

United States Department of the Interior
National Park Service

MAR 07 1991

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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name _____
other names/site number West Jefferson Street Historic District

2. Location

street & number Roughly the 400 to 800 blocks of W. Jefferson St. not for publication
city, towns/site number Burlington vicinity _____
state Iowa code IA county Des Moines code 057 zip code 52601

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>49</u>	<u>14</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u>5</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		<u>49</u>	<u>19</u> Total

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 3

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] 2/18/91
Signature of certifying official Date

State Historical Society of Iowa
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

**Entered in the
National Register**

- hereby, certify that this property is:
 entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.

[Signature]

4/8/91

removed for the National Register.
 other, (explain:)

[Signature]
Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions

COMMERCE: specialty, department store,
restaurant
SOCIAL: meeting hall
INDUSTRY: manufacturing

Current Functions

COMMERCE: specialty, department store,
restaurant

7. Description

Architectural Classification

Italianate
Gothic (High Victorian)
Commercial Style

Materials

foundation limestone
walls brick
stone
roof flat tar
other stone & terra cotta trim
cast iron fronts

Describe present and historic physical appearance.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

COMMERCE

Period of Significance

1865 - 1936

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

VARIOUS

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

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INTRODUCTION

The West Jefferson Street Historic District includes generally the 400 through 800 blocks of Jefferson Street in downtown Burlington, Iowa. The district is comprised of 63 buildings, 49 of which are contributing or key structures. In general they are two to four story brick buildings, many with stone and terra cotta details. West Jefferson Street evolved as the best thoroughfare leading westward through Hawkeye Creek Valley and out of town connecting to the popular Agency Road. The valley bottom and lower slopes are essentially all devoted to commercial uses. Changes in transportation patterns and products in the general downtown area have created many unused properties and much demolition over the years. The properties facing West Jefferson Street, however, have endured and present a nearly continuous row of building fronts from Fourth Street to the railroad tracks. Valley and Washington Streets, paralleling Jefferson on either side, have numerous vacant lots. But most of West Jefferson Street today remains much the way it looked from 1910 to 1930; the product of steady commercial growth during the late 19th century. All contributing buildings are over 50 years old.

The proposed district begins on Jefferson at Fourth Street and runs west. This designation seems advisable since there are more integrity problems along Jefferson Street to the east. Holes in the historic fabric there have been caused by remodeling, demolition, and erection of modern buildings. At the turn of the century, large dominant buildings were erected on the sites of earlier commercial structures, encouraged by the growing economy and the Hotel Burlington construction of 1910. These late 19th century style buildings caused a change of scale and detail along Jefferson east of Fourth. Since this area was the most progressive hub of the downtown, 20th century development also focused there, including modern building styles or modern facades on existing buildings. The resulting character is an interesting mixture of old and new, but the feeling of a historic town has been greatly changed. Looking west along Jefferson from Fourth Street, there are fewer integrity problems and generally a smaller scale of buildings.

Beginning at Fourth Street, the district includes nearly all of the buildings along Jefferson Street to the railroad tracks. On the north side of Jefferson the boundary runs behind the properties, contiguous to the Heritage Hill Historic District boundary. On the south side of Jefferson, the boundary runs behind the properties fronting on Jefferson, leaving out of the district the open parking areas and modern buildings fronting on valley street. The boundary was partially chosen to distinguish manufacturing and residential areas from the retail commercial sector. The Fire and Police Station is included since it is adjacent and is a related service to the retail commercial use of the district.

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corner of 5th & Jefferson, view to the northeast

View on Jefferson Street.

1889 Burlington Illustrated
on file Burlington Public Library

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MASSING, SCALE & MATERIALS

The most important visual aspect of the West Jefferson Street District is the pattern of the street scene--the rhythm, repetition and sequence of the buildings. None of the buildings are more than four stories tall. Thirty-Seven (37) buildings are two story, thirteen (13) are three story, three (3) are four story, and ten (10) are one story buildings. A strong rhythm is created by complete half blocks of Italianate buildings with regular rows of similar windows and cornice lines (#146, 147, 148-149, 150, 151, 152-176, 177, 178, 179). The majority of buildings are constructed of brick, many with rich and diverse details. There is only one frame building in the district (#134A). Some structures are primarily brick with a cut stone facade (#114, 114A, 115, 116), while others have a large amount of cut stone detailing (#113, 116) or terra cotta (#163, 169). There are cast iron fronts on other brick structures (#153, 154, 177, 178, 179). The district also contains an early stone mill (#168, 168A).

Visually the district is composed of sixty-three (63) buildings, 56 facing Jefferson Street and 7 on adjacent north-south facing streets. Of the 63 structures, 18 are key, dominant buildings which contribute in a pivotal way to the significance of the district (#113, 114, 114A, 115, 116, 119, 120, 130, 133, 158, 159, 163, 168, 169, 152, 153, 154, 177). Thirty-one are contributing structures which support the significance of the district with varying degrees of architectural richness. Fourteen buildings are non-contributing because of integrity problems, modernization, or cladding (#110, 110A, 111, 125, 126, 131, 132, 134A, 135, 137, 155A, 161, 173 and 180). Most of these could be contributing buildings with some removal of modern elements and rehabilitation. The Jones and Cook buildings (#110 and 110A) will be key buildings upon the removal of cladding. Three contributing structures (#140, 141, 170) have been razed since the beginning of the project. Their vacant lots must now be considered non-contributing resources.

BOUNDARY JUSTIFICATION

The district was chosen on the basis of a concentration of buildings with integrity and visually imparting a sense of commercial retail history. Because Jefferson Street evolved quickly as the major thoroughfare westward out of the downtown are, it became the natural choice for retail development fronting on the street thoroughfare to develop beyond the riverfront-Main Street zone. The proposed West Jefferson Street boundaries were drawn tightly to the historic buildings in an effort to avoid excessive buffer zones.

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The district has been designated to start at the corner of Fourth Street for several reasons. First, there is a series of buildings on Jefferson Street on either side of this intersection which are potential key buildings and could form an impressive gateway when heading west. The Hedge Block (#114, 114A, 115) is on the National Register and the imposing four story Buettner Building (#116) is adjacent. On the north side of the street are two buildings which are clad but have great potential (#110, 110A), the Jones Block and the Cook Block. These buildings have impressive arched or enframed window details which would be recovered on removal of the cladding.

To the east of Fourth Street are also a number of impressive buildings, however, there is a greater amount of new construction and historic buildings which have had severe changes during periods of modernization. This is in contrast to the Jones and Cook Blocks where a reversal of the modern facade would be relatively easy and of moderate cost. During most of the 20th century, the heartbeat of Burlington has been at the intersection of Third and Jefferson Street, perhaps the cause of a more "progressive" approach to modernization of old buildings on the east end of Jefferson. Hopefully, designation of the West Jefferson Street Historic District and facade improvements will spill over to see some recovery in the east Jefferson Street area.

The western boundary of the district is at the railroad track crossing of Jefferson Street because of the visual break in the rows of building fronts and the declining number of retail establishments after that location.

The development of this last block of West Jefferson was naturally slower because of the location of Hawkeye Creek and the turning of the thoroughfare traffic to the north winding into Agency Street. The Burlington & Missouri River Railroad tracks came through the same area with the result being the short diagonal Hawkeye Street placed directly over the Hawkeye Creek storm sewer. From the railroad tracks commercial development originally did go west across the tracks and up the hill. This is partly due to the development of the street railway up Jefferson Street and on to West Hill. However, the turning northward of Hawkeye Creek encouraged Agency Road and the railroad to follow the gentle grade. Since the grade was in a low creek area the commercial usefulness gave way to industrial uses. Indeed all along the railroad tracks in the vicinity of the Jefferson Street crossing were numerous industrial uses. These eventually gave way again to retail uses when Hawkeye Creek was run underground and the street raised in the 1880's.

The current general trend, when historic sites or boundaries are near one another, is to ignore previously established boundaries when forming a new historic district. Heritage Hill Historic District (1982) borders the proposed West Jefferson Street district on the north side for four blocks. Because of the hillside situation and excavated flat areas, the Heritage Hill boundaries are so strong that the West Jefferson Street boundaries tend to fall in the same place. The Heritage Hill line was drawn on the downhill side of a series of churches and associated parking areas. The area between that line and the back of the properties on the north side of Jefferson Street is either somewhat excavated for the parking purposes associated with Jefferson Street buildings, or is a narrow space defined by retaining walls. Because of the

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narrow, tight conditions in this area, it seems practical to use this same Heritage Hill boundary line even though it does include some parking areas and two buildings of lesser integrity.

Using a common wall as a boundary was another problem. It is not a natural boundary, it doesn't show visually, and could present legal questions. Wherever necessary we have included non-contributing buildings if they have common walls with contributing buildings (#125, 126, 155A, 180). The south side of the 700 block of Jefferson is all non-contributing structures. Rather than include this half block (even though it is on Jefferson Street), it seems to make sense to draw the boundary of Jefferson Street and exclude these buildings. Nothing is left of the original facades or window openings because of the extensive veneering with modern, blond brick.

The loss of industrial buildings along Valley and Washington Streets has left many parking areas and open lots adjacent to the proposed district. Nearly all of these areas have been excluded from the district, unless it is private land on the same lot as a historic building.

METHODOLOGY

The effort to nominate West Jefferson Street Historic District to the National Register of Historic Places was generated by Main Street of Burlington, Inc. In January of 1987 Steve Brower was hired to suggest and prepare background information on possible sites and/or districts. After it was decided to submit the Hotel Burlington as an individual site, attention was turned to a potential district.

The first step beyond the hotel was to look for distribution or patterns of buildings or historic themes worthy of further research. This effort helped to establish Burlington's unusual development pattern as it relates to the river, Main Street and Jefferson Street. General building survey was conducted of the downtown valley, looking for a pattern. At this stage it was not so apparent that Jefferson Street would emerge significant. There was an instinctive feeling that the area was important because of visual impressions, but historical facts were needed to guide analysis. For example, the street's location as the site of both the first thoroughfare traffic to the prairies and the first street paving came out of this search.

Manufacturing and industrial buildings along the railroad tracks were also surveyed. It was decided to consider these structures as a separate district nomination because of the distinct nature of the relationship of manufacturing use to the railroad rather than the street pattern of the downtown. However, there are some buildings which were originally used for manufacturing on West Jefferson Street which have had a mixed history of retail and wholesale/manufacturing use.

