1955, though later remodeling on both buildings has classifying them as non-contributing (Map #15, 16). The two three-story Italianate buildings remaining to the north on the east side of the 400 block of N. Main stand as two of the last buildings constructed after the massive 1873 downtown fire (Map #17, 18, both contributing).

200 block of Jefferson, Map #24-32

The 200 block of Jefferson reflects a combination of 19th century Victorian buildings and later efforts to modernize the downtown. The east end of the 200 block of Jefferson has the two banks as noted above (Map #24, contributing; Map #30, non-contributing). The two buildings to the west of the German American Savings Bank are three-story Romanesque buildings (Map #25-26, both contributing). A pair of identical three-story

High Victorian Gothic buildings then sits on the west side of the alley in the middle of the block (Map #27-28, both contributing). J.S. Schramm & Company sits at the west end of the block, with the current appearance dating to modern façade remodels in 1939 and 1947 and later rehabilitation work associated with conversion to condos in 2005 (Map #29, contributing). The west side of the south half of the block has the earlier Victorian buildings clad in 1963 for Eklund's Ready to Wear store (Map #31, contributing), reflecting the modernization ethic of this period. The eight-story Iowa State Savings Bank at the corner was completed in 1913, and the first stories were remodeled in 1966 to modernize this building as well (Map #32, contributing).

200 block of Valley and 200 block N. 3rd Street, Map #33-37, 51
Commercial buildings extend south along N. 3rd Street to Valley Street in the 200 block. F.L. & G.L. Unterkircher built the three-story Romanesque building at the southeast corner of N. 3rd Street and Valley in 1896 for the undertaking and livery business (Map #36, contributing). They then built a two-story chapel to the east in 1902, which was extensively remodeled with a new modern façade of smooth structural glass panels around 1945 (Map #35, contributing). The late 19th century building to the east received an earlier façade remodel around 1916, incorporating a dark red brick design accented with white terra cotta (Map #34, contributing). The Hotel Burlington was constructed on the northeast corner of Valley and N. 3rd streets in 1910-11, originally seven stories (Map #33, contributing). The east wing was built to the full height in 1923, and then the top two stories were added in 1931. With an increasing need for parking, the hotel manager built a two-story brick parking garage on the block to the south at 100 N. 3rd Street (Map #37, contributing), south of the Unterkircher Building. In 1937, the Art Deco / Moderne design for the Capitol Theater on the west side of the block across from the Hotel Burlington was completed (Map #51). The buildings to the south on this side of the block are better associated with and listed within the boundary for the Manufacturing and Wholesale Historic District.

400-500 blocks of N. 3rd Street and 200-300 blocks of Washington Street, Map #38-46, 67
Commercial buildings originally stretched north along Main Street and N. 3rd Street to Columbia Street, with fire destroying several blocks in this area in 1873. Bennett and Frantz rebuilt a three-story building for their carriage works following the fire at the southeast corner of Columbia and N. 3rd Street (Map #39, contributing). In the early 1880s, the Grand Opera House was built on the west side of this block (demolished), and the Nassau Building was then built to the south at the corner in 1883 (Map #42, contributing). The post office and several professional offices were located in this building. When the Elks acquired the building in 1907, they added a fourth story continuing the Romanesque design. Around this time, the two-story brick commercial building was completed to the west for a laundry (Map #44, contributing), and the old Second Empire rowhouse on the south side of the block was converted to commercial use for a telephone company (Map #67, contributing). Smaller commercial buildings lined the 200 block of Washington in this period, later demolished on the north side for parking with the street-level parking garage completed in 1976 and expanded to the east in 1998 (Map #41, non-contributing). A c.1875 three-story building on the south side of the block was reduced to one story around 1989 (Map #45, non-contributing). Construction projects filled vacant lots north on N. 3rd and along Washington in the 1910s and 1920s. The Remey Building was constructed in 1915-16 at 412-416 N. 3rd Street, incorporating white terra cotta in a Gothic Revival design on a dark red brick façade (Map #40, contributing). The interior was later remodeled for the Moose Lodge in 1927. Hawkeye Livery Company moved into the new two-story brick building at 506 N. 3rd Street in 1911, with an addition built to the south for Esden Motor Company in 1930 (Map #38, contributing). The building was again expanded to the east and remodeled with modern aluminum trim detail for Thomas Motor Company in 1947. Finally, the new two-story brick Unterkircher Funeral Home opened in April 1920 to the west of the Nassau / Elks Building, and it was then bought by the Elks and remodeled with modern façade elements for the Elks Club in 1941-42 (Map #43, contributing).

300 block of N. 3rd Street, Map #46-50
The 300 block of N. 3rd Street is an interesting collection of modernized and modern buildings. Lahee Building at the southwest corner of Washington and N. 3rd Street is the oldest in this section of the historic district, dating

to construction around 1865 (Map #49, contributing). Similar to other buildings within the downtown, it was later modernized as well, transforming from Italianate to Classical Revival with remodeled upper façade details in the 1920s. The Bock Flower Shop was constructed in the middle of the block on the east side in 1924, incorporating a dark red brick façade with Classical Revival white terra cotta elements from Midland Terra Cotta Company (Map #48, contributing). The business had been displaced from their old building for the construction of the seven-story Medical Arts Building at the southeast corner of N. 3rd and Washington streets, completed in 1926 (Map #46, contributing). This tall building stands out on the block to the north of Jefferson, as Hotel Burlington rises above buildings on the block to the south of Jefferson on 3rd Street. The Palace Theater was significantly rebuilt/remodeled between the buildings on the east side, incorporating a ribbed concrete modern façade in 1948 (Map #47, contributing). Moderne design ideals influenced the design of the Mississippi Valley Savings and Loan Association on the west side of the block in 1953, with the smooth façade panel design continued on the section to the south with drive-through banking in 1966 (Map #50, contributing).

300 block of Jefferson Street, Map #52-60

The 300 block of Jefferson is also a mix of earlier buildings with later redevelopment and modern buildings. The oldest buildings on the block are found in the middle, with the east section of the Hedge-Ransom-Palmer Block at 312-314 Jefferson on the north side (Map #59, contributing) and the Paule Jewelry Company on the south side at 313 Jefferson (Map #53, contributing). The three-story Hedge-Ransom-Palmer Block is significantly older, an Italianate building dating to 1867. The Paule Jewelry Company was built in 1891 after a fire, and it is a three-story Romanesque building. The east half of the north side was developed in 1895-96 with the Chittenden & Eastman Commercial Building at 308-310 Jefferson (Map #58, contributing) and the Tama Building at 300-304 Jefferson (Map #57, contributing). Both four-story buff brick buildings reflect influences from the Chicago School and Classical Revival styles. The west end of the north side was then redeveloped with the Kresge Building in 1933, replacing the west two-thirds of the Hedge-Ransom-Palmer Block with this simple two-story buff brick building (Map #60, contributing). F.W. Woolworth Company later moved into a new one-story modern building in 1958 on the south side of the block at the southwest corner of Jefferson and N. 3rd Street (Map #52, contributing). The Wyman & Rand Company building on the south side of the block west of Paule Jewelry was built after a 1904 fire, with the façade clad in the current modern design in 1965 (Map #54, contributing). The L-shaped building includes frontage on 4th Street to the west, and this façade retains the original 1904 Romanesque design. The storefront of the building to the west at 319 Jefferson, also rebuilt in 1904 as well with similar Romanesque features, was remodeled with buff brick and modern aluminum trim for Burlington Federal Savings & Loan Association in 1952. The top two stories were removed around 1965, leaving this building consisting of this modern first story design (Map #55, contributing). The one-story modern building to the west at the corner was built for Burlington Federal Savings & Loan Association in 1963 (Map #56, contributing).

300 block of N. 4th Street, Map #61-66

Six contributing buildings are found on the east side of the 300 block of N. 4th Street. The north three buildings were constructed in 1874, and they are three-story Italianate buildings (Map #64-66). These buildings were previously included in the Heritage Hill Historic District, which includes buildings on the west side of the block and to the northwest of this corner. The two-story red brick building constructed around 1892 for Isaac Prugh & Son Undertaking sits to the south of these buildings (Map #63), and the two-story, buff brick, Romanesque building later used for Benner Tea Company was constructed one building to the south around the same time (Map #61). Between these buildings, the Citizens Water Company constructed a building with a Classical Revival façade clad in terra cotta in 1914-15 (Map #62).

400 block of Jefferson Street, Map #70-79

The 400 block of Jefferson Street includes nine contributing buildings and one non-contributing building. It is perhaps the most intact 19th century block in the Downtown Commercial Historic District. The Hedge-Carpenter-Gregg-Bonar Block sits at the southwest corner of 4th Street and Jefferson Street, a three-story High Victorian Gothic building with a cut stone façade dating to 1881 (Map #72). One of the two 20th century

buildings sits to its west, a new four-story building for the Buettner's Furniture & Carpet Company constructed in 1914-15 with Classical Revival features (Map #71). The Italianate brick buildings on the west half of the south side of the block are smaller earlier buildings, a two-story building at 413-415-417 Jefferson built in 1867 (Map #72), a three-story building at 419-421 Jefferson built in 1871 (Map #73), and a two-story building at the corner at 423 Jefferson built in 1867 (Map #73). The north side of the block has three buildings on the east half and two large buildings on the west. The two three-story brick buildings west from the northwest corner (Map #75, 1876; Map #76, 1883) were previously clad and restored in the last decade to their 19th century Victorian appearance. The only non-contributing building then sits in the middle of the block, an earlier Italianate building reduced to one story in the 1940s but then later remodeled with new façade details around 1980 (Map #77). The large Romanesque three-story brick building at the northwest corner of 5th and Jefferson was built in 1884, with the Masonic Temple on the third story and John Boesch's dry goods store in the corner storefront (Map #79). With the success of Boesch's store, he then built the building to the east in 1906, a four-story buff brick building with Classical Revival details (Map #78).

400 block of Valley Street and 200 block of N. 5th Street, Map #68-69, 80-81

A handful of buildings south of the 400 and 500 block of Jefferson are included within the boundary for the Downtown Historic District, connected by function with the significance of the district. At the southwest corner of Valley and 4th Street is the Farmers & Merchants Motor Bank, a Colonial Revival building constructed around 1960 (Map #68, contributing) to complement the main bank at 3rd and Jefferson (Map #32). The 1907 Romanesque building for the Central Fire Station and Police Station sits across the street to the northwest, with a c.1965 façade remodel on the east/police section and a 2003 complementary addition on the north side (Map #69, contributing). The city parking lot to the east was developed as such in the late 1950s after the post office moved to their new building in 1958 (Map #14) and the old one on this site was demolished, a need that arose downtown as parking was displaced on the new post office site. Two commercial buildings on the west side of 5th Street across from the fire station were related to automotive businesses for many years. Fire struck the three-story building at 211-213 N. 5th Street, and it was reduced to two stories and remodeled with a simple yellow brick façade in 1952 for The Spider Web, a youth center (Map #80, contributing). The one-story building to the north has brick infill from the 1980s throughout the storefront, resulting in its status as non-contributing (Map #81).

500 block of Jefferson Street, Map #82-91

The 500 block of Jefferson is composed primarily of 19th century commercial buildings, with nine contributing and one non-contributing building. The large Samuel Stern Block at the southwest corner of Jefferson and 5th streets is the only non-contributing building, reduced from three stories to one story and remodeled with a modern design in 1954, but then later again remodeled in the 1980s. Two story buildings line the remainder of the south side of the block, including a two-story three-storefront Italianate block dating to 1875 (Map #83), a two-story Italianate building also built in 1875 (Map #84), and a two-story Victorian building constructed in 1882 (Map #85). A later building at the west end has been demolished, and the boundary has been drawn to eliminate this parcel. The only 20th century building on the north side of the block was constructed at the corner as a result of an earlier fire, built as a three-story brick building for J.C. Penney Company in 1928 and later remodeled in 1954 (Map #86). The original two-story High Victorian brick building to the west was remodeled into a modern design around 1945 (Map #87), while the two-story Late Italianate building to its west retains its 19th century integrity (Map #88). The west half of the north side of the block was developed by Forney & Mellinger, with the middle four storefronts built as a two-story Italianate block around 1869 (Map #90) and the three-story High Victorian Gothic buildings to either end built in 1883 (Map #89, Map #91). The center section was clad in the 1950s, with the cladding removed in 2011 to restore its earlier appearance.

600 block of Jefferson Street, Map #97-103

The 600 block of Jefferson is a mix of 19th century and 20th century buildings, all of which are classified as contributing in the Downtown Commercial Historic District. The five extant Italianate buildings on the south side of the block date to construction between 1873 and 1875, including the two-story William Ihrer Grocery (1874,

Map #92), the two-story three-storefront Thomas Hedge Block (1875, Map #93), the two-story Richard Howard Building (1875, Map #94), the three-story Beck Building (Map #95), and the double-storefront two-story Ganz Building (1873, Map #96). A later building at the west end has been demolished, and the boundary has been drawn to eliminate this parcel. The north side reflects more 20th century redevelopment. The middle of the block retains the oldest buildings, with the Italianate two-story Stensbeck Building constructed in 1888 (Map #101) and the two-story Late Victorian building to its east built around 1895 (Map #100). The three-storefront building at the west end appears to have been built around 1870 with the façades remodeled in the 1910s (Map #103), perhaps around the time that the two-story brick building at 616 Jefferson was rebuilt around 1919 (Map #102). The building around the corner on 6th Street also dates to this period, built for an implement company in 1913-14 (Map #97). A large two-story brick building with terra cotta accents was built at 604-606 Jefferson for the Great A&P Tea Company in 1928 (Map #99). A small one-story building clad in smooth block for a modern streamlined design sits to the east of this building (Map #98), with a similar one-story building to the east at the corner (demolished).

700 block of Jefferson Street, Map #104-113

Earlier buildings in the 700 block of Jefferson Street were replaced or remodeled in the early to middle of the 20th century, resulting in a block with ten contributing buildings that reflect this period. The three two-story brick buildings on the east half of the south side of the block appear to date to construction in the middle of the 19th century, with facades rebuilt between 1924 and 1927 (Map #105-107). The Firestone Auto Supply and Service Store was built at the west end of the block in 1934, with some later remodeling but the core building still intact (Map #108). Sickels Laundry and Dry Cleaning built a new building around the corner on 7th Street around 1948, with remodeling in 1961 and 1966 (Map #104). A large historic freestanding sign at the east edge of their property continues to direct customers to their business, the only signage of its type noted in the district. The two-story Late Romanesque brick building at the northwest corner of Jefferson and 7th streets retains the oldest appearance on the block, with integrity dating to its 1904 construction (Map #109). The growing harness business of William Nees in the corner building resulted in the construction of a new larger four-story building to the west in 1924 (Map #110). A three-story brick building was previously built to the west at 712-714 Jefferson in 1912 for an implement store, with Sears Farm Store later moving into this property (Map #112). They then built a one-story concrete block service station between these two buildings around 1950 (Map #111). The west end of the block is anchored by the significant two-story, four-storefront Scotten Building, a dark red brick building with white terra cotta detail built to attract business west on Jefferson in 1915 (Map #112).

800 block of Jefferson Street, Map #114-118

The five buildings on the east half of the 800 block of Jefferson are included within the boundary for the Downtown Commercial Historic District, and they are classified as contributing buildings. The two-story Italianate brick building at the southwest corner of Jefferson and 8th streets was built around 1870 (Map #115), with the double-storefront two-story Italianate building to the west (Map #116) and the nearly identical Italianate building to the south on 8th Street (Map #114) built in 1893. The one-story brick modern building to the west at 807 Jefferson was built around 1957 for the State Employment Service (Map #117). The railroad tracks angle across the block to the west and northwest across Jefferson to the west of this building, providing a west "end" for the historic district. One the north side, the lower two stories of the stone mill building at the northwest corner of Jefferson and 8th streets was built around 1865 for a lumber company, with the third story extended to the current design around 1889 for Iowa Grain and Produce Company (Map #118). They also built the compatible three-story stone addition to the west in 1917. The boundary for the historic district extends along the west side of this addition and the building on the south side. The railroad tracks angle sharply northwest across Jefferson, crossing further west on the north side of the block. Demolitions of several buildings between the corner stone building and the two brick two-story buildings to the west on the north side have somewhat separated them from the remainder of the block. These buildings have historically been associated with more wholesale/manufacturing business, and they have also been modified on the exterior and interior for the current bakery company utilizing the buildings jointly. Thus, they are excluded from the historic district boundary.

List of buildings in the district

The Downtown Commercial Historic District is composed of 122 resources, including 106 contributing buildings, one contributing object, and 15 non-contributing resources. No additional buildings, structures, sites, or objects warrant individual tabulation within the district. All buildings noted as contributing are significant historically (as noted with Criterion A) and/or architecturally (as noted with Criterion C) in relation to the district. A building with both historic (A) and architectural (C) significance is a key element in the historic district. These buildings generally have a high degree of integrity that reflects the historic nature of this district. They also reflect certain trends in the history of the district. Building history and information was collected in 2012-2014 during the survey of downtown Burlington by Rebecca Lawin McCarley (SPARK Consulting), the Burlington Historic Preservation Commission (Steve Frevert (chair), Angela Adams, Georgette Allen, Inez Metzger, Hal Morton, David Roed, Kay Weiss), and other volunteers (David Beckman, Susan Beckman, Kristin Lampe, Mary Beth Luttenegger, Barbara Mackey, Sherry Ohlmutz, and Mary Toal).

Table of historic resources in Downtown Commercial Historic District

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
400 N. Front St Map #1 State #29-00962 Field Site #DT-03 Downtown district status: Contributing building (A)	**Municipal River Terminal**	1928 20th century commercial	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; 1998 - riverfront 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: 1998 - riverfront improvements including fill around building to extend riverbank to east, construction of stage on south side of building
200 N. Front St Map #2 State #29-00965 Field Site #DT-02 Downtown district status: Contributing building (A and C) (auditorium), Contributing building (A) (garage), Contributing object (C) (Statue of Library), Non-contributing object (1998 fountain), Non-contributing object (2000s veterans memorial)	**Memorial Auditorium**	1938-39 Modern / Art Deco	Height: 5 story Walls: reinforced concrete
	March 1938 - construction started by Peter Kiewit Sons Company – Omaha, NE; building dedicated in May 1939 - auditorium, convention rooms, local division of Naval Reserve, office for American Legion 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 1940s-2000s - auditorium and convention facility; 1940 - 1 story concrete building built to south - noted as city warehouse on 1952 and 1963 maps 1990s - development of Riverfront Plaza - new parking, sidewalk, amenties; 1998 - construction of large fountain to northeast of building 2000 - Statue of Liberty donated by Boy Scouts in 1950 moved from Dankwardt Park to north of fountain; c.2005 - granite memorial to veterans constructed east of building 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: 1940 - 1 story concrete building built to south - noted as city warehouse on 1952 map; Non-historic: 1980s-90s - fill to extend riverbank to east/north/south for park area, development of site features

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
106-110 Washington St (also 415 N. Front)	**Drake Hardware Company**	c.1903 early 20th century commercial / Classical Revival	Height: 3 story Walls: brick
Map #3 State #29-01657 Field Site #DT-04-05 Downtown district status: Contributing building (A)	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 business and Churchill 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	**Hawkeye Bank & Trust**	1983 modern (1980s)	Height: 2 story Walls: brick
Map #4 State #29-03647 Field Site #DT-06 Downtown district status: Non-contributing building	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	**Office building**	1980 modern (1980s)	Height: 1 story Walls: brick
Map #5 State #29-03648 Field Site #DT-07 Downtown district status: Non-contributing building	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:

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
101-111 Valley Map #6 State #29-01636 Field Site #WH-27 (H-98) Downtown district status: Contributing building (A) Other NRHP status: Listed individually - 2013	**Lagomarcino-Grupe Company (Rand and Coolbaugh's Block)**	1869 Romanesque	Height: 3 story Walls: brick
	1868-69 - built for Eldridge D. Rand and William F. Coolbaugh; 1869 - Delahaye & Purdy (wholesale liquor) (101), M.J. Taylor & Co (tobacco/cigars) (105), E. Chamberlain & Co (wholesale grocers) (107), William Bell & Co (wholesale grocers) (111) 1869-1888 - Delahaye & Purdy (liquor) (101); 1880s - Bell, Tolerton, & Company (wholesale grocery) (107-111); 1880s - hotel rooms on 2nd story of west half for adjacant Hotel Duncan, then Delano Hotel (1883-1930s) 1890 - Conrad Lutz (printing) (101-105), L.G. Zaiser (fruit) (107-111); 1892 - A. Lagomarcino (wholesale fruit) moved into 101-105 (east half); 1894 - Copeland & Martin (wholesale fruit) moved into 107-111 (west half) - here until 1903 1892-1903 - A. Lagomarcino & Co (wholesale fruit) (101-105) 1903-1964 - Lagomarcino-Grupe Company (101-111) (headquarters building and Burlington branch - several other branches in other cities) 1971-2010s - Frank Millard & Company (heating and cooling) 2013 - Frank Millard & Company		Architect/builder: - Storefront: 2012 remodel - stucco panels, large windows Windows: some 6/6 windows Architectural details: arch windows, arch corbelling Modifications: Historic: -; Non-historic: 1990s-2000s - some window replacements, 2012 - storefront remodel
106-108 N. Main St Map #7 State #29-01239 Field Site #WH-24 (H-95) Downtown district status: Contributing building (A)	**David's Block**	1877 Italianate	Height: 3 story Walls: brick
	1877 fire destroyed earlier 1869-70 David's Block - then appears to have been rebuilt - rooms for rent by John S. David by spring 1878 106: 1879-c.1886 - E & W.M. Osborn (papers/stationery); 1889-1905 - James A. Guest (pianos/organs), 1905-c.1912 - The Guest Piano Company 108: 1878-1880 - Liebstadter & Levi (millinery and fancy goods), 1885-1889 - James A. Guest (pianos/organs); c.1890-c.1900 - Conner Mercantile Company (overall factory) 106: c.1913-c.1922 - Gulick and McFarland Furniture; c.1923-c.1940 - The Guest Piano Company 108: c.1910-1940 - Leyda & Company (marble/granite monuments) 1942 - Flynn & Boyle Furniture in 106 - then in 106-108 by 1947 - 1947-1960s - Flynn & Boyle Furniture 2012 - Camera Land		Architect/builder: - Storefront: remodeled - entry into north/108 for both halves - large windows Windows: windows covered with paneling with 2/2 sash detail Architectural details: window hoods, tall windows Modifications: Historic: -; Non-historic: 1990s - storefront remodel, upper windows covered
110 N. Main St Map #8 State #29-01240 Field Site #WH-25 (H-96) Downtown district status: Contributing building (A and C)	**Alex Hood Building**	1869-70, 1900 Italianate	Height: 3 story Walls: brick
	1869-70 - built by Alex Hood in conjuction with David's Block to south (later rebuilt in 1877), then sold to Rand & Carson on 12-31-1870 (owned until 1890s); 1869 directory - J.H. Wyman & Co (10 N. Main) - wallpaper and window shades 1871-1874 - T.W. Barhydt & Co - boots and shoes; 1875 - Starker, Hagemann & Co; 1875-1882 - Biklen, Winzer & Co - wholesale groceries; 1882-1900 - Schramm & Schmieg - wholesale dry goods 1900 - fire - walls left standing, vacant in early 1900s; 1910-1929 - N.J. Burt & Co - wholesale and retail seeds 1924 - Eastern Iowa Motors, 1930 - Burlington Auto Market 1933-c.1956 - C.D. Barngrover - Burlington Glass Company; 1957 - Bill & Jim Beverage Company - beer distributors 1960/63 - Palace Recreation & Billiards Parlor c.1968-1992 - Burlington Sporting Goods Company 2012 - restaurant		Architect/builder: - Storefront: remodeled - recessed entry, large windows Windows: 6/6 wood windows - segmental arch Architectural details: window hoods, decorative cornice Modifications: Historic: 1900 fire - interior rebuilt/remodeled; Non-historic: 1970s - storefront remodel

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
112-114 N. Main St Map #9 State #29-01241 Field Site #WH-26 (H-97) Downtown district status: Contributing building (A and C)	**L.H. Dalhoff & Company**	1870 Italianate	Height: 3 story Walls: brick
	1869 fire destroyed earlier building, 1870 - T.J. Smith built new building with pressed brick front - Dalhoff & Co to move in 1870-1886 - L.H. Dalhoff & Co - wholesale notions and fancy goods; 1886-1892 - A. Lagomarcino & Co; 1898 - Hyde & Starker Co (paper) 1910 - Kabaker-Naman Co – wholesale furniture; 1916 - Newell-Orm Furniture and Rug Company 1920-c.1935 - Orm's Piano House, 1937 - Clayson Brothers Music Co; 1940 - Gilbert Sign Studio 1942 - Oral Fleming Tavern; c.1945-c.1955 - The Hub Tavern, c.1955-1960s - Steak House Hub 2012 - Towne House (restaurant)		Architect/builder: - Storefront: remodeled - recessed entry, smaller windows Windows: windows covered Architectural details: window hoods, brick corbelling Modifications: Historic: -; Non-historic: 1970s - storefront remodel
200 N. Main St Map #10 State #29-03649 Field Site #DT-08 Downtown district status: Non-contributing building	**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 (restoration of roof would likely reclassify building as contributing)
208-212 N. Main St Map #11 State #29-01243 Field Site #DT-09 Downtown district status: Contributing building (A)	**Arion Theater**	c.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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
214-216 N. Main St	**Commercial building**	c.1870, c.1986, c.2000 Italianate (clad)	Height: 3 story Walls: brick - clad in panels
Map #12 State #29-01244 Field Site #DT-10 Downtown district status: Non-contributing building	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	**Burlington Bank & Trust Company**	1960-61 Modern bank	Height: 1 story Walls: limestone/granite
Map #13 State #29-03650 Field Site #DT-11 Downtown district status: Contributing building (A and C)	(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
300 N. Main St	**Post Office (Federal Building)**	1958 Modern	Height: 2 story Walls: brick
Map #14 State #29-03658 Field Site #DT-21 Downtown district status: Contributing building (A and C)	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: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
324 N. Main St Map #15 State #29-03659 Field Site #DT-22 Downtown district status: Non-contributing building	**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 Map #16 State #29-03660 Field Site #DT-23 Downtown district status: Non-contributing building	**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
408 N. Main St Map #17 State #29-01245 Field Site #DT-24 Downtown district status: Contributing building (A and C)	**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 fitter 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 Map #18 State #29-03661 Field Site #DT-25 Downtown district status: Contributing building (A)	**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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
205-207 (-211) Washington St Map #19 State #29-03657 Field Site #DT-20 Downtown district status: Contributing building (A and 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
319-323 N. Main St Map #20 State #29-03656 Field Site #DT-19 Downtown district status: Contributing building (A and C)	**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 façade applied to two earlier buildings on site - interior remodel in 1916 and 1928; Non-historic: 1990s - storefront, windows
317 N. Main St Map #21 State #29-03655 Field Site #DT-18 Downtown district status: Contributing building (A and C)	**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: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
315 N. Main St Map #22 State #29-03654 Field Site #DT-17 Downtown district status: Non-contributing building	**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
307-313 N. Main St Map #23 State #29-03653 Field Site #DT-16 Downtown district status: Contributing building (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
200-204 Jefferson St Map #24 State #29-01082 Field Site #DT-13 Downtown district status: Contributing building (A and C)	**German American Savings Bank / National Bank**	1885, 1913, 1958 Classical Revival / Modern	Height: 4 story 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 Map #25 State #29-03651 Field Site #DT-14 Downtown district status: Contributing building (A and C)	**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: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
210 Jefferson St Map #26 State #29-03652 Field Site #DT-15 Downtown district status: Contributing building (A and 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:
212 Jefferson St Map #27 State #29-03144 Field Site #DT-50 Downtown district status: Contributing building (A and C) (Listed on NRHP in 1995) Other NRHP status: Listed individually - 1999	**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
214 Jefferson St Map #28 State #29-01085 Field Site #DT-51 Downtown district status: Contributing building (A and 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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
216-222 Jefferson St Map #29 State #29-01086 Field Site #DT-52-53 Downtown district status: Contributing building (A)	**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 space 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
201 Jefferson St Map #30 State #29-01083 Field Site #DT-12 Downtown district status: Non-contributing building	**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 2001 - installation of John H. Witte Jr Memorial Sculpture at corner 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: -
213-219 Jefferson St Map #31 State #29-01084 Field Site #DT-54 Downtown district status: Contributing building (A)	**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, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
221-223 Jefferson St (also 214-218 N. 3rd) Map #32 State #29-01087 Field Site #DT-55 Downtown district status: Contributing building (A and 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 Map #33 State #29-00093 Field Site #DT-56 Downtown district status: Contributing building (A and C) (Listed on NRHP in 1987) Other NRHP status: Listed individually - 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)
213-215 Valley St Map #34 State #29-01638 Field Site #WH-28 (H-93) Downtown district status: Contributing building (A and C)	**Commercial building**	c.1916 (façade) Brick with terra cotta	Height: 3 story Walls: brick
	1870-74 - Hugel & Johnson - copper/tin work; 1874 - Iowa Tribune; 1880s - Thomas Harper - oyster parlor 1886 - Harper Hotel; 1887 - Gorham House; 1891 - Boston Hotel 1900 - saloon - David Mull; c.1906-1910 - saloon - Charles G. Low; 1912 - bowling alley; 1915 - Hotel Primo, saloon; 1908-1916 - owned by Burlington Realty - façade updated by them or by Barney Niemann, who owned it 1916-18 1918/1920 - B.F. Goodrich Rubber Company; 1922 - Wentworth Tire Service; 1924 - American Optical Company; 1926-1942 - Auto Eat Restaurant (213); 1928 - Burch's Recreational Parlor (215); 1945 - Appel Tavern (215); 1951 - Tiny's Café (213) c.1918-c.1933 - Hotel Central (upper stories); c.1933-c.1947 - Iowa Hotel (upper stories); c.1947-1971 - Zephyr Hotel (upper stories) 2013 - Preservation Station (architectural salvage store for Heritage Trust)		Architect/builder: - Storefront: remodeled in 2010 - recessed double-door center entry, large windows, transom windows Windows: 6/1 wood windows Architectural details: dark red brick with white terra cotta accents - storefront cornice, window lintels/sills, building cornice, parapet coping Modifications: Historic: c.1916 - façade remodel; Non-historic: c.2010 - storefront remodel, interior work
217 Valley St Map #35 State #29-01639 Field Site #WH-29 (H-92) Downtown district status: Contributing building (A and C)	**Electric Appliance Store**	c.1902, c.1945 façade (1955?) Modern	Height: 2 story Walls: structural glass tiles on brick
	1902 - two-story brick Victorian Gothic building constructed as chapel for F. L. & G. L. Unterkircher, undertakers (to west at 419-423 Valley) - chapel until funeral home moved in 1920 1920 - owned with adjacent building by Schramm & Schmieg - "sample room" here per 1931 Sanborn; 1934-1940 - Giles Funeral Service (ad with original front in 1934) 1943 - bought by R.E. Pettigrew - transferred to his company Valley Street Realty in 1947; 1945-c.1950 - Electric Appliance Store; c.1951-c.1957 - Highlander Camera Shop 1960 - Burlington Sporting Goods 2013 - vacant		Architect/builder: - Storefront: recessed entry, large windows Windows: two large windows Architectural details: smooth tiles for Moderne façade Modifications: Historic: c.1945 - façade remodel of earlier building; Non-historic: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
219-223 Valley St Map #36 State #29-01640 Field Site #WH-30 (H-91) Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in Manufacturing & Wholesale HD (2012)	**F.L. & G.L. Unterkircher Building**	1896, 1920 Romanesque	Height: 4 story Walls: brick - buff
	1896 - building constructed for George L. and Fred L. Unterkircher's undertaking business - cost of $65,000; chapel built to east in 1902 1896-c.1913 - F. L. & G. L. Unterkircher, undertakers and livery; c.1914-1920 - Fred Unterkircher, undertaker, livery, and stables 1920 - bought by Schramm & Schmieg (wholesale dealers in dry goods and manufacturers of work clothing, cotton gloves, and mittens) - 4th story addition and remodel; 1920s-1930s - "shirt, overall, and overcoat" factory for Schramm & Schmieg Dry Goods 1937-1942 - 1st story - Hatch Motor Company; 1951 - Isman Company, Inc. – clothing manufacturers (219), Boy Scouts (219), L&M Motor Sales, Inc (223); 1954-1958 - Boy Scouts (219), Barngrover & Son Glass Co (223) 1960s-2010s - Barngrover Glass 2013 - Barngrover Glass and Building Supplies		Architect/builder: Weibley, W.F. (1920 remodel - 4th story addition) Storefront: entry in rounded corner, large windows, vehicular entry on west with smaller windows Windows: 1/1 windows - segmental arch on 2nd, arch on 3rd, segmental arch on 4th Architectural details: arch windows, rounded corner, red brick patternwork on buff brick walls Modifications: Historic: 1920 - addition of 4th story and interior remodel; Non-historic: 1980s - replacement windows
100 N. 3rd St Map #37 State #29-00089 Field Site #WH-22 (H-94) Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in Manufacturing & Wholesale HD (2012)	**Garage – Hotel Burlington**	1938 20th century commercial	Height: 2 story Walls: brick
	1937 - property bought by R.E. Pettigrew, manager of Hotel Burlington - garage for hotel opened here in Nov 1938 - room for 110 automobiles - offered full service 1938-1960s - garage for Hotel Burlington (206 N. 3rd St - block to north) c.1947-c.1955 - Buhmeyer Auto Sales (100-108); c.1955-c.1960 - Drees Oldsmobile 2013 - The Burlington Parking Garage		Architect/builder: Carl A. Nelson (contractor, Burlington) Storefront: auto entries at north entry, storefront entry/windows on south half Windows: 15-light metal windows Architectural details: brickwork - soldier course, basketweave signage panel Modifications: Historic: -; Non-historic: -
500-506 N. 3rd St Map #38 State #29-03668 Field Site #DT-38 Downtown district status: Contributing building (A and C)	**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 Map #39 State #29-03669 Field Site #DT-39 Downtown district status: Contributing building (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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
412-416 N. 3rd St Map #40 State #29-03670 Field Site #DT-40 Downtown district status: Contributing building (A and 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
401 N. Main St Map #41 State #29-03662 Field Site #DT-26 Downtown district status: Non-contributing structure	**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: -
300-304 Washington St Map #42 State #29-03671 Field Site #DT-41 Downtown district status: Contributing building (A and C)	**Elks Building**	1883, 1907 Romanesque	Height: 4 story 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 Map #43 State #29-03672 Field Site #DT-42 Downtown district status: Contributing building (A and C)	**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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
312 Washington St Map #44 State #29-01660 Field Site #DT-43 Downtown district status: Contributing building (A) Other NRHP status: Contributing in Heritage Hill HD (1982)	**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
215 Washington St Map #45 State #29-03675 Field Site #DT-46 Downtown district status: Non-contributing building	**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
320-324 N. 3rd St Map #46 State #29-00098 Field Site #DT-47 Downtown district status: Contributing building (A and C)	**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 Map #47 State #29-00097 Field Site #DT-48 Downtown district status: Contributing building (A and 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: Wetherell & 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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
308 N. 3rd St Map #48 State #29-00096 Field Site #DT-49 Downtown district status: Contributing building (A and 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
323 N. 3rd St Map #49 State #29-03673 Field Site #DT-44 Downtown district status: Contributing building (A)	**Lahee Building**	c.1865, c.1920s Classical Revival (remodel from Italianate)	Height: 4 story 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 Map #50 State #29-03674 Field Site #DT-45 Downtown district status: Contributing building (A and 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: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
211-213 N. 3rd St Map #51 State #29-00095 Field Site #DT-57 Downtown district status: Contributing building (A and C) (Listed on NRHP in 1996) Other NRHP status: Listed individually - 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: Wetherell 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 Map #52 State #29-01089 Field Site #DT-58 Downtown district status: Contributing building (A and 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
313 Jefferson St Map #53 State #29-01091 Field Site #DT-59 Downtown district status: Contributing building (A and C)	**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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
315-317 Jefferson St (also 212-214 N. 4th) Map #54 State #29-01093 (also 29-00138) Field Site #DT-60 Downtown district status: Contributing building (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 Map #55 State #29-01094 Field Site #DT-61 Downtown district status: Contributing building (A and C)	**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 Map #56 State #29-01096 Field Site #DT-62 Downtown district status: Contributing building (A and 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, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
300-304 Jefferson St (also 305 N. 3rd St) Map #57 State #29-01088 Field Site #DT-63 Downtown district status: Contributing building (A and 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 Map #58 State #29-01090 Field Site #DT-64 Downtown district status: Contributing building (A and 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 Map #59 State #29-01092 Field Site #DT-65 Downtown district status: Contributing building (A and C)	**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, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
318-322 Jefferson St (also 310 N. 4th) Map #60 State #29-01095 Field Site #DT-66 Downtown district status: Contributing building (A and 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 Map #61 State #29-00139 Field Site #DT-67 Downtown district status: Contributing building (A and C)	**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 Map #62 State #29-00141 Field Site #DT-68 Downtown district status: Contributing building (A and C)	**Citizens Water Company**	1914-15 Classical Revival	Height: 2 story Walls: glazed white terra cotta 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 Map #63 State #29-00142 Field Site #DT-69 Downtown district status: Contributing building (A and C)	**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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
318 N. 4th St Map #64 State #29-00144 Field Site #DT-70 Downtown district status: Contributing building (A) Other NRHP status: Contributing in Heritage Hill HD (1982)	**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
320 N. 4th St Map #65 State #29-00145 Field Site #DT-71 Downtown district status: Contributing building (A) Other NRHP status: Contributing in Heritage Hill HD (1982)	**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 Map #66 State #29-00146 Field Site #DT-72 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in Heritage Hill HD (1982)	**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 Map #67 State #29-01661 Field Site #DT-73 Downtown district status: Contributing building (A) Other NRHP status: Contributing in Heritage Hill HD (1982)	**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: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
405 Valley St Map #68 State #29-03508 Field Site #WH-37 (H-90) Downtown district status: Contributing building (A)	**Farmers & Merchants Motor Bank**	c.1960 Colonial Revival	Height: 1 story Walls: brick
	Oct 1959 - property acquired by Farmers and Merchants Building Corporation, motor bank constructed for Farmers and Merchants Savings Bank (3rd & Jefferson) 1960-2010s - drive-through bank for Farmers & Merchants Bank and Trust 2013 - 1965-2000s - Farmers & Merchants Bank and Trust - drive-through bank		Architect/builder: - Storefront: - Windows: - Architectural details: gable roof, pedimented entry, cupola, roof extending over bays to south Modifications: Historic: -; Non-historic: c.1990s - teller booths under canopy removed/replaced
412-422 Valley St Map #69 State #29-01642 Field Site #J-120 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Central Fire and Police Station**	1907, c.1965 Romanesque	Height: 2 story Walls: brick
	1907 - Central Fire Station and Police Station built, tile roof removed by 1912 due to weight 1907-1995 - Central Fire Station and Police Station 1995-2013 - Central Fire Station 2013 - Central Fire Station		Architect/builder: Goddard, Harry I. (architect) Storefront: arch openings on west elevation, large wood doors on west and south Windows: 3/1 windows Architectural details: brick walls accented by stone arches and bands, corner tower, hose tower Modifications: Historic: c.1965 - police station (east section) remodeled with modern façade; Non-historic: 2003 - addition to north for modern equipment
401-403-405-407 Jefferson St Map #70 State #29-01098 Field Site #J-114-115 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Hedge-Carpenter-Gregg-Bonar Block**	1881 High Victorian Gothic	Height: 3 story Walls: Stone/brick
	1880-81 - building constructed for Thomas Hedge, Sr., E.H. Carpenter, John M. Gregg, and Wesley Bonar; 1880s - Thomas Naudain - dry goods (401); Albert A. Perkins - crockery/glassware (403); John Rollins - frames (405); Olof Olson - pianos/organs (407) 1881-1915 - Orchard City Business College (2nd, 3rd); 1890s - Mauro & Wilson - books/stationery (401); Price & Wiese - druggists (403); C.C. Paule - watches/jewelry (405), G.R. Lampard - music (407) 401: 1891-c.1914 - Mauro & Wilson (books, stationery, wall paper, bicycles, etc.), c.1915-c.1930 - J.P. Mailandt & Co (tailors and men's clothing); c.1935-1970s - Johnson-Rasmussen Company (men's clothing/furnishings, tailors) 403: c.1900-c.1908 - The Wonder Store (also 405) (department store); c.1909-c.1928 - Sutter-Ludman Drug Company; c.1935-c.1958 - Eric A. Anderson (jewelry, watches, diamonds, silverware, Philco radios, electric refrigerators); c.1960-1965 - Page Jewelers 405: c.1909-12 - The Elite Theatre; 1916 - vacant; 1920 - J.C. Penney Co; c.1925-c.1930 - Farmers & Merchants Savings Bank; c.1935-c.1940 - Kleinkopf-Weicher; 1940 - vacant; c.1942-c.1952 - Fischer-Drebenstedt Drug Co; 1950s - Nicoson Paint & Wallpaper 407: 1900 - Chubb Bros. (bakery and confectionery); c.1902-c.1907 - Anna Harter (milliner); 1910 - Newell's Rug and Home Furnishing Store; 1912 - Iowa State Savings Bank; 1916 - vacant; 1920 - J.C. Penney Co (also 405) 407: 1924-1985 - Buettner Furniture & Carpet Co; 405: 1960s-70s - Smith-Alsop Paint & Wallpaper Company 2013 - Berthel Fisher office (401); Awesm 1 Comic Books and More (403), Tattered Parasol (405), Paint Pottery Studio (407)		Architect/builder: Dunham, Charles (architect) Storefront: 401 restored to original limestone appearance, 403 - center entry with large windows, 405 and 407 - smooth panels above large windows and recessed entries Windows: decorative 1/1 windows Architectural details: cut limestone façade with High Victorian Gothic details Modifications: Historic: 1940s - storefront remodels; Non-historic: 1960s/70s - storefront remodels