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Old hotels and support services along Main and Front Streets presented another possibility. Several of these buildings still exist in a concentration, suggesting the need for more analysis. Potential impacts from highway and bridge projects make this area a difficult public issue.

Funding, however, would only allow for one multiple property project. In a January meeting with Jim Jacobsen of the Office of Historic Preservation, we discussed potential National Register nominations from Burlington. West Jefferson Street was singled out at this time as a potential district worthy of further research. Once Jefferson Street had been pin-pointed as the study area, a survey of building fronts was conducted to get a feeling for their general distribution, determine contributing and dominant buildings, and to identify buildings with architectural integrity problems.

Various aspects of Hawkeye Creek Valley and historic development patterns have surfaced through other research projects in our office. These experiences led to a brief comparative analysis of topography and development patterns in other river towns. Determining the conformation of the business district and Jefferson Street as unusual was the result of personal observations during travels and reference to USGS Maps.

The land forms of towns on the Mississippi River between Minneapolis and St. Louis, as well as other Iowa river towns were examined. A comparison of these river towns showed Keokuk to be the closest in development pattern to Burlington. Both have lineal development leading to the river. However, these similar patterns were caused by extremely different land forms. Keokuk is unique to the tail of Iowa-- a ridge between two valleys. Burlington, on the other hand, is a valley between two ridges.

Sanborn Atlases were used to verify the north-south development of the lower town and the old original downtown paralleling the river and Front & Main Streets. They also confirmed the east-west development pattern of Market, Valley, Jefferson and Washington Streets. Two Bird's Eye Perspective Sketches (c. 1878 & 1889) were also extremely helpful in determining patterns and themes. These drawings also prove valuable for individual site information.

A comparison of the streets paralleling Jefferson on either side (Washington to the north and Valley to the south) reinforces the significance of Jefferson Street as the retail shopping district. The lower or eastern portions of Washington and Valley up to Third Street were a mix of retailing, wholesaling, and manufacturing. Washington Street from Third Street west was institutional and residential until Eighth Street, where it became primarily manufacturing. Valley Street from Third Street west was a mix of wholesaling and manufacturing. Retail sections beyond the two development areas previously discussed (n-s along the riverfront and e-w along Jefferson) have always been very spotty. The original north-south retail section has been largely torn down for parking areas and shifts in land use, leaving Jefferson Street as the only representative of the historic retail trade.

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In order to consider a historic district, the state must have at least the immediate vicinity inventoried. But in Burlington, the inventory was sporadic since the state's effort in that inventory had concentrated on industrial and residential properties. Instead of relying on a completed inventory in Des Moines as expected, we were faced with a new process.

The search of city directories for information on building use was extremely time consuming. Commercial listings by numerical street address order were not begun until 1906 in Burlington. For 1874-1905 the search process was tedious but accomplishable. The real difficulty was in pinning down properties before 1874 when the modern street numbers were instituted. The old original street numbers seemed to change every time a new building went up.

A Main Street volunteer committee assisted Steve and Kathy Brower in research of newspapers and city directories. Volunteers were Susie Guest, Barb Popek, George Hanrahan, Carol Smith, C.J.H. Schmidt, and Debbie & Dan Bessine. Photography was provided by Newton Colburn of Camera Land. Marlys Svendsen's 1977 Survey of Burlington was consulted. Biographical research on key individuals followed, and interviews were conducted with longtime retail merchants on Jefferson Street. The photograph collections at the Burlington Public Library and the Des Moines County Historical Society were reviewed. No photographs were found at the State Historical Archives and Society.

Maps which proved helpful were the 1878 and 1889 Bird's Eye Perspective Sketches, 1873 Andreas Atlas Maps, 1873 and 1896 City Directory Maps, and the 1910 and 1925 City Maps. Sanborn Fire Insurance Maps were consulted to help in determining building dates, construction methods, and materials, and for downtown context. However, the 1886 volume proved especially helpful in yeilding information on the nature of building uses. It was important to establish that so much of this area was in retail use at this early date.

In addition to the initial photos which were taken, we found it necessary to also include photographs of the rear of buildings. This was necessitated because of the implications of any tax credit projects on these commercial structures. Photos of street scene views of the district and views across town were taken and are included in both slide and black & white form. Sanborn Maps in slide form are included for the state along with slides of other photographs in the support information to aid in any program needs they may have.

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TPOLOGY

The primary source used in developing the typology for this project was The Buildings of Main Street by Richard Longstreth, a publication of the National Trust for Historic Preservation. In this system general compositional types of commercial architecture are based on facade arrangements repeated through the years. Architectural styles more commonly associated with a historical period then become sub-types of these conventions. The following chart shows the breakdown of types and sub-types by building number. A "K" following the number indicates a key structure. An "N" indicates a non-contributing structure.

Type I The Two Part Commercial Block

Sub-type A	Sub-type B	Sub-type C	Sub-type D
Italianate	High Victorian	Queen Anne	Classic-Modern
117	153-K	113-K	112
118	154-K	114-K	169-K
119-K	171	114A-K	139
129	172	115-K	144
136	176	130-K	145
138	177-K	133-K	155
146	178		160
147	179		162
148	128		163-K
149	110-N		127
150	110A-N		
151	137-N		
152-K			

Type II The One Part Commercial Block

134	111-N	135-N		
	131-N	125-N	155A-N	
	132-N	126-N	180-N	161-N
	134A-N		142	143

Type III Enframed Window Wall

116-K

Type IV Non-Commercial

120-K

175

168-K

168A

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Type I The Two Part Commercial Block

The largest number of contributing buildings in the district (41) fall into the category known as the two part commercial block, a type which dominated the core of commercial areas in most small American cities and towns. Usually 2-4 stories, buildings are characterized by a horizontal division into two distinct zones. The street level main floor is public space, such as retail stores or restaurants. The upper levels are more private, usually offices, residential or meeting rooms.

The commercial block was prevalent from the 1850's to the 1950's. Early structures of the type were very simple. But technological developments in the Victorian era, such as the mechanization of stone and wood cutting and the casting of iron, created widespread use of ornament. New building products and techniques made it more practical to use flat, low pitched roofs. Reduced costs in the manufacture of plate glass meant retail units could have large windows to display merchandise. Shops and offices above were included as part of the building package to generate additional revenue. The overall character of these buildings is thoroughly commercial.

Sub-Type A Italianate

Within the two part commercial block type, buildings show various architectural styles. After the conclusion of the Civil War, the commercial blocks began to move west. Several good examples of a simple Victorian Italianate style exist in these early buildings. On West Jefferson Street round arch windows usually indicate construction in this era. The Andy Gantz Saloon (#153) and the Concordia Beer Hall (#152) with their round arch facades and windows show these early characteristics. Intact half blocks of buildings that provide unity to the district are also in this sub-type (#146,147,148 #149,150,151,152 #176,177,178,179.)

Sub-Type B High Victorian

These later buildings display a more flamboyant style. During the High Victorian era (1880's-90's), there was an increase in the amount of ornament and the variety of elements and materials employed. Often large portions of the wall surface were covered with decorative patterns in stone, brick, tile, cast or stamped iron. Turrets, towers, oriel windows, and gables with high pitched roofs were added for picturesque effect. The Hedge-Gregg Block (#114, 114A, 115), the Masonic Temple (113), and the Forney-Mellinger Buildings (#131, 133) are all good examples from this era.

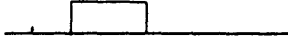
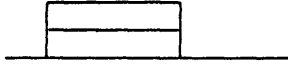

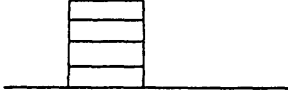







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GUIDE TO THE BUILDINGS OF MAIN STREET

	One-Part Commercial Block	1 story, flat roof
	Two-Part Commercial Block	2-4 stories, 2 horizontal divisions, public & more private, may be visually similar or not
	Enframed Window Wall	enframed horizontal center section, sometimes tall, 20th century
	Stacked Vertical Block	at least 5 stories, 3 horizontal divisions, treated differently with equal emphasis
	Two-Part Vertical Block	at least 4 stories, tall buildings, dominant shaft upper zone on visual base, 1-2 story lower zone
	Three-Part Vertical Block	same as Two-Part Vertical Block except has distinct upper zone of 1-3 stories
	Temple Front	one compositional unit, 2-3 stories
	Vault	2-3 stories, large narrow central opening
	Enframed Block	2-3 stories, front accented with columns, etc., narrow end bays
	Central Block with Wings	2-4 stories, projecting center section with subordinate flanking units
	Arcaded Block	tall, evenly spaced arched openings with no bracket or flank units

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Sub-Type C Queen Anne

There are four buildings in the district (#158, 159, 173, 174) with the distinct and common design feature of a large complex arched window in the center of the second floor facade. They are two story brick buildings with corbelled brick detailing. The Nees Harness Shop (#158) features a second floor corner turret with castellated top, but the other buildings are within blocks. All were built between 1880 and 1910.

Sub-Type D Classic-Modern

The exuberant Victorian buildings were followed by the late 19th century return to classicism, which emphasized unity and balance. It was felt commercial buildings should blend to form a unified business district. By the turn of the century, order and unity prevailed in most designs and the classic revival quickly gave way to the small city's interpretation of the early 20th century commercial style. These buildings are regular in shape. Rectangular windows are grouped in rows and comprise a much larger proportion of the wall space than did the earlier Victorian styles. Although no building in the district is over four stories in height, several buildings show the influence of the early 20th century commercial style. Examples are the Boesch Building (#112) and the Nash Finch Building (#169). The terra cotta trim on the Nash Finch and Scotten Buildings (#163) has somewhat of a Sullivanesque feeling when the details are viewed closely.

These are one story buildings that are similar to the first floor of a two part commercial block and have the same characteristics. They are usually a simple box with decorated facade and flat roof. The district contains three examples of a one part commercial block (#134, 142, 143.) Their presence provides richness and diversity to the street scene. However, most of the one story buildings in the district are non-contributing as they are modernized older structures with the upper floors removed.

Type III The Enframed Window Wall

Although it is usually difficult for a single building to carry a type in a district, the Buettner Building (#116) is a key building and its facade is an excellent example of the Enframed Window Wall. This type unifies the building design by framing the center section with a wide and often continuous border. Decorative elements often incorporate a historical theme, and here on the upper floors we see the two story engaged Ionic columns and pilasters of the classic revival.

A popular style around the turn of the century and after, the Enframed Window Wall incorporates large areas of display window to suit the retail uses it was designed for. This type is more commonly found in large urban areas than in towns the size of Burlington.

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Type IV Non-Commercial

There are three dramatic buildings in the district (#120, 168 & 168A, and 175) that do not fit the commercial typology because they were not designed as retail stores. Yet architecturally and historically they are important parts of the district. The Stone Mill (#168 & 168A) and the Wagon Factory (#175) have seen various retail uses over the years, after their initial uses were changed.

During the Civil War era which preceded the retail commercialization of West Jefferson Street, a number of manufacturing, storage, and residential buildings existed there. Most of these were replaced in the westward push for development along Jefferson Street during the 1870's and 80's. However, two early examples of the manufacturing building remain in the 800 block, the stone E. Joy and Co. Planing Mill (#168, 168A) and the Funck & Hertzler Wagon Factory with its clipped gable end walls (#175).

The third building in the Non-Commercial group is the Fire and Police Station (#120). It was described by its architect, H.I. Goddard as French Romanesque. The massive quality of the building and the stone trimmed arches support the Romanesque designation.

Cast Iron Architecture

Although not considered a separate type in this nomination, mention should be made of the buildings in the district with cast iron fronts. The Andy Gantz Saloon (#153) and Weil & Hirsch Hides (#154) have cast iron columns flanked by iron ropes on either side. These 3 part columns separate the round top window and door openings in a regular rhythm. Buildings number 176, 178, 179 were all constructed for the Schlager Beer Agent & Saloon. They are similar in design and all boast the same cast iron cornice. Buildings 178 and 179, which were the main facades of the business, have identical cast iron fronts on the first floor. Adjacent to these structures is the Cockerell & Turner Grocery which also has a full cast iron front on the first floor, although it is simpler in detail than the Schlager buildings.

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Jefferson Street, looking east from Foundary Street.

The west district boundary. Foundary Street is now Hawkeye Street.
from 1889 Burlington Illustrated on file in the Burlington Public Library.

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INDIVIDUAL SITE DESCRIPTIONS

A brief description of each property follows using a format of building number, historic name and/or common name, building street address in parentheses, date of construction, and physical description including style, use, changes, and condition. Specific circa dates (i.e. 1876) have been determined from accumulated information on the property. Bracketed circa dates (i.e. c. 1858 - 74 or c. 1850's) indicate a broader possibility of construction dates based on more limited information on the property during its construction period.

There was an exterior visual survey made to determine the general condition of buildings within the district. Judgements were based on an evaluation of surface material, roof, foundation, soffits, window frames and sills. Not considered were interior or other problems not readily evident. The large majority of buildings are listed in excellent or good condition, and some of these designations may be rather generous. However, the deficiencies in these buildings which might arise on closer inspection would for the most part, be repairable. There are 20 buildings in excellent condition, 26 buildings in good condition, 16 buildings in fair condition, one building in deteriorated condition and 3 buildings recently razed.

See the Site Sheets in the supplemental material for a detailed listing of the known uses in each building. Only a brief sentence pertaining to use is given here to show the type of physical use in the building.

#110 Jones Block (400 Jefferson) 1876, 3 story, Non-Contributing
Designed and constructed by local builder William Fordney at a cost of \$14,000, this three story, brick building is an Italianate example of the two part commercial block. The main facade has been clad with aluminum sheeting that covers both the Jones Building and the Cook Building (#110A). Arched top, 2 x 2 windows with keystone and limestone sills are a part of the original facade that is intact under the cladding. A flat tar roof caps the masonry load bearing walls. A massive stone foundation was used to protect the building from the large stone tower of the First congregational Church (National Register Site) immediately to the north. Over the years the Jones Block, a large building, has been filled with many retail uses at one time. Major original uses were: main floor, drug store and jeweler; second floor, offices and the Burlington Library; third floor, meeting rooms in the International Order of Druids. A separate entry on the Fourth Street side at one time led to the Library. A zinc cornice was added in 1884, the cladding done in 1956. The condition of the building is good. Presently its integrity is fair, non-contributing, but it would be architecturally a key building if the cladding were removed.

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#110A Lyman Cook's Block (404 Jefferson) 1883, 3 story, Non-Contributing
Another example of the Italianate two part commercial block, the Cook Block is three stories of brick topped by a tar hip roof. The dramatic original facade is believed to be intact under the aluminum cladding applied in 1956. Pilasters divide three bays, each with arched top windows. The outside bays have three windows each with the center bay having a single window. Masonry load bearing walls rest on a stone foundation. The earliest recorded uses for this large building are in 1885 as a boot and shoe store and Minnie Davis' Ice Cream Parlor. Many fraternal organizations used the upper floors, but the building is best remembered for its use in 1906 as the home of the Grand Union Tea Company. The building's condition is good, integrity fair. Like the Jones Block (#110) the aluminum cladding would be relatively easy to remove, making both buildings contributing.

#111 The Naylor Agency (408-410 Jefferson) 1904, 1 story, Non-Contributing
Although the one story brick building dates from 1886, it has had a brick veneer added to the front in a modern colonial style. Large display windows flank a center doorway. The flat tar roof caps masonry load bearing walls and a stone foundation. The earliest uses of the building are unknown, but in 1892 a millinery store was present and later the building was used by several fraternal organizations. The veneer front was added circa 1980, but the upper floors had been removed at some earlier date. The building's physical condition is excellent, but its integrity is poor. It is a non-contributing building.

#112 Boesch Building (412-416 Jefferson) 1904, 4 story, Contributing
The Boesch building is a commercial style two part vertical block structure. Its four stories of hard brick are topped by a flat tar roof. The masonry load bearing walls rest on a concrete foundation. Windows on the main facade are complex modern arranged in three bays. Italian Renaissance details around the windows and cornice and pressed brick pilasters create the three bay front. The structure was built by the Parsons family as an expansion store for retail merchant Jacob Boesch. The western portion of the building was Hertzler-Boesch Shoes, while the larger easterly portion was a part of Boesch's Dry Goods Store. In 1937 the property became Wyman & Rand, a popular furniture store. It is a contributing building.

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#113 Masonic temple (a.k.a. Gregg Building) (420 Jefferson) 1884, 3 story Contributing

Designed by architect Charles A. Dunham, the Gregg Building is quite different in character from the other buildings in the same block. It is a High Victorian style with strong stone banding and repetition of stone arches over the windows and complex gable roofline. It has two finished brick and stone facades, three stories high. Masonry load bearing walls rest on a stone foundation. The building originally housed Jacob Boesch's Dry Goods Store on the first floor, well known Monfort and Hill Photography on second along with some smaller retailers, and the Masonic Temple on third. The stone trimmed century entry and oriel window have been removed and the window openings covered. The building's condition is good, its integrity fair. It is a contributing building.

#114 & 114A Hedge's Block (a.k.a. Hedge's Block IV) (401 Jefferson) 1881, 3 story Contributing

Designed by architect Charles A. Dunham, buildings 114, 114A and 115 are already listed on the National Register of Historic Places individually. The Block's High Victorian Gothic design, extensive stone facade and complex roofline dominate the intersection. There are also significant brick and stone details on the facade facing Fourth Street. The building is three stories of brick and stone with masonry load bearing walls resting on a stone foundation. The roof is a complex hip and gable, windows are segmentally arched. Originally, various retail uses were found on the main floor with the prominent corner location taken by Perkins Jewelers. The Orchard City Business College (later Elliott's) occupied a large portion of the second and third floors. The Jefferson Street first floor facade and entry have been modernized. The building's condition is excellent, its integrity is good. It is a contributing structure.

#115 Hedge's Block (a.k.a. Gregg & Bonner Block) (403-407 Jefferson) 1881, 3 story, Contributing

A part of the Hedge Block complex designed by Dunham, this building is also High Victorian Gothic in style. It has an extensive stone facade and banks of windows interrupted by stairway entries. The structure is three stories of brick and stone facade and trim. It is defined by the stone details and capped with a flat tar roof. The Hedge's Block held many different retail uses at once. One of the most important original uses was Miss Nellie Woodard's New York Hair Store where wigs and hairpieces were both made and sold. At its busiest, the store occupied large portions of two floors. The display windows on first floor have been changed and a stairway removed. The condition is excellent, the integrity is good. This is a contributing building.

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#116 Buettner's Furniture (411 Jefferson) 1876 and 1915, 4 story, Contributing
This four story building of the Enframed Window Wall Type is dominated by two pilasters and two engaged Ionic columns which separate the display windows on the third and fourth floors. The building is brick with marble and tile on the main facade. The second floor is a large display window. The structure has a flat tar roof, masonry load bearing walls and a stone foundation. In 1915 architect William F. Weibley designed the four story rear addition. It was done by builders Schaechel and Janssen in paving brick with a concrete foundation. The store was originally built for the Wehmeier Brothers Grocery and Flour. It was later a saloon and the Old Palace Theater. This building is reported to have held the first automatic elevator in Burlington. Both the original portion and the addition are in excellent condition and have excellent integrity. It is a contributing structure.

#117 Runyan Block (413-417 Jefferson) 1867-68, 2 story, Contributing
This two story painted brick building is Italianate in style with projecting brick trim at the cornice and curved glass top windows. Corbelled brick banding is broken by the segmentally arched 6 x 6 window openings. The flat tar roof caps masonry load bearing walls on a stone foundation. Originally the Runyan Block was divided into three storefronts: Runyan's Grocery with a doctor's office above, Rankin & Dodge, Dealers in Ice and Fruit, and a drug store with millinery above. The first floor has been remodelled with metal, wood and aggregate panels. There is a one story rear addition and concrete block rear wall. The building's condition is only fair, but its integrity is good. It is a contributing building.

#118 Hedge's Block III (412-421 Jefferson) 1871, 3 story Contributing
This three story, Italianate, painted brick building has a corbelled cornice and a unique three part window with the glass in curved sections. Window openings are segmentally arched. The flat tar roof sits atop masonry load bearing walls with a stone foundation. As next door, a concrete block rear wall has been added along with a one story brick addition. Originally divided into two storefronts, the Hedges Block III contained Whiting's Music Rooms and Teutonia Hall Saloon. The building's condition is fair, but its integrity is good. It is a contributing building.