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name*** ***History of property***	***Significant date/s Architectural style/type***	***Height Walls*** ***Architectural information Modifications***
411 (409) Jefferson St Map #71 State #29-01102 Field Site #J-116 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Buettner's Furniture & Carpet Company**	1914-15 Classical Revival	Height: 4 story Walls: Tile/brick
	1875 - three story brick building constructed on the lot for C.H. & J.F. Wehmeier (Wehmeier & Brothers - wholesale flour and retail groceries); offices on second story from 409/east entry 1892 - Latona Mills Coffee & Spices (1st), John J. Walz, restaurant/saloon (basement), offices - second story; 1900 - Iowa Clothing Company (1st), saloon and bakery oven (basement), offices (2nd); 1910 - Palace Theatre, offices, Order of Owls 1914-15 - building reconstructed/enlarged for Buettner Furniture and Carpet Company - new façade, fourth story added, rear third built, interior remodeled - also remodeled and expanded into upper stories of 405-407 to east 1915-1923 - Buettner Furniture & Carpet Company (411) - run by Charles Buettner, and sons Herbert, Arthur, and Carl Buettner; 1924 - expanded into 407 storefront 1925-1935 -Buettner Furniture & Carpet Company (407-411) (run by five children of Charles - Arthur, Herbert, Carl, Meta, Thelka) 1936-1985 - Buettner Furniture & Carpet Company (407-411) (run by children/widows/grandchildren) 2013 - Weird Harold's (music store)		Architect/builder: Weibley, William F. (architect) Storefront: center entry with large display windows Windows: large windows on upper stories for display and interior light Architectural details: white tile Classical Revival façade, with Ionic columns, pilasters, cornice, dentils, etc.; 1st/2nd and 3rd/4th stories designed to connect for two double-height components Modifications: Historic: 1940s - storefront remodel; Non-historic: -
413-415-417 Jefferson St Map #72 State #29-01104 Field Site #J-117 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Runyan Block**	1867 Italianate	Height: 2 story Walls: brick
	1867 - 413-415 built for grocer Louis M. Runyan - 417 built in conjuction for D.C. Redding 1868 - L.M. Runyan, grocery (413), Rankin & Dodge (ice and fruit) (415) - also A.V. Dodge (grocery); Caswell & Strong, drug store (417); 1875 - C.H. Biklen (candy, ice cream, toys) (413), Rankin & Dodge (ice and fruit) (415), H. Fischbeck (meats) (417) 413: c.1887-1890s - Henry Leicht - Little Market - grocery; c.1900-c.1913 - Henry Droegemeyer - shoe store; c.1915-c.1960 - Bazley's Cash Market (Ernest Bazley, then William Dietz, then Fred C. Schneider); 1960s - Sherman-William Paint Company 415: 1890 - E.W. Gould, meat; 1892 - J.M. Harper, meat; c.1895-c.1942 - Charles Haffner - tinware, stoves, hardware, sheet metal work; c.1946-c.1952 - K&R Market - grocery; c.1955-c.1959 - River Valley Finance Co; c.1960-c.1969 - Northern Loan Co 417: 1890 - Isaac S. Shontz (second hand store), 1896 - Henry Droegemeyer (boots and shoes), c.1901-c.1912 - with 419 - The Bonanza Store (C.H. Biklen) (department store); 1916 - vacant; c.1920-c.1927 - Carlson-Williams Co then J.H. Williams Co (cigars) 417: c.1928-c.1970 - B&F Cigar Store (R.G. Birkenstock and G.W. Falhgren) 2013 - Country Friends and More (gift shop) (413-415), C Skye Boutique (417)		Architect/builder: - Storefront: three storefronts - each remodeled with entry and large windows Windows: 6/6 segmental arch windows (7), three replacement 6/6 windows Architectural details: tall frieze/parapet with brick rectangles and brackets Modifications: Historic: ; Non-historic: 1970s, 1990s, 2000s - storefront remodels

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
419-421 Jefferson St Map #73 State #29-01105 Field Site #J-118 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Gillies-Dreher Building**	1871 Italianate	Height: 3 story Walls: brick
	1871 - built for William Gillies (419) and J.B. Morris who sold to Conrad Dreher (421) 419: 1871 - Root & Ripley (clothing and fancy goods) - also Dr. Martelle's Dental Rooms (upper); 1876 - C.H. Whiting (music store); 1880 - YMCA in hall on upper story; 1883 - Prof Gustave Heyner (music teacher) 421: 1871-c.1885 - Conrad Dreher - restaurant/saloon/Teutonia Hall; c.1885-c.1895 - Bonanza Store (J.E. Gurney); c.1895-c.1903 - Benjamin Hasselman - saloon; 1907 - John Walz - saloon, upper story: Masonic Hall (colored) 419: c.1890-c.1895 - Charles H. Biklen - confectionery/restaurant; c.1895-c.1915 - Bonanza Store (C.H. Biklen), then C.H. Biklen Company (417-419); 1916-1918 - J.C. Penney Co (1 of first 2 stores in Iowa - #90, moved to 405-407) 421: 1910/12 - Adams Express Company; 1916 - John Walz - saloon, upper - Owl's Hall; 1920 - John Lazio and J. Vincent Masulli - confectionery; 1926 - James V. Masulli - confectionery; c.1929-1930 - Square Deal Shoe Company; 419: 1920 - Carlson-Williams Co (cigars), 1926 - J.H. Williams Co (bakery), 1930 - John Mitchell restaurant, c.1933-c.1955 - B&F Coffee Shop (Roy G. Birkenstock and George W. Falgren), c.1955-1964 - Pink Pig restaurant; c.1965-70s - Pearl Optical 421: 1930-1957 - Waugh Bros Radio and Electric; 1958-1963 - Waugh's Appliance; c.1968-1970s - Ace Florist 2013 - Hawkeye Baseball Cards, Gifts Etc.		Architect/builder: - Storefront: 1970s - remodeled - recessed entries, large windows - center upper story entry Windows: arch windows with replacement 1/1 sashes Architectural details: brickwork on parapet, arch windows with connected arch hoods Modifications: Historic: -; Non-historic: 1970s - storefront remodels, windows replaced
423 Jefferson St Map #74 State #29-01107 Field Site #J-119 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Lauer Building**	1867 Italianate	Height: 2 story Walls: brick
	1867 - corner building constructed similar to block at 413-415-417 in same year - A. Lauer owned at time - A. Lauer & Son here in June 1868 1870s - L. Krieg, flour & feed, groceries; 1880s - Charles J. Arden, groceries (Arden's Corner), Dr. John Bean and dressmaker Carrie Hoerr on 2nd story 1890s - Famous Clothing House - L. Hirsch & Son, doctor office on 2nd story; 1900 - Freedman & Olson Clothing; 1902 - Freedman, Olson & Streed Clothing 1902-c.1950 - Robinson Drug Company - operated by Edgar H. Robinson c.1950-c.1971 - Robinson Drug Company - operated by son Kenneth E. Robinson 2013 - Nature's Corner		Architect/builder: - Storefront: early 1900s - recessed entry, large windows, prism glass transoms Windows: arch windows - replacement 1/1 sashes Architectural details: brick rectangles/brackets along parapet - continue on west Modifications: Historic: early 1900s - storefront remodel; Non-historic: 1980s - replacement windows
400-402 Jefferson St Map #75 State #29-01097 Field Site #J-110 Downtown district status: Contributing building (A) Other NRHP status: Non-contributing in West Jefferson St HD (façade was clad)	**Samuel Jones Block**	1876 Italianate	Height: 3 story Walls: brick
	1876 - built for Samuel H. Jones; 1876 - 400: D.B. Colby - drug store; 402: H.S. Ball - watches/clocks/jewelry; 2nd story - Burlington Public Library (became free library and moved to Marion Hall in 1885); 3rd story - hall - U.A.O. of Druids 400: 1876-1879 - D.B. Colby - drug store, c.1880-c.1882 - W.B. Ewing - drug store and art supplies, 1883-84 - no listing, c.1886-1924 - Henry's Drug Store - George C. Henry - expanded into 402 by 1913 402: 1876-1883 - H.S. Ball - watchmaker and jeweler; 1883-c.1885 - Frank McKim - dry goods, 1886 - George C. Muir - music, 1887-1911 - Joseph and Ella Stahle - millinery and fancy goods, by 1913 - part of Henry's Drug Store (400-402) 2nd story - several doctor offices, also Samuel H. Jones; 3rd story - hall, then Burlington Athletic Club, then Redmen, then Burlington Drama League (1922) 1925-1930 - Klein's Royal Cloak Co. (400-402); 1930-1955 - Klein's (400-402); 1955-1965 - Klein's (400-406) 1966-1970 - Waldhoff Drug Company; c.1972-c.1986 - Neff's shoe store 2013 - Bartolomei & Lange P.L.C., condos on upper stories		Architect/builder: Fordney, William (architect/contractor) Storefront: 1950s/2000s remodel - entry to east/400 - large display windows Windows: 2/2 and 1/1 arch windows with keystones Architectural details: arch windows Modifications: Historic: 1956 - aluminum cladding (removed in 2000s); Non-historic: 2000s - façade restored (except for cornice)

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
404-406 Jefferson St Map #76 State #29-01099 Field Site #J-110A Downtown district status: Contributing building (A) Other NRHP status: Non-contributing in West Jefferson St HD (façade was clad)	**Lyman Cook Block**	1883 High Victorian	Height: 3 story Walls: brick
	1883 - built for Lyman Cook 404: 1884 - shoe store, 1885-1890 - William P. Byrne - boots and shoes, 1891 - Mrs. J.N. Cox - millinery, 1892-1895 - John Coss - gent's furnishings 406: 1884-1900 - Minnie H. Davis - confectionery - ice cream saloon through 1888 - candy manufacturer in 1890s; 1900-1906 - The M.H. Davis Confectionery Co; 1907-1921 - Mrs. Gertrude Moard - millinery, 1924-1937 - Moard Hat Shop 2nd story - offices (P. Henry Smith & Son - attorneys), 3rd story - two halls - Knights of Pythias, Elks 404: 1896-1921 - Grand Union Tea Company, 1922-1926 - vacant, c.1928-c.1930 - Newark Shoe Store, 1935 - Janssen Men's Wear, 1937 - Steinbrecher's Tots to Teens Shop 1940-1955 - Walgreen Drug Company (404-406, listed as 406); 1956-1965 - part of Klein's clothing store at 400-402 - unifed façade remodel in 1956; 1966-1976 - Young School of Beauty (404) 2013 - vacant		Architect/builder: - Storefront: 1950s/2000s remodel - entry to east/404 - large display windows Windows: 1/1 windows with transoms Architectural details: arch windows, decorative metal pilasters, stone accents Modifications: Historic: 1956 - aluminum cladding (removed in 2000s); Non-historic: 2000s - façade restored (except for cornice)
408 (-410) Jefferson St Map #77 State #29-01101 Field Site #J-111 Downtown district status: Non-contributing building (façade) Other NRHP status: Non-contributing in West Jefferson St HD (remodel after POS)	**Dwight-Naylor Insurance Agency**	1886, c.1942, c.1980 Colonial Revival	Height: 1 story Walls: brick
	1886 - indicated as "being built" on Sanborn map - built for Charles E. Starr - filled out remaining half block 408: 1888 - Orchard City Millinery Store, 1890 - A.E. Bennett - millinery and notions, 1891 - Mort Steece - drug store, 1892-1901 - Augusta C. Dietrich (Detrick) - millinery, 1902-1904 - Olson & Streed - men's clothing 410: 1887-1888 - James L. Ellery - musical instruments, 1891 - O.M. Matthews - boots and shoes, 1893 - I.S. Shontz - jeweler, 1896/1898 - D.E. Hertzler - boots and shoes, 1900-1910 - George H. Leiwe - picture frames, 1910-12 - Fred W. Buser - art goods 408: 1907-1928 - Davis Confection Company, 1930 - C&S Meat Market, 1933 - Lantz Floral Co, 1935-1940 - The Mathias Co - paints and wall paper, 1942 - vacant, c.1943-c.1950 - Lanes' Shoes 410: 1913-1915 - Mauro & Wilson - books and stationery, 1916-1918 - Burlington Book Company, 1919-1924 - Federal Bakery (Clayton R. Lind), 1925-1933 - Lind's Bakery, 1935-1940 - Gabeline Company - electrical equipment, 1943-1951 - The Cotton Shops 1950s - 408: G.R. Kinney Co, 410: Andes Candies; by 1959 to 1977 - 408-410: G.R. Kinney Co - Kinney Shoes 1978-1984 - Dwight-Naylor Insurance Agency, 1985-1988 - The Naylor Agency, 1989 - Montgomery-Naylor Agency 2013 - Burlington Insurance and Bonding		Architect/builder: - Storefront: brick pilasters with center enty and 16-light windows Windows: - Architectural details: - Modifications: Historic: c.1942 - upper two stories removed; Non-historic: c.1980 - Colonial brick front added
412-418 Jefferson St Map #78 State #29-01103 Field Site #J-112 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**John Boesch Company**	1906 Classical Revival	Height: 4 story Walls: brick - buff
	1906 - built for John Boesch Company 412: 1906-1935 - Hertzler & Boesch - boots and shoes, 1935-c.1943 - Hertzler Shoe Company 416-418 (also 420-422): 1906-1933 - John Boesch Company - dry good / department store, 1935 - vacant, c.1937-1945 - Wyman & Rand - furniture 412-418: Wyman & Rand - department store, 1947 - G.R. Herberger's - department store, c.1950-c.1960 - Block & Kuhl Co, c.1960-1964 - Carson Pirie Scott & Co - department store 1970s - 412: Helen's Fashions - women's clothing, 416: Stoermers - art/crafts supply 2013 – LOFT Building (First United Methodist Church offices)		Architect/builder: Washburn, George Storefront: large display windows with recessed entries in two side bays Windows: three window groups per story - large center window with transom and side 1/1 windows with transom Architectural details: pilasters, wide eaves/cornice with brackets Modifications: Historic: -; Non-historic: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
420-422 Jefferson St Map #79 State #29-01106 Field Site #J-113 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Gregg Building (Masonic Temple)**	1884 High Victorian / Romanesque	Height: 3 story Walls: brick
	1883-84 - built for John Gregg and Masons (3rd story) 1884-1893 - H. Droegemeyer - boots and shoes (420), John Boesch - dry goods and notions (422) 1893-1934 - John Boesch Company - department store (420-422, also 412-418 by 1906) 1935-37 - National Tea Co (420-422), c.1940-c.1955 - Zephyr Theatre (420), 422: Neumode Hosiery (1940), Fannie Mae Candy Co. (1942), vacant (1943-1945), Downyflake Donut Depot (1947), Corso Donut Shop (1951), Shoe Box (1955) 1957-1978 - Osco Drug Company (420-422) 1981-1989 - Wilson Sewing Center (420) 1991-2014 - Mundt Piano & Organ 2013 - Mundt Piano & Organ		Architect/builder: Dunham, Charles (architect) Storefront: 1980s remodel - multi-color brick, large windows, recessed entry Windows: covered - decorative stone arches Architectural details: decorative stone accents and bands, front gable/dormer, rounded corner Modifications: Historic: -; Non-historic: storefront remodel, windows covered
211-213 N. 5th St Map #80 State #29-00206, 29-00207 Field Site #J-125 Downtown district status: Contributing building (A) Other NRHP status: Non-contributing in West Jefferson St HD (remodel after POS)	**The Spider Web**	1952 mid 20th century commercial	Height: 2 story Walls: brick
	(J.W. Smither - bakery/confectionary) (c.1890-c.1915 - Henry Ewinger, plumbing) (1916/20 - Sheagren-Hunt Autos; 1924 - Overland-Knight Co; 1926 - Tim Vahle Garage; 1928/30 - Obrecht Motors; 1933/35 - Burrus Memorial Company; 1937 - Hawkeye Motor, 1940-45 - vacant; c.1947-1951 - Van Osdol Motor) June 1951 - fire at Van Osdol Motor; April 1952 - bought for The Spider Web - Margaret Uffelman - bldg remodeled / new façade 1953-1994 - The Spider Web - youth center 2013 - Drake Hardware and Software		Architect/builder: - Storefront: recessed with entry and windows Windows: 1/1 windows Architectural details: simple brick façade Modifications: Historic: 1920s - rear addition; 1952 - façade installed and building remodeled after fire; Non-historic: -
215 N. 5th St Map #81 State #29-00208 Field Site #J-126 Downtown district status: Non-contributing building Other NRHP status: Non-contributing in West Jefferson St HD (remodel after POS)	**Stang Service Station**	1922, c.1987 early 20th century commercial	Height: 1 story Walls: brick
	March 1922 - construction started on one-story brick building for Stang Service Station 1922-c.1955 - Stang Service Station - Exide Storage batteries, battery repairs/charging c.1960-1970s - Pioneer Supply Company 1987-2010s - Elks Lodge 2013 - Elks, Lodge #84		Architect/builder: - Storefront: infill with brick - entry/rectangular windows Windows: - Architectural details: brick detail on frieze Modifications: Historic: -; Non-historic: late 1980s - brick infill on storefront

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
501-505 Jefferson St Map #82 State #29-01109 Field Site #J-135 Downtown district status: Non-contributing building (clad) Other NRHP status: Non-contributing in West Jefferson St HD (remodel after POS)	**Samuel Stern Block**	1882, 1954, 1980s modern (1980s)	Height: 1 story Walls: clad in panels
	1882 - built as 3-story brick block for Samuel Stern 501: Price & Henry Drug Store (1883-1901), Frank Bickman (1906), Coe-Koett Co (1912), and J.H. Coe Co, dry goods (1916, 1920) 503: bakery (1880s-1890s), Saylor-Neff Co (1912), G.M. Saylor Co, shoes (1916, 1920) 505: Charles Buettner, Furniture and Carpet Co (1882-1915); C.H. Biklen Co, department store (1916-1933); Dr. Harry's Shoe Hospital (1935-1954), White Spot Café (1937), Ideal Café (1940, 1942), Eddy's Café (1945), Jake's Place (1947) 501-503: National Outfitting Company (1920s); Brown, Lynch and Scott Co (department and hardware store) (c.1935-1970s) 1954 - top two stories removed - first story remodeled (photo in 7-10-62 p36); 501-503: Brown Lynch Scott Co - department store; 505: Dr. Harry's Shoe Hospital; both here into 1970s 1978 - city bought and converted to Senior Community Center 2013 - Senior Community Center		Architect/builder: - Storefront: entry and small windows Windows: - Architectural details: - Modifications: Historic: 1954 - reduced from 3 to 1 story, clad in enamel panels with large display windows; Non-historic: 2000s - remodeled with wood panels and small windows
507-509-511 Jefferson St Map #83 State #29-01111 Field Site #J-136-137 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Sprenger Block**	1875 Italianate	Height: 2 story Walls: brick
	1875 - two-story, three-storefront, brick building constructed for Adam Sprenger; 507: J.H. Schmidt, saloon; 509: W.H. Burge & Co, second hand store; 511: Epstein & Co, hides/furs 507: saloon - Benjamin Hesselman (1883), J.L. Krieg - grocer (1891), Mrs. C.N. Huston - musical instruments (1892), A.G. Warth & Co - groceries (1896); Phillips & Nelius - grocers (1900); G. Phillips - grocer (1904); Hammond Murch - music store (1907-10) 509: Gustav Lattner - confectionary/restaurant (1880s), C.T. Krieg - shoes (1890); Frank Buder - meats (1892); W.M. Schreiber - tailor (1896), Dan Gould - meats (1902), H.E. Linnemen - meats (1904); Gebhard Schupp - cigars (c.1905-c.1917) 511: Epstein & Co - hides/furs (1875-c.1890), J.W. Albright - saddlery/harnesses (1892), A.J. Anderson - musical instruments (1896), Brem & Mailandt - tailors (1900), Jacob P. Mailandt - gentlemen's furnishings (1902/1907), Saylor-Neff Co - shoes (1910) 507-509: The People's Store (1920s); 507: Ditty Shop (1933), The Dress Shop (1935-1940s), Utilities Service Company - radios/tvs (1951); The Economy Store (c.1953-1960s) 509: Katz Meat Market (c.1933-c.1943), vacant (1945), Utilities Service Co (1947), Matthews Land Co (c.1950-1957), Shoe Box (1957-1960s) 511: Burlington Tea and Coffee Co (1912-1930); Minier Hardware & Supply Co (c.1933-c.1943); Lyle Gilland - barber (c.1944-1952), Palace Inn and Café (1952-c.1968) 2013 - vacant, apartments		Architect/builder: Johnson, John (contractor) Storefront: three storefronts - 507 and 509: center recessed entry and large windows, 511: east entry and large windows - metal beam/column Windows: 2/2 wood windows - segmental arch with keystone Architectural details: brick brackets along cornice line Modifications: Historic: 1950s - 511 clad in solid brick; Non-historic: 2007 - brick façade of 511 restored based on original design
513 Jefferson St Map #84 State #29-01115 Field Site #J-138 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Hawkeye Tin Shop**	1875 Italianate	Height: 2 story Walls: brick
	1875 - two-story building constructed for Hawk-Eye Tin Shop (Bliss & Scott) - here until moved next door in 1882 1883/1886 - John Steinbrecher - boots and shoes; 1888 - The Fair (513-517); 1890 - Leicht Grocery c.1893-c.1908 - Anderson Saloon and Restaurant 1909-c.1920 - Myrum Baum - bakery; 1924/26 - Ricke-Berges Electrical Co.; c.1927-c.1936 - Pilgrim Tailors; c.1936-c.1940 - Jefferson Street Café c.1942-1970s - Burlington Paint and Wallpaper Company (Arthur Bloomquist) 2013 – storage for Ebert Supply		Architect/builder: - Storefront: recessed center entry and large aluminum windows Windows: 2/2 wood windows - segmental arch with keystone Architectural details: brick brackets along cornice line Modifications: Historic: 1950s - storefront remodel; Non-historic: 2013 - upper story windows uncovered and restored

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
515-517 Jefferson St Map #85 State #29-01117 Field Site #J-139 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Mrs. E.B. Carpenter Block**	1882 High Victorian	Height: 2 story Walls: brick
	1882 - last building on south side of street built for widow Mrs. G.B. (Ella) Carpenter; 1882-c.1884 - Hawk-Eye Tin Shop; c.1885-c.1886 - The Fair; c.1886-1890 - Gus A. Lattner - restaurant and ice cream (517); 1891 - L. Seuffert - flour and feed (515) 1892 - Petit & Clark - grocers (515), C.T. Krieg - shoes (518), dentist Joseph Stott (515 1/2); 1894-1899 - The Fair, dept store (515-517); 1899-c.1903 - The Bee Hive, dept store of Weber-Smith Co (515-517); c.1906-1912 - Mailandt Tailoring Co 1913-c.1919 - Gately Herring Co, dept store (515-517); c.1919-1924 - The Hub, clothing (Louis Garland) (515-517); 1926 - Army Goods Department Store 1928 - White Meat Market (515), J.V. Masulli, confectionary (517); 1930 - Model Clothing Store (Alec Goldenberg) - 515 then 515-517 by 1933-c.1943; 1945/47 - vacant c.1950-c.1965 - Mode-O-Day, women's clothing (517); c.1953-c.1963 - Gamble Authorized Dealer (515); 1968 - V&S Hardware (515) 2013 - vacant		Architect/builder: - Storefront: recessed center entry on 517, offset entry on 515, large display windows Windows: 2/2 and 1/1 wood windows with transoms Architectural details: metal pilasters/bulkheads on 2nd story window bays, tile accents Modifications: Historic: c.1922 - parapet likely rebuilt after fire; Non-historic: storefront remodel
500-504 Jefferson St Map #86 State #29-01108 Field Site #J-127 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**J.C. Penney Company**	1928, c.1954 early 20th century commercial	Height: 2 story Walls: brick
	(1890s - G.W. Turner, flour/feed/fruit (by 1907 - F.J. Foehlinger, photography studio; by 1924 - J.C. Penney moved here from 405-407 Jefferson); Walsh family owned property from 1923 to 1990s January 1928 fire - building rebuilt and extended to north for J.C. Penney Company; completed in August 1928; also Spanish Roof Garden opened; Frank J. Foehlinger also moved photography studio back into 2nd story of rear 1928-1970s - J.C. Penney Company (500-504); 1928-c.1943 - Foehlinger Studio (then moved to National Bank bldg) 1970s - J.C. Penney moved to Westland Mall, building vacant into 2010s vacant 2014 - development group working to remodel		Architect/builder: - Storefront: recessed with large windows - likely 1954 remodel Windows: paired double-hung windows (covered) Architectural details: multi-light light brick, Spanish cabinet feature on east side Modifications: Historic: 1954 remodel of building for J.C. Penney Co -storefront, tile, parapet, and interior work;Non-historic: -
506-508 Jefferson St Map #87 State #29-01110 Field Site #J-128 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Charles F. Gall Building**	c.1889, c.1945 Modern (remodeled Victorian	Height: 2 story Walls: brick
	1889 - Lots 4 and 5 bought by Charles F. Gall - building constructed; 1892 - 506: M. Leyes & Son, tailors; 508: O.M. Selson - restaurant 1896 - White Palace furniture store opened at 506 - continued by George Alfs by 1904 and expanded into 508 - G.H. Alf furniture here from 1904-1929 1930 - Minier Hardware, c.1933-c.1943 - Lind's Bakery (Clayton R. Lind) c.1945-c.1956 - Hertzler Shoe company 1957-1965 - Brown's Shoe Fit Company; 1968 - Peterson's Christian Book Shoppe; 1970s - J.C. Penney Company (expanded into space from 500-504) 2013 - Home Caring Services		Architect/builder: - Storefront: 1980s remodel - recessed entries for both 506 and 508, large display windows Windows: paired 1/1 wood windows with transom Architectural details: - Modifications: Historic: c.1945 - decorative cornice removed, storefront remodeled - black carrara glass in 1970s photo (clad/covered currently?); Non-historic: 1980s - storefront remodel

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
510 Jefferson St Map #88 State #29-01112 Field Site #J-129 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Lewis M. Runyan Building**	c.1890 Italianate	Height: 2 story Walls: brick
	1885 - lot bought by Lewis M. Runyan - no building here in 1886 - building here by 1892 - Steinbrecher & Hertzler, boots and shoes; 1900 - May Himmelreich, millinery 1904-1920 - part of George H. Alf furniture store 1922-1926 - Joseph H. Coe, dry goods; c.1927-1930 - Boesch-Flad Company (dry goods); early 1930s - Waxenberg's (Eagle Clothing) c.1937-c.1943 - Tiedemann Florists; 1945 - Johnson's Restaurant; c.1955-c.1960 - Sutter Drug Company (#2) 1963/65 - Peterson's Christian Book Store; 1968/70 - The Gift Center 2013 - vacant, apartment on 2nd story		Architect/builder: Storefront: 1970s remodel - large glass windows/doors Windows: paired 1/1 windows with transoms Architectural details: decorative metal cornice, brick corbels and pilasters Modifications: Historic: -; Non-historic: 1970s - storefront remodel, 2010s - window replacement
512 Jefferson St Map #89 State #29-01114 Field Site #J-130 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Forney & Mellinger Building - East**	1883 High Victorian	Height: 3 story Walls: brick
	1883 - J.M. Forney and Samuel Mellinger built three story building here and at 522, "bookend" buildings for older center building 1883 - John Steinbrecher - shoe store; 1886 - Lorenz Seuffert - flour and feed; 1890 - Steinbrecher & Hertzler - shoe store, also Pettit & Clark - grocers - still here in 1892; 1896 - Henry Fickon - carpets and furniture c.1900-c.1903 - J.W. Price - drug store and art supplies; 1906 - M.E. Reynolds - mercantile store, apts on upper; 1910s - first story vacant 1920s - Tradehome Stores; 1930 - Union Clothing Company; 1933-1937 - vacant c.1940-1970s - Singer Sewing Machine Company 2013 - vacant		Architect/builder: - Storefront: 1950s remodel - smooth enamel steel panels, recessed entry at left, large display windows Windows: 1/1 wood windows, some 2/2 wood windows Architectural details: decorative brick and tile work, decorative metal cornice Modifications: Historic: 1950s - storefront remodel, some 1/1 wood windows; Non-historic: 1980s - top of metal cornice/parapet removed
514-516-518-520 Jefferson St Map #90 State #29-01116, 29-01118 Field Site #J-131-132 Downtown district status: Contributing building (A) Other NRHP status: Non-contributing in West Jefferson St HD (façade was clad)	**Forney & Mellinger Block**	1869 Italianate	Height: 2 story Walls: brick
	1869 - four brick stores on Jefferson built for J.M. Forney and Samuel Mellinger - two story block; 1870s - George Kiesling - bakery (100/514), C. Bickenbach (saddles and harnesses) (104/518), Charles Buettner & Co (106/520) 1886 - George Kiesling (bakery) (514), Singer Sewing Machine Company (516), New Hawkeye Laundry (518), William D. Fritts (drugs) (520); 1892 - Philip Kiesling - bakery, Fong Gong Laundry (516), G.A. Lattner, restaurant (518), Singer Manufacturing (520) 514: c.1905-c.1933 - Singer Sewing Machine Company; 516: 1906 - Reynolds & Reynolds, 1910 - William Kathers, confectioner; 1912 - Abe Friedman, grocery; 1920 - Burlington Electrical Supply Warehouse; 1924 - Andrew Zappos, restaurant; 1926 - Frudegar Bro 518: 1906 - S.B. Tucker, store; 1912 - W. Breitenstein and S.S. Harmer; 520: 1906 - Gebhard Schupp, cigars; 1912 - Lyric Theater; 518-520: 1916 - Ozark Theatre; 1920s - People's Gas and Electric, also Burlington Electric Supply Company (1928-30) 514-516: early 1930s - vacant, c.1937-c.1950 - Kroger Grocery and Baking Company, c.1950-c.1957 - B.F. Goodrich, auto accessories, c.1963-65 - Union Appliance 518: c.1930-c.1947 - G.R. Kinney, shoes, 1951 - Lane's Shoes, 1955/57 - Burlington Toy Center, c.1960-c.1964 - Evan Jewelry 520: 1930s-50s - offices for People's Gas, also Electric and Burlington Electric Supply Company, Burlington Swimming Pool Corp, c.1955-63 - Public Loan Corporation, c.1964-1970s - Public Finance Corporation 2013 - vacant		Architect/builder: - Storefront: 1920s - storefront remodel for 518-520 with prism glass transoms, later separated again; center entry for combined 514-516 with windows inset in panels Windows: 1/1 wood windows with segmental arch lintels Architectural details: segmental arch window lintels, brick dentils across frieze Modifications: Historic: 1920s - storefront remodel, 1950s - storefront remodel, upper stories clad; Non-historic: 1980s - storefront remodel, 2011 - upper stories unclad, storefront of 518-520 unclad

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
522 Jefferson St Map #91 State #29-01120 Field Site #J-133 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Forney & Mellinger Building - West**	1883 High Victorian	Height: 3 story Walls: brick
	1883 - J.M. Forney and Samuel Mellinger built three story building here and at 512, "bookend" buildings for older center building c.1885-c.1890 - Bell & Co; 1886 - Flint Hill Overall Factory (3rd story); 1890s - Henry Foehlinger, furniture c.1900-c.1903 - A.F. Miller - chemical works (flavorings); c.1905-c.1917 - People's Store - clothing 1918-c.1938 - Nifti-Thrift Store - self-serve grocery - Edward M. Stiles (first here, then opened several others); c.1933-36 - Main School of Fine Arts (522 1/2) - then Hazelton Studio of Modern Arts in 1937 c.1940-c.1960 - Western Auto Store 1963 - Streedbeck Shoes; mid-1960s - vacant; 1968 - Christian Book and Gift Shop 2013 - vacant		Architect/builder: - Storefront: 1970s remodel - center recessed entry with large display windows, paneling on transom Windows: mix of 2/2 double-hung wood windows and 1/1 double-hung wood windows Architectural details: decorative brick and tile work, decorative metal cornice Modifications: Historic: some 1/1 wood windows; Non-historic: 1970s - storefront remodel
601 Jefferson St Map #92 State #29-01122 Field Site #J-149 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**William Ihrer Grocery**	1874 Italianate	Height: 2 story Walls: brick
	1874 - building built after 1873 fire - occupied by Frank Ost, grocery, in May 1874-1875; May 1875-April 1878 - Grange Store (coop grocery) 1878-1894 - William Ihrer - groceries 1894-1920s - William Ihrer & Sons - grocery (William Jr & Fred Ihrer) 1920s-early 1930s - William Ihrer & Sons - grocery (Charles A. Ihrer); c.1935-c.1941 - Charlie's Tavern (Charles Ihrer); 1942 - The Gabeline Company c.1945-c.1960 - Kiehne's Hardware 1963 - Matthews Land Co; c.1964-1982 - Shangri La Tavern 1986-1992 - Subs and Suds restaurant; 1992-2014 - American Family Insurance 2013 - American Family Insurance		Architect/builder: - Storefront: remodeled with entry to right/west and large display windows Windows: 1/1 window - segmental arch with keystone Architectural details: brickwork on frieze/parapet Modifications: Historic: -; Non-historic: 1980s - storefront remodel
603-605-607 Jefferson St Map #93 State #29-01124 Field Site #J-150 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Thomas Hedge Block**	1875 Italianate	Height: 2 story Walls: brick
	1875 - built by Thomas Hedge - 603: flour and feed, 605: furniture, 607: not identified 603: 1894-1930 - part of William Ihrer & Sons grocery (also at 601); 605: 1878-1890s - Rankin & Dodge - commissions/fruits/ice; 607: 1879 - Steam Dye Works, c.1885-c.1905 - B. Sutter's Book Store 605: c.1900-c.1929 - Albert Boeck - meat market, 1930 - Andrew Hoffman - meat market; 607: 1907 - Thomas Nichols - hardware/tinware/stoves 607: 1912-42 - shoemakers: Otto Waldman (1912), G Jegerman & A. Lietman (1916), St. Louis Shoe Repairing (John Lazio) (1920), Joseph Chiaramonte (1924, 1926, 1928, 1930, 1935), Herman Reuben (1937, 1940, 1942), 1945 - Edward Miller - furniture 603-605: c.1936-c.1959 - Nifti-Thrift Store (self-serve grocery); c.1962-2002 - Burlington Linoleum and Tile Co 607: c.1950-c.1956 - Stumpf Electric Shop, c.1957-c.1963 - Burlington Linoleum & Tile; c.1965-1981 - Beneficial Financial Company 2013 - Curly Inn (tanning salon / spa)		Architect/builder: - Storefront: remodeled with 603-605 entry, 607 separate Windows: 2/2 wood windows - keystones Architectural details: brickwork on frieze/parapet Modifications: Historic: 1930s - storefront remodel (combined 603-605); Non-historic: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
609 Jefferson St	**Richard Howard Building**	1875 Italianate	Height: 2 story Walls: brick
Map #94 State #29-01127 Field Site #J-151 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	1875 - built by Richard Howard, contractor, along with building to east at 603-607; 1876 - W.H. Burge & Co - second-hand store; 1884 - John P. Miller, stoves and tinware, 1890/92 - Ebert & Hafner, stoves and tinware c.1895-c.1905 - Hagemeier Brothers, barbers; John A. Hiltz - cigars - 2nd story c.1905-c.1925 - William Hagemeier, barber 1928 - Miller & Lundgren, cleaning/pressing, 1930 - Lundgren & Co - cleaner/dyer, 1933-1945 - Miller Cleaners (Louis Miller) 1947-1958 - Miller Cleaners (Roy Miller); 1960 - Whyles Pastry Shop 1968-1978 - Pet Land 2013 - Midwest Antiques & Variety Stores		Architect/builder: - Storefront: remodeled with entry to right/west, large windows Windows: 2/2 wood windows Architectural details: brickwork on frieze/parapet Modifications: Historic: -; Non-historic: 1970s - storefront remodel
611 Jefferson St	**Beck Building**	1874 Italianate	Height: 3 story Walls: brick
Map #95 State #29-01128 Field Site #J-152 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	1874 - built by Henry Beck - sold to son John H. Beck - saloon here from 1874 to c.1885 - John (died 1925) lived on upper story with wife Margartha (died 1930) and daughter Elizabeth (died 1958) - all lived here until deaths 1890 - Mort G. Steece, druggist; 1892 - John H. Beck - saloon - then retired again by 1896 1900 - A. Mickler's Famous C House; 1907 - millinery - Augusta Deterick; 1912 - Louis Garland - men's furnishings; 1916 - vacant; 1920 - vacant c.1924-1928 - Great Atlantic and Pacific Tea Company; 1933 - Burlington Creamery Company; 1935 - Quality Food Market; 1940 - Rollin Cowles - electrical equipment 1942 - Malley Bros - women's clothing; c.1945-c.1948 - Benner Tea Company; c.1950-c.1957 - The China Shop; 1960s - ABC Realty Company 1968-1973 - American Cab Company 2013 - vacant		Architect/builder: - Storefront: remodeled with center entry and large windows, curved glass Windows: 1/1 arch windows - keystones Architectural details: pilasters, cornice with brackets/pediment, arch windows Modifications: Historic: storefront remodel; Non-historic: -
613-615 Jefferson St	**Ganz Building**	1873 Italianate	Height: 2 story Walls: brick
Map #96 State #29-01130, 29-01131 Field Site #J-153-154 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	1873 - built by Andreas (Andy) Ganz after fire - saloon in 613, Weil & Hirsch (hides) in 615; 613: 1886 - vacant; 1890 - Hagemeier Bros - barbers, 1896 - Burlington Saloon (Andy Ganz); c.1900-c.1907 - Henry Geng - saloon; 1912-1926 - Adolph Chervas - shoe repair 615: 1880s - David Schenk - saloon then cigars; 1890s-1910s - Peter G. Guenther - cigars; 1900s-1910s - Dr. E.G. Guenther - 2nd story; 1920 - Favorite Cigar Co; 1926 - Hagemeier Bros - barbers 613: 1928-1945 - William Hagemeier - barber; 1947 - tavern - Arthur Holtgren; 1951 - Farmers Tavern (William Hagemeier); c.1955-c.1960 - The Office (tavern) 615: c.1927-c.1934 - Crane Auto Supplies; 1935 - Waldron Auto Supplies; 1940s - taverns/restaurants; c.1946-c.1959 - Tiny's Coffee Shop; 1960 - Little Bob's Café 1960s-90s - various taverns/restaurants in each half 1994-2004 - Paddlewheel Lounge in 613 - then expanded into 615 as well 2013 - Paddlewheel Lounge		Architect/builder: - Storefront: brick arch openings with decorative metal columns Windows: some 6/6 arch windows, other replacement 1/1 windows Architectural details: arch openings on storefront, arch windows, decorative brick cornice Modifications: Historic: -; Non-historic: some replacement windows/doors