#119 Hamm & Mathes Grocery (423 Jefferson) c. 1866, 2 story Contributing
The grocery is a two story painted brick building in the Italianate style. It features brick corbelling and panels at the cornice with arched sash. An early storefront and leaded glass transom lend character to the first floor. The building has a stone foundation, masonry load bearing walls and flat tar roof. It was for many years a grocery and then after the turn of the century a drug store. Its condition and integrity are both excellent. It is a contributing structure.

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#120 Burlington Fire and Police Station (418 Valley) 1907, 2 story
Contributing

Designed by architect H. I. Goddard, this building was originally described as "French Romanesque." It has a corner lookout tower, stone trimmed arch doorways, brick banding and a hose tower. The two story brick structure was constructed by local contractor Cal Anderson for the Police and Fire Departments. It has lintel style windows, a hip roof, and masonry load bearing walls on a stone foundation. The original tile roof was removed in 1912. Later changes include the modern Police Station facade and removal of the lookout tower roof. The building's condition is excellent, its integrity fair. It is a contributing building.

#125 Spider Web Youth Center (211 N 5th Street) c. 1920, 2 story Non-contributing

Not a great deal is known about this building. In 1922 and 1933 there were retail uses at this address. The present building is a two story hard brick structure with modern windows and flat tar roof. It is a simple modern style. If this is an early structure, there has been a complete facade remodeling. The earliest known use is an auto and rubber store in 1922. There is a two story rear addition done in paving bricks. The building's condition is excellent, but its integrity is poor. It is a non-contributing building.

#126 The Elk's Club (213 N. 5th Street) c. 1920, 1 story Non Contributing

This is a one story hard brick building with modern windows, flat tar roof, masonry load bearing walls, and concrete foundation. It is a simple modern style. It appears that this building and #125 were used as one store earlier. In 1922 they are both part of the tire company and in 1933 both were used by the Burrus Memorial Company, maker of tombstones. The display windows have been filled in with blonde brick. There is a one story brick rear addition. The building's condition is excellent but its integrity is only fair. It is a non-contributing building.

#127 J. C. Penney Company (500 Jefferson) c. 1920, 2 story Contributing

The Penney's Building is 2.5 stories of dark, hard brick with its upper floor window openings consistent to the street scene. Several details speak of the early 20th century retail era in which it was built. There is cream ceramic tile on the mezzanine level and a recessed entryway with tile walls and floor. The paired, second floor windows have plain, flat lintels. The cornice brick is a contrasting buff color. There is a flat tar roof and concrete foundation. Some tuckpointing and miscellaneous brick replacement has been done. There is a brick addition that runs to the alley. A second floor mezzanine level entry on the side street reflects the hillside construction. Its condition is fair, integrity good. It is a contributing building.

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#128 Alf's White Palace Furniture (506 Jefferson) 1894 & 1930's, 2 story
Contributing

A furniture store for over thirty years, this two story brick building has three part jack arch windows that are arranged in pairs. The flat tar roof rests on masonry load bearing walls with a stone foundation. The display front was remodelled in the 1930's with black glass panels. An aluminum awning has been added to the building; its condition is good, integrity fair. It is a contributing building.

#129 Alf's Addition (510 Jefferson) c. 1880, 2 story Contributing

This building was also a part of Alf's White Palace Furniture. But unlike the larger Alf's store, this building was built in the Italianate Style with elaborate cornice with corbelled brick and pressed metal brackets and medallions. It is composed of two stories of painted brick with flat lintel windows. It has a flat tar roof and stone foundation. At some time the display front was remodelled with a stucco finish. The building's condition is fair, its integrity good. It is a contributing building.

#130 Forney & Mellinger Block - East (512 Jefferson) 1883, 3 story
Contributing

This building and its sister #133 are contributing buildings. It is three stories of brick in an Italianate style with a display of stone trim, colored tiles, corbelled bricks, and a pressed metal cornice. Windows are flat lintel type in 1 x 1 and 2 x 2. There is a flat tar roof, masonry load bearing walls, and a stone foundation. There is a corbelled cornice and arched windows on the alley side. A portion of the pressed metal cornice blew off in a 1979 storm. The building has been sandblasted, but its condition and integrity are both good. It housed a variety of retail uses with a church occupying the third floor for many years.

#131 Singer Manufacturing co. (514 Jefferson) c. 1885, 2 story Non-
Contributing

Although this may be an older structure underneath, the two stories of brick have been heavily modernized on the main floor. The display windows and entry have been changed and the upper floor clad in aluminum. Singer Sewing Machines were manufactured here in 1885 with a locksmith on the upper floor. there is a one story rear addition of brick and another one story addition of concrete block. The building's physical condition is good, but its integrity poor. It is non-contributing.

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#132 Burlington Knitting Factory (518-520 Jefferson) c. 1885, 2 story Non-Contributing

Like #131, this may be the 1885 building underneath, but it has been heavily altered. The 1885 structure housed the Burlington Knitting Factory on the first floor and a milliner and dressmaker above. There were retail uses documented at this site as early as 1874. The current structure is two stories of brick with flat tar roof, masonry load bearing walls, and stone foundation. The upper floor was clad in the 1950's and the display window and entrances remodelled in a modern style. There is a one story brick rear addition. Although the building's physical condition is good, its integrity is poor, and it is judged to be a non-contributing building.

#133 Forney & Mellinger Block - West (522 Jefferson) 1883, 3 story Contributing

The sister building to #130, the western building is even more ornate because it has two completely decorated facades, one on Jefferson and one facing 6th Street. The structure is three stories of brick with tile and stone trim in the same designs as on #130. There is a pressed metal cornice, and on Jefferson Street iron columns and corbelled brick cornice. Arch windows, iron balconies and an arch entryway are on the 6th Street side. It has a flat roof, 1 x 1 lintel windows, masonry load bearing walls, and a stone foundation. Although the building has been sandblasted, its condition and integrity are excellent. It is a contributing building. Originally Bell Grocery on the first floor, a variety of both retail uses and residences occupied the second floor. The Flint Hills Overall Factory filled the third floor.

#134 Burlington Cadillac Co. (317 N 6th St) c. 1920, 1 story Contributing

This single story modern styled building is built of hard brick with some paving brick used in the rear. It has several features unique to its original use as an early car dealership, such as a center entry ramp for cars and a drive in basement from the alley. The building has flat tar roof, masonry load bearing walls and concrete foundation. windows are a modern display type. The leaded glass transoms from above and below the display windows have been removed and saved. The center garage double doors were removed in 1975. The building's physical condition and integrity are both good. It is a contributing building.

#134A Schroeder Tin Shop (315 N. 6th St) c. 1930, 1 story, Non-Contributing

The earliest known use at the address is Schroeder's Tin and Sheet Metal Shop from 1930-43, but it is possible that the building dates from somewhat earlier. It is a one story frame building with asphalt siding, flat tar roof and balloon frame construction. It is in a deteriorating condition, its integrity poor. It is a non-contributing building.

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#135 Stein Block (501 Jefferson) 1896-97, 1 story, Non-Contributing
Because the Stein Block has undergone extensive modernization, it is difficult to recognize the original building. The present form is a one story brick structure with flat tar roof and stone foundation. The front of the building is covered with metal enamelled panels. A previous upper floor has been removed. There is a two story brick addition in the rear and a concrete block alley wall. In the 1880's this lot was the site of a three story brick building and has been continually used for a variety of retail uses, most notably Price & Henry's Drug Store. The building's present condition is good, but its integrity poor. It is a non-contributing building.

#136 Gustav Lattner Restaurant and Hasselmann Saloon (507-509 Jefferson) c. 1885, 2 story Contributing
This double store front building is a two story brick Italianate with corbelled cornice and segmentally arched with keystone and original 2 x 2 windows. A second floor entry in the center of the building is highlighted on the upper floor by a recessed brick panel. the roof is flat tar with masonry load bearing walls and stone foundation. By 1892 the restaurant and saloon were replaced with a variety of retail uses. The original signboard area has been covered over with wood. The building's condition is excellent and integrity good. It is a contributing building.

#137 Epstein & Co. Hides & Pelts I (511 Jefferson) 1885, 2 story, Non-Contributing
This two story brick building can be identified as an Italianate building with segmentally arched windows from the alley side, but the street facade has been greatly altered. A mottled brick veneer has been applied across the second floor. The building has flat tar roof, masonry load bearing walls and stone foundation. From 1876 to 1886 this was Epstein & Company's first location. The Sanborn Atlas identifies the 1885 structure as two story brick, but how much earlier it was constructed is unknown. The building's condition is excellent, its integrity fair. It is a non-contributing building.

#138 Hawkeye Tin Shop (513 Jefferson) c. 1870, 2 story, Contributing
The Tin Shop is brick two story simple Italianate building. Details include a corbelled cornice and keystones above the segmentally arched windows. The flat tar roof and stone foundation are common to this type of early commercial structure. The early tin shop was a large business, occupying 513, 515, and 517 Jefferson. Over the years this building has housed a variety of retail uses, the most notable being The Fair, a notions store popular in the late 1880's, which also occupied all three storefronts. the building has been tuckpointed. Its condition is excellent, but the integrity is only fair. It is a contributing building to the character of the district.

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#139 Hawkeye Tin Shop Annex (515-517 Jefferson) c. 1880 & 1896, 2 story,
Contributing

This is an old building with a new front. It is a two story brick building that had the facade remodelled in 1896 when the name of the Mrs. G. B. Carpenter Block became associated with it. Details include terra cotta blocks and glass tiles above the recessed window bays. There is a flat tar roof and old stone foundation. In more modern times the central entry was removed and the building was divided into two storefronts. This building, along with 513 Jefferson, comprised the Hawkeye Tin Shop, The Fair Store, and finally a variety of other retail uses. The building's condition is fair, its integrity good. It is a contributing building.

#140 Vacant Lot, Non-Contributing Site

#141 Vacant Lot, Non-Contributing Site

#142 Dinty Moore's Snappy Service Diner (600 Jefferson) 1936, 1 story,
Contributing

The diner, which is still in operation, is a small scale, one story building covered with enamelled metal panels. It has modern metal casement windows, a flat tar roof, balloon frame, and concrete foundation. This building is a wonderful example of 1930's architecture. There is a small rear addition. The building's condition is fair, integrity excellent. It is a contributing building.