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
317 N. 6th St Map #97 State #29-00259 Field Site #J-134 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Ewinger-Lee Farm Implement Company**	1913-14 early 20th century commercial	Height: 1 story Walls: brick
	1913-14 - built for Ewinger-Lee Farm Implement Company by Henry Beck, contractor; 1916 - Reliable Water Motor Manufacturing Company; 1920 - Overland Burlington Company, service station 1924 - Burlington Cadillac-Velie Company; 1926 - Barton Overland Company is here in 1926; 1928 - C&S Motor Sales Company; 1930 - Hawkeye Chevrolet Company c.1932-c.1950 - Nash-Koch Company (Delmar M. Koch); c.1950-53 - Koch Motor Company (Delmar Koch); 1955-57 - Dehner Seed & Supply Company 1957-2014 - Ebert Supply Company (sanitary cleaning and janitor supplies) 2013 - Ebert Supply Company		Architect/builder: Beck, Henry (contractor) Storefront: center entry with paired display windows Windows: - Architectural details: multi-color brick with geometric brick/stone accents Modifications: Historic: -; Non-historic: 1980s - new door/windows
602 Jefferson St Map #98 State #29-01123 Field Site #J-143 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Lind's Bakery**	c.1940 Modern (1940s)	Height: 1 story Walls: Enamel block, concrete block
	(1888-c.1915 - George Hauber, locksmith; c.1915-1940 - Paul Hauber, locksmith) July 1940 - property bought by Mae Lind, also owned part of lot to east; 1942 - McKay's Cut Rate Drugs; c.1943-c.1959 - Lind's Bakey (Clayton R. Lind) 1960 - One Hour Martinizing Cleaners; 1963 - Sickel's Dry Cleaning and Laundry; 1965-1970s - Ingersoll Shoe Service and Sales 1980s - Dixon's Locksmith Shop 2013 - vacant		Architect/builder: - Storefront: single-door entry to left/entry, large display windows Windows: - Architectural details: curved dark blue bulkhead, enamal block for streamlined modern design Modifications: Historic: 1946 - addition to east of rear of building; Non-historic: -
604-606 Jefferson St Map #99 State #29-01125 Field Site #J-144 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Great A&P Tea Company**	1928 brick with terra cotta	Height: 2 story Walls: brick
	July 28, 1928 - Great Atlantic & Pacific Tea Company opened here in new building constructed for company by developers Mark and Charles Walsh 1930s - Great A&P Tea Company c.1940-c.1968 - A&P Food Stores 2013 - vacant		Architect/builder: - Storefront: centered double-door entry, large display windows Windows: 1/1 wood windows with transoms Architectural details: terra cotta accents on dark brick, stepped parapet Modifications: Historic: -; Non-historic: storefront features painted
608-610 Jefferson St Map #100 State #29-01126 Field Site #J-145 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**W.F. Hayden Building**	1895 Late Victorian	Height: 2 story Walls: brick
	1895 - built for W.F. Hayden (606-608-610); 1896-1899 - O.M. Burrus (606), 1898-1899 – The Bee Hive (608-610); 1899-c.1907 - O.M. Burrus Marble Work (granite and marble monuments) - 608-610, marble works shown at 606 in 1900 and show room at 608-610 1908-1913 - John Gately Company (home furnishings), 1913 - George Cohen (606-610, furniture); 1913-c.1918 - Solomon Gross & Company (furniture, 606-610) March 1919 - Dehner Seed and Supply Company opened at 608-610, built rear addition in 1922, officers in 1935 - John A. Dehner was listed as president, with Lawrence A. Dehner as vice president and Louis J. Dehner as secretary-treasurer 1919-c.2003 - Dehner Seed and Supply Company 2013 - vacant		Architect/builder: - Storefront: iron columns/beam, center entry for double-storefront, large display windows Windows: 1/1 wood windows with transom Architectural details: pilasters and decorative brick work on frieze/parapet, iron storefront columns/beam Modifications: Historic: 1922 - rear two-story addition for feed warehouse; 1928 - original east third (606) replaced by new building to east; Non-historic: storefront remodel

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
612-614 Jefferson St	**Stensbeck Building**	1888 Italianate	Height: 2 story Walls: brick
Map #101 State #29-01129 Field Site #J-146 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	10-1886 - William Stensbeck bought property - west half transferred to Edward Stensbeck in 3-1888; building constructed from March to August 1888; originally listed as 614-616, then 612-614; 1892 - L. Seuffert, flour and feed; Walz Bernard, restaurant December 1894 - John Renner moved wallpaper store to 612-614 Jefferson; 1900 - wallpaper, paints, picture framing; 1900s-1913 - John Renner & Sons 1913-c.1928 - John Renner's Sons Company - wallpaper, paints, picture framing, home décor, etc.; 1935 - Burlington Salvage Company; 1937/40 - Burlington Paint and Wallpaper Company 1945/47 - B.F. Goodrich - tires c.1950-1970s - Model Clothing 2013 - Financial Adjustment Bureau		Architect/builder: - Storefront: remodeled - centered entry and large tinted windows Windows: 1/1 windows in segmental arch openings with keystones and stone sills Architectural details: metal cornice with brackets Modifications: Historic: 1915 - storefront remodel; 1922 - 2nd story converted from residence to store space; 1950s - second story converted to apartments; Non-historic: 1980s - storefront remodel
616 Jefferson St	**Commercial building**	c.1919 early 20th century commercial	Height: 2 story Walls: brick
Map #102 State #29-01134 Field Site #J-147 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	(1880-c.1905 - August Forkel, harness and saddles) (c.1905-c.1915 - vacant; 1916 - Willie Jung - Chinese laundry) 1919 - earlier 2 story building replaced by current two story building for additional store space for John Renner's Sons at 612-614 Jefferson (wallpaper and paints) - then 612-616 Jefferson until c.1925; 1926 - Motorist Supply Co; 1928 - Bear Cat Stores c.1937-1946 - Thye's Farmers Store - groceries - Dorothy Thye; 1946-c.1958 - part of Benteco Kash Store at 616-624 Jefferson; c.1957-1964 - also French's Information and Shopping Services on 2nd story - Myrtle French c.1962-1970s - Western Auto Associates (616 and 620) 2013 - vacant		Architect/builder: - Storefront: remodeled with building to west - large display windows and upper story entry at right/east Windows: 1/1 windows - keystones Architectural details: simple brick courses on upper façade Modifications: Historic: 1946 - storefront remodel to combine with building to west; Non-historic: late 1970s - storefront remodel; 2010 - wood awning removed
620-622-624 Jefferson St	**Brown Building**	1874, 1910s early 20th century commercial	Height: 2 story Walls: brick
Map #103 State #29-01135 Field Site #J-148 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	1870-71 - lot owned by M & K Schwinn - sold to Robert Brown on 4-1872 - owned until 1899; 1874 - building constructed for Robert Brown – $8,000, two stories, three storefronts 1870s - Fritts Brothes drug store (622), Markwalter & Stendebach (monuments and headstones) (624) 1880s-90s - A.E. Mecke - merchant tailor (620), John F. Rolf - flour and feed (622), cutlery/grinding/carpet weaving (624) - then G. Stiefel - shoe store (624) 1899-1924 - owned by William Brown, then Anna Brown from 1924-1935; 622: c.1902-c.1922 - Ezra Naman - clothing; c.1922-c.1939 - Harry M. Samwick - clothing; c.1930-c.1945 - Ezra Naman - clothing 622: barber in basement, 1907 - Burlington Cycle Works (John P. Sheagren); 624: J.L. Scholl, harness/saddles; 1907 - George W. Hauber - harness/saddles; 622-624: 1910s - Reliable Furniture Company (Herman S. Gross), 1920 - Arthur Junkerman - furniture 622-624: 1920s - Burlington Farmers Mercantile Co; 622: c.1928-1935 - Burlington Paint and Wallpaper Co; 624: c.1928-1935 - Farmers Store (groceries); 622-624 - 1935-1946 - Benteco Kash Store; 616-624: 1946-1950s - Benteco Kash Store 620: 1960s-70s - Western Auto Associates; 624: c.1962-c.1965 - Spiegal Catalog Store, 1970s - Carter's Food Market 2013 - vacant (620-622), Lindo Mexico restaurant (624)		Architect/builder: - Storefront: remodeled with building to east - large display windows and entry at 620; separate entry/windows for corner/624 Windows: 1/1 windows - keystones Architectural details: simple brick courses on upper façade Modifications: Historic: 1946 - storefront remodel to combine with building to east; Non-historic: late 1970s - storefront remodel; 2010 - wood awning removed

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
219 N. 7th St Map #104 State #29-03677 Field Site #DT-74 Downtown district status: Contributing building (A)	**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
701-703 Jefferson St Map #105 State #29-03678 Field Site #DT-75 Downtown district status: Contributing building (A and C)	**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 - Swearingen 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 Map #106 State #29-03679 Field Site #DT-76 Downtown district status: Contributing building (A and C)	**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 Map #107 State #29-03680 Field Site #DT-77 Downtown district status: Contributing building (A and C)	**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

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
713-723 Jefferson St Map #108 State #29-03681 Field Site #DT-78 Downtown district status: Contributing building (A)	**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
700-702 Jefferson St Map #109 State #29-01136, 29-01137 Field Site #J-158-159 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Nees-Rolf Building**	1904 Late Romanesque	Height: 2 story Walls: brick
	1904 - built for William Nees (700) and John Rolf (702) 700: 1904-1924 - William Nees - harness and saddle manufacturing; 1926 - vacant; 1928 - Burlington Tire & Radiator Company; 1930 - Central Lumber and Supply 702: 1904-1907 - John Rolf - flour and feed; 1907-c.1917 - G.W. Turner & Son - flour and feed; 1920 - Motor Car Supply Company; 1924 - vacant; 1926 - Crane's Auto Supply; 1928/1930 - H.S. Floodin, wholesale beverages 700: c.1932-c.1948 - Younkin Farmers' Store (grocery); 1951 - Kuhn's Farmers' Store; 1955/57 - B&K Auto Supply; 1960 - vacant; 1963/65 - Wooldridge Appliance Center; 1968 - Crawford's Cycle Shop; 1970 - Boyd's Cycle Shop 702: 1933 - Stock-McIntre Service Company; c.1935-c.1941 - Farmer's Tavern; c.1942-1970s - The Brass Rail (tavern) 2013 - Community Action Neighborhood Center (700), Farney's (bar) (702)		Architect/builder: - Storefront: corner stone column and remodeled (700), center entry and large display windows (702) Windows: 1/1 windows - multi-part in arch opening Architectural details: corner tower, arch multi-part windows, brickwork Modifications: Historic: -; Non-historic: 1970s - storefront remodel
704 (-706) Jefferson St Map #110 State #29-01138 Field Site #J-160 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**William Nees Harness Manufacturing**	1924 early 20th century	Height: 4 story Walls: brick
	1924 - built for William Nees Harness Manufacturing Company (William E. Nees, president; Ralph H. Nees, secretary) 1924-1965 - William Nees Harness Manufacturing Company; c.1945-c.1955 - also Ralph Nees Grocery here 2013 - Bangert Computer Software Services		Architect/builder: - Storefront: recessed entry, large display windows, prism glass transoms Windows: 1/1 windows Architectural details: original storefront elements Modifications: Historic: -; Non-historic: -
708 Jefferson St Map #111 State #29-01139 Field Site #J-161 Downtown district status: Contributing building (A) Other NRHP status: Non-contributing in West Jefferson St HD (built after POS)	**Sears Roebuck Service Station**	c.1950 concrete block	Height: 1 story Walls: Concrete block
	(1947 - no station listing) 1951 - no 708/710, but 712 is Sears service station, with farm store listed at 714-718, 1952 map - building completed - tire service, 1954 - same - 712 also lists Sears service station; 1960s - service station for Sears Roebuck Farm Store next door 2013 - garage		Architect/builder: - Storefront: three single garage doors - wood paneled Windows: - Architectural details: - Modifications: Historic: -; Non-historic: -

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
712-714 Jefferson St Map #112 State #29-01140 Field Site #J-162 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Gabeline Implement Building**	1912 Classical Revival	Height: 3 story Walls: brick
	1912 - building constructed for Jacob B. Gabeline's implement business; 1912-c.1918 - Gabeline Implement c.1920-1925 - Burlington Implement Company, c.1925-c.1939 - Burlington Farm Machinery Company (run by George L. Schweizer from c.1928-c.1939) - also noted International Harvester Co; 1940 - vacant; 1942 - National Youth Administration 1945 - Northrup Hatchery; c.1947-1960s - Sears Roebuck & Co farm store (712-718) 2013 - Five Flags (janitorial, pool, and spa supplies)		Architect/builder: - Storefront: offset center entry with large windows - remodeled Windows: 1/1 wood windows - transoms on 2nd story Architectural details: storefront columns with quoins, inset brick panels, stone bands Modifications: Historic: -; Non-historic: c.1980s - storefront windows/doors replaced, ? - broader stone cornice line removed
716-722 Jefferson St Map #113 State #29-01141 Field Site #J-163 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Scotten Building**	1915 Brick with terra cotta	Height: 2 story Walls: brick
	1915 - built for Samuel C. Scotten, Chicago businessman and Burlington native/investor 1915-1920 - 716: vacant, 718: vacant, 720: Farmers & Merchants Savings Bank; 722: C.J. Froid - drug store; 716: c.1925-c.1930 - Frank Bawman - furniture; 720: 1926-c.1928 - Brown Lynch Scott Co (auto accessories); 718/720 - vacant; 722 1916-1950s - 2nd story: Knights of Columbus Hall, also other clubs/organizations; 1935 - vacant (716), Des Moines County Commissary (718), Iowa Liquor Store No. 23 (720-722); 1942 - tavern - Arthur Hultgren (716), vacant (718), Iowa Liquor Store (720-22) 716-718: c.1947-1960s - Sears Roebuck & Co farm store (712-718), 720-722: c.1950-c.1965 - Culligan Soft Water Service 2013 - Riverview Designs, Tim Scott's Wood Products and Antique Tools		Architect/builder: Weibley, William F. (architect), Andy Danielson (contractor) Storefront: four storefronts with center upper story entry Windows: groups of 1/1 wood windows Architectural details: dark brick façade with white terra cotta accents Modifications: Historic: -; Non-historic: c.1980s - storefront windows/doors replaced, west replaced by garage door
211 N. 8th St Map #114 State #29-00448 Field Site #J-176 Downtown district status: Contributing building (A) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Dankwardt Building 2**	1893 Italianate	Height: 2 story Walls: brick
	1893 - new brick building for E.T. Dankwardt built at same time as 803-805 Jefferson; 1894-c.1904 - James H. Purry - barber (col.); 1900 - Mattie Bower - boarding house; 1906 - Market House (restaurant, Lena Swander) c.1912-c.1930 - production works for Burlington Granite and Marble Works at 801 Jefferson 1933 - L.B. Price Mercantile Co.; c.1935-c.1942 - The Bicycle Shop December 1944 - building bought with 801 and 803-805 Jefferson by Arthur and Anna Rieke - operated Rieke's Hatchery at 801 from c.1945 to c.1955, then in rear/upper through 1969 217-219 N. 8th indicated as feed warehouse on 1952 and 1963 maps, likely for hatchery business 2013 - Antiques to Be (storage)		Architect/builder: - Storefront: c.1945 - brick infill with center door and 1/1 windows Windows: 1/1 segmental arch wood windows with hoods - key stones/end blocks Architectural details: decorative metal cornice Modifications: Historic: c.1945 - storefront remodel; Non-historic: -
801 Jefferson St Map #115 State #29-01143 Field Site #J-177 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Christian Reppert Building**	c.1870, 1878 Italianate	Height: 2 story Walls: brick
	c.1867-c.1873 - Christian Reppert - groceries (bldg likely built c.1870 after some success/growth); 1874-1884 - Cockrell & Turner, groceries 1885-1892 - saloon - Charles Swander; 1893-1897 - saloon - Darelius & Co 1898-1911 - saloon - Charles Swander c.1912-c.1930 - Burlington Granite and Marble Works; 1933 - W.C. Whitney; 1935 - vacant; 1937/1940 - tavern - Arthur E. Diewald; 1942/43 - tavern - Mrs. Mary Moehn c.1945-c.1955 - Rieke's Hatchery (801) - then listed at side/rear address of 221 N. 8th from 1957-1969 (second story?) c.1957-c.1992 - The Hobbycraft Store 2013 - Antiques to Be		Architect/builder: - Storefront: 1887 - remodeled after Jefferson St graded - iron columns, large windows, recessed entry Windows: arch window with newer 1/1 windows Architectural details: arch windows, decorative brickwork on frieze Modifications: Historic: 1878 - rear addition (three bays along 8th Street), 1887 - storefront remodel; Non-historic: c.1980s - windows replaced

Address, Map # State #, Field Site # Downtown district status Other NRHP status	***Historic Name***	***Significant date/s Architectural style/type***	***Height Walls***
	History of property		***Architectural information Modifications***
803-805 Jefferson St Map #116 State #29-01145, 29-01146 Field Site #J-178-179 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Dankwardt Building**	1893 Italianate	Height: 2 story Walls: brick
	1893 - frame buildings replaced by new brick building for E.T. Dankwardt; 1894-1897 - Frank J. Schlager - saloon at 805 - then at 803 in 1898; 1900 - saloon in 803 and 805 803: 1902 - H.C. Anschutz, agent for Leisy Brewing Co; c.1906-c.1912 - restaurant - Lena Swander; c.1913-c.1917 - restaurant - David Butcher; 1918 - fish market - Herman Niemeyer; 1920s - restaurant - various operators 805: 1907 - Beebe & Hagemeier (barbers); 1908-c.1929 - H.F. Hagemeier - barber; c.1930-c.1940 - Hagemeier Bros (barbers) 803: 1930 - Shadley's Café; 1933 - Beverage Exchange; 1937/1940 - Model Creamery & Grocery; 1942 - Clover Farm Store; 1945 - Rieke's Hatchery (801 also); 1947 - Rieke's Studio and Photo Supply; 1951 - Jacob Korb - shoe repair; c.1955-c.1965 - Pet Land 805: c.1941-c.1955 - Carl W. Frey (barber); c.1956-c.1968 - Ideal Fix-it Bicycle Shop; c.1969-c.1977 - Kemp's Bicycle Shop 2013 - The Hobbycraft Shop, Big River Popcorn Company		Architect/builder: - Storefront: iron columns and beams (Murray Iron Works), large display windows, wood doors with large windows Windows: 1/1 segmental arch wood windows with hoods - key stones/end blocks Architectural details: original storefront elements, decorative metal cornice Modifications: Historic: -; Non-historic: -
807 Jefferson St Map #117 State #29-01148 Field Site #J-180 Downtown district status: Contributing building (A) Other NRHP status: Non-contributing in West Jefferson St HD (built after POS)	**State Employment Service**	c.1957 modern (1960s)	Height: 1 story Walls: brick
	(1955, 1957 - earlier 2 story listed) 1958-1962 - State Employment Service, Iowa Emploument Security Commission (807-809) 1963-1967 - State Employment Service (address modified to only 807); c.1970-c.1975 - Business Consultants Inc. 1980s-1990s - Burlington-West Burlington Area Chamber of Commerce 2013 - Today's Hair Option		Architect/builder: - Storefront: east entry, recessed window bay with flower box and concrete panel Windows: - Architectural details: Roman brick façade with recessed openings Modifications: Historic: -; Non-historic: -
800-804 Jefferson St Map #118 State #29-01142, 29-01144 Field Site #J-168 Downtown district status: Contributing building (A and C) Other NRHP status: Contributing in West Jefferson St HD (1991)	**Iowa Grain and Produce Company**	c.1865, c.1889, 1917 addition Romanesque	Height: 3 story Walls: Stone
	1865-1873 - Edward Joy and Co - planing mill (sash/doors/blinds/moldings), 1874-c.1880 - Funck & Hertzler Agricultural Works, 1881 - Stickle & Moard, Marble Workers and Dealers – 2 ½ story gable roof building at time 1882 - Embalming and Burial Case Co, 1884 - Burlington School Furniture Company 1889-1944 - Iowa Grain and Produce Company (eggs/butter, also cold storage) – building enlarged to full three stories by company likely around 1889 – built similar stone-faced addition to west in 1917 1945-1951 - Selby Poultry & Egg Co c.1953-1979 - Burlington Produce, Inc. and Burlington Cold Storage Co 1992-2014 - Old Stone Mill Antique Mall 2013 - Old Stone Mill Antique Mall		Architect/builder: Washburn, George (architect for 1917 addition) Storefront: centered entry, windows Windows: some 6/6 windows, most covered Architectural details: stone walls and parapet with crenellations Modifications: Historic: 1917 - addition to west side and north/rear; Non-historic: -

Downtown Commercial Historic District
Name of Property

Des Moines County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Commerce
Architecture

Period of Significance

1865-1967

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Dunham, Charles A.
Washburn, George Hyde
Sunderland, John C.
Goddard, Harry Irvin
Weibley, William Frederick
Carswell, Robin B.
Temple & Burrows
Holabird & Root
Thornquist, Edward A.
Dane D. Morgan & Associates
Wetherell & Harrison
Bank Building & Equipment Corporation of America

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Downtown Commercial Historic District is eligible for listing on the National Register of Historic Places under Criterion A for commerce and under Criterion C for architecture at a local level of significance. The historical and architectural significance of the district is tied directly to the commercial history and development of Burlington, and it represents the most significant and largest collection of commercial architecture in Burlington. The significance is directly tied to three periods of commercial development in Burlington: *Community Prosperity and Growth from 1865 to 1894*; *Commercial Stability and Community Pride from 1895 to 1929*; and *Focused Community and Building Improvements from 1930 to 1967*. Key aspects of Burlington's historic commercial development and key architectural designs are represented through the buildings and blocks within the district. The period of significance covers a century of commercial development in Burlington, from 1865 to 1967. The period of significance begins in 1865 with the construction of the first buildings following the end of the Civil War, starting a period of significant building construction that was sustained and bolstered after the completion of the railroad bridge over the Mississippi River in 1869. It continues through the economic prosperity of Burlington through the end of the 19th century, resulting in buildings on nearly all the lots within the district. Earlier buildings were replaced with modern buildings while other buildings were remodeled to reflect modern functions and design through the first half of the 20th century. This drive to modernize downtown continued into the 1960s, with the last significant modern remodels of this decade completed in 1967. Thus, the period of significance for the development of the district spans from 1865 to 1967, near the typical 50-year cutoff for significance per National Register of Historic Places standards.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Downtown Commercial Historic District is significant for listing on the National Register of Historic Places under Criterion A within the commercial history of Burlington. This district is defined from the adjacent blocks and previously listed historic districts by the primarily retail/commercial uses of the buildings within this boundary (see boundary justification for additional discussion). It is this role within the commercial history of Burlington that defines the historic significance of the district. While Burlington initially developed in the 1830s and 1840s, these early commercial buildings were replaced by more substantial brick buildings after the arrival of the Chicago, Burlington, & Quincy railroad in 1855 and particularly after the construction of the railroad bridge over the Mississippi River in 1869. Burlington prospered through a period of growth from 1865 to 1894, developing and growing as a result of its railroad connections. Within the downtown, 56 extant commercial buildings date to construction between 1865 and 1895. By the end of this period, the majority of the blocks within the boundary for the district were largely developed, with earlier buildings continuing to be replaced or remodeled through the end of the period of significance. All types of retail commercial businesses and professional offices were found throughout the downtown, and a number of fraternal and social organizations also met in halls in the downtown. This economic success and the strength of Burlington within the region led to a period of maturity and additional community development with modern commercial buildings from 1895 to 1929. The buildings constructed through this period included a number of taller Classical Revival buildings designed to provide office spaces on the upper stories. Larger commercial buildings were also built with retail spaces above the first story. The rise of the automobile also led to new types of related businesses, generally found in smaller one-story or two-story buildings. Neighborhood commercial nodes provided services in various neighborhoods throughout Burlington, particularly grocery stores, drug stores, barbers, and gas stations. While many were independent, others were branches of downtown stores. Downtown remained the heart of commercial activity and the location of major businesses in Burlington through this period. With competition increasing from development in West Burlington in the latter period from 1930 to 1967, efforts consciously focused on modernizing and improving the downtown to convey a modern appearance while retaining and attracting new businesses. While some businesses and particularly industry moved to West

Burlington, the Downtown Commercial Historic District remained the focus of commercial activity for Burlington, particularly for significant core businesses such as department stores, five-and-dime stores, professional offices, and financial institutions. These businesses constructed modern buildings and remodeled older buildings to modern designs, focused on sustaining the commercial vitality of the downtown Burlington. Additionally, downtown was the focus of community improvements for the benefit of local residents in this period that supported the downtown businesses and vitality, such as Memorial Auditorium, movie theaters, and a new post office.

The Downtown Commercial Historic District is also eligible under Criterion C for its significant architecture. This significant collection of commercial architecture includes a wide range of architecture from each of the three core periods of development. Buildings constructed in the first period from 1865 to 1895 were primarily Italianate, Romanesque, and High Victorian Gothic brick buildings. These buildings are rich in architectural details, including decorative cornices, windows hoods, arch openings, surface treatments, and accent materials such as stone, terra cotta, and tile. These buildings generally were two or three stories in height, with a few taller four story buildings. They were built with a footprint that occupied the full parcel to the sidewalk, defining the character of the blocks within the commercial downtown. Modern "tall" building designs with Classical Revival details were built from 1895 to the 1920s in the Downtown Commercial Historic District. These buildings ranged from four to nine stories in height, providing a more metropolitan feeling within the downtown. Smaller buildings were also constructed in this period, with simplified architectural details and terra cotta accents. Streamlined Moderne designs appeared in downtown Burlington in the 1930s and through the 1940s after the end of World War II, both for new buildings and façade remodels. These buildings reflect the architectural vocabulary of this period in their lack of ornamentation, smooth surfaces, and simple accent lines. Bank design in the 1950s continued to exhibit Moderne characteristics, as banks sought to reflect the modern post-war period. Five modern banks and two motor banks from the 1950s and 1960s are extant within the Downtown Commercial Historic District, and remodeling of older banks further brought these features to downtown. This range of buildings contributes to the architectural significance of the Downtown Commercial Historic District and reflects the ideals of each of these periods of development.

Developmental history/additional historic context information (if appropriate)

The significant history and development of the Downtown Commercial Historic District in Burlington is divided into three chronological periods: *Community Prosperity and Growth from 1865 to 1894*; *Commercial Stability and Community Pride from 1895 to 1929*; and *Focused Community and Building Improvements from 1930 to 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. Within the downtown, 31 extant commercial buildings date to construction between 1865 and 1875, with an additional three built by 1880. Fifteen date to construction in the 1880s, and seven additional buildings were completed by 1895. Thus, 56 extant commercial buildings date to construction between 1865 and 1895, with several others built in this period and later replaced or demolished. This construction resulted in commercial development on nearly all lots on the blocks within the Downtown Commercial Historic District by this date.

By the early 20th century, buildings in 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. Construction throughout the district over the next seven decades was generally limited to replacement of demolished buildings, either by necessity or by planning for a modern vision for the downtown. The population grew steadily to 25,832 in 1940, ranking Burlington as the 11th largest city in Iowa. From 1895 to 1929, 33 extant buildings were constructed, including 10 from 1895 to 1909, 11 from 1910 to 1919, and 12 from 1920 to 1929. Thus, construction was steady through the first decades of the 20th century, with a mix of taller modern buildings and smaller typical commercial buildings constructed. Construction slowed in the early 1930s with economic issues related to the Depression across the country, with focused community improvement projects in the late 1930s including Memorial Auditorium and Capitol Theater within the Downtown Commercial Historic District. This latter period from 1930 to 1967 is marked by specialized building construction, including department stores, financial institutions, service stations, and a new post office. Moderne new building designs and Moderne remodels characterize this period, with new façades on earlier buildings resulting in integrity from this latter period. 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. Overall, 23 extant buildings were constructed from 1930 to 1967, including six in the 1930s, four in the 1940s, nine in the 1950s, and four in the 1960s. Only three buildings (1974, 1980, 1983) and one structure (parking garage, 1976/1998) have been constructed in the Downtown Commercial Historic District since 1967, though later remodels of earlier buildings have resulted in additional buildings classified as non-contributing.

Settlement Period and Railroad Development in Burlington, 1833 to 1865

Though the period of significance for the Downtown Commercial Historic District starts in 1865 with the construction of the earliest extant commercial building retaining its historic integrity, the development of Burlington prior to this period set the stage for the significant commercial development in downtown Burlington, particularly in the latter third of the 19th century. Thus, some background information is provided in the

following paragraphs on this early history of Burlington, particularly related to the development of the railroad and commercial base, to provide context for the development of downtown Burlington throughout the period of significance for the historic district.

The site for Burlington was selected within 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 town to develop. The creek provided water for industrial development, and the hillsides provided additional space for residential growth as the community size increased. 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. 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 the first 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. 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). 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 3). 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)

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).

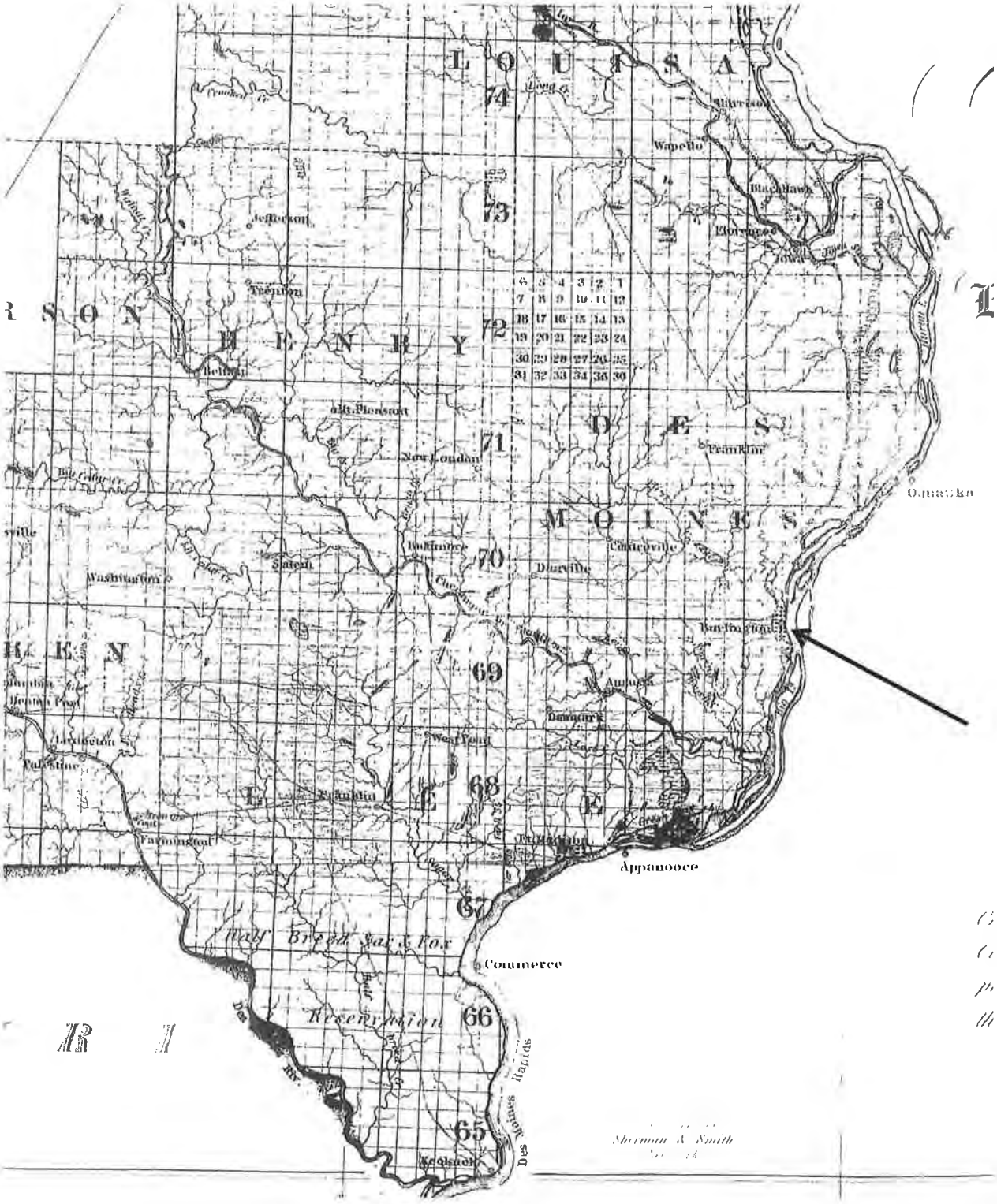


Figure 3. Part of the Map of the Surveyed Part of Iowa, with Burlington indicated (Williams 1840).

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 soon moving onto the sides of the bluff immediately to the north. 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).

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 continued down the Mississippi River to 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 #27) before moving to 218-220 Jefferson (State Site #29-01086, Map #29) ("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.

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...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 no extant commercial buildings remain in downtown Burlington from prior to 1865, this period 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 to take full advantage of the post-war prosperity that spread through many Northern communities as men returned home.

Community Prosperity and Growth, 1865 to 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 that included 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 and banks 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. By the 1880s, new buildings reflected the Romanesque style with large arches and contrasting decorative details. High Victorian Gothic buildings were also constructed in the 1880s and into the 1890s. 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 in Burlington 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, 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 west 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 and alleys ran mid-block along Jefferson rather than parallel to the street. 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 4). 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 4).

During this period of increased construction, a handful of architects worked in Burlington, including A.G. Bassett, Charles A. Dunham, Joel C. Stover, and Perley Hale. Dunham started as an apprentice with Bassett in 1856, becoming partner by 1862 (Shank 1999: 53). Basset moved out of town, and Charles A. Dunham is then listed alone in the 1866 and 1868 directories. In January 1871, Thomas Jordan joined Dunham as a partner in Dunham & Jordan, which is then listed in the Burlington city directories in 1871, 1872, and 1876, with an office in the Parsons Block (then 51 Jefferson). Two additional architects were then listed in the early 1870s. 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. The 1876 city directory then 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, successful local architect George Washburn started his career by apprenticing with Charles Dunham.

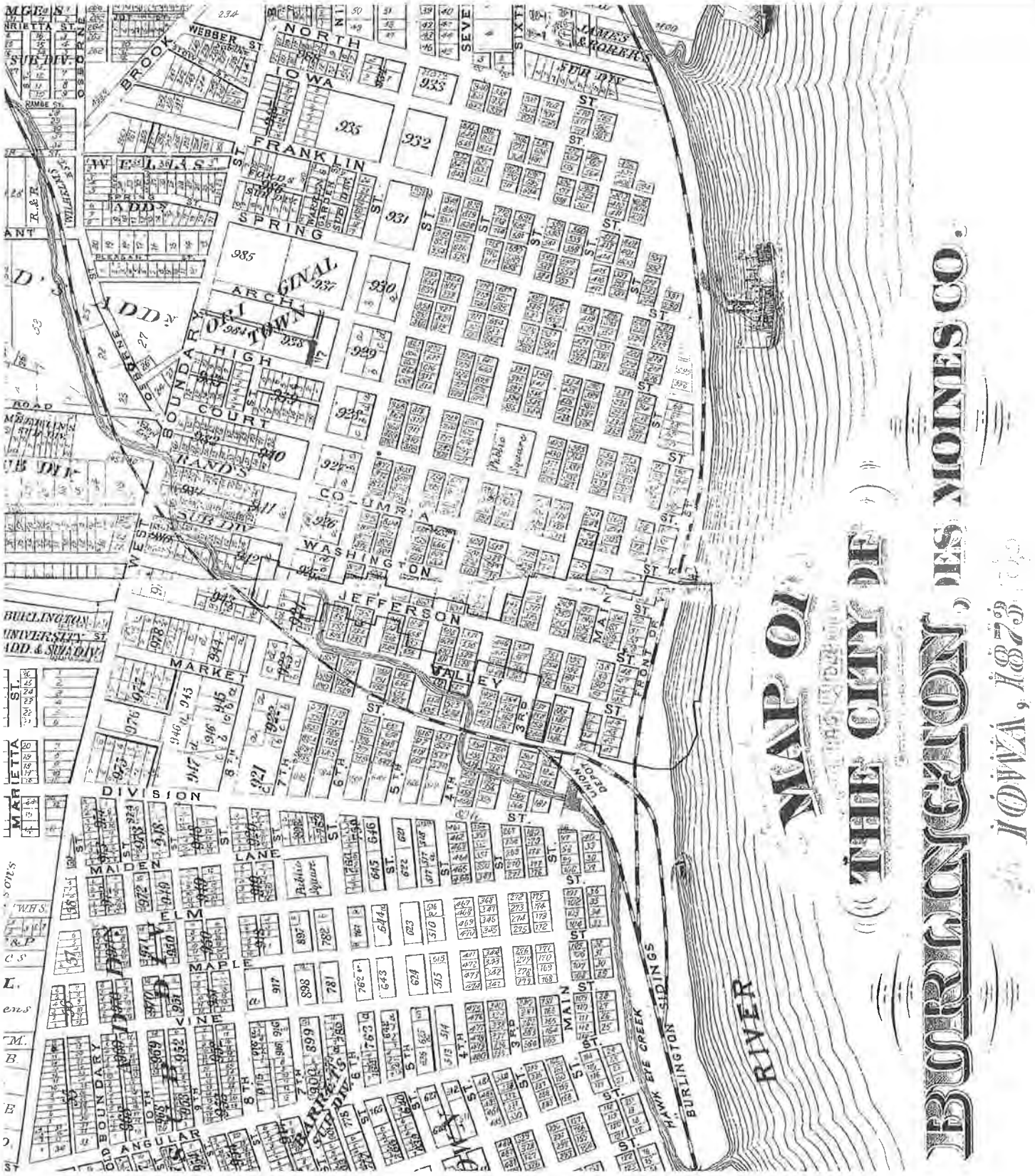


Figure 4. Burlington in 1873, with downtown boundary indicated (Andreas 1873).

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). While a number of these buildings were constructed east of 4th Street in the blocks closer to the Mississippi River, more buildings are extant and intact further west along Jefferson Street due to the later redevelopment of the blocks in the downtown core. The 100 block of N. Main retains two three-story Italianate buildings constructed in this period for commercial businesses (Map #8, State Site #29-01240; Map #9, State Site #29-01241). The large three-story Italianate building with four storefronts was constructed for Eldridge D. Rand and William F. Coolbaugh around the corner at the southwest corner of Valley and Front streets in 1869 (Map #6, State Site #29-01636). Further to the west, a four story commercial and office building was constructed at the southwest corner of 3rd and Washington around 1865 (diagonal from Marion Hall), with the storefront occupied for many years by the drug store of J.W. Price and offices on the upper stories (Map #49, State Site #29-03673). A smaller two-story Italianate building was built at 317 N. Main Street by Samuel Jones (Map #21, State Site #29-03655), occupied by 1875 by Raynolds & Churchill Drug Store. 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 thtat 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 (Map #59, State Site #29-01092), with the west four sections financed by Hedge demolished in 1933 for the Kresge Building. It was occupied by retail stores on the first story and offices on the second story.

Buildings constructed in the 1860s and early 1870s further west along Jefferson were typically smaller two-story Italianate commercial buildings. The Runyan Block at 413-415-417 Jefferson was constructed in 1867 as a two-story, three-storefront block (Map #72, State Site #29-01104), with the two-story brick Lauer Building to the west at 423 Jefferson also constructed in the same year for a grocery store (Map #74, State Site #29-01107). The 413 storefront was originally occupied by the grocery store of Louis M. Runyan, with the ice and fruit dealers of Rankin & Dodge at 415 and drug store of Caswell & Strong at 417. This half block was then completed with the construction of the three-story brick Italianate building at 419-421 Jefferson in 1871 (Map #73, State Site #29-01105), occupied by the clothing store of Root & Ripley and the restaurant/saloon of Conrad Dreher. On the north side of the block to the west, the middle two-story section of the Forney & Mellinger Block was constructed around 1869 at 514-516-518-520 Jefferson, with four stores occupying the first story (Map #90, State Site #29-01116/29-01118). J.M. Forney and Samuel Mellinger would later build the "bookend" buildings on either side in 1883. The construction of these buildings indicates the stretching of the commercial downtown west along Jefferson Street by the early 1870s. Lumber companies then occupied the blocks further to the west, including the stone building constructed for Edward Joy and Company at 800-802 Jefferson around 1865 (Map #118, State Site #29-01142/29-01144). Around 1870, Christian Reppert constructed a new two-story brick Italianate building across the street at 801 Jefferson for his grocery store (Map #115, State Site #29-01143). Smaller commercial buildings were found along the 700 and 800 blocks in this period, later replaced as development continued west.

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 the Jones Block in 1876 (Map #75, State Site #29-01097). 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 constructed 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 #18, State Site #29-03661), while Chris Allen owned the adjacent lot at 408 N. Main (Map #41, State Site #29-01245). The building at 408 was then occupied by Chris Allen for his plumbing business, and Burlington Steam Coffee and Spice Mills opened at 410 in January 1874. 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 than the commercial buildings along Main Street (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 #67), 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 #66, 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 #65, State Site #29-00145; 318 N. 4th Street, Map #64, 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).

New construction was also prevalent in the 500 and 600 blocks of Jefferson Street in 1873 to 1875. Fire struck part of the 600 block as well in 1873. Andreas (Andy) Ganz built the two-story Italianate building at 613-615 Jefferson in 1873, with his saloon operating in 613 and the hide business of Weil & Hirsch operating at 615 (Map #96, State Site #29-01130, 29-01131). John H. Beck ran a saloon for several years in the three-story building constructed in 1874 by his father Henry Beck across the alley to the east at 611 Jefferson while living with his family on an upper story. The family continued to own and live in the building until the 1950s. At the

east end of this half block, William Ihrer also built a new two-story Italianate brick building after the 1873 fire for his grocery store. The two-story brick Italianate buildings between these buildings were then constructed in 1875 for Thomas Hedge (603-605-607 Jefferson, Map #93, State Site #29-01124) and Richard Howard (609 Jefferson, Map #94, State Site #29-01127), completing this half block. On the north side, the two-story brick building at 620-622-624 Jefferson was built in 1874 as well, though the façade was later remodeled (Map #103, State Site #29-01135). The south side of the 500 block of Jefferson to the east was also further developed around 1875 with the construction of the three-storefront, two-story brick Italianate block at 507-509-511 Jefferson for Adam Sprenger (Map #83, State Site #29-01111). It was then occupied by J.H. Schmidt, saloon (507); W.H. Burge & Co, second hand store (509); and Epstein & Co, hides/furs (511). Across the alley to the west, the two-story brick Italianate building was also constructed in 1875 for the Hawk-Eye Tin Shop (Map #84, State Site #29-01115).

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 downtown businesses. 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.

Samuel Jones then undertook a substantial building project at the northwest corner of 4th and Jefferson streets in 1876. The three-story, two-storefront, brick Italianate building was constructed at a cost of $14,000, replacing the Lawrence House previously occupying the site (Map #75, State Site #29-01085). The Burlington Public Library was one of the original tenants, taking up the entire second floor except for a 20 square foot room reserved by Mr. Jones for his private office. This small office was set off by temporary partitions, such that the space could easily be converted to library space if Jones moved his office elsewhere ("The Library," *Burlington Daily Hawk-Eye*, April 30, 1876, 8). The library entrance was at the northeast corner on N. 4th St. next to the Congregational Church, such that the stair access to the library would only be a few feet (due to the slope of N. 4th St). The location was considered ideal, being situated at the terminus of the South Hill street car line, on the line of both the Prospect Hill and West Hill lines, and one block from the track of the North Hill line. D.B. Colby reopened his drugstore in the 400 storefront at the corner, and the adjoining room was rented to H.S. Ball (fine watches, clocks, jewelry & silverware). The entire third story was originally occupied by the U.A.O. of Druids. The rooms specially adapted for use by the Druids Grand Grove of Iowa made this one of the finest lodges in the state (*Burlington Daily Hawk-Eye,* September 3, 1876). Like the library, access to the third story was from the uphill northeastern corner of the building on N. 4th St. This space was also used by the G.A.R. Matthias Post No. 5 and the Phoenix Lodge No. 142 of the A.O.U.W., and the Standard Lodge No. 226 of the I.O.M.A. Various other civic and benevolent organizations were periodically listed in the Jones Block in the city directories in subsequent years.

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 #21, 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 (Map #9, 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 about three miles to the west of the Mississippi River in 1882. The town of West Burlington was then incorporated, including the

1,000 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). Perley Hale was selected as the architect for the new Des Moines County Courthouse, built from 1879 to 1882 at the southwest corner of Main and Columbia (demolished). 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 (*Portrait and Biographical Album of Des Moines County* 1888: 757; Antrobus 1915, Vol. 1: 494-495).

Further to the south along Jefferson, the facades of the buildings at 212 and 214 Jefferson were significantly rebuilt/remodeled in this period, the first of a series of High Victorian Gothic designs in downtown Burlington (Map #27, State Site #29-03144; Map #28, State Site #29-01085). Both buildings feature brick details with contrasting stone elements, colored blocks, and a bracketed brick cornice. The building at 212 Jefferson was home to the successful 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 (*Hawk-Eye,* March 15, 1884, 8; *Biographical Review of Des Moines County* 1905: 271). In August 1879, the *Hawk-Eye* noted: "The new Denise building on Jefferson street is nearly completed. The front, being the exact duplicate of the Schramm block next to it, makes of the two a very handsome building" (*Hawk-Eye,* August 5, 1879, 4). The Denise Building at 214 Jefferson was occupied for many years by the men's clothing store of William L. Linder.

With fire destroying the Lawrence Block at the southwest corner of 4th and Jefferson in 1880, Charles A. Dunham drafted plans for a large High Victorian Gothic building faced in cut stone that was then built by Thomas Hedge, E.H. Carpenter, J.M. Gregg, and Wesley Bonar (Map #70, State Site #29-01098). The building stretched for 87 feet along Jefferson (27-20-20-20 foot stores) with a depth of 110 feet. The block was designed with retail stores on the first story and offices on the upper stories ("New Buildings," *Hawk-Eye,* August 18, 1880, 4; "The Latest and Toniest - The New Block on the Corner of Fourth and Jefferson the Finest in the State -- A Credit to Its Builders and to Burlington," *Hawk-Eye,* August 6, 1881, 4). George W. Elliot ran Elliott's Business College (also known as Orchard City Business College) on the upper stories of the 401 section and third story of the 403 section. According to the *Commercial and Statistical Review of the City of Burlington* in 1882, G.W. Elliot started the business college in 1879, moving to a new location in the Hedge Block upon its completion. The business college employed eight teachers and occupied six rooms over 10,000 square feet on all floors (Spalding 1882: 114). The 1884-1885 *Iowa State Gazetteer and Business Directory* lists several businesses and tenants in this block: Thomas N. Naudain, dry goods (401), Albert A. Perkins, crockery (403); Henry O. Browning, lawyer (403); Wm. B. Culbertson, lawyer (403); Edwin H. Dorland and Wm. B. Borden, physicians (403); Wm. B. Forden & Co., proprietary medicine (403); John H. Rollins, picture frames (405); Burlington Society of Decorative Arts (405 ½); George B. Little, physician (405 ½); John J. Little, dentist (405 ½); Esther A. Stewart, dressmaker (405 ½); Samuel K. Tracy and John M. Mercer, lawyers (405 ½); Burlington Music School (405 ½ and 407 ½); Olaf Olson, pianos and organs (407); C.J. Dodge and W.W. Dodge, attorneys-at-law and collection agents (407); and Nellie Woodard, hair goods (407).

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 in the core of downtown east of 4th Street. These businesses 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).

The strong building effort continued in the early 1880s 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 in 1883 (Map #42, State Site #29-03671). The local superintendent, or supervising architect, was Perley Hale, and O.J. King was the contractor ("Labor Temple improvement inspires historical data", *Burlington Hawk-Eye-Gazette*, December 17, 1947, p. 11). 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 (lawyers, physicians, dentists) were located on the upper two stories of this building as well for the next decade until more modern office buildings were constructed.

At the same time, commercial construction continued on the north side of the 500 block of Jefferson. On either side of the two-story, four-storefront building in the west half of the block constructed in 1869, businessmen and brothers-in-law Samuel Mellinger and James Forney built twin three-story High Victorian Gothic buildings at 512 and 522 Jefferson in 1883 (Map #89, State Site #29-01114; Map #91, State Site #29-01120). They ran a notice in the *Hawk-Eye* on April 5, 1883 that they were contemplating building two modern business houses, three stories high, and wished to consult with prospective tenants on the plans and construction ("Wanted, Tenant," *Hawk-Eye,* April 5, 1883, 1). The *Hawk Eye* reported on June 28, 1883 that contractor J.P. Walton from Muscatine had been hired by Mellinger and Forney to raise the block of brick stores on Jefferson Street. The work using 100 jackscrews and 20 men was going well, without any fractures or injury to walls or plaster ("City Briefs," *Hawk-Eye,* June 28, 1883, 8). By November 25, 1883, Mellinger and Forney advertised two storerooms for rent, 20 by 80, as well as two halls of same size and a number of office spaces, all heated by steam (*Hawk-Eye,* November 25, 1883, 1). In December, it was reported that "Mellinger and Forney have erected two brick business houses, 20 x 80 feet, three stories, with improvements to three other buildings, containing in new buildings sixteen rooms, between Fifth and sixth Streets, north side of Jefferson" (*Hawk Eye*, December 25, 1883, 8).

The substantial construction in Burlington in 1883 was noted in the *Waterloo Courier* on January 2, 1884:

> "Burlington's building boom - to the extent of over a million dollars in 1883 - is in a measure accounted for by the fact that included in the estimate are a number of such items as these: Post office block, $30,000 (300-304 Washington, Map #42, State Site #29-03671); St. John's Catholic Church, $75,000; Greggs

building, $40,000 (420-422 Jefferson, Map #79, State Site #29-01106); the Burlington Elevator, $20,000; Mellinger & Forney's building, $20,000 (512 Jefferson, Map #89, State Site #29-01114; 522 Jefferson, Map #91, State Site #29-01120). But the one item which sets the Burlington boom up is the B.D. Brown elevator, between the river point and the C., B. & Q, which is put down at $250,000. Here we have nearly half the entire sum of improvements in these six items. But it is Burlington's boom nevertheless, and that city is to be congratulated."
("Goings-On in Iowa," *Waterloo Courier,* January 2, 1884, 4)

The large High Victorian building noted under construction by John Gregg was completed in 1884 at the northeast corner of 5th and Jefferson, designed by Charles Dunham (Map #79, State Site #29-01106). Gregg had been planning a two story business block, but agreed to allow the Masonic Building Association to add a third story which would be owned by the Masons. Gregg granted a 99 year right of access to the third story. In return, the Masonic Building Association would be responsible for keeping the upper story in repair and to build stairs leading to it (*Burlington Hawk-Eye*, January 30, 1883). John Boesch moved his dry goods store to this "western" location at 422 Jefferson amid debate on if it was too far west for commercial success (Brower 1991: 8:8; *Weekly Hawk-Eye,* February 22, 1883, 3). In 1894, John Boesch doubled his space by expanding into the east storefront at 420 Jefferson as well. It was noted as one of the leading retail businesses in Burlington, operating on a one price cash system (*A Souvenir of Burlington* 1896: 86).

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 #24, 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 #25, 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 #26, State Site #29-03652). With the L-shaped building at 218-220 Jefferson built by P.A. Andre for J.S. Schramm Dry Goods in 1884 (later façade remodel, Map #29, State Site #29-01086), 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 Romanesque 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 #19, 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. Four architects maintained practices in Burlington in this period. In 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.

The 1886 Sanborn fire insurance map shows the development of downtown Burlington by this period (Figures 5a-5c). 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 (Manufacturing and Wholesale Historic District listed on National Register of Historic Places in 2012).

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 #24, 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 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).

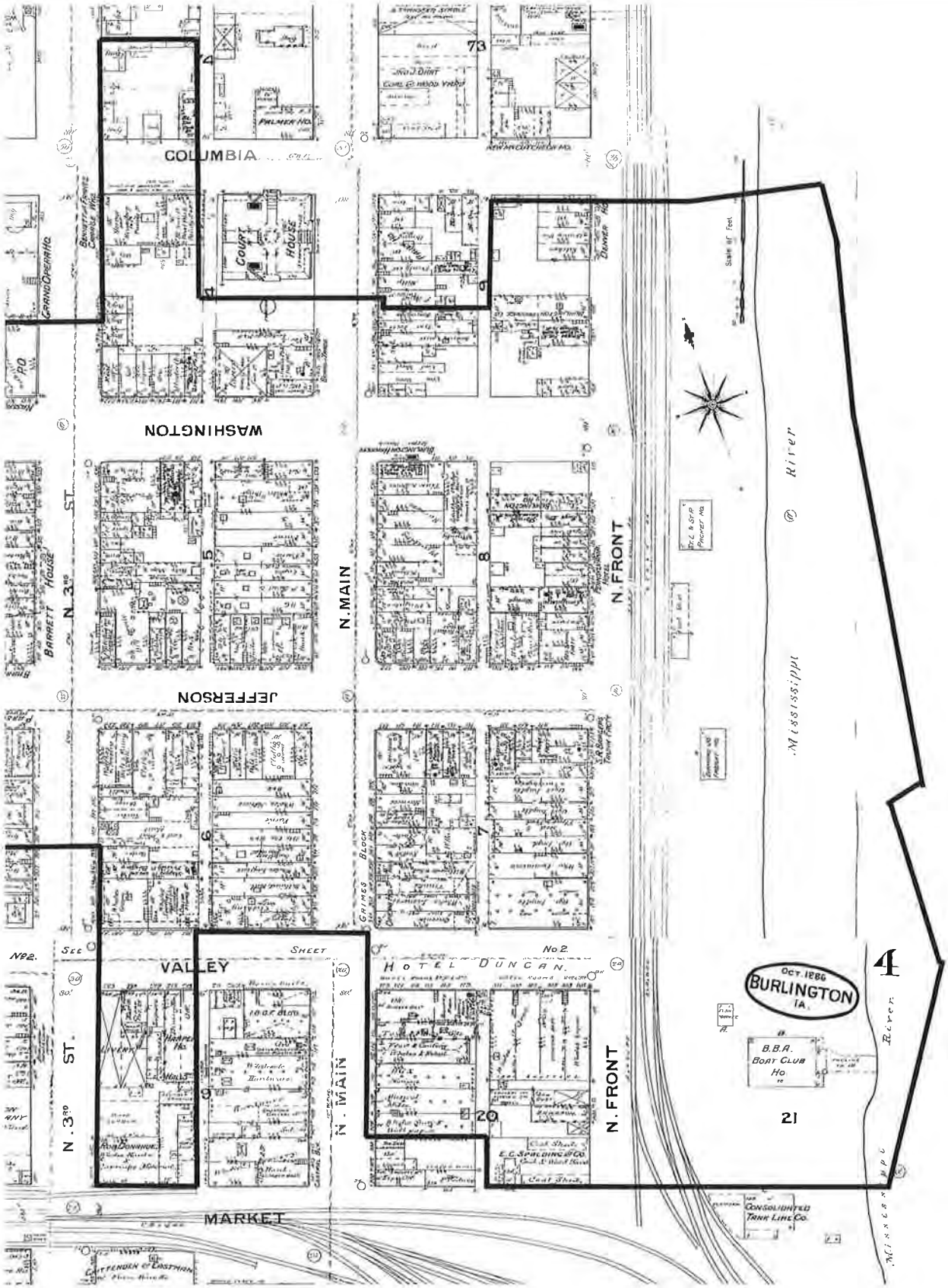


Figure 5a. East section of Downtown Commercial Historic District in 1886 (Sanborn Map Company 1886).

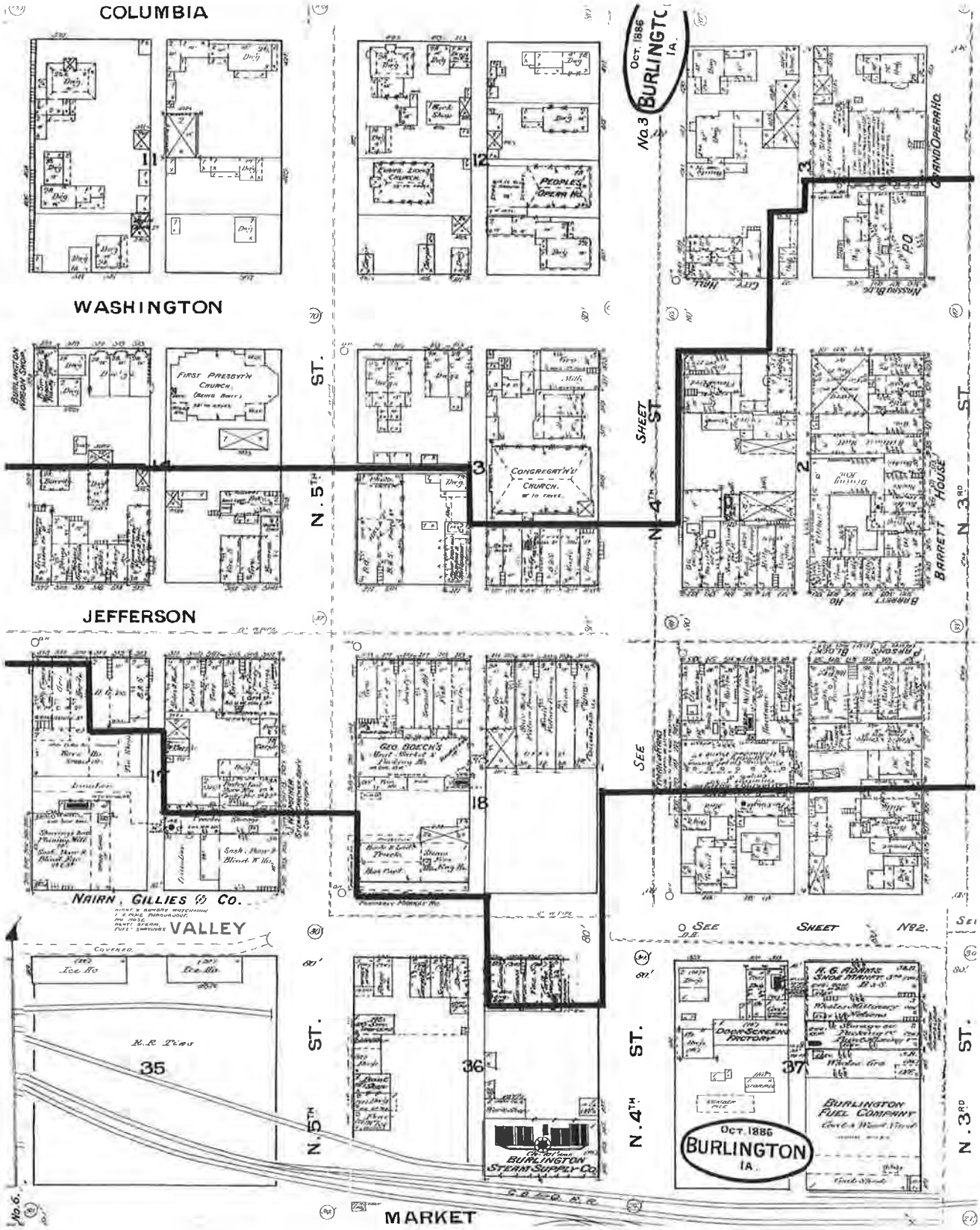


Figure 5b. Middle section of Downtown Commercial Historic District in 1886 (Sanborn Map Company 1886).

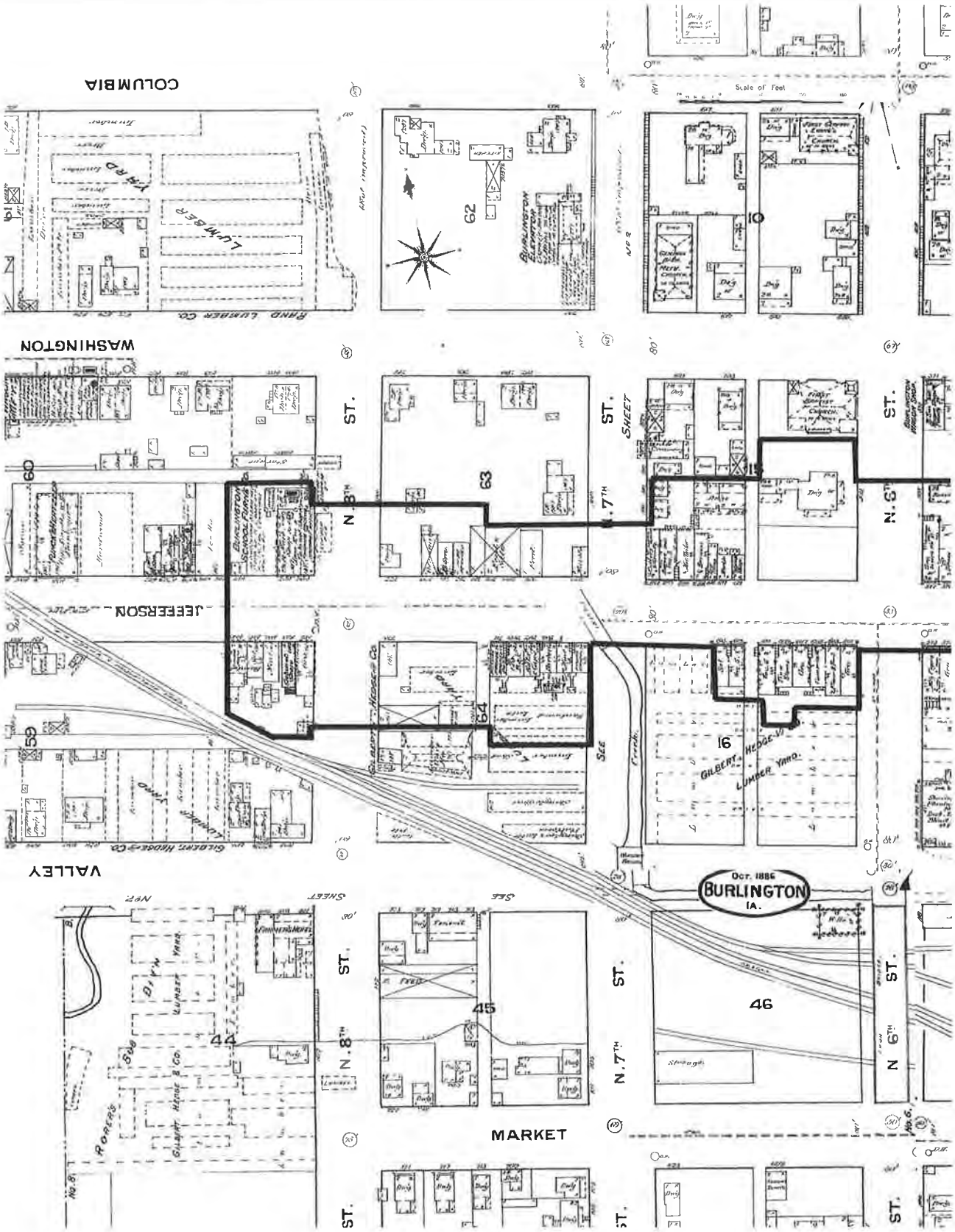


Figure 5c. West section of Downtown Commercial Historic District in 1886 (Sanborn Map Company 1886).

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), Rankin & Dodge (fruit/commission agents, 605 Jefferson, 1871), 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 6). 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 gable-roof 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 6. Aerial perspective of downtown Burlington in 1889 (*Perspective Map of the City of Burlington, IA* 1889).

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 #53, 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). While Romanesque was becoming more prevalent in the late 1880s and into the 1890s, a handful of smaller commercial buildings continued to be built in the older Italianate style. In the 600 block of Jefferson, William and Edward Stensbeck built the two-story, double-storefront brick Italianate building at 612-614 Jefferson in 1888 (Map #101, State Site #29-01129). By 1892, L. Seuffert moved his flour and feed store to 612 and Walz Bernard operated a restaurant at 614. The two-story brick Italianate building at 510 Jefferson

was also built in this period, occupied by Steinbrecher & Hertzler (boots and shoes) in 1892 (Map #88, State Site #29-01112).

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 #63, 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 #61, 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. Benner Tea Company would grow into one of the most successful grocery businesses in Burlington.

The 1892 Sanborn fire insurance map shows the limited development of downtown Burlington since the 1886 map (Figure 7a-7c). 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 8-10). The adjacent blocks along Washington, 3rd Street, and Valley had a mix of two story and three story buildings. A handful of 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. 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.

Though the majority of the downtown blocks were developed by 1892, a handful of construction projects were completed over the next few years in the west section of the Downtown Commercial Historic District. At the far west end of the district, earlier frame buildings were replaced by a two-story, double-storefront brick Italianate building at 803-805 Jefferson built for E.T. Dankwardt (Map #116, State Site #29-01145, 29-01146). Various restaurants and saloons operated here, likely serving the residents of the neighborhoods to the west more than the retail business district to the east. He also built an adjacent brick building around the corner at 211 N. 8th Street at the same time (Map #114, State Site #29-00448), wrapping around the earlier two-story brick corner building. A two-story brick building was also constructed on a vacant lot at 608-610 Jefferson for W.F. Hayden in 1895 (Map #100, State Site #29-01126). The Bee Hive operated here from 1898-1899, and then O.M. Burrus utilized the building for his retail showroom for his granite and marble monuments business from 1899 to 1907.

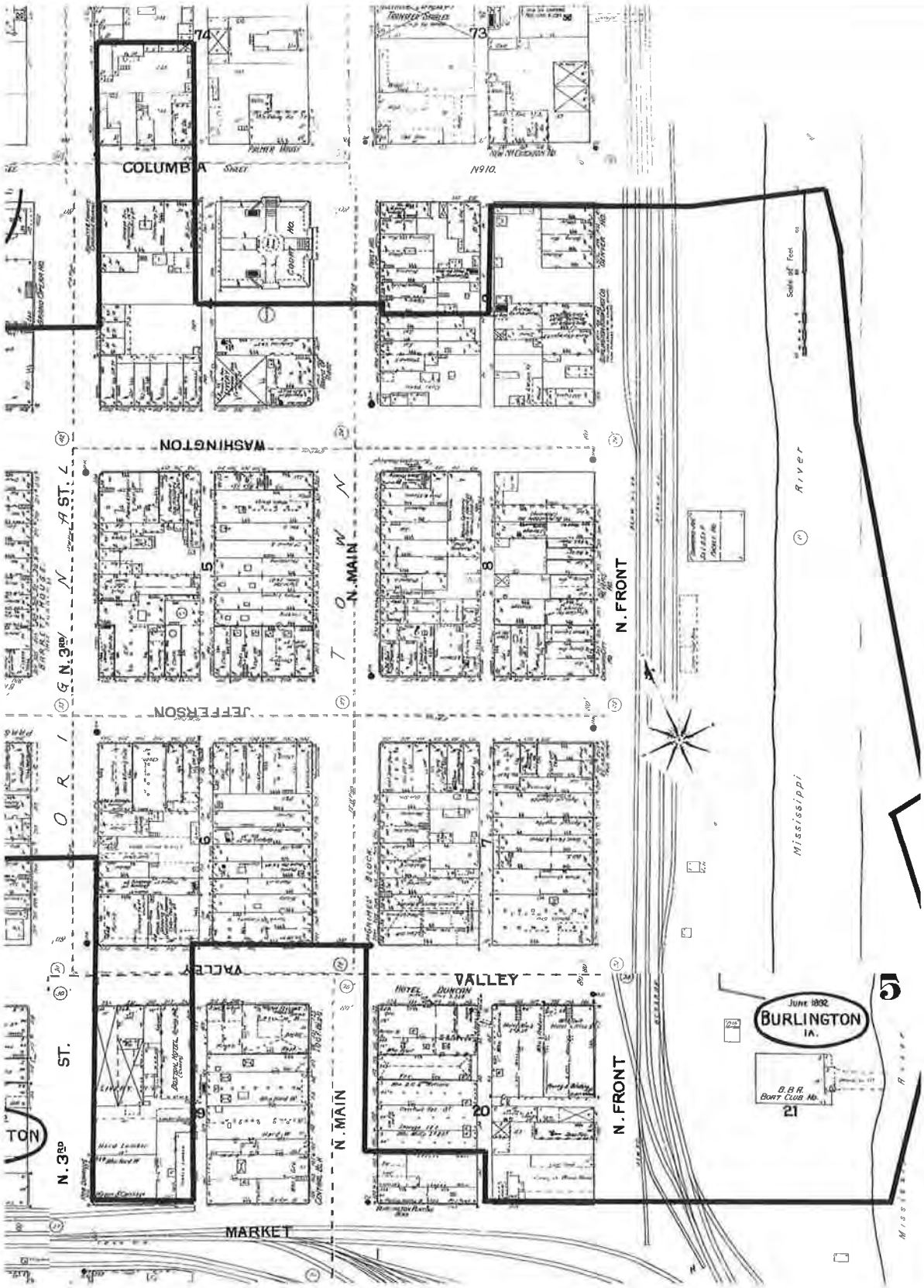


Figure 7a. East section of Downtown Commercial Historic District in 1892 (Sanborn Map Company 1892).

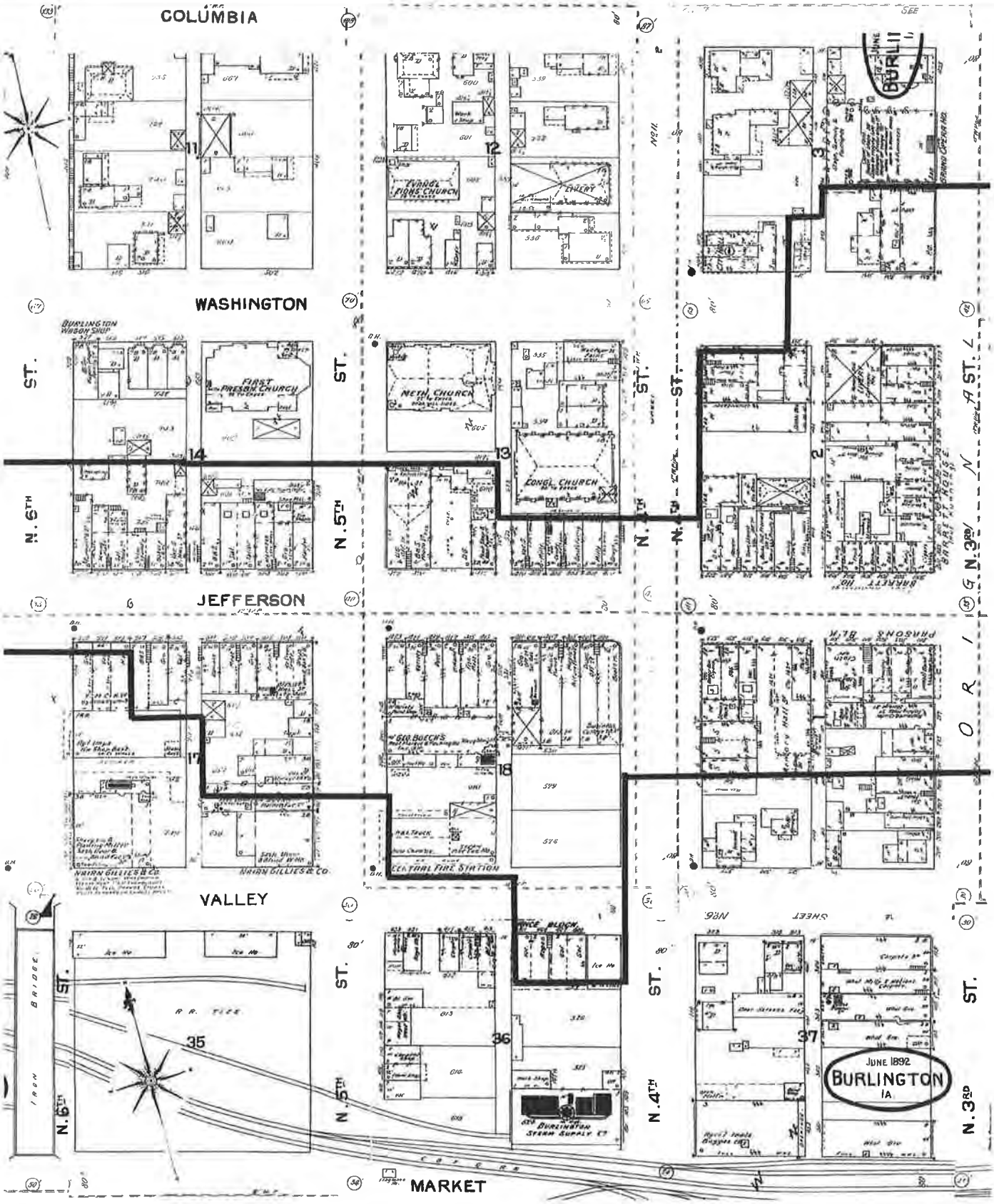


Figure 7b. North section of Downtown Commercial Historic District in 1892 (Sanborn Map Company 1892).

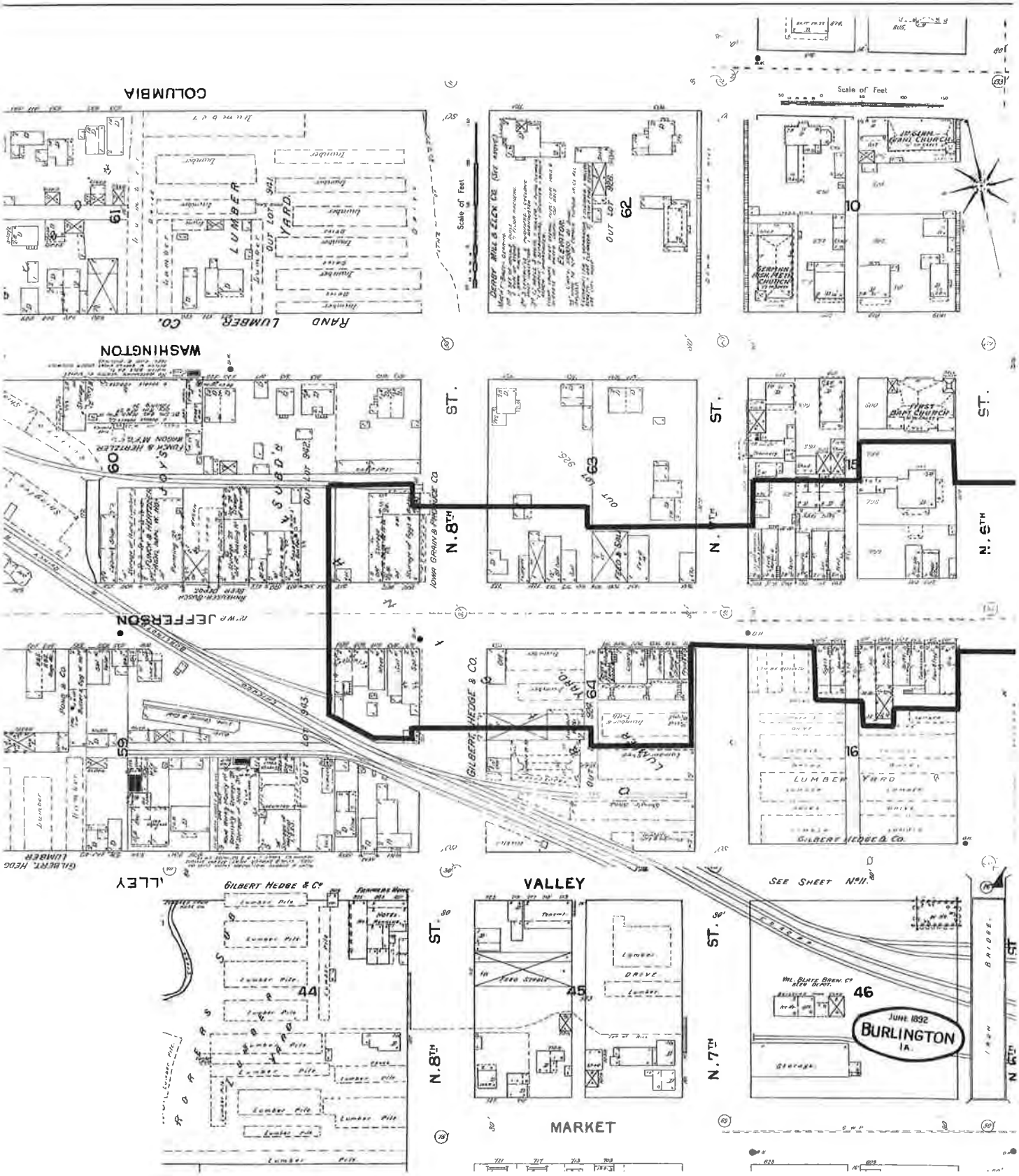


Figure 7c. West section of downtown survey area in 1892 (Sanborn Map Company 1892).

Figure 8. Jefferson Street east from 3rd Street around 1892 (Downtown Partners collection).

Figure 9. Main Street north from Jefferson in 1890s (Downtown Partners collection).

Figure 10. Jefferson Street west from 4th Street in 1890s (Downtown Partners collection).

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.