#143 Ray Lind Bakery (602 Jefferson Street) c. 1922, 1 story, Contributing
The single story facade of this building is completely faced with glazed tile and glass block windows. The roof is flat tar, foundation of concrete. It appears that from the beginning the Bakery also housed Hauber's Lock Shop. The building's condition is fair, its integrity excellent. It is a contributing building.

#144 Great A & P Tea Co. (604-606 Jefferson) 1908 & c. 1929, 2 story,
Contributing

This two story brick building has a complex history. The western half of the building was constructed in 1908 as the eastern one third of Gately's Department Store (#145). In 1929 the eastern one half was constructed by Walsh for the A & P Company. Portion 606 Jefferson underwent a facade remodelling and 604 and 606 were opened as the Great A & P Tea Company. The complex modern window used in the original Gately's facade was carried across the new construction, but the number of windows in the grouping was changed from four to three. The facade has white terra cotta details and cornice trim. A leaded glass transom separates the first and second floors. The building's condition is good, its integrity excellent. Because the newer portion was designed on the same style as the original, the building is considered contributing.

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#145 Gately's Department Store (a.k.a. John A. Dehner's) (608 Jefferson) 1908, 2 story, Contributing

The remaining two bays of the three bay Gately's Department Store form the present building. It is a two story brick building having complex modern three part windows in groups of four. The roof is flat tar, masonry load bearing walls, concrete foundation. The corbelled cornice is usual in design. There is an aluminum awning and replacement doors, otherwise even the first floor facade is intact. Both the building's condition and integrity are excellent. It is a contributing building.

#146 John Renner, Wallpaper, Paint & Carpets (612 Jefferson) by 1896, 2 story, Contributing

Renner's is an example of the simple Italianate style of the Two Part commercial Block. It is a two story, painted brick with flat tar roof, masonry load bearing walls and stone foundation. The windows have segmental arches with keystones and are 2 x 2 with curved glass tops. The simple repetition of single windows in this entire one half block provides a feeling of unity. A pressed metal cornice emphasizes the building's linear quality. The original pediment portion of the pressed metal cornice has been removed. The building was sandblasted prior to painting. The building's current condition is excellent, integrity good. It is a contributing building.

#147 Forkel Harness Shop (620 Jefferson) c. 1881, 2 story, Contributing

The simple row of windows with keystones provides unity and rhythm at this end of the block for sites 147 and 148. This is a two story brick building with horizontal banding in the brick above the second floor. The roof is flat tar, masonry load bearing walls, and foundation of stone. This site was originally three storefronts: 618 was August Forkel's Harness Shop, 620 was August Menke the Tailor, and 622 was Fritt's Drug Store. Forkel's was chosen as the identifying name for the property because of its longtime residency. There is a one story brick addition in the rear with a concrete foundation. The building's condition is good, its integrity fair. It is a contributing building.

#148 Stiefel & Schuman, Grinding & Weaving (622 Jefferson) c. 1885, 2 story, Contributing

This property is an extension of site #148, built in the same style and of the same materials, but of a few year's later construction. The 7th Street side of the building is painted. The building was originally occupied by Frank Schuman, Carpet Weaving and Albert Stiefel, Cutlery and Grinding. In the 1930's and 40's, this was the home of the popular Benteco food Store, the first "supermarket" in Burlington. The building also has a one story rear addition. Its condition and integrity are both good. It is a contributing structure.

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#149 Ihrer Grocery (601 Jefferson) 1874, 2 story, Contributing
Located at the crossroad of Jefferson and 6th Street, this two story brick Italianate building was a grocery for over 50 years, and later saw a variety of retail uses. Its commercial stability indicates the viability of that corner. The brick is painted, segmented arch windows are 1 x 1 with keystones. The corbelled cornice, string course and similar windows are repeated across the front of this block for 16 windows, providing a nice repetition and feeling of unity. The roof is hipped tar, in contrast to the many flat roofs in the district. The building's condition and integrity are both good. It is a contributing building.

#150 Rankin & Dodge, Dealers in Ice & Fruit (603-607 Jefferson) c. 1878, 2 story, Contributing
A continuation in style of the corner building, this two story brick Italianate structure has segmented arched 2 x 2 windows and the same corbelled cornice and limestone stringcourse. The stone foundation supports masonry load bearing walls and a flat tar roof. Originally three storefronts, the structure housed a flour and feed company, grocery and Rankin & Dodge for many years, with apartments above. Although sandblasted, the building's condition is excellent and its integrity good. It is a contributing building.

#151 Miller Tin Shop (609 Jefferson) c. 1870, 2 story, Contributing
The final unit in the continuation of style in this half block, this two story painted brick Italianate structure features the same windows, corbelled cornice and limestone stringcourse as #149 and 150. Again it has stone foundation, flat tar roof and masonry load bearing walls. After its original use as a tin shop, the building was Hagemeyer Brothers Barber Shop for 30 years with a poultry market and residential use above. It is a contributing building.

#152 Concordia Beer Hall (611 Jefferson) c. 1874, 3 story, Contributing
A more complex example of the Italianate style in commercial architecture is this three story painted brick building. It has three bays enframed by pilasters. On the second floor one large round arch window fills each bay, while on the third floor two small windows fit between the pilasters. Dentil work separates each floor. Medallion brackets with leaves and a small pediment are cornice details. The interesting curved glass front on the first floor was added at a later time. Originally J. Beck's Concordia Beer Hall, the Beck family resided on the upper floor for over 65 years. In the 1920's the building was one of the locations for the Great A & P Tea Company. The building's condition is fair, its integrity excellent. It is a contributing building.

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#153 Andy Gantz Saloon (613 Jefferson) 1873, 2 story, Contributing
The saloon has the appearance of an arcaded block because it is fronted by cast iron rope style columns with a semi-circular arch above each window. The row of round arch top windows on the second floor repeats the feeling. Yellow brick was used for the projecting cornice and window hoods. A limestone stringer separates the two floors. The alley side of the building also has round arched windows. The roof is hip tar with masonry load bearing walls and stone foundation. Since #154 is identical in style, together they represent a nice feeling of rhythm and unity. This building appears to have been in continuous use as a saloon since its construction. Its condition is fair, its integrity excellent. It is considered a contributing building.

#154 Weil & Hirsch Hides (615 Jefferson) 1873, 2 story, Contributing
This building is identical in style to #153 with the exception that #153 is four bays wide while this building is three bays. Original 6 x 6 windows remain and the words "Wholesale and Retail" can still be read above the second floor windows. The sign across the first floor covers the still existing round topped windows. These two buildings are of special interest because of their cast iron fronts. After the decline of the trade in hides, the retail space was used as a furniture company and a progression of other uses. This building's condition is fair, its integrity excellent. It is considered a contributing building.

#155 The Burlington Nash Company (617 Jefferson) c. 1930, 2 story, Contributing
The hard brick and modern styling gives this building quite a different feeling from the two cast iron fronts that share this one half block. The building was constructed as the Nash Auto dealership. The first floor is infilled as it was originally a drive through service station on the corner. It is an asymmetrical design with major facades on both Jefferson and 7th Street sides. There is brick detailing at the cornice line with dentil work, pilasters, and projecting corner columns. The building's condition is excellent, its integrity fair. It is a contributing building.

#155A Bennett's Addition (617 Jefferson) c. 1950's & 1970's, 1 story, Non-Contributing
This is a one story hard brick addition to the Nash Company (#155). The roof is flat tar, with concrete foundation. There is a modern addition to the furniture store that has occupied the buildings for about 40 years. This is a non-contributing building.

#156 - #157 not assigned, not included in district

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#158 Nees Harness Shop (700 Jefferson) c. 1900, 2 story, Contributing
The Harness Shop is visually prominent because of its castellated corner tower. The building is a two story brick with a complex sigmentally arched window on the second floor of the Jefferson Street facade. There is decorative recessed brick at the cornice line and some stone trim. This building is similar in design to #159 next door. Their facades are joined by a narrow brick panel. The dominant second floor window on #159 is intact and may give indication of what the window at #158 was before it was shortened. Originally built for William Nee's prosperous harness business, the building in later years was a grocery. It's condition and integrity are both fair. It is a contributing building.

#159 Turner Seed Store I (702 Jefferson) c. 1898, 2 story, Contributing
The original location for the G.W. Turner Seed Store, this two story brick building has a nearly intact first floor with center entry flanked by large display windows and well preserved two floor facade with large complex arched window. The window is composed of five individual windows, four are three part vertical windows with a center window 2x2. The center three windows are covered by a broad brick arch. This building is very similar in design to its neighbor #158. The general window style, recessed brickwork at the cornice line, stone trim and stringcourse unify the two facades. The building's condition is good, its integrity excellent. It is a contributing building.

#160 Turner Seed Store IV (704 Jefferson) c. 1880's, 4 story, Contributing
Not a great deal is known about this building. It is a four story brick with a flat tar roof and masonry load bearing walls. The cornice line and windows have been simplified, but the main floor is intact with purple glass tiles above the first floor. A metal awning has been added. The building's condition is good, its first floor integrity is excellent. It is a contributing building.

#161 Sear's Garage (708 Jefferson) c. 1920, 1 story, Non-Contributing.
This is a one story concrete block garage with three garage doors. The structure has a flat tar roof and concrete foundation. Its physical condition is good, but its integrity is poor. It is a non-contributing building.

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#162 Gaveline Agricultural Implements (712 Jefferson) 1910, 3 story, Contributing

Erected by Scotten & Gabeline for Gabeline's implement business, this three story building is constructed of paving bricks. It has a flat tar roof and concrete foundation. The building has a horizontal character emphasized by the regular rows of rectangular windows, continuous sills forming stringcourses, and brick banding at the cornice line. The building's condition and integrity are both good. It is a contributing building.