Commercial Stability and Community Pride, 1895 to 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 – 315 Jefferson
- 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 in last year (within mansard roof)
- 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 – 420-422 Jefferson
- The Fair– shoes, furnishing goods, house furnishings, etc. – marked with plain figures – best bargains for money – started on June 1894 – 517 Jefferson
- 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
- Paul H. Phillips – men's furnishings and hats – start in 1871 as Phillips & Hawkins – bought by Phillips in August 1, 1895
- 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
- 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 at 401 Jefferson 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 – 407 Jefferson

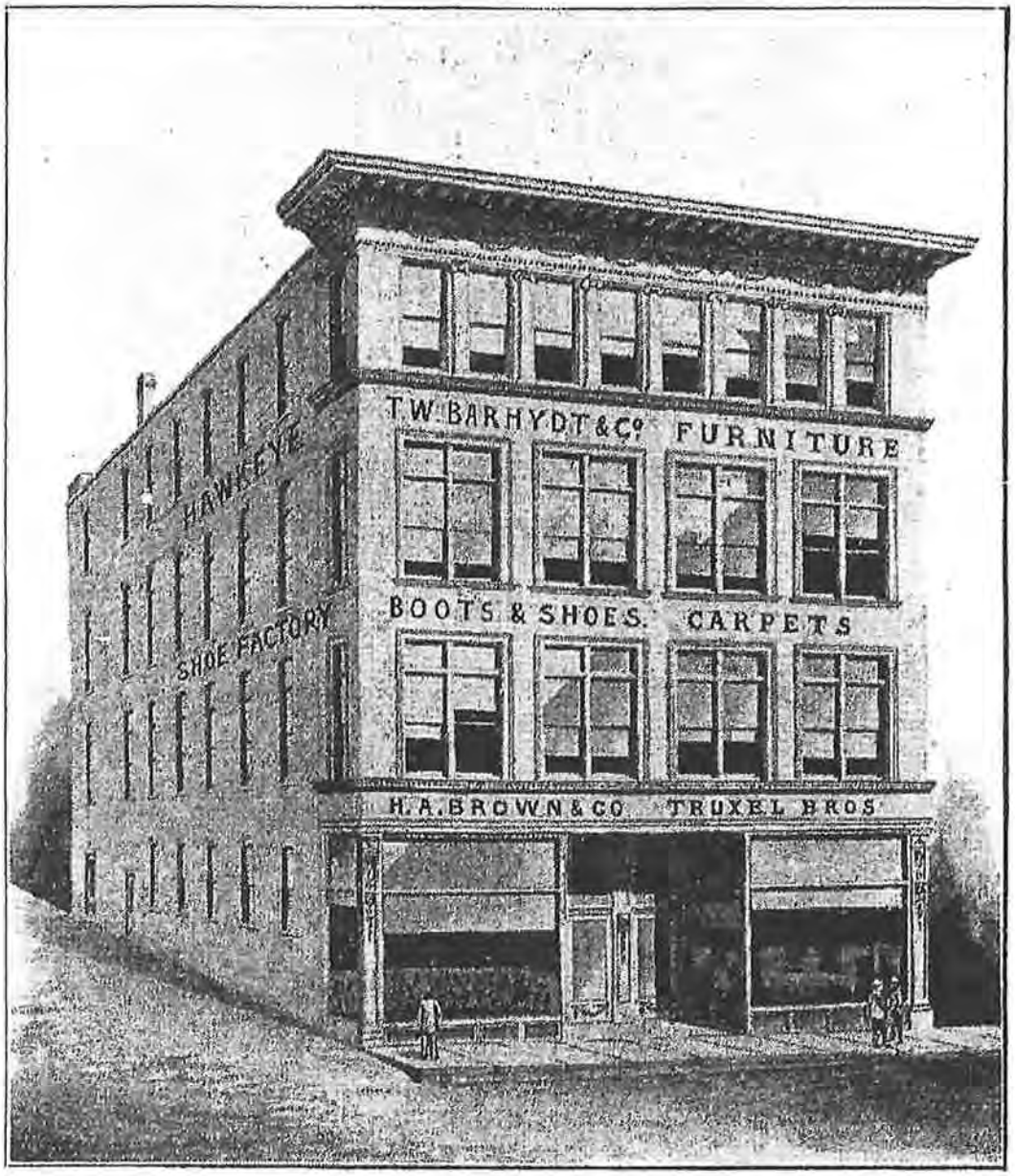
- Nelson & Anderson – A.J. Anderson – since 1893 – pianos, organs, sheet music – also complete line of sewing machines – N. Main
- Wm Ihrer & Sons – owned grocery store in 1869 – continued by sons F.C. and W.F. Ihrer in 1893 – store remodeled and enlarged in 1894 – 601 Jefferson
- Schweickhardt & Stahlhut – bakery – 503 Jefferson – July 1895 – Carl Schweickhardt – Miss Lena Stahlhut – sales department – supply parties and weddings
- 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 – 501 Jefferson
- 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 – 300 Jefferson
- 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 – 420 ½ Jefferson

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 #58, State Site Inventory #29-01090). The building was a departure from the earlier Romanesque buildings, drawing on modern themes of the Chicago School (Figure 11). 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 (Figure 12) ("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 #57, State Site #29-01088). The building opened in March 1897 as the only modern store and office building in city ("Tama Building," *Hawk-Eye,* March 28, 1897, 6). A number of offices moved into the Tama Building from older buildings on the adjacent blocks, leaving vacant spaces in other buildings.

At the same time, undertakers F.L. & G.L. Unterkircher constructed a three-story buff brick building about one-and-one-half blocks to the south at 219-223 Valley in 1896 (Map #36, State Site #29-01640). Their building reflected the older Romanesque style, with arch windows, a rounded corner, and red brick accents. Per the 1915 county history: "George L. Unterkircher and his brother conducted business under the firm name of F. L. & G. L. Unterkircher, and soon erected a fine new building at Third and Valley streets, which they occupied in 1896. This building was put up at an expense of sixty-five thousand dollars. Forty thousand dollars was

invested in stock, of which thirty-five thousand dollars was particularly devoted to acquiring the highest class of equipment and animals for their livery, which was modern in every respect. Their undertaking establishment also was one of the largest and most up to date in the state. In 1902 they added a large and artistically decorated chapel with a seating capacity of two hundred." This chapel was located immediately to the east at 217 Valley Street, later remodeled with a modern façade (Map #35, State Site #29-01639). Fred Unterkircher's - Undertaker, Livery and Stables - is listed here in city directories until 1920.



308-31. JEFFERSON

Figure 11. Building constructed with two retail stores in 1895-96 at 308-310 Jefferson by Chittenden & Eastman (*A Souvenir of Burlington* 1896: 79).

No 3 4 JEFFERSON THE TAMA BUILDING.
To Be Erected by Chas. W Rand on Part of Barrett House Site. Will Be Completed this Year.

Figure 12. 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 13). 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 13. Burlington in 1896, with street car lines boundary indicated (Gould City Directory, 1896).

The 1900 Sanborn map shows the variety and distribution of commercial uses in downtown Burlington in this period (Figure 14a-14c). 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 #3, State #29-01657). The three-story Washington Street section was the main façade/address, with a simpler design for the two-story section along Front Street 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 15). The 1900 Sanborn map also shows Lagomarcino-Grupe Company location at 101-105 Valley, at the southwest corner of Front Street and Valley Street (Map #6, 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.

Carpenter's Jewelry had been a prominent family business on the northeast corner of Jefferson and 3rd Street since 1872, located across from 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 #29, 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 16). 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 #28, 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 14a. East section of Downtown Commercial Historic District in 1900 (Sanborn Map Company 1900).

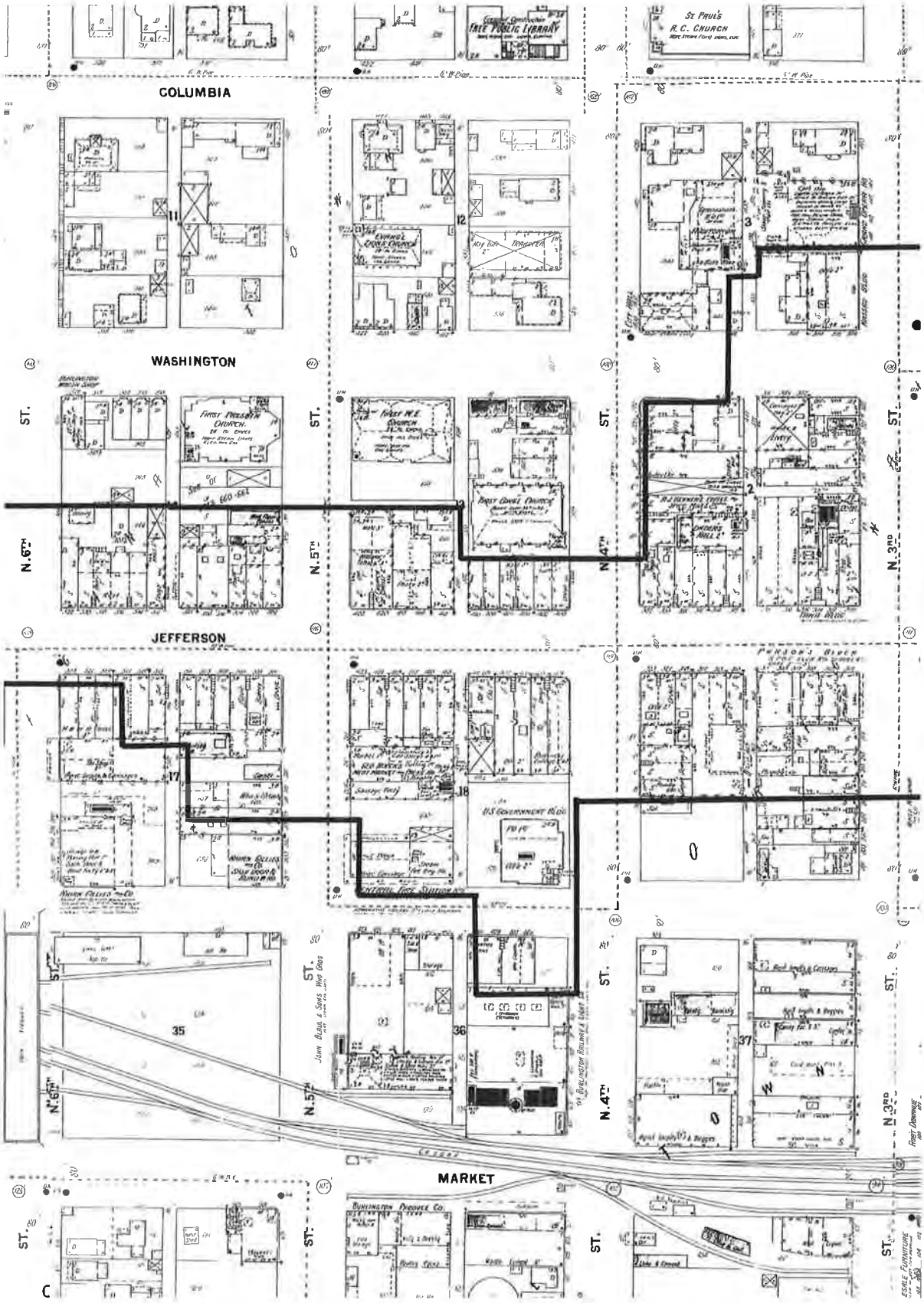


Figure 14b. Middle section of Downtown Commercial Historic District in 1900 (Sanborn Map Company 1900).

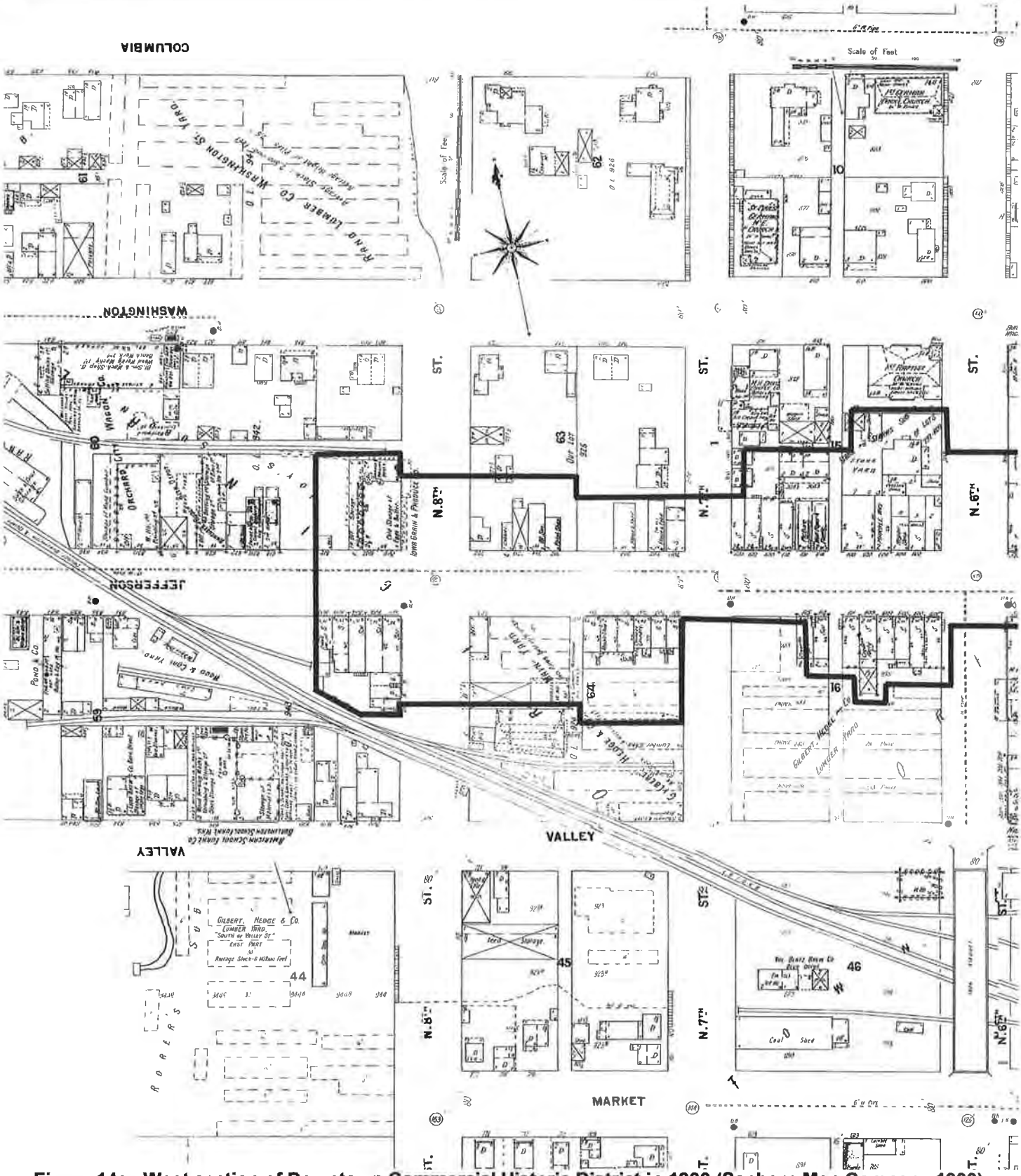


Figure 14c. West section of Downtown Commercial Historic District in 1900 (Sanborn Map Company 1900).

Figure 15. Buildings on levee and along 200-400 blocks of N. Front Street in 1910s (DMCHS collection).

Figure 16. 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 17. 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 #61, State Site #29-00139). Benner was raised in Burlington, and starting working for Boesch & Company 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 on Jefferson. 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 (Map #54, State Site #29-01093/29-00138). The end result was a more substantial, and hopefully more fireproof, building, and Wyman & Rand moved back into the location in November 1904 (Figure 18). 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. These three-story buildings reflected more of the relatively recent 1891 Romanesque design of the previous building. The two-story building constructed in 1904 at 700-704 Jefferson also reflected a late design in the Romanesque style, complete with corner tower and large arch windows (Map #109, State Site #29-01136, 29-01137). The building was constructed for William Nees (700) and John Rolf (702) for their respective harness/saddle manufacturing business and flour/feed business. A non-commercial building also reflecting the Late Romanesque style was built on the south fringe of the historic district in 1907. The Central Fire Station and Police Station was designed by new local architect Harry I. Goddard, and it played a key role in support and protection of the commercial businesses throughout the district.

In contrast, the new building constructed in 1906 for the expanding dry goods store of John Boesch at 412-416 Jefferson was designed by George Washburn to again reflect the modern design ideals of the more recent construction of the Tama Building and Carpenter Building on the blocks to its east (Map #78, 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 (Figure 19). Other buildings west on Jefferson also reflected simplified versions of these design elements over the next decades. John Boesch & Company continued to operate at 420-422 Jefferson, expanding into the 416 first story space as well as utilizing the upper stories. From 1906 to 1935, the boots and shoe store of Hertzler & Boesch operated in the east storefront at 412 Jefferson. Wyman & Rand later moved into the building in the late 1930s.

Figure 18. South side of 300 block of Jefferson in early 1930s, with Wyman & Rand in center and Paule Jewelry Company at left (Downtown Partners collection).

Figure 19. North side of Jefferson east from 5th Street in 1900s (Downtown Partners collection).

1884 Gregg building, 1906 Boesch store, 1886 building, 1883 Cook Block, and 1876 Jones Block

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).

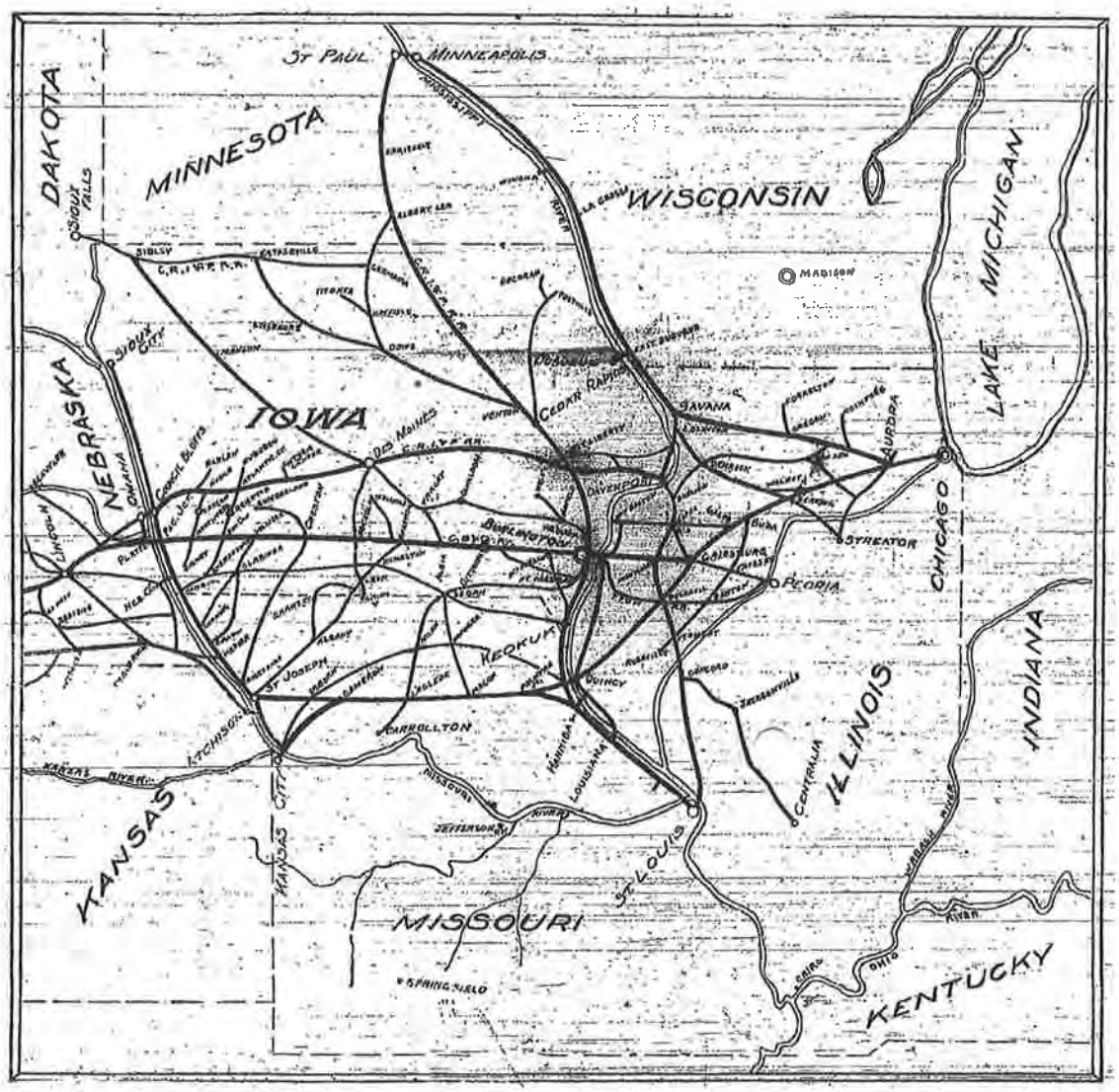


Figure 20. Railroad lines through Burlington in 1906 (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 1).

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 #67). 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 home to 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 (Map #42, State Site #29-03671). 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 in 1910s, with fourth story complete on the Elks building at right (Downtown Partners collection).

The number of architects in Burlington decreased at the end of the 1890s, with new names appearing in the early 1900s. John C. Sunderland (listed in other and earlier sources as James C.) moved to Kansas City around 1898 and continued a successful architectural career there for several years. Dunham and Washburn were last listed practicing together in the 1898 city directory. The 1900 city directory 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 indicated a degree of retirement for Dunham (age 68 in 1898, listed until his death in 1908), with Washburn continuing the main architectural practice. 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, located in 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 as architects with Dunham and Washburn. Around this time, Harry Irvin Goddard moved to Burlington, practicing only a few years but designing several prominent buildings on the south fringe and to the south of the Downtown Commercial Historic District. 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. 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 (replaced in 1958 by building at Map #52) and William F. Weibley across the street in room 510 of the Tama Building (Map #57, State Site #29-01088).

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 #33, 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 (Map #32, State Site #29-01087). 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). 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) (Map #24, State Site #29-01087). 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 Partners 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 (Map #36, 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 (Map #44, State Site #29-01660). 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). Towards the west end of the Downtown Commercial Historic District, the Gabeline Implement Company constructed a new three-story brick building in 1912 at 712-714 Jefferson (Map #112, State Site #29-01140). Various implement companies operated here through the end of the 1930s. A one-story building was constructed slightly off of Jefferson at 317 N. 6th Street in 1913-14 for Ewinger-Lee Farm Implement Company by contractor Henry Beck (Map #97, State Site #29-00259). This implement company was short-lived, and the building served a series of automotive businesses from 1916 to 1955. These commercial uses, important to the local residents and economy, found homes nearby to but slightly removed from the strong retail establishments on Jefferson.

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. Terra cotta was also used for the main features of the new building for Buettner Furniture and Carpet Company at 409-411 Jefferson, where they also moved subsequently in spring 1915 (Map #71, State Site #29-01102). 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) (Map #40, State Site #29-03670). Architect William F. Weibley ordered the terra cotta from the Midland Terra Cotta Company in Chicago for the Late

Gothic Revival façade design (Gilfillen 1972). 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). 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). 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. Two later buildings in 1924 also are known to have used terra cotta from the Midland Terra Cotta Company.

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

Terra cotta was used more sparingly as accents for two other buildings in the Downtown Commercial Historic District in this period. 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 designed by William F. Weibley, which became home to the Knights of Columbus into the 1950s and served as the initial location for the Farmers and Merchants Bank that was organized in 1916 (Map #113, State Site #29-01141). Perhaps due to the location further west on Jefferson, the building appears to have struggled to maintain retail tenants on the first story into the 1930s, with the farm store for Sears Roebuck & Company later operating here from the 1940s to 1960s. 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 (Map #34, State Site #29-01638). The dark brick façade features terra cotta accents 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).

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 (Map #36, State Site # 29-01640) to a new building 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 had 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).

Another 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).

Grocery stores underwent an interesting shift in business model in the 1910s and 1920s, which impacted businesses in the downtown. Edward M. Stiles opened the first Nifti-Thrift grocery store at 522 Jefferson on September 14, 1918, advertising 1600-1700 items in stock at low prices (Map #91, State Site #29-01120). The

model was a self-serve grocery store, a concept that was gaining popularity in large cities. Prices were kept near wholesale prices by eliminating clerks, not providing delivery, and only accepting cash (eliminating bad debts). The success of their opening day resulted in shelves having to be restocked throughout the day ("The Self-Serve Grocery is a Great Success," *Hawk-Eye,* September 15, 1918, 11; Nifti-Thrift ad, *Hawk-Eye,* September 14, 1918, 7). With the success of the store, the Stiles Brothers (Edward and Thomas) opened several other locations in Burlington and nearby cities. In the late 1930s, the store at 522 Jefferson proved too small, and they closed this original location and moved diagonally across the intersection to 603-605 Jefferson, maintaining a location in this west section of downtown Burlington. Wholesale grocery businesses also expanded into retail markets in this period. 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 also 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 their first downtown Burlington store (#27) on April 9, 1926 at 318 N. 4th Street near the original downtown location of the Benner Tea Company (Map #64, State Site #29-00139). They later operated further west at 622-624 Jefferson from 1935 into the 1950s, expanding into the 618-620 space by 1946 (Map #103, State Site #29-01135). The expansion of both Nifti-Thrift and Benteco appears to have coincided with the closing of the long-running independent William Ihrer & Sons grocery store at 601 Jefferson (Map #92, State Site #29-01122). While Burlington boasted many grocery stores in the 1920s, the majority were not located downtown but instead located in neighborhood commercial nodes, including both independent groceries and chain locations.

Chain stores from other localities also had begun to open up locations in Burlington, particularly department stores and "five and dime" stores. J.C. Penney Company opened store #90 in Burlington in 1916, immediately following their first Iowa store (#89) in nearby Fort Madison. They operated at 419 Jefferson originally (Map #73, State Site #29-01105) and then moved to 405-407 Jefferson in 1920 (Map #70, State Site #29-01098). They competed downtown with the local department / dry goods stores of J.S. Schramm Company (218-220 Jefferson, Map #29), Wyman & Rand (313-317 Jefferson, Map #54), John Boesch Company (412-422 Jefferson, State Site #29-01103/29-01106, Map #78-79), J.H. Coe Company (501 Jefferson, Stein Block, State Site #29-01109, remodeled, Map #82), and C.H. Biklen Company (505 Jefferson, also Stein Block, State Site #29-01109, remodeled, Map #82). 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 #59, 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 #24), Hedge Block – 318 ½ Jefferson (Map #59), Iowa State Bank Building – 218 N. 3rd Street (Map #32), Merchants National Bank Building – 122 Jefferson (demolished – 1958 post office), Parsons Block – 307 Jefferson (demolished for 1958 Woolworth's), Remey Building – 412-416 N. 3rd (Map #40), and the Tama Building – 305 N. 3rd Street (Map #57). Additional downtown buildings incorporated meeting spaces and halls for various fraternal organization: A.O.U.W Hall – 320 N. 3rd Street (demolished for Medical Arts - 1923), Fraternal Order of Eagles Hall – 205-211 Washington (Map #19), Garman Building – 203-205 Jefferson (demolished in 1970), Gobblers Hall – 504 N. Central Ave, I.O.O.F Building – 207 Valley (demolished – parking), Knights of Columbus Hall – 718 ½ Jefferson (Map #113), Knights of Pythias Hall – 305 N. 4th St (extant), Loyal Order of Moose Hall – foot of Valley (demolished), Masonic Temple – 433 ½ Jefferson (Map #79), Modern Woodmen of America Hall – 519-523 Jefferson

(demolished), Trades and Labor Assembly Hall – 207 Valley (3rd floor of I.O.O.F hall – demolished - parking), and W.O.W. Hall – 323 ½ N. 4th St (demolished – parking). The Y.M.C.A operated at 412 N. 4th Street (demolished), with the Y.W.C.A. across the street at 409 N. 4th Street (extant).

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 #33), Hotel Central (215 Valley, Map #34), 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 to the 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 (Map #48, State Site #29-00096). George Washburn designed the new building that would "provide facilities for the florist business that equal the best equipment of the large cities" (Figure 25) ("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, and thus terra cotta 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 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 #32, #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).

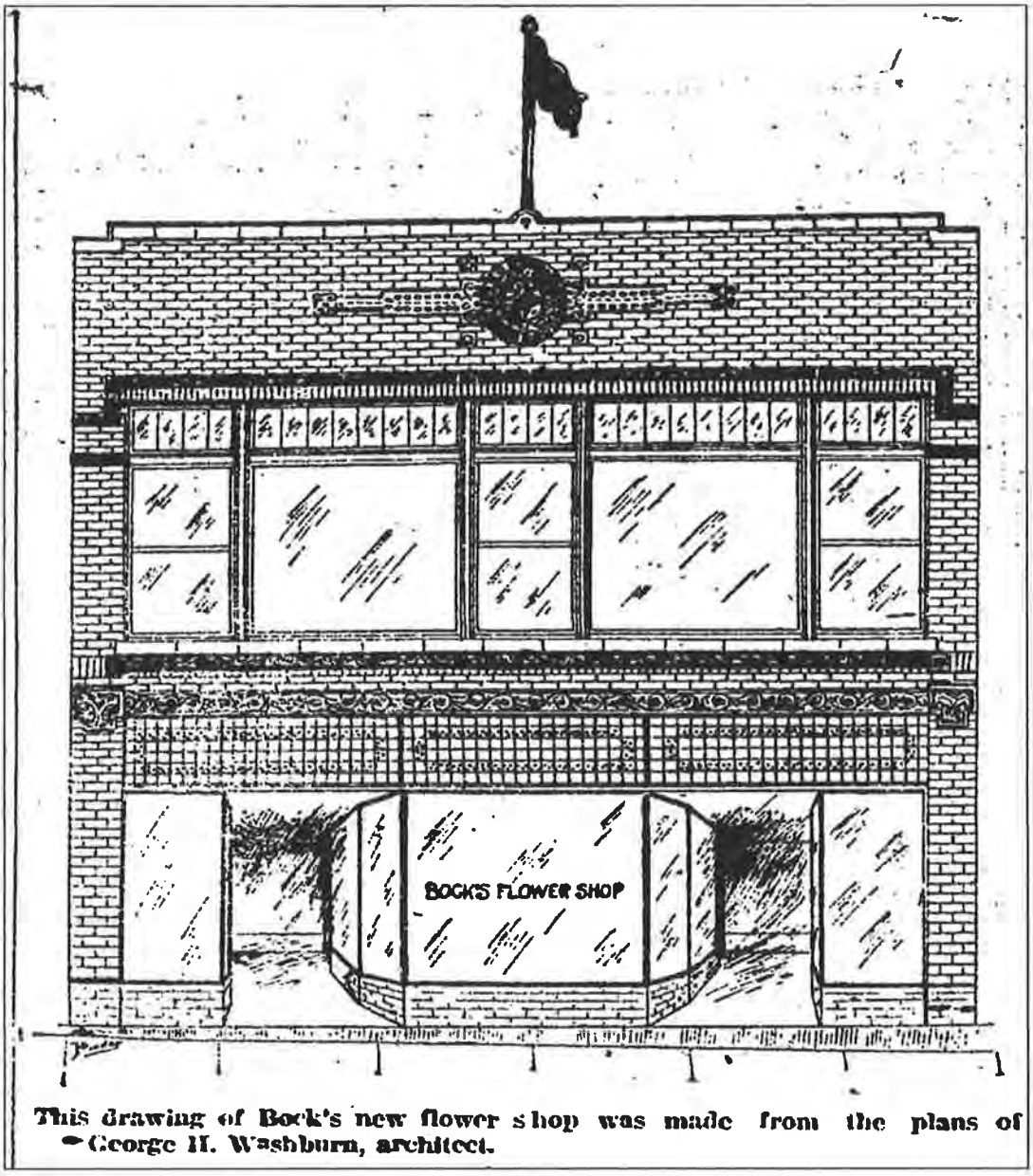


Figure 25. "Bock's New Flower Shop," *Hawk-Eye,* March 9, 1924, 20.

Burlington's New Skyscraper Office Building; The Medical Arts Structure

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). 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).

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 #107, 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 #106, 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

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

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 #105, State Site Inventory #29-03678). The difference in brick on the three sections suggests independent remodeling efforts. Across the street, a four-story brick building was constructed in 1924 for the William Nees Harness Manufacturing Company, who expanded into this building from their earlier adjacent building on the corner (Map #110, State Site #29-01138). While the company continued to manufacture harnesses, the move into the larger facilities appears to have coincided with a further expansion into retail automotive parts and accessories. The company continued to operate here until 1965.

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 #45) 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. To the south of Jefferson, a one-story brick building was built in 1922 at 215 N. 5th Street for the Stang Service Station, who sold Exide Storage batteries and provided battery repairs/charging (Map #81, State Site #29-00208). The Remey Building at 412-416 N. 3rd Street 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). 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 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 #1, 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).

A number of large local department (evolved dry goods) stores remained centered along Jefferson, as well as additional national chains. The Great Atlantic & Pacific Tea Company, a national grocery store chain, opened at 604-606 W. Jefferson on July 28, 1928 in a new building constructed for the company by local developers Mark and Charles Walsh (Map #99, State Site #29-01125). J.C. Penney briefly relocated into the Elks Building (300 Washington, Map #42) in January 1928 following the fire in their building at 500-504 Jefferson, and they moved back into their rebuilt and expanded space at this corner in August 1928 (Map #75, 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 (Map #82, State Site #29-01109). Down the block, Sears Roebuck & Company opened a store around 1929 at 519-521 Jefferson (demolished). 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). Large local stores also continued to operate, with J.S. Schramm Company at 218-220 Jefferson (Map #29), Wyman & Rand Company at 315-317 Jefferson (Map #54), and John Boesch Company at 412-422 Jefferson (Map #78-79). 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 (Map #59).

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). The 1930 Sanborn map shows the evolution of downtown Burlington through the end of the 1920s (Figures 28a-28c). 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 #32) stands as the tallest building downtown, followed by the seven-story Hotel Burlington immediately to its south (Map #33) and the seven-story Medical Arts Building on the block to the north (Map #46). 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.

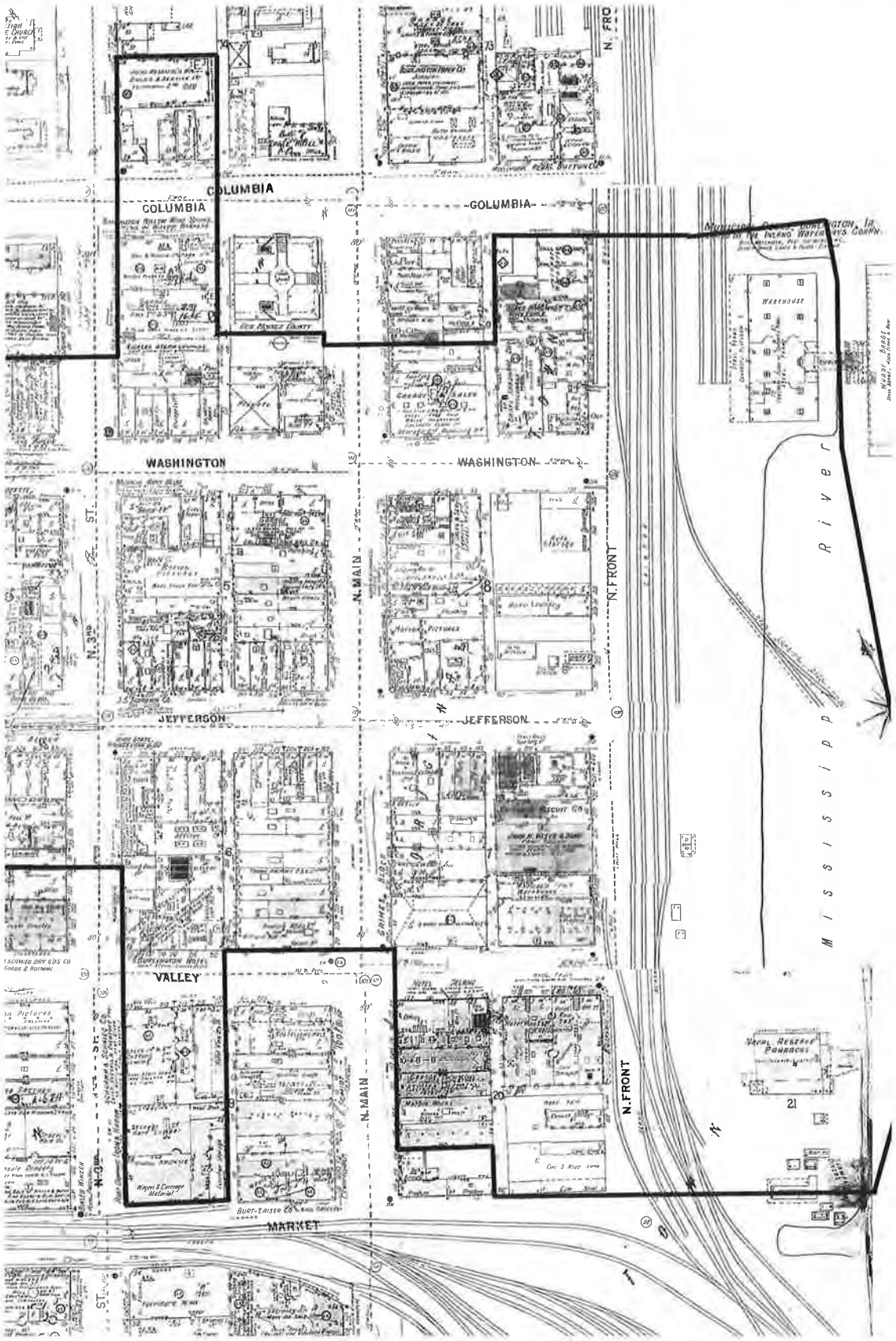


Figure 28a. East section of downtown survey area in early 1930 (Sanborn Map Company 1931).

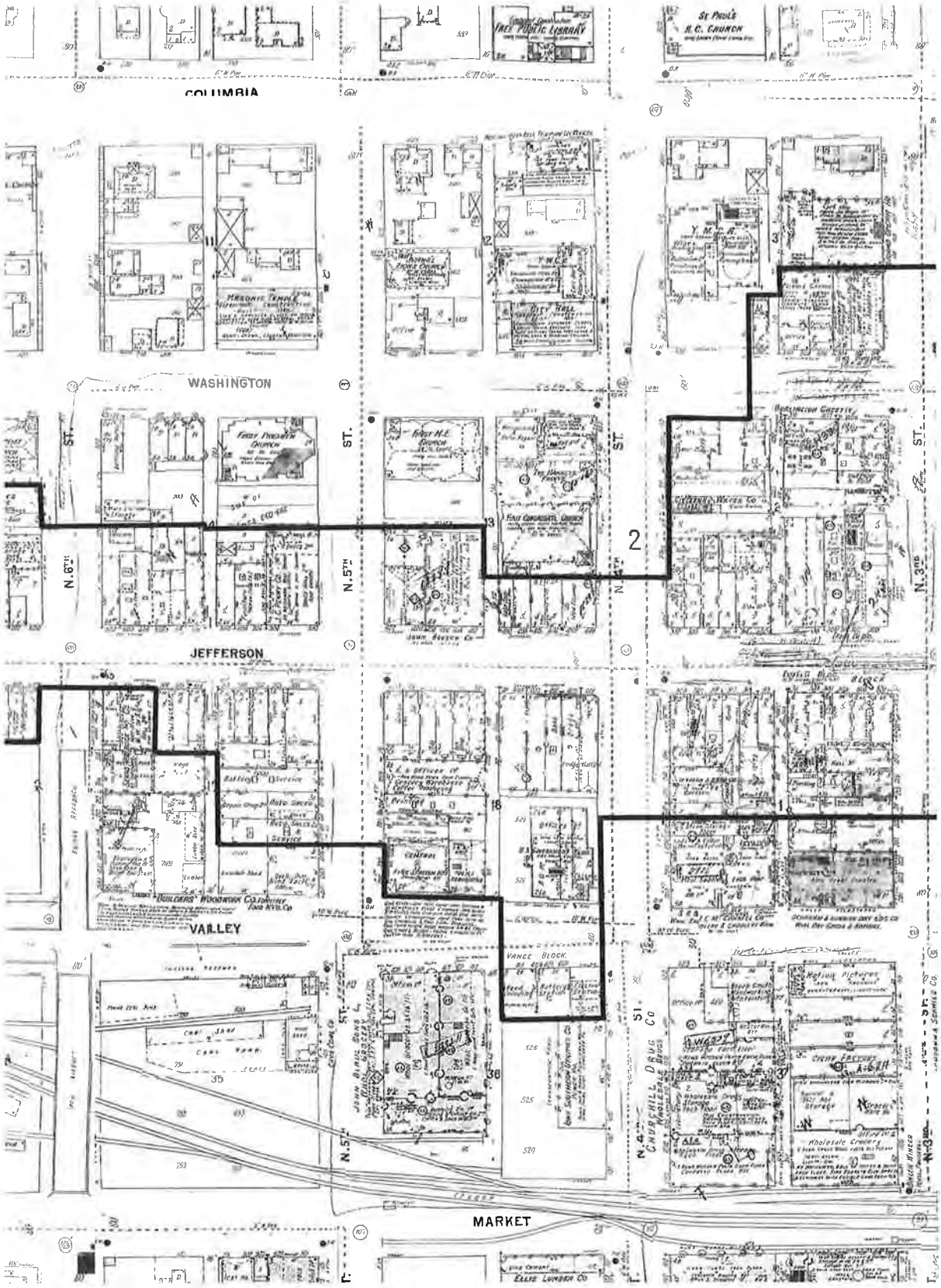


Figure 28b. Middle section of downtown survey area in early 1930 (Sanborn Map Company 1931).