#163 Scotten Building (718-720 Jefferson) 1915, 2 story, Contributing
Designed by architect William F. Weibley and built by local contractor Andy Danielson, the Scotten Building was constructed to house a variety of uses. Originally it housed the F & M Savings Bank on the corner, with a drugstore next door. The Knights of Columbus occupied the upstairs until at least 1943. "K of C" is inlaid in the tile floor of the center doorway. The main floor of this building is intact as is the second floor and 8th Street facade. It is two stories of hard brick with terracotta trim in Sullivanesque designs. The windows are Chicago styled. There is a flat tar roof and concrete foundation. The building's condition is good, its integrity excellent. It is a contributing building.

#164-167 These numbers have not been assigned, and are not included in the boundaries of this district.

#168 Joy & Company Planing Mill (800 Jefferson) 1869, 3 story, Contributing
Different in materials, character and use, the Planing Mill stands out in the west end of the district. It is three stories of ashlar laid limestone with castellated top. Regular rows of windows are segmentally arched 6 x 6. The roof is flat tar, foundation of limestone. Until at least 1889 the building was two stories with a gable roof and coupola. Sometime after that the castellated third floor was added, perhaps as late as 1919 when the annex was built (see #168A). In 1892 the Mill became the Iowa Grain & Produce Company which continued in use until recent years, wholesaling and retailing poultry and eggs. The building's condition is fair to good. Recent renovation work has included tuckpointing, a new roof and window repair and painting. The integrity is good. This is a contributing building.

#168A Iowa Produce Annex (800 Jefferson) 1919, 3 story, Contributing
Designed by an architect named Gafford, the addition to the old Planing Mill was carefully done to match the existing building. It is also three floors of limestone with castellated top and 6 x 6 segmentally arched windows. The condition of the annex is good. It's integrity excellent. It is a contributing building.

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#169 Nash-Finch Building (a.k.a. Turner Seed Store III) (806 Jefferson) c. 1910, 3 story Contributing

Designed by local architect William F. Weibley, the Nash-Finch Building is three stories of brick with a castellated top that Weibley designed to harmonize with the top of the Planing Mill adjacent. Early references to the building refer to it as "The Walls of Troy." The trim is terracotta. Windows are a complex 4 x 4 design. Nash-Finch put the casement windows over the first floor and changed the first floor windows and doors. There is a metal awning over the first floor at present. The building's condition is good, its integrity excellent. It is a contributing building.

#170 This vacant lot is Non-Contributing.

#171 Hertz Box Company (834 Jefferson) c. 1875, 2 story, Contributing
For many years a cigar box factory, the first floor is divided into two storefronts. These fronts were done sometime after 1892 and have wooden columns on nearly intact facades. The building is a two story brick that has been painted. Windows have segmented arches with semi-circular tops and fancy keystones. There is a projecting brick cornice with brick brackets and stringcourse. Paired glass transoms run above the first floor. The foundation is stone and the roof flat. The building's condition is fair, integrity good. It is a contributing building.

#172 Epstein & Co. Hides and Pelts II (822 Jefferson) c. 1886, 2 story, Contributing.
This structure has many features similar to #171. their rooflines match and they have the same cornice line with brick brackets and stringer. The transom that runs above the first floor is present here in a somewhat different form. The first floor and entry to this storefront are intact. Second floor windows are 2x2 with segmented arches. It is a two story brick with flat roof and stone foundation. This structure was the second home of Epstein & Co. Hides and Pelts and has served a variety of uses up to its present longtime use as a tin shop. The building's condition and integrity are both good. It is a contributing building.

#173 Begolty Blacksmith (834 Jefferson) c. 1880, 2 story, Non-Contributing
This is a two story painted brick building with flat roof and stone foundation. Windows have segmental arches. For many years a blacksmith shop, the building was later taken over by the Granite Brick company. There is a one story concrete enclosed loading dock on the rear of the building. The building's condition is excellent. Its integrity poor. It is a non-contributing building.

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#174 Mathes Building (834 Jefferson) 1892, 2 story, Contributing
This is a two story brick building similar in character to #173 with a large center inset on the second floor. The window has been partially filled as have other doors and windows. However, their locations are still clearly visible. There is a projecting brick stringer above the first floor and other relief work in brick. The roof is tar and the foundation stone. There is a one story addition in the rear of an enclosed concrete loading dock. The infill annex between #173 & 174 has no character, but is in excellent condition. The Mathes Building originally housed a variety of the Mathes family's manufacturing endeavors all at one time: Christian Mathes & Son Soda Water Manufacturing, Christian Mathes Hides, Tallow & Soap, and H.A. Mathes, Anheuser Busch agent, advertising, "prompt delivery of bottled beer to private families." The building's condition is excellent, integrity fair. It is a contributing building.

#175 Funk & Hertzler Wagon Factory (834 Jefferson) c. 1876 2 story, Contributing
The wagon factory is a large two and one half story painted brick building with clipped gable end walls and corbelled brick detailing picking up the theme of the castellated top of the Planing Mill at the end of the block. The foundation is stone. There has been a good deal of infill of windows and doors. There is a two story tile rear addition and a three story metal storage tower recently added by the bakery now operating in this and adjoining buildings. It is a contributing building.

#177 Cockrell & Turner Grocery (801 Jefferson) c. 1874 2 story, Contributing
This building is relatively intact on both the first and second floors and has a cast iron front on the first floor Jefferson Street facade. It is a painted brick two story with round arch windows on both the Jefferson Street and the 8th Street sides. There is some dentil work on the modest cornice. The roof is flat, the foundation stone. For many years a grocery, then a saloon, the building has seen a variety of retail uses. Its condition is good, integrity excellent. It is a contributing building.

#178 Schlager Beer Agent and Saloon (803 Jefferson) c. 1895, 2 story, Contributing
A painted brick two story, this building has not only an intact cast iron front, but an iron cornice with projecting corner brackets. Ashlar limestone forms decorative corners and keystones for the second floor windows. A stringcourse separates the first and second floors. The roof is flat tar, the foundation of stone. Buildings #178, 179, 176 were all a part of the Schlager complex. Here Frank Schlager ran a saloon and bottled and distributed Val Blatz beer and other liquors. The building's condition is good, its integrity excellent. It is a contributing building.

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#179 Schlager Beer Agent & Saloon II (805 Jefferson) c. 1895, 2 story,
Contributing

The sister to #178, these two buildings have many similar features. Both are two story bricks with cast iron fronts, although the window and door arrangements vary. And both have the same cast iron cornice and brackets. Both have three windows across the second floor with limestone ashlar blocks for corner details and keystones in the segmented arches. This building's condition is good, its integrity excellent. It is a contributing building.

#176 Schlager Beer Delivery (211 N 8th Street) c. 1895, 2 story, Contributing
This building is a part of the Schlager Beer complex that includes buildings #178 and 179. It appears that all were built about 1895 in a similar style. Second floor windows here are identical to #178 and 179: ashlar limestone blocks forming the decorative corners and keystones of segmented arches over the windows. The unusual iron cornice is present on all three buildings as well. The building is a two story brick with flat tar roof and stone foundation. The iron beam over the drive-in door is original. There has been some infill of brick with wood framing removed. This was the delivery unit of the Schlager business. The building's condition is good, as is its integrity. It is a contributing building.

#180 Burlington/West Burlington Area Chamber of Commerce (807 Jefferson) c. 1950, 1 story, Non-Contributing

This is a modern, one story intrusion. It is a brick veneer over concrete block with a flat roof and concrete foundation. The building's condition is excellent, its integrity poor. It is a non-contributing building.

#181 This parking lot is Non-Contributing.

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Owner List

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C/I*	OWNER'S LIST	WEST JEFFERSON STREET HISTORIC DISTRICT		
	Site #	Property Address	Owner's Name	Owner's Address
I	110	400 Jefferson	Waldhoff Drug Co.	20 Cascade Terrace*
I	110A	404 Jefferson	Waldhoff Durg Co.	20 Cascade Terrace
I	111	408-410 Jefferson	Dwight Naylor, Inc.	408 Jefferson
C	112	412-416 Jefferson	Richard Stoermer	416 Jefferson
K	113	420 Jefferson	Ron & Barb Willson	420 Jefferson
K	114	401 Jefferson	Johnson-Rasmussen	401 Jefferson
K	114A	401 Jefferson	Johnson-Rasmussen	401 Jefferson
K	115	403-407 Jefferson	Rolland Richardson Eugene Dobroski	2500 S. Third 3310 Hillcrest Drive
K	116	411 Jefferson	Eugene Dobroski	3310 Hillcrest Drive
C	117	413-417 Jefferson	Anvitas, Inc.	100 Polk St.
C	118	419-421 Jefferson	Nick Ganakes	419½ Jefferson
K	119	423 Jefferson	David Stiefel	212 Crestview
K	120	418 Valley	City of Burlington	City Hall, 4th & Washington
I	125	211 N. 5th	Student Social Cntr	211 N. 5th
I	126	213 N. 5th	Student Social Cntr	211 N. 5th
C	127	500 Jefferson	Charles Walsh	Farmers & Merchants Bank Bldg.
C	128	506 Jefferson	Charjan/C. Walsh	Farmers & Merchants Bank Bldg.
C	129	510 Jefferson	Charjan/C. Walsh	Farmers & Merchants Bank Bldg.
K	130	512 Jefferson	Banker's Block C.W. Walsh	Farmers & Merchants Bank Bldg.
I	131	514 Jefferson	Banker's Block C.W. Walsh	Farmers & Merchants Bank Bldg.
I	132	518-520 Jefferson	C.W. Walsh	Farmers & Merchants Bank Bldg.
K	133	522 Jefferson	C.W. Walsh	Farmers & Merchants Bank Bldg.
C	134	317 N. 6th	Ebert Supply Co.	317 N. 6th
I	134A	315 N. 6th	Charles Walsh	Farmers & Merchants Bank Bldg.
I	135	501 Jefferson	City of Burlington	City Hall, 4th & Washington
C	136	507-509 Jefferson	Charles Siekman	914 N. Third St.
I	137	511 Jefferson	Wm. & Joyce Thurlby	123 S. Woodlawn
C	138	513 Jefferson	Richard Stoermer	416 Jefferson St.
C	139	515-517 Jefferson	Charles Walsh	Farmers & Merchants Bank Bldg.
I	140	vacant lot		
I	141	vacant lot		

*C=Contributing I=Intrusion K=Key

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Owner's List West Jefferson Street Historic District continued