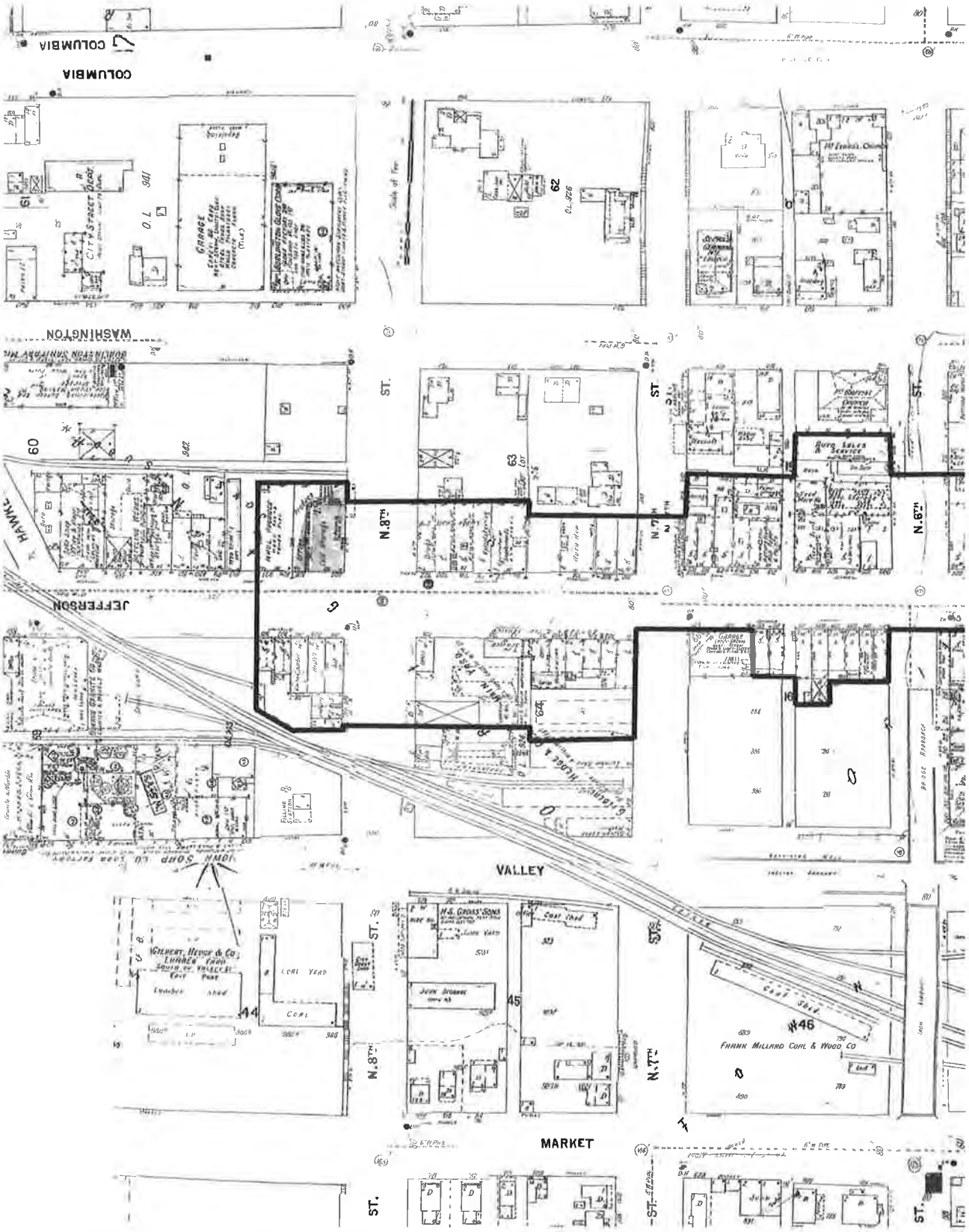


Figure 28c. West section of Jefferson Street in early 1930 (Sanborn Map Company 1931).

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

Figure 30. North side of 500 block of Jefferson Street in 1931, looking east (Downtown Partners collection).

Focused Community and Building Improvements, 1930 to 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 storefronts 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 #15, 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 #108, 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 (Map #33, State Site #29-00093). 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.

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 #32). The 1928 city directory also listed the American Savings Bank and Trust (200 Jefferson, Map #24), Burlington Savings Bank (222 N. Main, later bank at Map #13), and Farmers & Merchants Bank (405 Jefferson, in 1881 Hedge Block, Map #70), 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 (Map #82, 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.

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

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 #60), 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 #59, State Site #29-01092). The construction displaced the Gnahn book store, located here since 1886, and they moved to the Tama Building (Map #57). 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) (Map #66, State Site #29-01095).

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, practicing under his own name by 1925. 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 ("Memorial Auditorium His '$5,000 Monument," *Hawk-Eye,* January 27, 1965, 20). 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 departure 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 #51, 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. It was designed by Roland T. "Tip" Harrison of the Des Moines architectural firm of Wetherell and Harrison. 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; Meck 1996: 8:2).

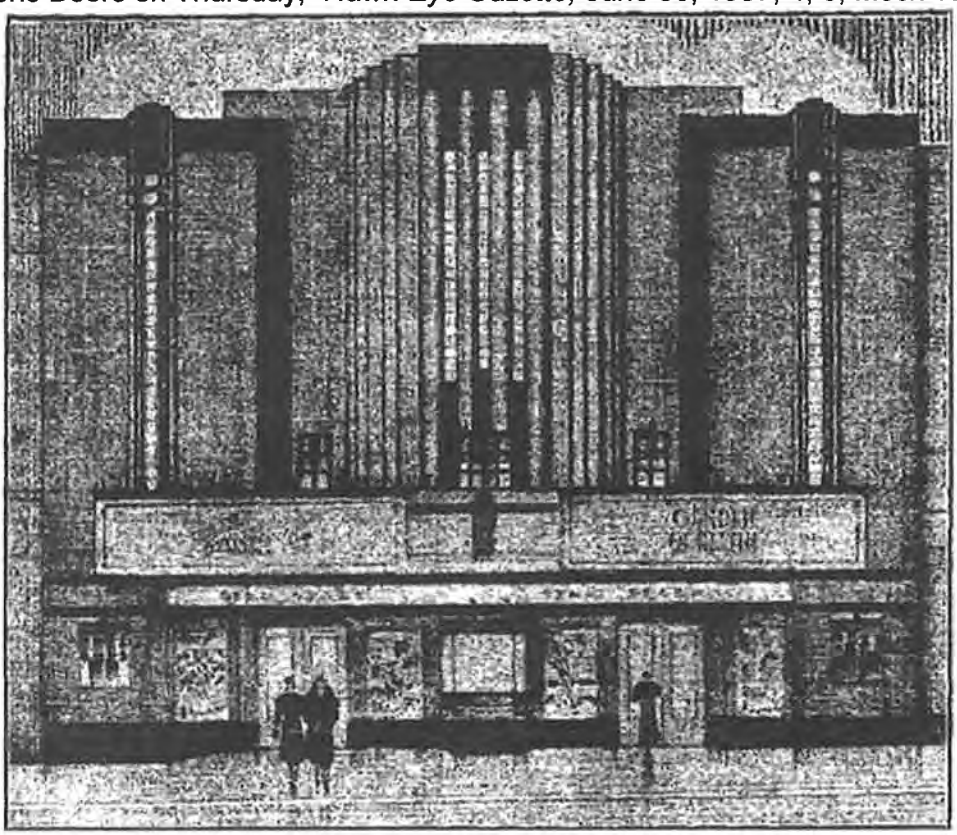


Figure 33. Sketch of Capitol Theatre (*Gazette,* December 29, 1936, 1).

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 #29, 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 #105, 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 34. Moderne storefront for John H. Witte & Sons (Downtown Partners collection).

Burlington benefited from 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 (Map #37, 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. The five-story, reinforced concrete building was designed in the simple modern style, with local architect Robin Carswell working with the WPA. It 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 the Naval Reserve and a home for the 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.

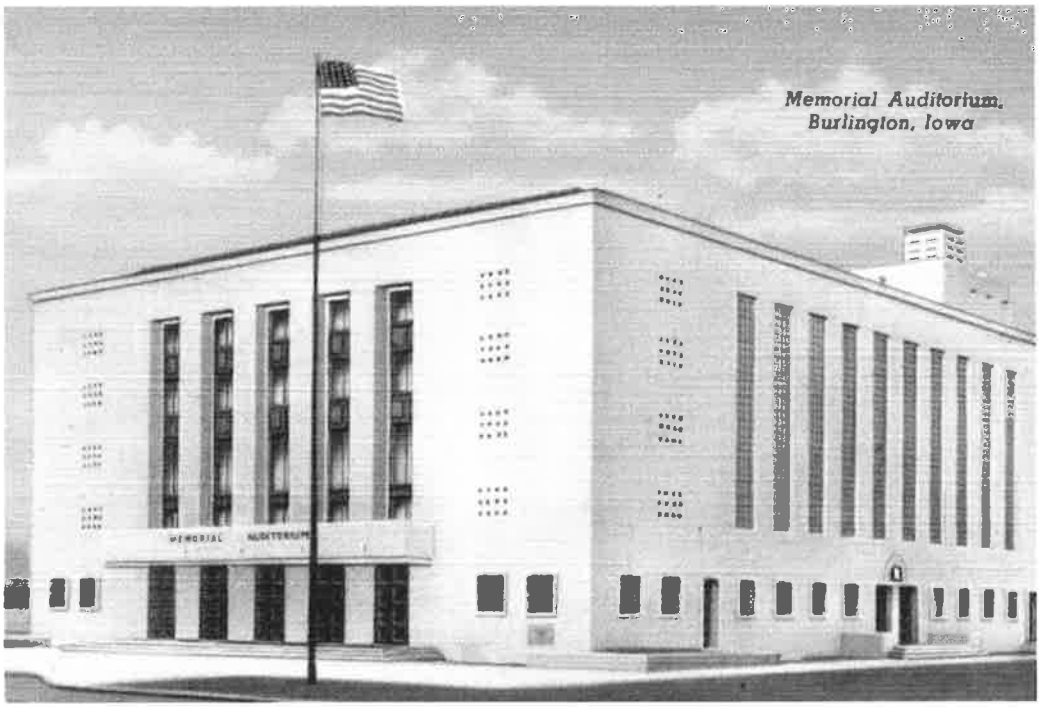


Figure 35. Memorial Auditorium (Downtown Partners collection).

Public Works Administration (PWA) funding was utilized for the construction of the new county courthouse in Burlington in 1939-40 just north of the Downtown Commercial Historic District at 513 N. Main Street (State Site #29-01251, listed on NRHP in 2003), as well as for the 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). 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). A newer gas station continues to function on this site.

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 #29, 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, Map #86), J.S. Schramm Company (218-220 Jefferson, Map #29, 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 #60), F.W. Woolworth Company (312-314 Jefferson, Map #59), and Neisner Bros, Inc. (308-310 Jefferson, Map #58).

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 #31), Johnson-Rasmussen (401 Jefferson, 1881 Hedge Block, Map #70), Klein's (400-402 Jefferson, 1876 Jones Block, Map #75), Model Clothing & Shoes (515-517 Jefferson, 1896 Carpenter Block, Map #85), Ezra Naman (620 Jefferson, Map #103), Pilgrim Tailors & Clothiers (319 N. 3rd Street, demolished), Riepe-Peterson Clothing Company (315 Jefferson, former Wyman & Rand, Map #54), and James Waters (208 N. Main, remodeled Map #11). 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 #60), Robinson Drug Company (423 Jefferson, Map #74), Securities Laboratories (320 N. 3rd Street, Medical Arts Building, Map #46), Sutter Drug Company (300 Jefferson, Tama Building, Map #57), Waldhoff Drug Company (Hotel Burlington, Map #33), Walgreen Drug Company (404-406 Jefferson, Map #76), and John H. Witte & Sons (206 Jefferson, Map #25). On the flip side, only a handful of the 60 grocery stores were located downtown: A&P Food Stores (604-606 Jefferson, Map #99, and 217 N. Main, demolished), Benner Tea Company (210-212 N. 5th St, demolished), Benteco Kash Store (318 N. 4th Street, Map #64), Kroger Grocery and Baking Company (514-516 Jefferson, Map #90), Nifti Thrift Stores (603-605 Jefferson, Map #93), and Mrs. Dorothy A. Thye's Farmers Store (616 Jefferson, Map #102).

A long-time downtown bakery changed locations but remained downtown in the early 1940s. Clayton Ray Lind started as manager at Federal Bakery at 410 Jefferson, and he bought it around 1922, changing the name to Lind's Bakery. It operated here until December 1933 when he moved to 506-508 Jefferson (Map #87), and he continued to be listed here in the 1942 city directory. The property at 602 Jefferson was acquired by the Lind family in 1940, with a one-story small building clad in smooth modern enamel tiles constructed (Map #98, State Site #29-01123). Per the 1945 city directory, Lind's Bakery was listed at 602 Jefferson. A note in the December 31, 1946 references that an addition was built at the rear of Lind bakery on Jefferson (*Hawk-Eye,* December 31, 1946, 8). Lind's Bakery continues to be listed here through the 1950s, with the tag line "We Cater to your Desires." The 1955 listing also notes that they had oven fresh bakery products and specialized in decorated cakes. Lind's Bakery is last listed here in the 1957 city directory, and it was still operated by Clayton R. Lind.

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 #42), Farmers & Merchants Bank Building – 218 N. 3rd Street (Map #32), Odd Fellows Building – 205 Valley (demolished), Kresge Building – 320-22 Jefferson (Map #60), Medical Arts Building – 320-24 N. 3rd Street (Map #46), National Bank Building – 200-204 Jefferson (Map #24), and Tama Building – 305 N. 3rd Street (Map #57) (*Polk's Burlington City Directory* 1940: 503). Additionally, Burlington was served by four strong banks – Burlington Savings Bank (1961 building at Map #13), National Bank of Burlington (Map #24), Farmers and Merchants Savings Bank (Map #32), 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 #46) 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 #55).

The overall development of downtown Burlington is depicted on a 1941 aerial photograph, which shows the area looking west from the Mississippi River (Figure 36). 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).

Figure 36. Composite image of aerial photograph showing downtown Burlington in 1941, looking west (Hass-McFadden 1941).

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 (Iowa Inventory #29-01265, listed on NRHP in 2003). 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 #42, 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 and remodeling (Map #43, State Site #29-03672). 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.

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 (Map #79), and the Capitol Theatre was operated by Central Theaters in their new 1937 building at 213 N. 3rd Street (Map #51). In 1946, Arthur and Bertha Diewold opened the Arion Theatre at 210 N. Main Street, next to their Casino Café at 208 N. Main (Map #11). The building appears to have been remodeled and reduced from three stories to two stories at this time, with the simple yellow brick façade installed. 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 Wetherell & 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 interior was likewise remodeled into a "modern semi-stadium type movie house," with the incorporation of a balcony to increase seating capacity to 900. 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 #29), G.R. Herberger's Inc. (412 Jefferson, Map #48, former John Boesch & Co building), J.C. Penney Co (500 Jefferson, Map #86), and Sears Roebuck & Company (515 Jefferson, demolished). "Five and dime" stores continued to line the north side of the 300 block of Jefferson, with Neisner Bros Inc at 304 Jefferson (Map #58), F.W. Woolworth Company at 312 Jefferson (Map #59), and S.S. Kresge Company at 316 Jefferson (Map #60). 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 (Map #29). 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 37, see also Figure 16) (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 (Map #54) (*Hawk-Eye Gazette,* April 8, 1947, 2; "Riepe-Peterson Plans Improvements," *Hawk-Eye Gazette,* July 20, 1948, 2).

Figure 37. 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, and he died in Ohio in 1951. 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 #32). 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 (demolished in 1958). 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, Map #46), 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.

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 38) ("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, Map #37), Burlington Motor Sales (Studebakers, 620-624 N. Main, demolished), Koppes Motor Company (Kaiser-Frazer, 412 N. 3rd St, Moose Lodge, Map #40), L&M Motor Sales (Lincoln & Mercury, 223 Valley, Map #36), and Van Osdol Motors (Packards, 211 N. 5th Street, Map #80, remodeled). A number of automobile dealers were located among the manufacturing and wholesale buildings on S. Main and S. 3rd streets. Further west on Jefferson, Sears Roebuck and Company built a one-story concrete block service station at 708 Jefferson next to their Farm Store around 1950 (Map #111, State Site #29-01139).

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

The 1952 Sanborn fire insurance map depicts the changes to the downtown survey area over the last two decades (Figures 39a-39c). 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.

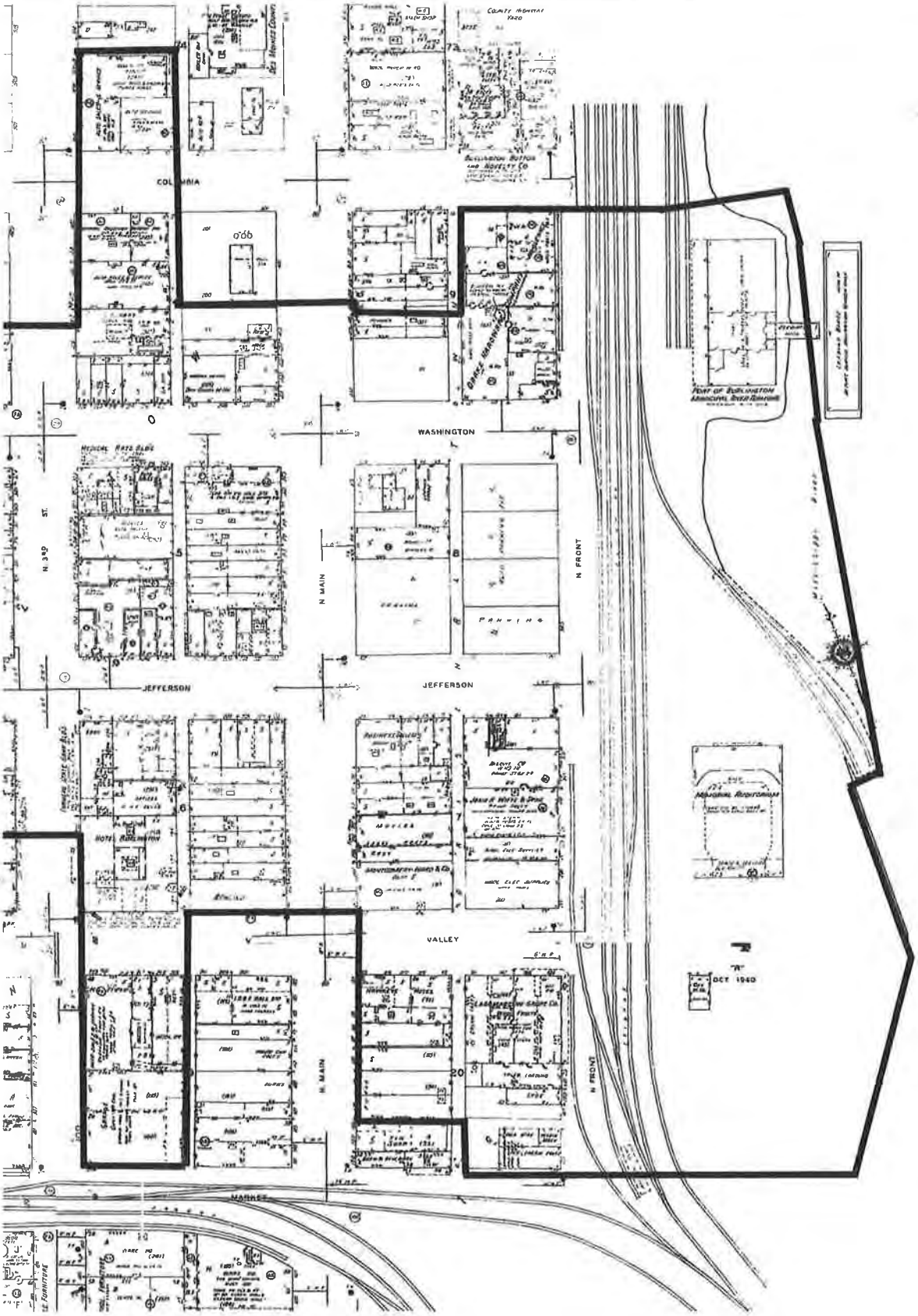


Figure 39a. East section of Downtown Commercial Historic District in 1952 (Sanborn Map Company 1952).

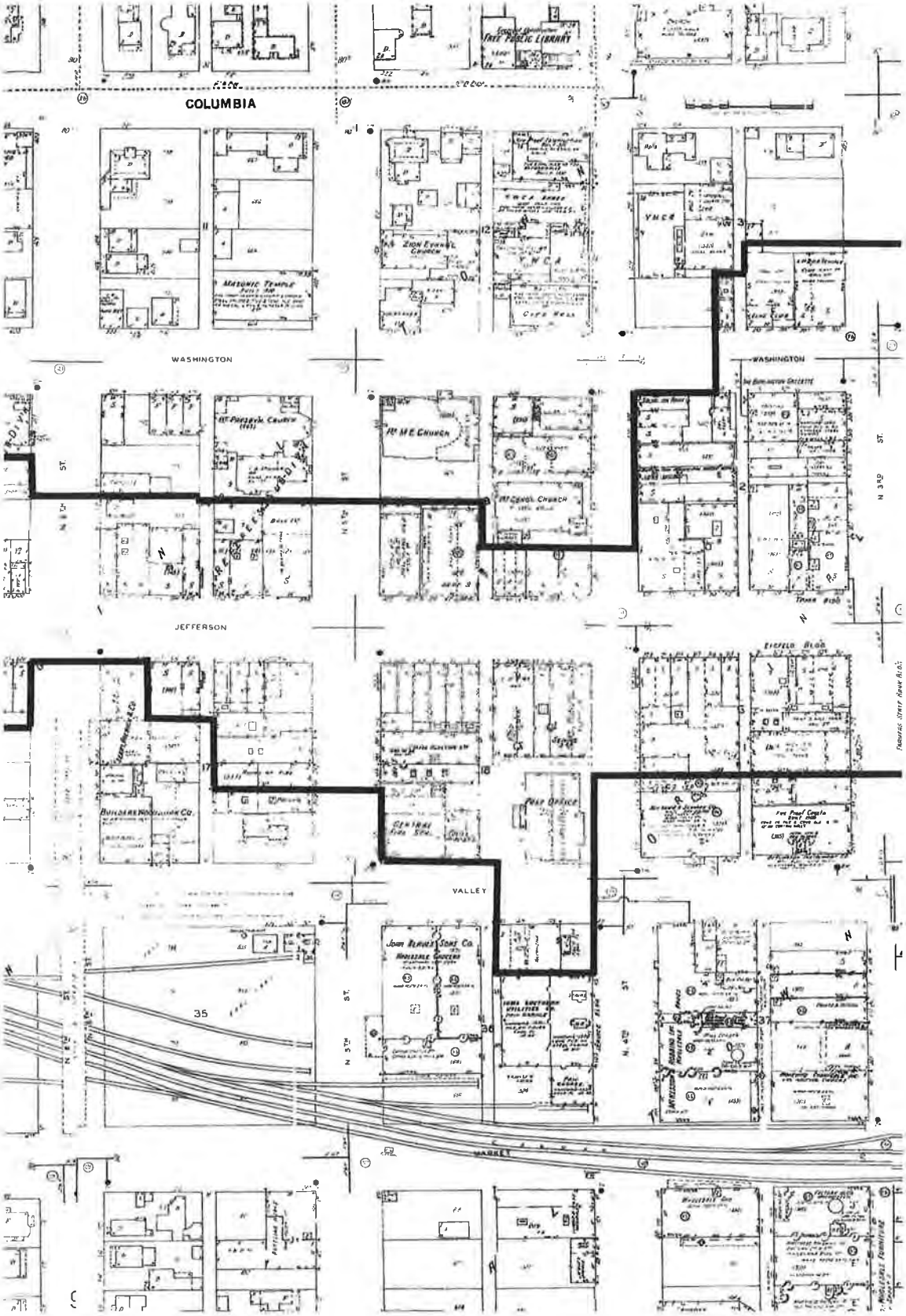


Figure 39b. Middle section of Downtown Commercial Historic District in 1952 (Sanborn Map Company 1952).

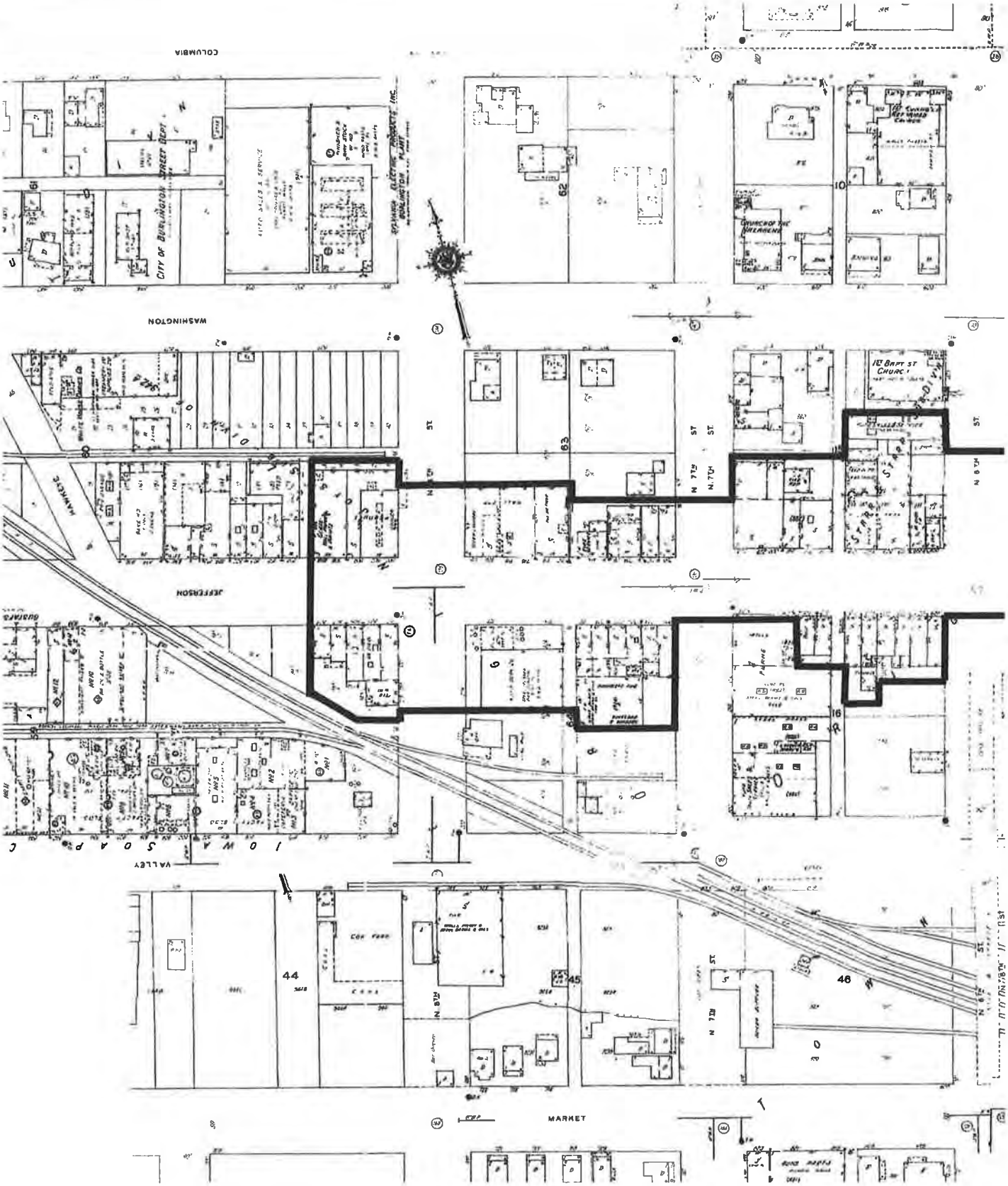


Figure 39c. West section of Downtown Commercial Historic District in 1952 (Sanborn Map Company 1952).

Figure 40. Looking north at east side of N. 3rd Street from 200 to 400 blocks in early 1950s (Downtown Partners collection).

Figure 41. Looking west on Jefferson from 300 block in 1956 (Downtown Partners collection).

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.

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 #24), and Farmers & Merchants Savings Bank at 221-223 Jefferson (Map #32). West Burlington Saving Bank continued to serve the western section of town at Broadway and Mt. Pleasant Road. The combined resources of the banks totaled $30 million. Additionally, the Burlington Federal Savings and Loan Association (319 Jefferson, Map #55) and the Mississippi Valley Savings and Loan Association (enlarged space in the Medical Arts Building, Map #46) 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 #50, 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 42). 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 #55, State #29-01094). The first story was remodeled with streamlined stainless steel and stone, creating a distinctly Moderne appearance (Figure 43). 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 42. Mississippi Valley Savings and Loan in the 1950s (Downtown Partners collection).

Figure 43. 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 (Map #35, State Site #29-01639). Fire damaged the three-story Van Osdol Motor building on S. 5th Street in June 1951, and the building was bought for a youth center, The Spider Web. The building was extensively remodeled in 1952, reduced to two stories and a new simple brick modern façade installed (Map #80, State Site #29-00206). Other façade remodels in the 1950s also incorporated new buff brick or other panels that created a clean appearance with minimal fenestration and lack of decorative architectural detail.

Figure 44. Goodyear Service 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 #14, 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 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 to the east of the Central Fire Station and Police Station 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). A few years later, the police station (east) section of the Central Fire Station and Police Station at 412 Valley was updated with a modern façade with elements similar to the post office (Map #69, State Site #29-01642).

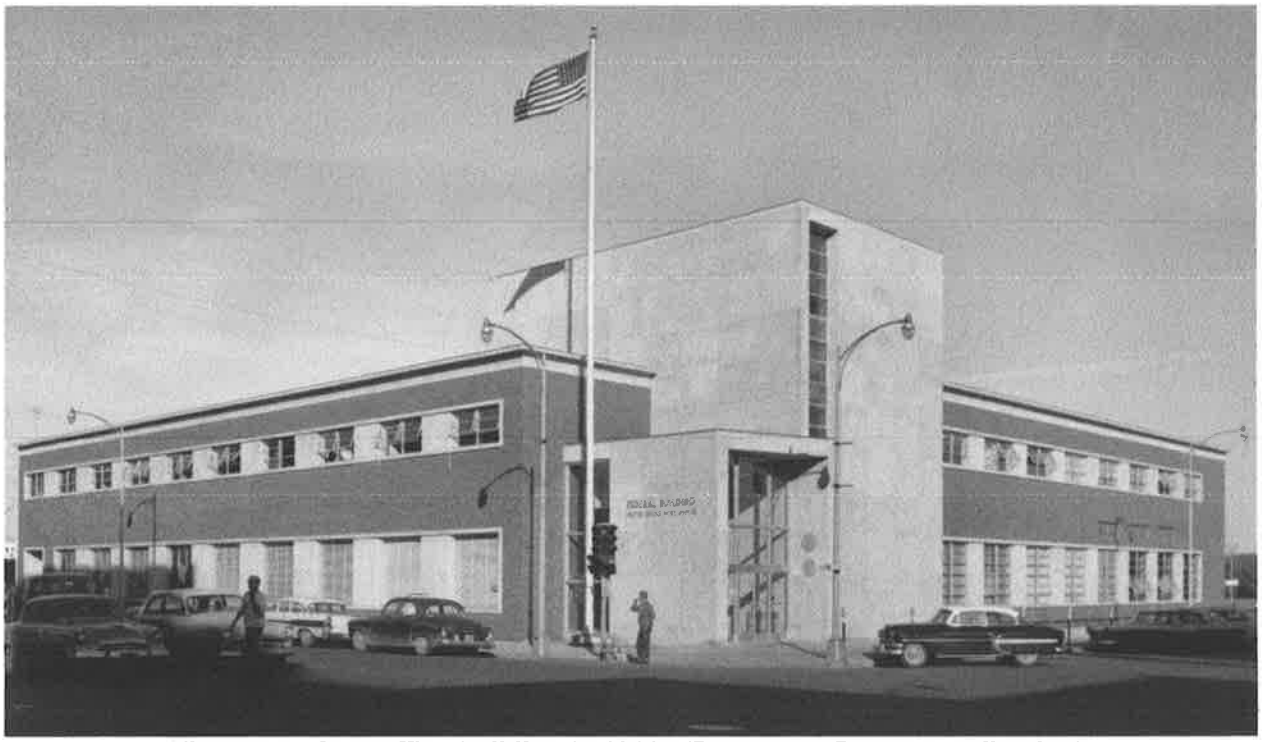


Figure 45. Post office building in 1960s (Downtown Partners collection).

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, which then built a modern one-story commercial building on this corner (Map #52, 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). 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 (Map #52), with S.S. Kresge Company remaining at 316 Jefferson (Map #60) and Neisner Brothers at 304-310 Jefferson (Map #58). The department stores also continued to be concentrated along Jefferson, with J.S. Schramm Company at 216-220 Jefferson (Map #29), Klein's at 400 Jefferson (Map #75), Block & Kuhl Company at 412 Jefferson (Map #78), J.C. Penney Company at 500 Jefferson (Map #86), Brown Lynch Scott Company at 501-503 Jefferson (Map #82), Sears Roebuck & Company at 519-523 Jefferson (demolished) with their farm store at 712-714 Jefferson (Map #112), and Montgomery Ward at 200 N. Main (demolished). Klein's updated their buildings at 400-402 and 404-406 Jefferson in 1956 with the installation of a modern façade across both buildings (later removed), and the building at 501-505 Jefferson was modernized for the Brown Lynch Scott Company by the removal of the upper two stories in 1954 (Map #82, later remodeled).

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).

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 #24, 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 drive-in banking building to the north at 307-313 N. Main was built by Carl A. Nelson & Company and opened in May 1958 (Map #23, 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.

Figure 46. National Bank and new 1958 section in 1970s (Downtown Partners collection).

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 (Map #68, State Site #29-03508), a block south and west of their location at the southeast corner of Jefferson and 3rd Street (Map #32). 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 47). 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).

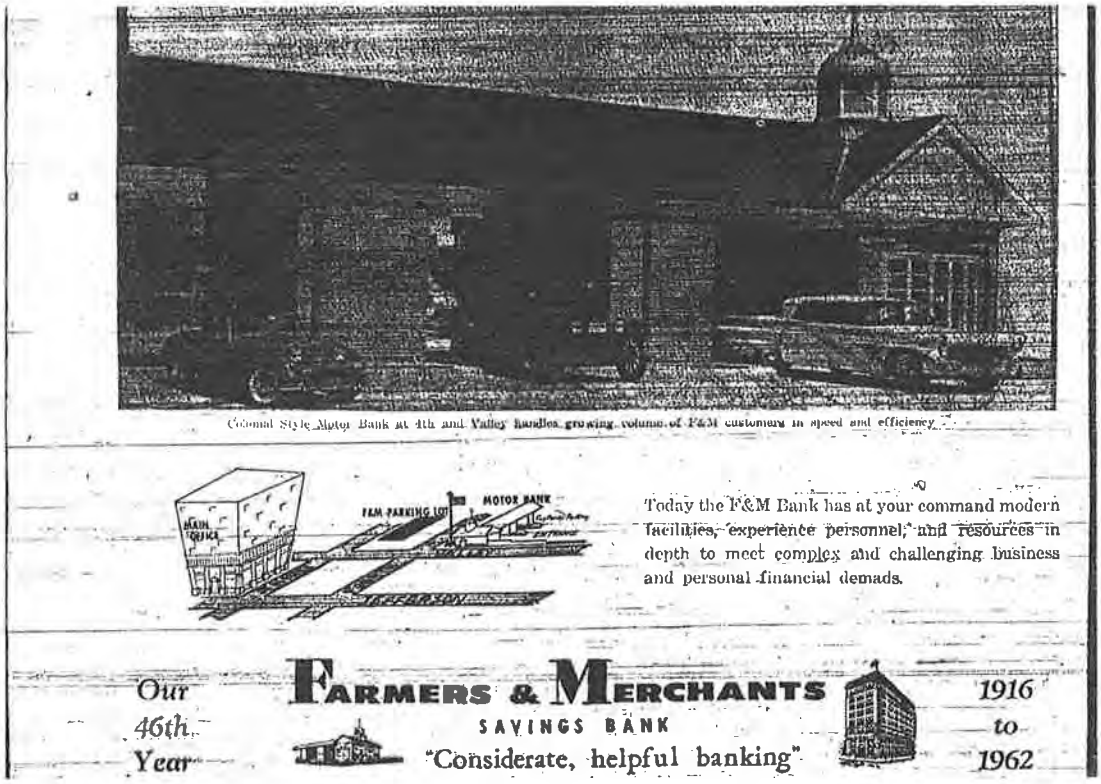


Figure 47. Colonial Style Motor Bank in 1962 (*Hawk-Eye,* July 7, 1962, sec 2, p 40).

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 building was primarily white limestone with vertical bands of black granite and bronze anodized aluminum (Figure 48) ("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 49). 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).

Figure 48. Burlington Bank and Trust in 1970s (Downtown Partners collection).

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

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 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).

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 the southwest corner of 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 50a-50c). 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 1961 Burlington Bank and Trust building is located at the southeast corner at 123 Jefferson (or 222 N. Main) (Map #13), with the 1962 motor bank at the south end of the block at 200 N. Main (Map #10). The 1958 post office sits at the northeast corner (Map #14). The National Bank of Burlington is found at the northwest corner at 204 Jefferson (Map #24), with their 1958 drive-in bank facility to the north at 307-313 Main (Map #23). The 1928 remodeled Eagles building is at the north end of the block (Map #20), with the 1930 gas station (Map #15) and 1955 Goodyear store (Map #16) 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 #17-18). A gas station is located on the former courthouse site at Main and Columbia. Drake Hardware (Map #3) occupies the half block to the east along N. Front Street across from the Municipal River Terminal (Map #1). 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.