C/I	Site #	Property Address	Owner's Name	Owner's Address
C	142	600 Jefferson	Katherine Cline	518 Cedar
C	143	602 Jefferson	Katherine Cline	518 Cedar
C	144	604-606 Jefferson	Parson Corp. C.W. Walsh	Farmers & Merchants Bank Bldg.
C	145	608 Jefferson	Dehner Seed & Supply	608 Jefferson
C	146	612 Jefferson	Darlene Allen Co.	P.O. Box 276
C	147	620 Jefferson	Gladys & Robt. Hanson	827 Haskell
C	148	622 Jefferson	Gladys & Robt. Hanson	827 Haskell
C	149	601 Jefferson	Paul & Emil Rheinschmidt	Valley View Lane
C	150	603-607 Jefferson	Paul Rheinschmidt	Valley View Lane
C	151	609 Jefferson	Majore Walsh	Farmers & Merchants Bank bldg.
K	152	611 Jefferson	Charles Siekman	914 N. Third St.
K	153	613 Jefferson	Hilbert & Hazel Wagner	613½ Jefferson
K	154	615 Jefferson	Virginia Williams	3105 Mohawk
C	155	617 Jefferson	Glenn Bennett	2430 S. Main
I	155A	617 Jefferson	Glenn Bennett	2430 S. Main
K	158	700 Jefferson	Des Moines County	Des Moines County Courthouse
K	159	702 Jefferson	Margaret & Frances Hood	Victor, Iowa 52347
C	160	704 Jefferson	Horace Sutton	142 S. Central
I	161	708 Jefferson	Parsons Corp./ C.W. Walsh	Farmers & Merchants Bank Bldg.
C	162	712 Jefferson	Parsons/Walsh	Farmers & Merchants Bank Bldg.
K	163	718-720	Fox Appliance Co. Parsons/Walsh	709 Jefferson Farmers & Merchants Bank Bldg.
K	168	800 Jefferson	Main Street of Burlington, Inc.	Farmers & Merchants Bank Bldg.
C	168A	800 Jefferson	Main Street of Burlington, Inc.	Farmers & Merchants Bank Bldg.
K	169	806 Jefferson	Robert McCannon	516 Washington St.
I	170			

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Owner's List West Jefferson Street Historic district continued

C/I	Site #	Property Address	Owner's Name	Owner's Address
C	171	834 Jefferson	Aldi, Inc.	Batavia, Illinois
C	172	822 Jefferson	Milton Huneke	822 Jefferson
I	173	834 Jefferson	Aldi, Inc.	Batavia, Illinois
C	174	834 Jefferson	Aldi, Inc.	Batavia, Illinois
C	175	834 Jefferson	Aldi, Inc.	Batavia, Illinois
I	175A	Parking Lot, Same as Above		
C	176	211 N. 8th	Robert & Mary Medler	900 Whitney Court, Plano, Texas 75023
K	177	801 Jefferson	J.D. Electronics	223 N. Eighth Street
C	178	803 Jefferson	J.D. Electronics	223 N. Eighth Street
C	179	805 Jefferson	Ralph Guy/ Dana & Paul Flactiff	Madison Road
I	180	807 Jefferson	Burlington/ West Burlington Area Chamber of Commerce	807 Jefferson
I	181	208 N. 5th	Orville L. Dawson	Walker Road

* All owner's addresses are Burlington, Iowa 52601 unless otherwise noted.

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SUMMARY

The contributing structures that now exist within the West Jefferson Street District are eligible under Criterion A; they collectively trace the evolution of small-town commercial retail uses from the Civil War past the turn of the century. This includes the original Victorian building era, the era prompted by the turn of the century boom in the Corn Belt's farm economy which extended retail growth for another twenty years, and the declining years leading to the Depression and the build up for World War II. Roughly two-thirds of the contributing structures relate to the era before 1900 and one-third to the early decades of the twentieth century. Collectively these buildings illustrate the surge in development that occurred within the Burlington business district between 1865 and 1936, the opening and closing dates of the nomination.

Because the Jefferson Street evolved quickly as the major thoroughfare westward out of the downtown area, it became the natural choice for commercial retail development beyond the riverfront Main Street zone. That original north-south section has been largely torn down for parking areas and shifts in land use. The eastern portion of Jefferson Street was the progressive 20th century hub of the downtown and has been the site of extensive demolition and remodelling.

The properties facing West Jefferson Street, however, have endured and present a nearly continuous row of building fronts from Fourth Street to the railroad tracks. This area is the best representative of the historic retail trade in Burlington. It remains much the way it looked between 1910 and 1936, the product of steady commercial growth during the late 19th century.

As a retail and manufacturing service center, Burlington's growth was directly linked to the "Golden Era of American Agriculture"--a period of unparalleled prosperity for farmers throughout the Midwestern Corn Belt. As Burlington area farmers prospered, so did the merchants in town. A scattering of wood-frame, one story storefronts gave way to more substantial, two story brick business blocks constructed both in response to calamities, such as the major fires of 1873 and 77 and to the economic momentum generated by a surge in farm prices and land values. This wave of commercial development continued during the next generation, until World War I disrupted the parity in supply and demand for grain and livestock that had made farming profitable.

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Corner of Eighth and Division Streets looking north-northeast.
Notice the large piles of lumber in the foreground.
from 1889 Burlington Illustrated on file in the Burlington Public Library.

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The declining years of the 1920's and 30's saw the introduction of auto related uses to the district--the car dealership and the gas station. Also franchised stores made their first appearances--Sears, J.C. Penney, and the A & P. Every era must necessarily include the diminution years of decline as well as the earlier and middle years of growth which carried the most impact. 1936 was chosen as the closing date of the nomination because Dinty Moore's (1936) was the last building constructed that contributes to the character of the neighborhood.

A WORD ABOUT ARCHITECTURE

Although the determination was made that there was not sufficient architectural significance to justify "Criteria C", we feel it is difficult to separate architecture from significance in a historic district. There would be no consideration of a historic district on a street that did not have old buildings of integrity and interest. Many of the buildings in the West Jefferson Street Historic District are good examples of early commercial architectural styles and together they visually create the district. Much of the discussion in the description section strengthens the significance of the district.

The district includes 63 resources, 49 of which are key or contributing structures. The others are non-contributing either because they are altered (9), clad--with the potential to be contributing upon removal of cladding (2), or modern intrusions (3). The architectural styles provide a general overview of building dates as well. Of the contributing buildings, 22 are the early Italianate, followed by 6 of the High Victorian style. Later buildings include 4 Queen Anne and 10 Classic Modern. The district also includes 3 later examples of the one part commercial block and an excellent 1915 facade of the Enframed Window Wall. Of the 4 non-commercial structures, 3 are early manufacturing facilities, 2 in stone and one with clipped gable end walls.

HISTORICAL CONTEXT

The site for Burlington was selected by early settlers and town site speculators because of the good river landing and the protected valley that ran back from the river. For many years previous, Sac and Fox Indians had favored Flint Hills for the same reasons. Because of this site selection Burlington was destined to become a different looking and functioning community than other river towns.

Dominant land forms of the site caused unusual development patterns to emerge. The Hawkeye Creek Valley shaped transportation systems and land uses. The size and shape of the retail shopping district in Burlington is quite different from other early commercial and industrial centers along rivers. Most river towns are developed on floodplain terraces and have a concentrated commercial retail district with a general plan of main streets running parallel to the river. These retail areas have storefronts facing streets running in both directions of the grid or facing a central square. Depending on building size and dominance, traffic circulates around the blocks as much or more than it runs the length of the streets. Elsewhere in the region, upland prairie and railroad towns rely almost entirely on a regular grid system with commercial districts laid out in "squares" Although Burlington has a grid system of streets and a small floodplain terrace, there is little comparison of physical character to most other river towns or upland towns.

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Burlington's narrow valley lies perpendicular to the river and the retail shopping district runs primarily on one street. The lineal system runs for nine blocks before curving off to the northwest, following the natural drainage (and the railroad tracks) for several blocks more.

Another town in the region with a lineal commercial district is Keokuk. The two towns have in common a main retail street leading to the river. However, Keokuk runs along the top of a ridge between two valleys, where Burlington is nestled in a narrow creek valley between steep hills. This difference in land form causes several visual and functional differences in the towns.

Burlington's valley setting offers views from the hills and residential districts focusing on the downtown and the river. From many locations the whole configuration of the downtown is visible in one sweep. The commercial building tops and the steeples and spires of public buildings are seen in contrast to the verdant hillsides which surround them.

The valley also serves as the primary railroad corridor because of the gentle grade required to reach the upland prairies. This in turn, has encouraged the building of manufacturing and wholesaling businesses parallel to the tracks, adjacent to the commercial retail district, and within the view of the surrounding residential districts. The valley became a bustling amphitheater of commerce with the surrounding hillside residences having the best seats in town.

Two primary, retail development patterns took place in Burlington. The earliest commercial development ran north and south along the riverfront on Front Street and North Main Street - just as it did in most river towns. (After construction of the Union Depot in 1882 this pattern continued south of the tracks on Main St.) However, once the area closest to the river was filled with development, the second pattern emerged in an east-west fashion along Jefferson Street. This development began in the 1860's and was not completed until about 1920.

Interestingly, the original city lots were laid out on the numbered streets running north and south, indicating that the Burlington surveyors of the 1830's were not sure which westward leading street, if any, would become the dominant transportation pattern. Or perhaps they expected all of the commercial traffic to run north-south. Consequently, constructing retail stores fronting on Jefferson Street required the purchase of 2 or 3 lots off of the north-south numbered streets and sub-dividing them. Even with this inconvenience, Jefferson Street prevailed.

Jefferson Street served as the main transportation corridor westward out of town. The link to the old Agency Road probably did not emerge until about 1840, and its connection with the westward Plank Road did not occur until the 1850's. Because of the length of the valley serving travelers and the surrounding hillside residences, retail shops naturally started to appear on West Jefferson at an early date.

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TOWN PLAT OF BURLINGTON, FILED 1838

Showing original location of Hawkeye Creek and layout of lots.

The lots primarily face east and west, along the north-south numbered streets which parallel the river. Jefferson Street, running perpendicular to the river, has store fronts running against this pattern. This forces each property to be composed of two or more partial lots and have indirect alley service.

Notice Hawkeye Creek on West Jefferson Street between 7th & Boundary. This area of Jefferson had to be regraded and raised to hold storm sewers.