Figure 50a. East section of Downtown Commercial Historic District in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years

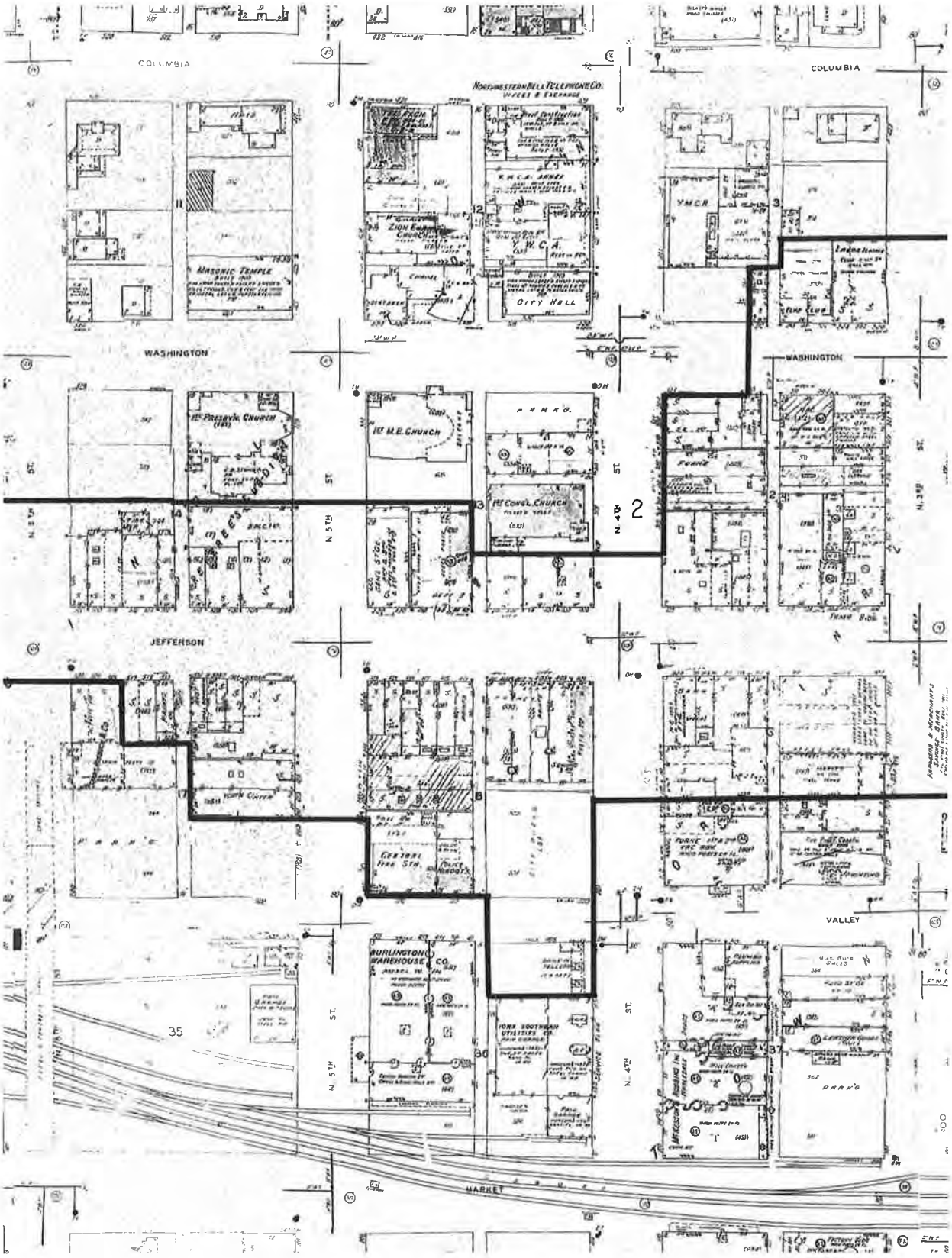


Figure 51b. Middle section of Downtown Commercial Historic District in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years

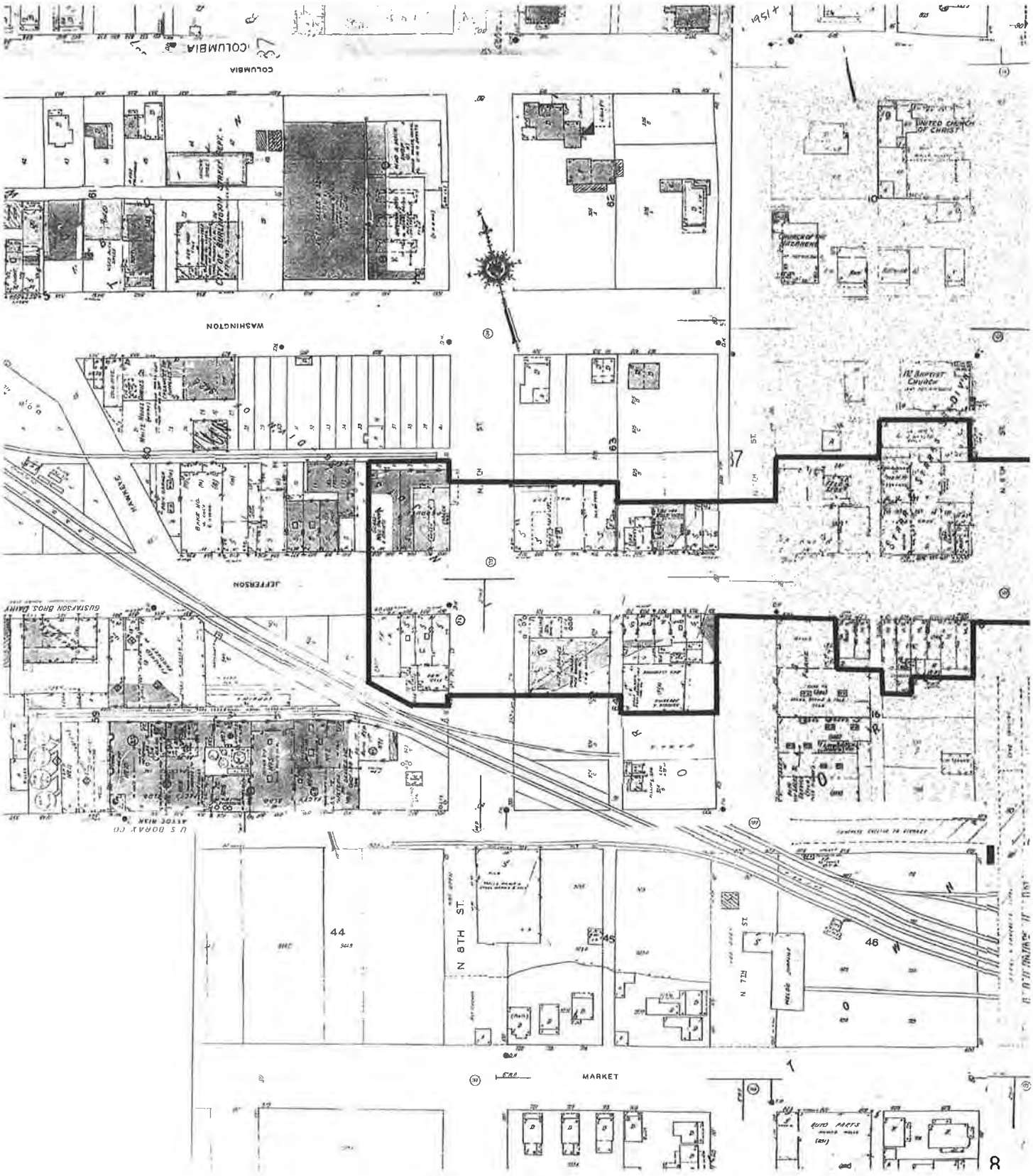


Figure 51c. West section of Downtown Commercial Historic District in 1963 (Sanborn Map Company 1963).

some physical notes on map from later years

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 #29). The 1912 Farmers & Merchants Bank sits on the southeast corner at 223 Jefferson (Map #32), with the Hotel Burlington immediately to the south (Map #33, 1911/1923/1931). Commercial buildings are then found on the south side of Valley (Map #34-36), with the garage for the Hotel Burlington to their south (Map #37). The 1958 Woolworth building sits at the southwest corner of Jefferson and 3rd Street (Map #52), with the 1937 Capitol Theater to the south (Map #51). The once notably modern Tama Building is now the oldest building at this intersection, built in 1896 at the northwest corner (Map #57). 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 (Map #49-50). The east side of the block north of Schramm's has the 1924 Bock's Flower Shop (Map #48), 1948 remodeled Palace Theater (Map #47), and 1923 Medical Arts Building (Map #46). The Labor Temple sits on the opposite corner of Washington and N. 3rd Street (Map #42, 1883/1907) with the Elks Club (Map #43, 1920/1942) and a small early 20th century commercial building to the west (Map #44). 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). 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 thus remains centered on Jefferson Street as it continues west of 3rd Street (Figure 51). 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 #57), with the 1895 four-story building to the west (Map #58). The east two-sixths of the 1867 Hedge-Ransom-Palmer Block sits to the west (Map #59) with the 1933 Kresge building at the corner (Map #60). To the west of the 1958 Woolworth building on the south side (Map #52) is the 1891 building home to Paule Jewelry for many years (Map #53), with the 1904 Wyman & Rand building taken over by Riepe-Peterson Clothing Company to the west (Map #54). The 1963 Burlington Federal Savings & Loan Association sits at the west corner of the south side (Map #56), 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 #55). On the opposite corner, new modern façades had been installed on Klein's department store in the Jones Block (Map #75) and Cook Block (Map #76) when the store expanded in 1956 (now restored back to original appearance). The three-story building to their west had been reduced to one story and remodeled in the 1940s, occupied by Kinney Shoes (Map 77). The 1906 John Boesch Company building to the west was occupied by an evolved department store, now Carson Pirie Scott & Company (Map #78), and Osco Drug Company occupied the 1884 Gregg Building at the corner (Map #79). The south side of the 500 retained more of its 19th century appearance, with the 1881 stone-faced three-story Hedge-Carpenter-Gregg-Bonar Block (Map #70), the 1915 four-story Buettner's Furniture & Carpet Company (Map #71), the 1867 two-story Runyan Block (Map #72), the 1871 three-story Gillies-Dreher Building (Map #73), and the 1867 two-story Lauer Building (Map #75).

A strong dominance of 19th century buildings is then found on the 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 buildings were also updated in the 1950s and 1960s on these blocks as well. The Stern Block at the southwest corner had been reduced from three stories to one story in 1954 for the department store Brown Lynch Scott Co (Map #82), with 19th century building remaining to its west including the 1875 Sprenger Block, the 1875 two-story building occupied by Burlington Paint and Wallpaper Company, and the 1882 two-story building occupied by Mode-O-Day women's clothing (Map #84). Sears Roebuck & Company then occupied the west end of the block (demolished). On the north side, J.C. Penney Company remained in their 1928 corner building (Map #86), with the c.1889 two-story Gall Building (Map #87) and the c.1890 two-story Runyan Building to the west (Map #88). The west half of the

block retained the 19th century development by Forney & Mellinger, with the 1869 two-story center building (Map #90) bookended by the three-story 1883 buildings (Map #89, 91). The south side of the 600 block is dominated by two-story Italianate buildings built in 1873-1875 after the fire in this section of town (Map #92-96), with the c.1930 two-story automotive Nash Company building at the west end (demolished). The north side is more of a mix of buildings, with two 1940s one-story buildings clad in enamel panels at the east end (demolished, Map #98), the 1928 two-story A&P Food Store (Map #99), the 1890s two-story building occupied by Dehner Seed and Supply Company (Map #100), the 1888 two-story building occupied by Model Clothing (Map #101), the c.1919 building occupied by Western Auto Accessories (Map #102), and the two-story three-storefront building with façade remodel dating to the 1910s (Map #103).

Figure 51. Looking west on Jefferson from 3rd Street around 1960 (Downtown Partners collection).

The 700 block of Jefferson was then a block developed from the early to middle of the 20th century, with the east end of the 800 block retaining earlier 19th century building. The south side included the 1920s remodeled two-story brick buildings on the south side (Map #105-107), with the new 1940s location for Sickels Laundry to their south (Map #104) and the 1934 Firestone store and gas station to the west (Map #108). The north side includes the 1904 two-story Nees-Rolf Building at the east end (Map #109), the 1924 four-story building still occupied by the William Nees Harness Manufacturing Company (Map #110), the c.1950 one-story Sears Roebuck Service Station (Map #111) next to the 1912 three-story building occupied by the Sears Roebuck & Company Farm Store (Map #112), and the 1915 two-story Scotten Building at the west end (Map #113). The 800 block of Jefferson west to the railroad tracks and Hawkeye is then primarily 19th century buildings again, with the c.1865 stone building at the northwest corner of Jefferson and 8th Street with its 1917 addition (Map #118) and the c.1870 two-story building at the southwest corner (Map #115) and the double-storefront 1893

building to its west (Map #116). However, the one-story State Employment Office was built west of the two-story Italianate buildings on the south side around 1957 (Map #117).

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 #31). 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 #54) (*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 #27), and they moved from their earlier location at 506 Jefferson ("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 (Map #28). 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 #58). 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 (Map #60) ("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). The concept of a pedestrian mall along Jefferson would be revisited and installed in the 1970s, and it was then later removed in the 1990s.

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 #50, 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 52). 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 (Map #32). 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 (Map #53). The storefront was remodeled with black Andes granite panels, with a room built into the west section for a diamond room. 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 52. Addition to Mississippi Valley Savings and Loan in 1966 (*HawkEye*, July 27, 1966, 9).

The completion of this period of remodeling and bank construction in 1967 marks the end of the period of significance for the Downtown Commercial Historic District. Only a handful of new buildings have been constructed in the downtown over the last 50 years, as few buildings have been demolished or parking lots redeveloped. 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, with the buildings on the west side of the 200 block of N. Main (southwest corner of Main and Jefferson) condemned and demolished in 1970 to 1972 for the construction of the new First National Bank in 1973-74. 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 #30, State Site #29-01083). The issue of downtown redevelopment in Burlington resulted in the construction of a pedestrian mall with a "Steamboat Gothic" theme along Jefferson from Main to 6th streets, closing several of these blocks completely to vehicular traffic. The mall was removed twenty years later to restore better access to businesses along Jefferson Street. The issue of downtown parking was addressed with the demolition of buildings at the northeast corner of Washington and 3rd Street in 1973 for surface parking lot, later replaced by a two-story parking structure in 1976 (Map #41, State Site #29-03662). This parking garage was extended to the half block to the east to Main Street in 1998. The riverfront was also targeted for improvements in this period, with fill further extending Riverfront Park east into the Mississippi from the 1970s to 1990s. A significant development project was completed in 1998, including new parking, sidewalk, amenities, and a large fountain to the northeast of Memorial Auditorium (Map #2, State Site #29-00965). In 2000, the Statue of Liberty donated by Boy Scouts in 1950 was moved from Dankwardt Park to north of fountain, and a granite memorial to veterans was later erect to the east of the auditorium building. Burlington has had an active Main Street program since 1986, restructured as 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.

Architectural Development of Downtown Burlington, 1865 to 1967

As noted throughout communities across the country, a railroad connection ensured longevity and growth for a town and governmental function as a county seat brought stability to the community. Development of the town brought replacement of first generation buildings with more substantial second generation buildings. Commercial buildings often had stores on the first story, with housing or offices on the upper stories. Hotels and livery stables served travelers, and grain elevators and related shipping buildings connected the surrounding countryside with markets (Nash 2002: E30). While a large number of brick commercial buildings were constructed prior to 1865 in downtown Burlington, these buildings were later replaced as the downtown continued to develop, particularly after the completion of the railroad bridge over the Mississippi River in 1869.

In 1870, Burlington was the third largest community in Iowa, and the town supported several architects and contractors through the 1860s and 1870s. In the building boom following the arrival of the railroad 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 Burlington retains 32 buildings constructed downtown in the period from 1865 to 1877, many others were later replaced by newer construction. 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. These earlier buildings also typically had decorative brick, rather than metal, cornices and six-over-six-light double-hung windows. 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 #49, State Site #29-03673, Photograph 8). A smaller two-story version of this type of Italianate building was built at 317 N. Main Street by Samuel Jones (Map #21, State Site #29-03655, Photograph 4), with brick pilasters extending into arches with keystones over each of the three bays. 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 (Photograph 9, Figure 17). 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

#59, State Site #29-01092). Buildings further south along Main and Valley included decorative features, without the pilaster detail noted on buildings in the core of downtown. The Lagomarcino-Grupe Company building at 101-111 Valley included six-over-six-light double-hung windows and a continuous brick corbel table with arches across the frieze (Map #6, State Site #29-01636).

Buildings constructed in the 1860s and early 1870s further west along Jefferson were typically smaller two-story Italianate commercial buildings. These buildings typically had decorative brick cornices, arch or segmental arch windows, and did not include pilasters. These may have been designed by architects or more likely built by contractors that included popular features of this period. The Runyan Block at 413-415-417 Jefferson was constructed in 1867 as a two-story, three-storefront block (Map #72, State Site #29-01104), with the two-story brick Lauer Building to the west at 423 Jefferson also constructed in the same year (Map #74, State Site #29-01107) (Photograph 13). The former building has six-over-six-light double-hung windows with continuous stone sills and simple brick segmental arch lintels. The frieze has large brick brackets marking the ends of each section and small brick brackets alternating with simple rectangles. The corner building includes similar features with full arch windows. This half block was then completed with the construction of the three-story brick Italianate building at 419-421 Jefferson in 1871 (Map #73, State Site #29-01105), which has arch windows, continuous stone sills, and a band of brick brackets on the frieze. On the north side of the block to the west, the middle two-story section of the Forney & Mellinger Block was constructed around 1869 at 514-516-518-520 Jefferson, with four stores occupying the first story (Map #90, State Site #29-01116/29-01118, Photograph 14). The detailing on this block west on Jefferson is further simplified, with flared segmental arch windows and simple brick dentils on the frieze. However, Christian Reppert included full arch windows and brick brackets on the frieze of his two-story brick Italianate building constructed around 1870 at 801 Jefferson (Map #115, State Site #29-01143, Photograph 17). Smaller commercial buildings were found along the 700 and 800 blocks in this period, later replaced as development continued west.

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. 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. A series of three-story brick buildings was built on the east side of the 400 block of N. Main by individual owners, with John Boesch building at 410 N. Main (Map #17, State Site #29-03661) and Chris Allen building at 408 N. Main (Map #18, State Site #29-01245). 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, Photograph 7). The construction of the three commercial buildings at the southeast corner of Washington and 4th Street may have been spurred by the fire indirectly. 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 #66, State Site #29-00146, Photograph 11). It is unknown but perhaps likely that Hale also designed these two buildings to the south (320 N. 4th Street, Map #65, State Site #29-00145; 318 N. 4th Street, Map #64, State Site #29-00144). 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. 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.

Several extant buildings were constructed in the 500 and 600 blocks of Jefferson Street in 1873 to 1875, as construction was strong in Burlington. Fire struck part of the 600 block as well in 1873 (Photograph 15).

Andreas (Andy) Ganz built the two-story Italianate building at 613-615 Jefferson in 1873, with his saloon operating in 613 and the hide business of Weil & Hirsch at 615 (Map #96, State Site #29-01130, 29-01131). This building retains strong integrity, with seven arch bays and decorative metal columns across the storefront, full arch windows (original six-over-six-light double-hung sashes in west three), and decorative brick cornice with large and small bracket detail. The Beck Building, built in 1874 across the alley to the east at 611 Jefferson, also reflects strong Italianate features from this period, including pilasters, decorative inset arch windows with keystones, storefront cornice with dentils, and decorative building cornice with brackets and a small pediment (Map #95, State Site #29-01128). At the east end of this half block, William Ihrer also built a new two-story Italianate brick building after the 1873 fire for his grocery store (Map #92, State Site #29-01122). The two-story brick Italianate buildings between these buildings were then constructed in 1875 for Thomas Hedge (603-605-607 Jefferson, Map #93, State Site #29-01124) and Richard Howard (609 Jefferson, Map #94, State Site #29-01124), completing this half block. The details on these buildings were simpler, with segmental arch windows with keystones, and simple brick triangular corbel detail across the friezes. The south side of the 500 block of Jefferson to the east was also further developed around 1875 with the construction of the three-storefront, two-story brick Italianate block at 507-509-511 Jefferson for Adam Sprenger (Map #83, State Site #29-01111, Photograph 13). This building retains pilasters framing the center bay (originally upper story entry), two-over-two-light double-hung wood windows with segmental arch lintels with keystones and continuous stone sill, and small brick brackets across the frieze. Further east in the downtown, Samuel Jones built a three-story, two-storefront, brick Italianate block at the northwest corner of 4th and Jefferson streets (Map #75, State Site #29-01085, Figure 10). Though later remodeled and recently partly restored (decorative metal cornice not restored), this building reflects architectural features in the design and two-over-over-light double-hung arch windows with keystones.

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 southwest corner of Main and Columbia (demolished) (*Portrait and Biographical Album of Des Moines County* 1888: 757; Antrobus 1915, Vol. 1: 494-495). 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. J.C. Sunderland, Charles Dunham, and George Washburn continued to design prominent commercial buildings in Burlington through the 1890s. Charles A. Dunham is noted as also designing 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).

In the late 1870s, there was a shift from Italianate to the High Victorian Gothic style that would continue to be prevalent through the 1880s. Overall, 26 extant downtown buildings date to construction from 1878 to 1896, reflecting the High Victorian Gothic style as well as other examples of Romanesque and Italianate architecture. The first buildings reflecting this more ornate style were the twin buildings at 212 and 214 Jefferson (Map #27, State Site #29-03144; Map #28, State Site #29-01085). Both buildings feature elaborate brick details with contrasting carved stone elements, segmental arch windows, rectangular panels on the frieze with colored tiles, and a bracketed cornice with large decorative end brackets and smaller intermediary brackets (Figure 29,

Photograph 5). 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, 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. Historic photographs show the High Victorian Gothic building constructed here, later remodeled with a significant modern façade in 1939 (Map #29, State Site #29-01086, Figure 16). Perhaps the most elaborate High Victorian Gothic building in downtown Burlington was designed by Charles A. Dunham and built in 1880-81 at the southwest corner of 4th and Jefferson streets. The three-story, four-storefront building was constructed for Thomas Hedge, E.H. Carpenter, J.M. Gregg, and Wesley Bonar and faced in an elaborately carved stone façade (Map #70, State Site #29-01098). Features include carved stone pilasters between window bays, pedimented entry sections, segmental arch windows with elaborate hoods and lintel details, and spire with a high hip roof on the corner section (Figure 10, Photograph 12). On either side of the two-story, four-storefront building constructed in 1869 in the west half of the 500 block of Jefferson, businessmen and brothers-in-law Samuel Mellinger and James Forney built twin three-story High Victorian Gothic buildings at 512 and 522 Jefferson in 1883 (Map #89, State Site #29-01114; Map #91, State Site #29-01120; Figure 30, Photograph 14). These buildings included decorative colored tile accents on the large pilasters that frame the building as well as colored tile rectangular panels between the stories and on the frieze. Carved stone detail is noted on the window pilasters, and the building has a decorative bracketed metal cornice. Charles Dunham is noted as architect for the High Victorian building completed in 1884 for John Gregg and the Masonic Temple at the northeast corner of 5th and Jefferson (Map #79, State Site #29-01106, Photograph 13, Figure 19). Stone accents, both as bands and carved elements, define the stylistic appearance of this brick building, particularly in the carved detail of the arches above the façade windows, as well as the brick gable on the east bay and the decorative dormer on the center bay.

The simpler yet decorative Romanesque style was also utilized for several buildings in downtown Burlington in the 1880s. Stephen V. Shipman, an architect from Chicago who designed the Grand Opera House at 415 N. 3rd Street in 1881, also designed a large three-story Romanesque business block to the south at the northwest corner of Washington and 3rd Street for prominent local physician and businessman Dr. W.W. Nassau in 1883 (Map #42, State Site #29-03671, 4th story added in 1907). 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 Romanesque block completed in 1885 (200-204 Jefferson, Map #24, State Site #29-01082, remodeled in 1913 and 1958, Figure 9, Photograph 5). The building to the west at 206-208 Jefferson appears to have been constructed at the same time, with brick detailing between the second and third stories and the decorative cornice carried over onto this building as well (Map #25, State Site #29-03651, Figure 8, Figure 23, Photograph 5). 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 #26, State Site #29-03652). Around the corner at 205-207 Washington, a well-designed and intricately detailed Romanesque brick building was constructed for Clara Churchill Strong in 1885-1886 (Map #19, State Site Inventory #29-03657, Photograph 4). This building features two large arch windows with brick arch detail on the center of the second story, as well as brick patternwork on the surface around and above the third story windows. Though architects have not been identified to date for these buildings, the architectural detailing on each building suggests professional involvement. A Romanesque building of a slightly different type was completed around 1889, remodeling and enlarging the earlier stone planing mill of Edward Joy and Company at 800-802 Jefferson for the Iowa Grain and Produce Company (Map #118, State Site #29-01142, side addition in 1907 - #29-01144, Photograph 17). The stone third story of this building was enlarged in this period to a full third story, complete with stone parapet with crenellations evoking medieval imagery. Wyman & Rand rebuilt their L-shaped building at 317 Jefferson and 210-216 N. 4th Street with a new Romanesque design in 1890, which would be destroyed by fire in 1904. The Albion Parsons Estate simultaneously rebuilt the building to the east at 313 Jefferson in 1891, designed by architect Charles A. Dunham (Map #53, State Site #29-01091, Photograph 10, Figure 18). The Romanesque building was constructed of pressed brick with red sandstone trim with a loggia balcony on third story within the broad brick arch. The characteristic arches prevalent in the

Romanesque style also define the buff brick façade of the smaller two-story building constructed at 312 N. 4th Street around 1892, with connecting arches over the windows, sill stringcourse, and a row of brick arches across the frieze (Map #61, State Site #29-00139, Photograph 11). A slightly later Romanesque building was constructed for undertakers F.L. & G.L. Unterkircher at 219-223 Valley in 1896 (Map #36, State Site #29-01640, 4th story added in 1920, Photograph 6). This three-story buff brick Romanesque building features arch third story windows with diamond red brick accents above them and a rounded corner tower.

Though the majority of the downtown blocks were developed by 1892, a handful of construction projects were completed over the next few years in the west section of the Downtown Commercial Historic District. These buildings tended to be smaller commercial buildings built in the older Italianate style. In the 600 block of Jefferson, William and Edward Stensbeck built the two-story, double-storefront brick Italianate building at 612-614 Jefferson in 1888 (Map #101, State Site #29-01129, Photograph 15). This building has a metal cornice with brackets and windows with segmental arch lintels with keystones. The two-story brick Italianate building at 510 Jefferson was also built in this period, occupied by Steinbrecher & Hertzler (boots and shoes) in 1892 (Map #88, State Site #29-01112, Figure 30, Photograph 14). The design includes pilasters framing the building, brick corbeling above the windows, and a decorative metal cornice with large end brackets, small brackets, and rosettes. At the far west end of the district, earlier frame buildings were replaced by a two-story, double-storefront brick Italianate building at 803-805 Jefferson built for E.T. Dankwardt in 1893 (Map #116, State Site #29-01145/29-01146, Photograph 17). This building incorporated metal storefront columns from the local Murray Iron Works, which remain intact. Similar to the other buildings in this period, the second story windows have segmental brick arch lintels with stone keystones and shoulders, and a metal cornice with large end brackets, dentils, and small rosettes stretches across the width of the building. Dankwardt also built an adjacent brick building around the corner at 211 N. 8th Street at the same time (Map #114, State Site #29-00448), wrapping around the earlier two-story brick corner building with similar features as the Jefferson Street building. A two-story brick building was also constructed on a vacant lot at 608-610 Jefferson around 1895 (Map #100, State Site #29-01126, Photograph 15). This building has brick pilasters that frame each half and an interestingly detailed brick parapet with inset brick.

Architects in Burlington began to transition 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).

Two large construction projects to redevelop the Barrett House property at the northwest corner of Jefferson and Third Street introduced a new commercial architectural vocabulary for the period from the middle of the 1890s to 1920s in Burlington. 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 #58, State Site Inventory #29-01090, Figure 11, Photograph 9). 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. 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 #57, State Site #29-01088, Figure 12, Figure 21, Photograph 9). 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). This architectural vocabulary then began to be utilized for major buildings constructed over the next two decades. In fall 1900, Edwin H. Carpenter decided to demolish his three-story building across 3rd Street to the east from the Tama Building and build a modern four-story building designed by George H. Washburn in its place (later remodeled and incorporated into Map #29, State Site #29-01086). Historic photographs show that the building had a tripartite design with the fourth story section distinguished by arch windows and a continuous sill band, and the building was crowned with a decorative wide cornice (Figure 16). George Washburn also designed the dry goods store for John Boesch Company in the block to the west at 412-416 Jefferson reflecting these modern design ideals (Map #78, State Site #29-01103, Photograph 13, Figure 19). The buff brick Classical Revival 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. This architectural vocabulary would then again be utilized for larger building projects in the early 1910s.

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. 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 continued to be listed in the 1904 city directory as architects 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 several wholesale and manufacturing 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 three architects: 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 (replaced in 1958 by building at Map #52) and William F. Weibley across the street in room 510 of the Tama Building (Map #57, State Site #29-01088).

Other buildings constructed in this period reflected details of the lingering Late Victorian styles, particularly Romanesque. Wyman & Rand rebuilt their L-shaped building after a 1904 fire, reflecting its relatively recent 1891 Romanesque design of their previous building (Map #54, State Site #29-01093/29-00138, Figure 18). The arch windows, pilaster, and decorative parapet are intact on the 4th Street side. The two-story building constructed in 1904 at 700-704 Jefferson also reflected a late design in the Romanesque style (Map #109, State Site #29-01136, 29-01137, Photograph 16). This unique small Romanesque design is complete with a corner tower, large arch windows, and pilasters framing each section. A non-commercial building was built on the south fringe of the historic district in 1907, also reflecting the Late Romanesque style. The Central Fire Station and Police Station was designed by Harry I. Goddard (Map #69, State Site #29-01642). The building

features large stone arch openings on the first story of the 5th Street side and a corner tower. The Elks added the fourth story to the Nassau Building at 3rd and Washington in 1907, continuing the Romanesque theme of this building as well (Map #42, State Site #29-03671, Figure 21). Drake Hardware Company also constructed a new building around 1903 on a L-shaped lot at 106-110 Washington and wrapping around to 415 N. Front (Map #3, State #29-01657, Photograph 2, Figure 15). The L-shaped form had precedent in earlier buildings of J.S. Schramm Company and Wyman & Rand Company. The three-story Washington Street section was designed with simple 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.

Two tall buildings were then designed and constructed in the early 1910s on the west side of the 200 block of N. 3rd Street, just south of Jefferson Street. Community leaders in Burlington sought to construct a modern hotel for business travelers, looking to the Hotel Davenport designed by Temple & Burrows in 1907. They hired this Davenport firm to design the Hotel Burlington at the northeast corner of 3rd and Valley streets, and plans were approved in April 1910. 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 #33, State Site #29-00093, 1923 and 1930 additions, Figure 31, Photograph 6). The hotel then opened on February 6, 1911. Concrete footings and foundation supported a steel skeleton with curtain walls and floors of reinforced concrete (Brower 1987: 8:2-3). 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 (Brower 1987: 8:3-6). The success of the modern Hotel Burlington is evident with the construction of the east wing in 1923 to extend the original L along 3rd and Valley streets into a U on the upper five stories, and Temple & Burrows served as the architects for the expansion. 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). Two additional stories were later added to the hotel in 1931.

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 architectural 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 (Map #32, State Inventory #29-01087, Figure 22, Photograph 5, Photograph 8). 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. 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 originally above it. With the grand opening of the bank in May 1913, the German American Savings Bank then also modernized their building at the other end of the block at 200-204 Jefferson, adding new Classical Revival elements (Figure 23, Photograph 5). 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.

While the largest building projects received the most attention in this period, smaller commercial buildings were also constructed. Smaller buildings incorporated simplified brick façade reflective of the design ideals of this period. Brick detailing or stone accents were typically the only stylistic detail included on these buildings. One

such building was constructed at 504-506 N. 3rd Street around 1911, a two-story, brick commercial building with brick pilasters and stone accents to the north of the core of downtown utilizing by a livery and then several automotive businesses (Map #38, State Site #29-03668, Photograph 7). Towards the west end of the Downtown Commercial Historic District, the Gabeline Implement Company constructed a new three-story brick building in 1912 at 712-714 Jefferson with simple brick details and stone accents (Map #112, State Site #29-01140, Photograph 16). A one-story building was constructed slightly off of Jefferson at 317 N. 6th Street in 1913-14 for Ewinger-Lee Farm Implement Company by contractor Henry Beck (Map #97, State Site #29-00259). This well-designed small building incorporates multi-color brick, rectangular brick outlines, and small diamond stone accents.

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. Buettner Furniture and Carpet Company plans announced in 1914 to build on their property at 409-411 Jefferson displaced the Palace Theater, which then announced plans to move a half block north of Jefferson at 314-316 N. 3rd Street. 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 for the Buettner Furniture and Carpet Company at 409-411 Jefferson, where they also moved subsequently in spring 1915 (Map #71, State Site #29-01102, Photograph 12). The Classical Revival building feature large windows on each story, with the first two stories framed 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, Photograph 11). 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). This two-story commercial building retains excellent integrity of its original design, include first story pilasters, entry cornice, storefront cornice, decorative accent panels above the second story windows, and decorative building cornice completed with small lion heads in the cornice line.

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 in June 1915, and he hired architect William F. Weibley to design a three-story building utilizing white terra cotta and a dark red brick façade. 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 (Map #40, State Site #29-03670, Photograph 7, Figure 24).

Architect William F. Weibley ordered the terra cotta from the Midland Terra Cotta Company in Chicago for the design elements on the façade (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).

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 built a large two-story brick building at 716-722 Jefferson designed by William F. Weibley in 1915 (Map #113, State Site #29-01141, Photograph 17). Terra cotta accent tiles were used for decorative corners with the brickwork around the windows and storefront, for continuous sill bands on the second story window, as accents on pilasters, and for decorative coping across the parapet. Both "Scotten" and "1915" were also incorporated into the parapet. Barney Niemann bought an older building at 213-215 Valley in 1916, and he appears to have then updated the façade and remodeled the hotel rooms (Map #34, State Site #29-01638, Photograph 6). The dark brick façade features decorative terra cotta for the storefront cornice and window accents. A wide terra cotta cornice line with shield emblems at either end also extends across the sculpted parapet, which is capped with terra cotta coping. Two later buildings in 1924 also are known to have used terra cotta from the Midland Terra Cotta Company, with one extant in the downtown. Bock's Flower Shop required a new location to the pending construction of the Medical Arts Building, and Harry O. Bock bought the property further south on the block at 308-310 N. 3rd Street in April 1923 (Map #48, State Site #29-00096, Photograph 8, Figure 25). 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.

The last "tall" building constructed in the Downtown Commercial Historic District was the Medical Arts Building, constructed through the efforts of the Physicians and Dentists Building Company to provide centralized office space for medical professionals. After the original contractor fell through, 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. 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 (Map #46, State Site #29-00098, Figure 26, Photograph 8). 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 #32, #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).

A number of smaller building projects were completed through the 1920s in the Downtown Commercial Historic District. These buildings typically followed the design principles of the 1910s, incorporating multi-color brick facades with simple brick or stone geometric details. The largest of these projects was the four-story William Nees Harness Manufacturing building, constructed at 704 Jefferson for the growing business in 1924 (Map #110, State Site #29-01138, Photograph 16). Three buildings on the south side of the block appear to be earlier buildings with brick façades that date to this period (Photograph 16). Bennett Tire and Battery Company

acquired their building at 709-711 Jefferson in 1924 and appear to have then remodeled the façade with the current simple multi-color brick façade design (Map #107, State Site #29-03680). The façade of the building to the east at 705-707 Jefferson may have been updated at this same time or remodeled with the interior after Bennett Tire & Battery began leasing the building in September 1927 (Map #106, State Site # 29-03679). While the Bennett company operated in two of the three earlier commercial buildings on this block, the corner building at 701-703 Jefferson was occupied by the fruit store and ice cream parlor of Joseph Cannella (Map #105, State Site Inventory #29-03678). The difference in brick on the three sections suggests independent remodeling efforts on each building, though each reflects a simple brick façade typical of this period. The Stang Service Station at 215 N. 5th Street was built as a one-story building in 1922 (Map #81, State Site #29-00208). It has similar design details as the earlier Ewinger-Lee Farm Implement Company building constructed at 317 N. 6th Street in 1913-14, including a multi-color brick façade and parapet with rectangular brick outlines and small diamond stone accents.

Through the early 1920s, George H. Washburn and William F. Weibley continued as the primary local architects in Burlington. 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). It is unknown if he worked previously for this firm on projects in Burlington. 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).

After several years with little construction, four major building projects were completed in the Downtown Commercial Historic District in 1928. The Great Atlantic & Pacific Tea Company, a national grocery store chain, opened at 604-606 W. Jefferson on July 28, 1928 in a new building constructed for the company by local developers Mark and Charles Walsh (Map #99, State Site #29-01125, Photograph 15). This building reflects a mix of earlier stylistic elements, with groups of three windows with transoms and terra cotta sills and lintels, decorative terra cotta panels on the frieze, and terra cotta coping on the parapet. The J.C. Penney Company sustained a fire in January 1928 in their building at 500-504 Jefferson, and they moved back into their rebuilt and expanded space at this corner in August 1928 (Map #75, State Site #29-01108, Figure 30). Historic photographs show similar accents features as the Great Atlantic & Pacific Tea Company, with the window lintel and frieze detail removed during a later remodeling that modernized the design of the building in the 1950s. The Fraternal Order of Eagles also completed a significant remodel program to create a modern unified façade for their expanded quarters at the southwest corner of Main and Washington streets, along with interior remodeling on all three stories (Map #20, State Site #29-03656, Photograph 4). 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. On the riverfront, the Municipal River Terminal was completed in October 1928, permitting Burlington to participate in the Federal Barge Line trade (Map #1, State Site #29-00962, Photograph 2). This functional building was constructed with tile blocks, which were exposed for the exterior walls. This material was also utilized as the structural material for other buildings in this period.

These buildings were completed as economic problems hit the country at the end of the 1920s, leading into the Great Depression in the 1930s. Building activities in Burlington were slowed considerably, as in many other cities. 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).

Buildings constructed in the Downtown Commercial Historic District from 1930 to 1967 were primarily one or two story buildings, with only a single three-story building constructed for a bank in this period. Several earlier three or four story buildings were also reduced to one story in this period. Simplified façades and details from the 1920s continued into the 1930s, with stronger influences from the Moderne style. A handful of small service stations were built on the fringes of the core of downtown along Jefferson, later remodeled. S.S. Kresge Company completed the only major building project in the early 1930s, looking to expand and modernize their local five-and-dime store. The project became a new building rather than a remodel, with the west two-thirds (four storefronts) of the Hedge Block demolished, leaving F.W. Woolworth Company in the remaining east one-third at 312-314 Jefferson (Map #59, State Site #29-01092). Work on the building went very quickly, with all members of the local bricklayers' union on the job and additional workers brought in from Mount Pleasant and Fort Madison. 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 (*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 streamlining would continue to grow over the next decade. 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, Figure 32, Photograph 10). The yellow brick is accented by geometric patterns of red brick, and the corners are emphasized by slightly projected sections with red brick bands. The storefront was later remodeled with small granite panels in 1958.

Moderne architectural elements were combined with Art Deco elements for the new Capitol Theater built in 1936-1937 at 211-213 N. 3rd Street (Map #51, State Site #29-00095, Figure 33, 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 constructed this modern theater for Burlington. 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 (Figure 33). It was designed by Roland T. "Tip" Harrison of the Des Moines architectural firm of Wetherell 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).

Parking was becoming a concern by the late 1930s in downtown Burlington, a theme that would continue to be addressed over the next decades. By 1936, Robert E. Pettigrew saw a need for provide better parking for the Hotel Burlington. With lots filled immediately around the hotel, the old Robert Donahue building on the block to the south at 100-120 N. 3rd Street was bought in February 1937 and demolished for a garage with a basement (Map #37, State Site #29-00089). The garage was noted to have room for approximately 110 automobiles, with space for a first story retail automotive tenant as well. ("Hotel Plans Garage Here," *Daily Hawk-Eye Gazette,* September 20, 1938, 2). Carl A. Nelson Company built the simply designed, modern brick two-story building at this site. Brickwork provides simple stylistic features, including a continuous soldier brick sill course and signage panel with a basket weave brick pattern.

Talk about a community "memorial building" project with a large auditorium continued throughout the 1930s, with Memorial Auditorium finally completed in 1939 (Map #2, State Site #29-00965, Figure 35, Photograph 1). 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. 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 the local division of the Naval Reserve and a home for the local chapter of the American Legion. The building was completed and dedicated in May 1939.

Several prominent Burlington business leaders were interested in modern architecture, including James S. Schramm. Thus, as he surveyed his 1884 building for J.S. Schramm Company at 218-220 Jefferson, he decided it was time for a major remodel project (Map #29, 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 ("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). 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. 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 adjacent remodeled 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 37, see also Figure 16) (Macy's flagship store in Herald Square in New York City currently has similar corner signage).

Smaller modern building construction and remodeling projects were also undertaken from the late 1930s to early 1940s in downtown Burlington. A modern façade remodel project was undertaken on the block to the north when the Elks Club then bought the former Unterkircher Funeral Home at 306-310 Washington in 1941 (Map #43). 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). The property at 602 Jefferson was acquired by the Clayton Ray Lind family in 1940, with a one-story small building clad in smooth modern enamel tiles

constructed and Lind's Bakery later moved here (Map #98, State Site #29-01123, Photograph 15). Historic photographs show a similarly constructed building to the east at 600 Jefferson, which has since been demolished. It was likely around 1944 that the smooth mauve square panels were incorporated into the modern façade remodel of the earlier building at 217 Valley, creating a sleek, modern look for this building as well (Map #35, State Site #29-01639, Photograph 6).

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). 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.

With the modern Capitol Theater operating downtown, two other theaters undertook projects to remodel and reconstruct their theaters. 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, Photograph 8). They again hired architects Wetherell & 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. In 1946, Arthur and Bertha Diewold opened the Arion Theatre at 210 N. Main Street, next to their Casino Café at 208 N. Main (Map #11, State Site #29-01243). The building then appears to have been reduced from three stories to two stories, with the simple yellow brick façade installed (though some work may have been completed later in 1952). A course of red brick and two partial courses of red brick from the edges of the building provide the only decorative elements. The theater was closed in March 1953, with equipment sold and the space remodeled for the Arion Restaurant instead.

Other earlier buildings also received facelifts in this period that further incorporate modern design themes. 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 (Map #38, State Site #29-03668, Figure 38, Photograph 7). His growing business required the addition of a second one-story addition to the building. It is likely that the streamlined Moderne aluminum trim was also added to the exterior during this remodeling phase, and it appears in the July 1948 photograph of the building for the open house ("Thomas Motor Company Open House Friday and Saturday," *Hawk-Eye Gazette,* July 22, 1948, 13). Fire damaged the three-story Van Osdol Motor building on S. 5th Street in June 1951, and the building was bought for a youth center, The Spider Web. The building was extensively remodeled in 1952, reducing it to two stories. A new simple modern façade installed of yellow brick was installed, similar to the Arion Theater but devoid of any architectural accents (Map #80, State Site #29-00206). In 1954, remodeling work was completed on the J.C. Penney Company building. This work appears to have included removing terra cotta detail from the upper section and rebuilding the upper brick wall, as well as a modern storefront remodeling incorporating small yellow and black tiles (Map #86, State Site #29-01108). Also in 1954, the Italianate three-story Stern Block across the street at 501-505 Jefferson, built in 1882, was reduced from three stories to one story and remodeled with modern themes (later remodeled again). Other remodeling projects in this period incorporating modern elements and materials include several that have since been remodeled again or earlier projects reversed to restore the original appearance of the building.

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. These local architects embraced modern architectural design, resulting in several modern buildings in downtown Burlington. William F. Weibley was 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. Dane D. Morgan and Associates also acquired the former Citizen Water Company building at 314 N. 4th Street in 1956, moving the architectural office to this building (Map #52, State Site #29-00141). The 1960 city directory then lists Dane D. Morgan & Associates at 314 N. 4th Street (Map #62) and Edwin Alton Thornquist in office 614-617 of the Medical Arts Building (Map #46). 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 then the principal architects in Burlington through the 1960s.

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 #50, State Site #29-03674, Figure 42, Photograph 8). 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. The building was constructed by local contractor Carl A. Nelson & Company, and it was completed for an open house on February 28, 1953. At the same time, the Burlington Federal Savings and Loan Association made improvements to their building at 319 Jefferson, completed by November 1952 (Map #55, State #29-01094, Figure 43, Photograph 10). The first story was remodeled with streamlined stainless steel and stone, creating a distinctly Moderne appearance. 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). At the other end of the block, the three-story Parsons Block (which was then known as the Eisfeld Block) at 301-311 Jefferson was struck by fire on February 3, 1952. F.W. Woolworth Company signed a 20-year lease with Cashway Realty Company in February 1957, which then built a modern one-story commercial building on this corner (Map #58, State Site #29-01089, Photograph 9). F.W. Woolworth Company moved across the street into this "modern self-service store," which had a first story and mezzanine level (*Hawk-Eye,* July 10, 1962, 35). The building reflects the use of the modern design element of strong vertical features. Vertical brick walls define either end of the building, with a large storefront of glass and aluminum.

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 #14, State Site #29-03658, Figure 45, Photograph 5). 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. Construction of the post office resulted in a parking issue, as the block had been previously developed 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 additional parking then developed along the riverfront between Memorial Auditorium and the Municipal River Terminal.

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).

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, Figure 46, Photograph 5). 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 40 by 80' building to the north at 307-313 N. Main was built by Carl A. Nelson & Company and opened in May 1958 to provide drive-in facilities on the main level and the loan department and director's room on the upper level (Map #14, State Site #29-03653, Figure 46, Photograph 4). 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 ("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 (Map #68, State Site #29-03508), a block south and west of their location at the southeast corner of Jefferson and 3rd Street (Map #32). 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 (Figure 47).

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. 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, Figure 48, Photograph 5). 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. 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). Burlington Bank & Trust then demolished the former Montgomery Ward building at the south end of their block 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 (Map #10, State Site #29-03649, Figure 49, Photograph 3). 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 (recently built on with a new roof structure, leaving the building non-contributing in the historic district).

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. They 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 (Map #56, State Site #29-01096, Photograph 10). 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).

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 #31, State Site #29-01084, Photograph 5). 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 #54, State Site # 29-01093, Photograph 10) (*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 #27), and they moved from their earlier location at 506 Jefferson ("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). 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 (Map #60, State Site #29-01095, Photograph 10) ("Kresge Store Remodeling," *Hawk-Eye,* May 5, 1965, 28). Around 1965, the police station (east) section of the Central Fire Station and Police Station at 412 Valley was updated with a modern façade with characteristics of the post office (Map #69, State Site #29-01642). 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).

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 in 1965-66 (Map #50, State Site # 29-03674, Figure 52, Photograph 8). The building was designed by Dane Morgan & Associates as an extension of their 1953 building designed by Edwin A. Thornquist. 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 (Map #32, State Site #29-01087). 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 ("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, and thus 1967 has been designated as the end of the period of significance for the Downtown Commercial Historic District. A report in December 1971 noted that in the 1960s, $522,281 had been spent for 102 remodeling projects along Jefferson Street from Front to Central Ave, in addition to the $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).

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Daily Hawk-Eye Gazette, September 2, 1938
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Previous documentation on file (NPS):

___preliminary determination of individual listing (36 CFR 67 has been requested)
___previously listed in the National Register
___previously determined eligible by the National Register
___designated a National Historic Landmark
___recorded by Historic American Buildings Survey #_____
___recorded by Historic American Engineering Record # _____
___recorded by Historic American Landscape Survey # _____

Primary location of additional data:

x State Historic Preservation Office
_____Other State agency
_____Federal agency
_____Local government
_____University
_____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): Iowa Inventory #29-03685, also see table of resources

Downtown Commercial Historic District
Name of Property

Des Moines County, Iowa
County and State

10. Geographical Data

Acreage of Property approximately 40 acres
(Do not include previously listed resource acreage.)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1			3		
2			4		

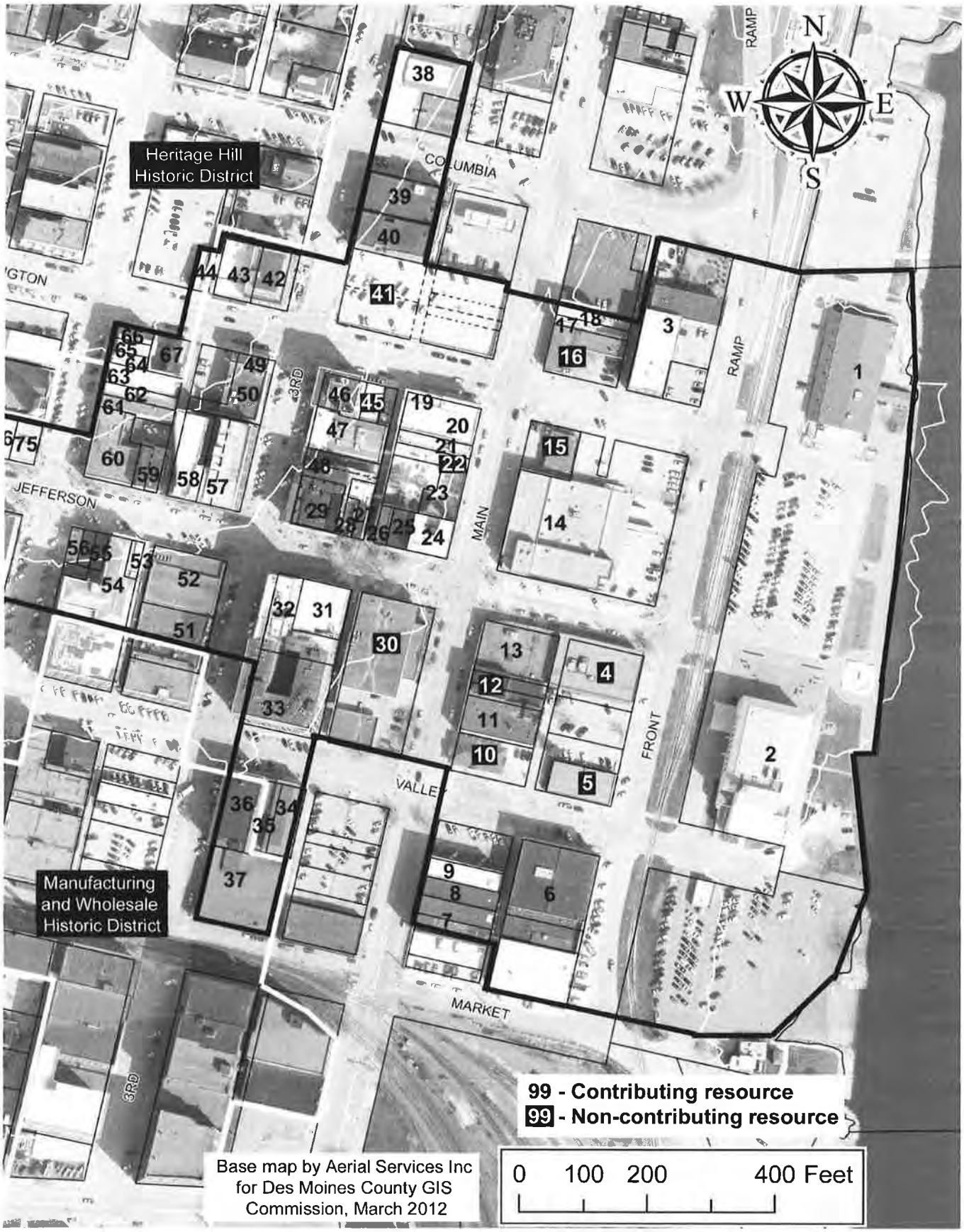
or

UTM References
Datum (indicated on USGS map): ____ NAD 1927 or _x_ NAD 1983

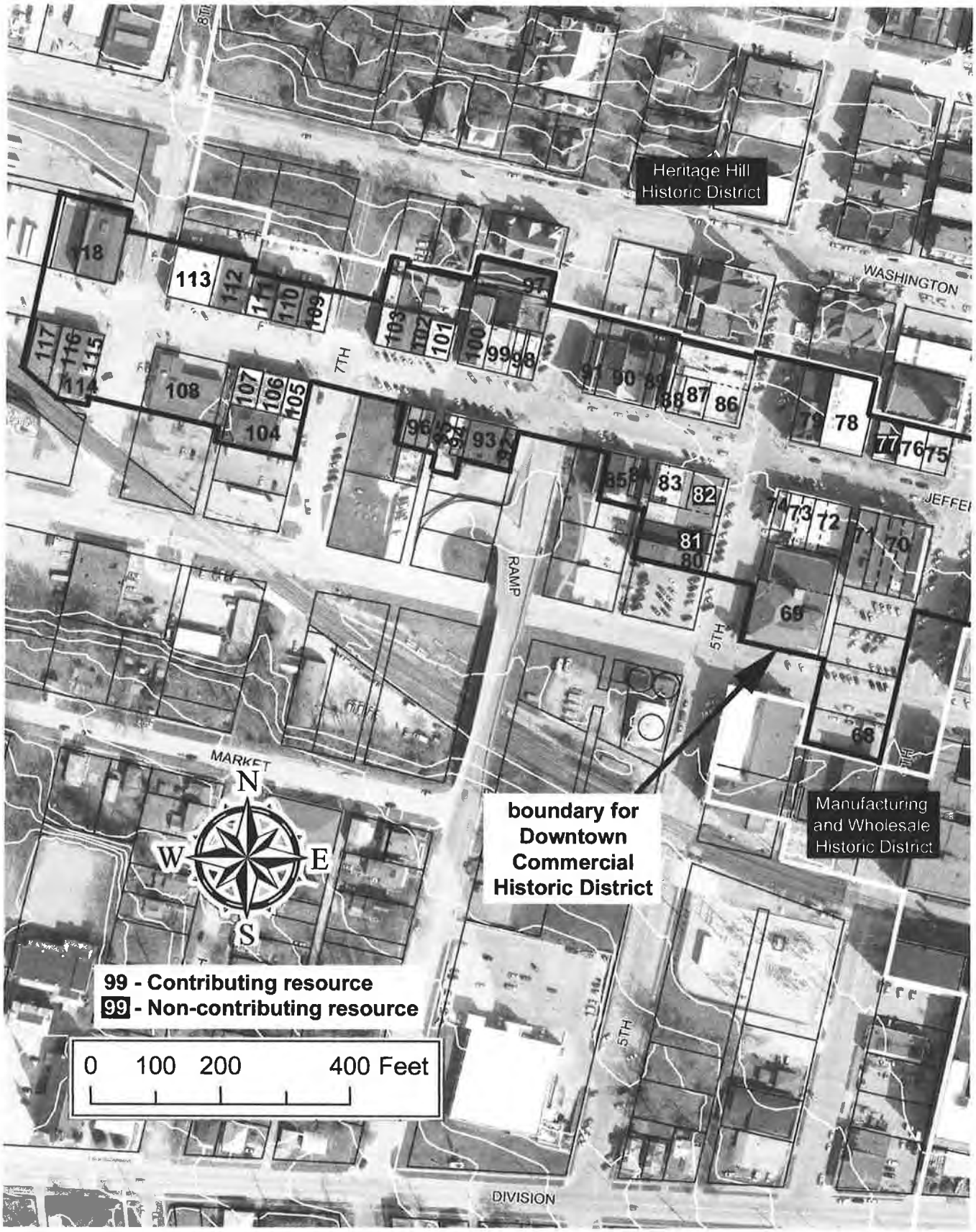
	Zone	Easting	Northing		Zone	Easting	Northing
1	15	659490	4519565	5	15	660310	4519150
2	15	659935	4519450	6	15	659995	4519245
3	15	660085	4519625	7	15	659905	4519335
4	15	660345	4519515	8	15	659495	4519480

Verbal Boundary Description (Describe the boundaries of the property.)

The map below depicts the boundary for the Downtown Commercial Historic District in Burlington, Des Moines County, Iowa. The split map on the following pages depicts the district at a scale of 1 inch = 200 feet.



Base map by Aerial Services Inc for Des Moines County GIS Commission, March 2012


Heritage Hill
Historic District
WASHINGTON
7TH
RAMP
5TH
MARKET
DIVISION
JEFFER
Manufacturing
and Wholesale
Historic District
boundary for
Downtown
Commercial
Historic District
N
W
E
S
99 - Contributing resource
99 - Non-contributing resource
0 100 200 400 Feet

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the Downtown Commercial Historic District has been drawn to include parcels that reflect the significant commercial history and architecture of the district from 1865 to 1967 as defined through their association with primarily commercial and retail functions of the buildings. Parcels that do not reflect these historic associations have been excluded from the district boundary and assist in defining the edge of the boundary. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall commercial businesses and buildings of the Downtown Commercial Historic District distinguish it from the surrounding area, and its historic nature has guided the determination of the district boundary. Buildings within the historic district at the edges contribute to the commercial significance of the historic district, as defined typically by retail stores on the first story and upper story uses including professional offices, small businesses, and meeting rooms for fraternal and other organizations. The north boundary of the Downtown Commercial Historic District is defined by a change in topography and the related changing of historic uses from commercial to primarily residential, religious, and governmental that also defines the buildings included in the south edge of the Heritage Hill Historic District to the north. The east boundary extends to the Mississippi River, incorporating the buildings along the riverfront. The south boundary is defined by a shift to generally wholesale and manufacturing businesses within the Manufacturing and Wholesale Historic District to the south. The west boundary extends along Jefferson Street to the point in the 800 block where demolitions have created a gap between contiguous buildings in the core of the commercial downtown, with more scattered and modified industrial and commercial buildings found further to the west.

Though historic archaeological sites have not been identified at this time, they could potentially contribute to the Downtown Commercial Historic District. If necessary, the boundary could be adjusted to include these sites. No current sites have been identified or evaluated for archeological potential or significance.

Downtown Commercial Historic District
Name of Property

Des Moines County, Iowa
County and State

11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian

organization SPARK Consulting date November 17, 2014

street & number 17 Oak Lane telephone 563-324-9767

city or town Davenport state Iowa zip code 52803

e-mail sparkconsulting@octaspark.com

Additional Documentation

Submit the following items with the completed form:

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

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Property owners:

The following people were identified as owning property within the boundary of the Downtown Commercial Historic District as of March 2014. A total of 84 distinct property owners are included on this list, which is organized according to address and map number with additional properties owned by the same person included under the first occurrence of the owner.

Property owner	Mailing Address	Property Address	Map #
CITY OF BURLINGTON	400 WASHINGTON ST BURLINGTON, IA 52601	200 N FRONT ST, 400 N FRONT ST, 500-506 N 3RD ST, 424 N 3RD ST, 401 N MAIN ST, 412-422 VALLEY ST, 501-505 JEFFERSON ST, 205 N 4TH ST (lot), 209 N 4TH ST (lot)	Map #1, #2, #38, #39, #41, #69, #82
JENNISON INDUSTRIES INC	PO BOX 965 BURLINGTON, IA 52601-0965	106 WASHINGTON ST, 408 N MAIN ST, 410 N MAIN ST, 401 N FRONT ST (lot)	Map #3, #17, #18
BURLINGTON BANK & TRUST	222 N MAIN ST BURLINGTON, IA 52601-5214	115 JEFFERSON ST, 200 N MAIN ST, 222 N MAIN ST, 209 N FRONT ST (lot), 213 N FRONT ST (lot)	Map #4, #10, #13
THE LAWYERS REAL ESTATE PARTNERSHIP LLLP	PO BOX 517 BURLINGTON, IA 52601-0517	100 VALLEY ST	Map #5
CMM CO LC	PO BOX 278 BURLINGTON, IA 52601-0278	101-111 VALLEY ST, 412 N 3RD ST	Map #6, #40
SIEKMAN, CHARLES H & BEVERLY J	108 N MAIN ST BURLINGTON, IA 52601-5507	106 N MAIN ST, 320 N 3RD ST	Map #7, #46
MANES, CHARLIE	110 N MAIN ST BURLINGTON, IA 52601	110 N MAIN ST, 112 N MAIN ST	Map #8, #9
GREAT RIVER INSURANCE COMPANY INC	210 N MAIN ST BURLINGTON, IA 52601	210 (208-212) N MAIN ST	Map #11
RUCKER, CHARLES R & MARJORIE P TRUSTEES	214 N MAIN ST BURLINGTON, IA 52601-5214	214 N MAIN ST	Map #12
DALLEN C. WORDEKEMPER, FEDERAL PRESERVATION OFFICER, REAL ESTATE, UNITED STATES POSTAL SERVICE	475 L'ENFANT PLAZA SW, SUITE 6670 WASHINGTON, DC 20260-1862	301 N MAIN ST	Map #14
POSTMASTER - UNITED STATES POST OFFICE	301 N MAIN ST BURLINGTON, IA, 52601	301 N MAIN ST	Map #14
BILLUPS, JEAN E	10668 ROLLING HILLS DR BURLINGTON, IA 52601-8550	324 N MAIN ST, 400 N MAIN ST	Map #15, #16
ZAGER REALTY COMPANY LLC	PO BOX 985 BURLINGTON, IA 52601-0985	205 WASHINGTON ST, 319-323 N MAIN ST, 315 N MAIN ST	Map #19, #20, #22
J & M RENTAL PROPERTIES LLC	1000 S STARR AVE BURLINGTON, IA 52601-3110	317 N MAIN ST, 210 JEFFERSON ST, 507-509 JEFFERSON ST	Map #21, #26, #83
HOTH, STEVEN S & JOELLEN M	PO BOX 982 BURLINGTON, IA 52601-0982	307-313 N MAIN ST, 200-204 JEFFERSON ST, 206-208 JEFFERSON ST	Map #23, #24, #25
MUNSON, DANIELLE A	1117 VINTNER BLVD PALM BEACH GARDENS, FL 33410	212 JEFFERSON ST	Map #27

Property owner	Mailing Address	Property Address	Map #
BRUECK, ROBERT E	11801 147TH AVE WEST BURLINGTON, IA 52655-8534	214 JEFFERSON ST	Map #28
SCHROCK, DOROTHY R, TRUSTEE	218 JEFFERSON ST, UNIT 2E BURLINGTON, IA 52601	218 JEFFERSON ST, 2E	Map #29
MCCANNON, JANET, TRUSTEE	218 JEFFERSON ST, UNIT 4A BURLINGTON, IA 52601-5251	218 JEFFERSON ST, 4A	Map #29
RUSSELL, MICHELLE & HELLING KEN	218 JEFFERSON ST, UNIT 4C BURLINGTON, IA 52601-5251	218 JEFFERSON ST, 4C	Map #29
SCHRAMMS CORNER LLC	1235 BROADWAY ST WEST BURLINGTON, IA 52655-1620	216-222 JEFFERSON ST	Map #29
GRIMM, CHRIS	218 JEFFERSON ST, UNIT 4B BURLINGTON, IA 52601-5251	218 JEFFERSON ST, 4B	Map #29
FIRST NATIONAL BANK	201 JEFFERSON ST BURLINGTON, IA 52601-5256	201 JEFFERSON ST, 118 N. MAIN ST (lot)	Map #30
FARMERS & MERCHANTS BUILDING CORPORATION	PO BOX 928 BURLINGTON, IA 52601-0928	213-219 JEFFERSON ST, 221 JEFFERSON ST, 405-407 VALLEY ST	Map #31, #32, #68
HISTORIC BURLINGTON LLC	8111 ROCKSIDE ROAD CLEVELAND, OH 44125	206 N 3RD ST	Map #33
THE HERITAGE TRUST FOR PRESERVATION & RESTORATION	PO BOX 53 BURLINGTON, IA 52601-0053	213 VALLEY ST	Map #34
PECK CORPORATION	2636 CLIFFWOOD DR BURLINGTON, IA 52601-2494	217 VALLEY ST	Map #35
VALLEY STREET HOLDINGS LC	223 VALLEY ST BURLINGTON, IA 52601-5512	219-223 VALLEY ST	Map #36
BANGERT PROPERTIES LLC	202 SPRING ST BURLINGTON, IA 52601-4913	100 N 3RD ST	Map #37
MACS CONVENIENCE STORES LLC	PO BOX 347 COLUMBUS, IN 47201	421 N MAIN ST	Map #41
VAN HAEFTEN,KAREL A R & ARELLANO, TERRY A	PO BOX 933 BURLINGTON, IA 52601-0933	300-304 WASHINGTON ST, 300-304 JEFFERSON ST, 308-310 JEFFERSON ST, 313 WASHINGTON ST	Map #42, #57, #58, #67
HAZELL, DAVID J & DAWN E R	615 COURT ST BURLINGTON, IA 52601-5131	306 WASHINGTON ST, 320 N 4TH ST	Map #43, #65
BECK, DOUGLAS J	700 HAGEMANN AVE BURLINGTON, IA 52601-3028	312 WASHINGTON ST	Map #44
DM CO POST NO 10102 VETERANS OF FOREIGN WARS OF THE US INC	215 WASHINGTON ST BURLINGTON, IA 52601-5223	215 WASHINGTON ST	Map #45
HERITAGE BAPTIST CHURCH AN IA CORP	314 N 3RD ST BURLINGTON, IA 52601-5309	314 N 3RD ST	Map #47
VENTURE 188 LLC	188 E SIMMONS ST GALESBURG, IL 61401	308 N 3RD ST	Map #48
GREAT WESTERN BANK	100 N PHILLIPS AVE SIOUX FALLS, SD 57104	323 N 3RD ST, 315-321 N 3RD ST, 307 WASHINGTON ST (lot)	Map #49, #50
THE CAPITOL THEATER FOUNDATION OF BURLINGTON IOWA	PO BOX 431 BURLINGTON, IA 52601-0431	211 N 3RD ST	Map #51
ART GUILD OF BURLINGTON INC	301 JEFFERSON ST BURLINGTON, IA 52601-5333	301-311 JEFFERSON	Map #52
DENNING, SONYA S & BELGER, JOHN W	313 JEFFERSON ST BURLINGTON, IA 52601-5307	313 JEFFERSON ST	Map #53

Property owner	Mailing Address	Property Address	Map #
DELPREORE, EUGENE A	214 N 4TH ST STE 3B BURLINGTON, IA 52601-6159	315-317 JEFFERSON ST	Map #54
ISOM, BRIAN K	201 JEFFERSON ST STE 204 BURLINGTON, IA 52601-5256	319 JEFFERSON ST, 323 JEFFERSON ST	Map #55, #56
SAWEST INC AN IA CORP	1731 N ROOSEVELT AVE STE 1, BURLINGTON, IA 52601-2320	312-314 JEFFERSON ST	Map #59
ALEXANDROPOULOS, MICHAEL N	2811 WEST AVE BURLINGTON, IA 52601-1557	320-322 JEFFERSON ST	Map #60
MCCARTNEY, KEVIN J	1125 S LEEBRICK ST, BURLINGTON, IA 52601-3104	312 N 4TH ST	Map #61
BECKMAN, DAVID D	314 N 4TH ST BURLINGTON, IA 52601-5314	314 N 4TH ST	Map #62
FALCONE, CARLO & CHERYL	2609 SUBILBE AVE BURLINGTON, IA 52601-2459	316 N 4TH ST	Map #63
HAZELL, PATRICK J & PAMELA A	220 E 17TH ST WASHINGTON, IA52353-4707	318 N 4TH ST	Map #64
GUTMAN PROPERTIES LLC	PO BOX 204 BURLINGTON, IA 52601	322 N 4TH ST	Map #66
BESSINE, DANNY A & DOBROSKI-BESSINE DEBORAH A	PO BOX 981 BURLINGTON, IA 52601	403-407 JEFFERSON ST, 411 JEFFERSON ST	Map #70, #71
HILLTOP PROPERTIES OF BURLINGTON LLC	218 S 6TH ST BURLINGTON, IA 52601-5658	401 JEFFERSON ST, 515-517 JEFFERSON ST	Map #70, #85
STIEFEL, DAVID A & MARCIA A	212 CRESTVIEW DR BURLINGTON, IA 52601-6416	413-415 JEFFERSON ST, 419-421 JEFFERSON ST, 423 JEFFERSON ST	Map #72, #73, #74
SKY & SEA PROPERTIES LLC	5233 FERRES LN BURLINGTON, IA 52601-9030	417 JEFFERSON ST, 512 JEFFERSON ST, 514-520 JEFFERSON ST, 522 JEFFERSON ST, 304 N 6TH ST	Map #72, #89, #90, #91
WILSON, DENNIS	1700 RIVER ST BURLINGTON, IA 52601-6151	400-402 JEFFERSON ST, 404-406 JEFFERSON ST	Map #75, #76
BURLINGTON INSURANCE	408 JEFFERSON ST BURLINGTON, IA 52601-5340	408 JEFFERSON ST	Map #77
FIRST UNITED METHODIST CHURCH OF BURLINGTON IOWA	416 JEFFERSON ST BURLINGTON, IA 52601-5318	412-418 JEFFERSON ST	Map #78
MUNDT, WILLIAM R & SHIRLEY C	420 JEFFERSON ST BURLINGTON, IA 52601-5318	420-422 JEFFERSON ST	Map #79
OTA LLC	211 N 5TH ST STE 100 BURLINGTON, IA 52601-5316	211-213 N 5TH ST	Map #80
BENEVOLENT & PROTECTIVE ORDER OF ELKS LODGE #84	215 N 5TH ST BURLINGTON, IA 52601-5316	215 N 5TH ST	Map #81
SCOTT, DAN E & BETTY L	317 N 6TH ST BURLINGTON, IA 52601-5106	513 JEFFERSON ST	Map #84
STEEPLETOWN DEVELOPMENT LLC	218 S 6TH ST BURLINGTON, IA 52601-5658	500-504 JEFFERSON ST	Map #86
CHARJAN INC	PO BOX 928 BURLINGTON, IA 52601-0928	506-508 JEFFERSON ST	Map #87
JACKSON, PATRICK & FRANCES	2615 S 14TH BURLINGTON, IA 52601-4704	510 JEFFERSON ST, 511 JEFFERSON ST	Map #88
CAPDEVILA, CARLOS O & KIMBERLY K	601 1/2 JEFFERSON ST BURLINGTON, IA 52601-5429	601 JEFFERSON ST	Map #92

Property owner	Mailing Address	Property Address	Map #
BESSINE, DAVID & KATHY & BESSINE RYAN & JULIE	603 JEFFERSON ST BURLINGTON, IA 52601-5411	603-607 JEFFERSON ST	Map #93
SHOCKLEY, THOMAS L JR & REBECCA R	PO BOX 766 BURLINGTON, IA 52601-0766	609 JEFFERSON ST, 611 JEFFERSON ST	Map #94, #95
STEVENS, MARY C & LIETSCH TROY L & LIETSCH MILBURN III	613 JEFFERSON ST BURLINGTON, IA 52601-5429	613-615 JEFFERSON ST	Map #96
EBERT SUPPLY CO	317 N 6TH ST BURLINGTON, IA 52601-5106	317 N 6TH ST	Map #97
CLINE, KATHERINE L	1722 GNAHN ST BURLINGTON, IA 52601-4526	600 JEFFERSON ST (lot), 602 JEFFERSON ST, 807 JEFFERSON ST	Map #98, #117
W COOK INC	PO BOX 928 BURLINGTON, IA 52601	604-606 JEFFERSON ST, 712-714 JEFFERSON, 716-722 JEFFERSON ST	Map #99, #112, #113
BURLINGTON SPORTSMAN INC	PO BOX 982 BURLINGTON, IA 52601-0982	608-610 JEFFERSON ST	Map #100
ALLEN, DARLENE L	612 JEFFERSON ST BURLINGTON,IA 52601-5428	612-614 JEFFERSON ST	Map #101
GANAKES, SAM J	RR1 BOX G-126, CARMAN, IL 61425	616 JEFFERSON ST	Map #102
ESPINOZA, CONRADO & MARIA E	622 JEFFERSON ST BURLINGTON, IA 52601-5428	620-624 JEFFERSON ST	Map #103
WISCHMEIER, RICHARD R & MARGARET A	219 N 7TH ST BURLINGTON, IA 52601-5424	219 N 7TH ST	Map #104
SWEARINGEN, TOM L & EVELYN M	701 JEFFERSON ST BURLINGTON, IA 52601-5431	701-703 JEFFERSON ST	Map #105
DIRECT MAYTAG INC AN IOWA CORPORATION	709 JEFFERSON ST BURLINGTON, IA 52601	705-707 JEFFERSON ST, 709-711 JEFFERSON ST	Map #106, #107
BFS RETAIL & COMMERCIAL OPERATIONS LLC	713 JEFFERSON ST BURLINGTON, IA 52601-5431	713-723 JEFFERSON ST	Map #108
KLEIN, ARTHUR L	1411 JEFFERSON ST BURLINGTON, IA 52601-4335	702 JEFFERSON ST	Map #109
SOUTHEAST IOWA COMMUNITY ACTION ORGANIZATION INC	700 JEFFERSON ST BURLINGTON, IA 52601-5430	700 JEFFERSONS ST	Map #109
BANGERT, RICHARD H & BANGERT KURT R	706 JEFFERSON ST BURLINGTON, IA 52601	704-706 JEFFERSON ST	Map #110
BANGERT, KURT	202 SPRING ST BURLINGTON, IA 52601	708 JEFFERSON ST	Map #111
ANTIQUES TO BE LLC	801 JEFFERSON ST BURLINGTON,IA 52601-5433	211 N 8TH ST, 801 JEFFERSON, 803 JEFFERSON	Map #114, #115, #116
HOFFMAN, MARY	805 JEFFERSON ST BURLINGTON, IA 52601-5433	805 JEFFERSON ST	Map #116
CALE, LINDA KAY	800 JEFFERSON ST BURLINGTON, IA 52601-5432	800 JEFFERSON ST	Map #118

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo log:

Name of Property: Downtown Commercial Historic District

City or Vicinity: Burlington

County: Des Moines State: Iowa

Photographer: Rebecca Lawin McCarley

Date Photographed: January 14, 2014

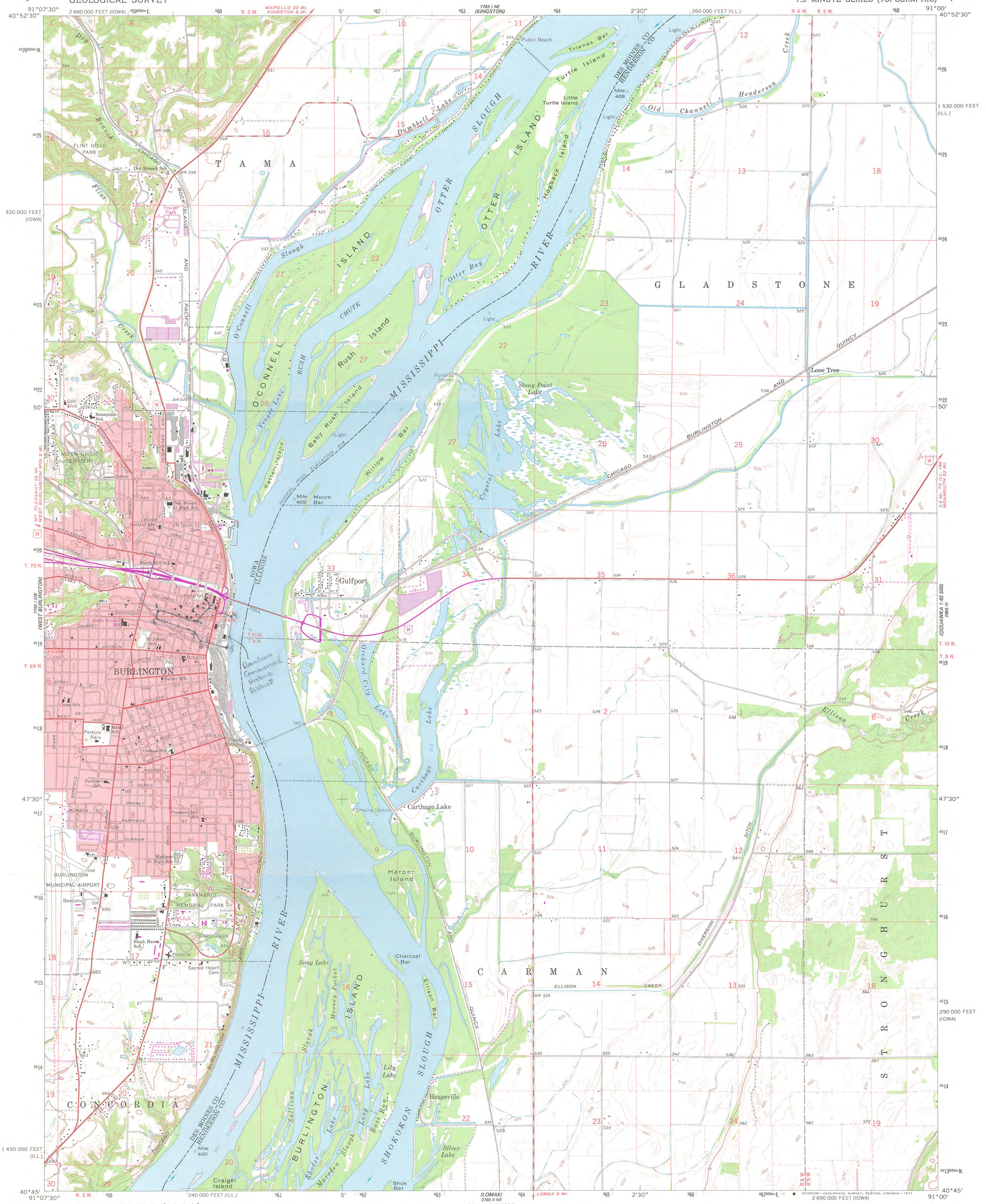
Description of Photograph(s) and number, include description of view indicating direction of camera:

1. West on Jefferson Street from riverfront, camera facing west.
2. West on Washington Street from riverfront, camera facing west.
3. East side of 100 block of N. Main Street, camera facing northeast.
4. Southeast corner of N. Main and Washington streets, camera facing southwest.
5. West on Jefferson Street from 100 block, camera facing west.
6. 200 block of Valley Street, camera facing east.
7. South on N. 3rd Street from 500 block, camera facing south.
8. 300 block of N. 3rd Street, camera facing south.
9. 300 block of Jefferson Street, camera facing west.
10. 300 block of Jefferson Street, camera facing east.
11. East side of 300 block of N. 4th Street, camera facing southeast.
12. 400 block of Jefferson Street, camera facing southwest.
13. 400 block of Jefferson Street, camera facing east.
14. 500 block of Jefferson Street, camera facing east.
15. 600 block of Jefferson Street, camera facing west
16. 700 block of Jefferson Street, camera facing west.
17. East on Jefferson Street from 800 block, camera facing east.

Photograph key (McCarley 2014)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

BURLINGTON QUADRANGLE
IOWA—ILLINOIS
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1962 and planetable surveys 1964

Polyconic projection. 1927 North American datum
10,000-foot grids based on Illinois coordinate system, west zone, and Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs taken 1976. This information not field checked

Purple tint indicates extension of urban areas

UTM GRID AND 1976 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
(MN, GN; 1°16′ 22 MILS; 3½° 62 MILS)

SCALE 1:24 000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801,
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

IOWA
QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
U. S. Route — State Route

BURLINGTON, IOWA-ILL.
N4045—W9100/7.5

1964

PHOTOREVISED 1976

AMS 7765 I SE—SERIES V876

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1977

MEMORIAL AUDITORIUM

WHOLESALE
PORT OF BU LINGT

TOWNE HOUSE
PIZZA
PIZZA
COLD BEER
STEAKS
Sandwiches
HH
RESTAURANT & LOUNGE
CAMERA LAND
HOME PHOTO
SONY
TV-HOME THEATER-AUDIO

FARMERS & MERCHANTS
SAVINGS BANK

BURLINGTON
NOW LEASING 758-9014
STOP
ALL WAY

Heritage
BAPTIST
CHURCH
24 HOUR ATM

SUTTER'S

CERTIFIED PUBLIC ACCOUNTANTS

Bistro
Bistro
322
Bistro
Bistro

RUNDT
HANO & ORGAN
COMPANY
"OUR FAMILY MUSIC STORE"
SINCE 1928

SIXTH

Dehner's
JOHNS
BOAT
HUNTING
GUNS

Community
Action
Neighborhood Center
130
FURNEY'S

STOP
Today's Hair Option