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As early as 1846 (and probably even earlier) John B. Newhall recorded an impression of the Hawkeye Creek Valley and the Burlington landscape that would dwell in the minds of those interested in development for decades to come. He commented in A Glimpse of Iowa, the picturesque city is "situated within an amphitheater formed by the surrounded hills." The valley effect was further recorded by landscape painter Henry Lewis and others in the 1850's. Because of its gentle grade, this valley led the way west--first by dirt road, then by plank road and then by railroad.

As the riverfront became clogged with immigrants and raftsmen and the early buildings grew older, the prime retail district of town grew away from Water and Main Streets. It moved along the westward street that was up from the creek bottom (for good drainage) but still of the easiest grade--Jefferson Street.

By 1871 recovery from the war years stirred one columnist to predict the "bold bluffs to the north and south thrust their forest crowned heights out into the father of water, while a deep valley running between forms a basin capacious enough to accommodate the business requirements of a hundred thousand inhabitants." In the 1870's and 1880's the aerial perspective sketches record this growth with commendable accuracy and at the height of Burlington's boom years.

The 1870's were an important time regarding Burlington's growth because several factors were holding development back and at the same time forcing it to go forward.

1. Two major fires in 1873 and then frequent smaller ones turned several blocks to ashes.
2. The Financial Panic of 1873 limited building when we really needed to get things going after the fires.
3. The Civil War had held back community improvement projects so the early and mid 1870's were times of tremendous infrastructure catch-up, ex. street improvements, quarrying, grading, levee and street railway construction.
4. Then in 1877 more disastrous fires claimed additional commercial blocks.

Development did not get underway until the late 1860's because it took time for economic recovery to stabilize society. Although tremendous growth is reported for the early 1870's, Burlington cried loudly over the setbacks which caused the destruction of many buildings. Burlington was determined to beat the physical and economic problems and enjoy the growth which had been anticipated since the end of the Civil War. This in turn caused the building boom years of the late 70's and 80's.

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Growth in the lumber industry was as important to Burlington's development as was the railroad. The incredible volume of lumber passing through Burlington required significant plots of land for transfer and storage. This occurred along the railroad tracks just one half block off of Jefferson Street. Although the raft floated lumber industry was still going strong at this time, the rate of increase was declining (1880 was the peak year.) This meant less need for sawn lumber stacked on Jefferson and Valley Streets as time went on, and made those lots available for more permanent commercial development.

During the boom years of 1870-1890 most of the downtown streets were more built up than they are today. As Burlington's population leveled off and transportation corridors changed, retail trade declined. A gradual trend saw the stores on side streets lose business and the buildings therefore became less economically viable. During the same period, increases in auto traffic placed parking demands on this property around the edges of Jefferson Street. Many commercial buildings on Washington, Valley and Main Streets have been torn down during the last 3-4 decades, leaving West Jefferson Street once again the primary, continuous retail area it was in the 1880's through the 1930's. Because of this and its dominant traffic pattern, Jefferson Street reads stronger today than it has for the last 60 years.

WEST JEFFERSON STREET GROWTH

The early uses of West Jefferson Street between 4th and 6th Streets were primarily residential and light manufacturing. West of 6th was manufacturing, lumber storage and planing mills (sawmills were at the riverfront.) Jefferson was also known as the main thoroughfare west leading to Agency Road and the Mt. Pleasant plank road. The result was that the prairie schooners headed out this way and all grain teams from the west came down Jefferson to the Burlington Mills. Consequently, some retail use was mixed in during the early years before the Civil War.

During the recovery years after the Civil War, river traffic and ferry use were at their height. Rail traffic converged on the riverfront as well. This old downtown area was crowded with immigrants attracted by the Homestead Act; steamboat pilots, engineers and raftsmen from the northwest pineries landing at the sawmill, and new hotel, business block and bank construction. Railroad bridge construction and the filling of the new railroad grade disrupted traffic in south "Lower Town."

The result was a gradual movement up the westward route with new business blocks going up on Jefferson between 3rd and 5th. Thomas Hedge built a series of four business blocks culminating in 1880 with the four story stone fronted building at the corner of 4th Street (#114, 114A, 115 now on the National Register.) Other businessmen stretched the retail district westward as well. John Gregg, a

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partner in the Hedge Block development, moved one block further west and built the Gregg Building or Masonic Temple (#113) at 5th in 1884. The main floor was to become John Boesch's dry goods store. Some advised the location was too far west, but the establishment prospered and became one of the leading department stores in town, lasting past the turn of the century. As lumber storage and manufacturing gave way to retail use, more small businesses located on West Jefferson as far as 7th Street. Gregg had already carried his investments even further west when in 1873 he purchased Joy's Planing Mill, eventually turning it into a produce market.

The sequence of Hedge & Gregg buildings may have triggered another major project one block further west at the corner of 6th Street. Capitalists Samuel Mellinger and James Forney decided to build twin three story buildings handsomely fitted with carved stone, terra cotta, cast iron, and colored tile and glass. (#130, 133.) Mellinger & Forney were brothers-in-law who had been in several successful businesses starting with a saw mill in the 1850's. In fact, they had retired in the 1860's only to take on new interests in agricultural real estate. It was not necessary for them to get involved in Jefferson Street, but apparently promotion of a prosperous and permanent image of Burlington was a catching spirit.

The Street Railway system of the 1870's also took advantage of Jefferson by extending to Boundary Street and continuing on to connect West Hill. A double track bypass on Jefferson at 3rd and 4th Streets created a hub of activity as the main arrival/departure point. The electrification of the Street Railway in 1891 brought about an extension and double track activity on Jefferson beyond 7th. By 1888 Jefferson was so popular it became the first street to receive brick paving---from Front to Seventh.

Another event occurred at the same time Jefferson gained the Electric Street Railway attention in the 1890's. Lumber trade had already declined and storage land from 5th to 7th had been given up to business blocks. As the northern pineries became exhausted, the need for storage land in Burlington was further reduced and the remaining area along Jefferson to the tracks could now be developed. This latest phase of development culminated around 1915 when Samuel C. Scotten led an effort to develop the 700 and 800 blocks and beautify the street with clustered electroliers--making Jefferson Street a "great white way". Joining him in partnership were the Walsh Brothers who owned the Burlington Electric Light Company and Electric Railway Co. They formed a real estate agency which focused attention on developable lands to the west. In addition the beginnings of the Farmers and Merchants Bank were in the Scotten Building (#163.) Scotten continued to push for commerce and westward transportation improvements and eventually in the 1920's got the street railway extended from Jefferson up the valley to the city limits on a new road fittingly called Scotten Boulevard (now Kirkwood Drive.)

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BUSINESS TRENDS

Throughout the history of the district, major uses such as dry goods, groceries and drug stores would occupy main floor front space. Smaller businesses such as the tailors, milliners, dressmakers, and professional offices were located upstairs or on the main floor rear. Many living quarters were located on the upper floors of district buildings. Sometimes it was just sleeping rooms like in the Forney-Mellinger Block (#133), but often it was the proprietors living above their shops. Andy Gantz lived above his saloon (#153) for 20 years and the John Beck family and their descendants lived on the second floor of their building (#152) from 1875 to 1958 (that's 83 years!)

A breakdown of commercial uses by dates shows some interesting trends. To divide the 63 existing district buildings into date categories yields the following:

1860's	3 structures
1870's	13
1880's	16
1890's	10
1900's	5
1910's	5
1920's	5
1930's	4
modern	2

Early uses in the 60's and 70's buildings that have survived were predominantly grocery stores and light manufacturing, with a number of drug stores and saloons. Other uses include dry goods, jeweler, millinery, professional and other offices, music store, food, harness, furniture, tin, fur and pelts. (Individual site numbers are given in the following section, USE CATEGORIES.) Because it was Burlington's boom era, the 1880's saw an increase in every form of retail trade and also in the manufacturing. The groceries, drug stores, and saloons continued strong, but now other uses became plentiful: dry goods, jewelry, dressmakers, more offices, shoes, and feed stores. Many more services were available on West Jefferson Street than previously, such as ice cream parlors, cigars and tobacco, barbers, variety stores, harness, bakery and tinsmiths. More of these services were migrating up from the riverfront area to serve the growing numbers of people in this part of town.

The 1890's were also a time of strong growth, buildings were filled to capacity and vacant lots supported the sale of wood, coal and marble. However, the business that seems to have gained the most during this period was that of barkeeping. And when the district is viewed today, the saloon use still reads very strongly. Many of the saloon buildings have survived and are some of the most interesting architecturally. In the 1900's and the teens things began to level off. Dry goods

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use increased, and drug and shoe stores remained strong. The number of barbers, saloons, and groceries began to decline as the population spread out and larger stores like the Great A & P Tea Company came into being. The number of feed and harness stores began to decline and the hide and fur businesses disappeared. There were no more wood or coal lots between buildings. The district was becoming very built up and civilized. Then the 1920's and 30's saw the introduction of a new business to the district, the car dealership and gas station (#134, 155.)

Another way to look at the business trends in the district is to identify the businesses that moved within the district. An early location in the 400 to 600 block was frequently followed by a later move to larger, more modern quarters further west in the newly developed 700 or 800 blocks. Several businesses moved three times within district boundaries. A listing of businesses, property numbers, and dates of moves follows:

Rankin & Dodge	#117	1868-71
	150	1879-1903
Epstein Hides	#154	1871
	137	1876-86
	172	1892-93
Cockerell & Turner Grocery	#164	1873
	177	1874-82
Buettner's Furniture	#132	1874
	135	1885
	116	
Hawkeye Tin Shop	#138	1876-85
	139	1883-88
	140	1888-92
Fritt's Drug Store	#140	1879-80
	148	1881-82
	127	1885
Biklin Confectionary	#117	1877-86
	118	1887-1901
Moses Dunn Grocery	#138	1878-79
	140	1879-87
Turner Seed	#150	1885
	159	1898-1917
	170	
	160	1987
Sutter Books & Stationery	#165	1885
	150	1893-97
Burrus Marble	#146	1886
	144	1892-93
	145	1896-97

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Hagemeier Bros. Barbers	#153	1892	(From the overlapping dates it appears that the brothers may have split up.)
	151	1896-97	
	178	1906-08	
	151	1906-24	
	179	1907-33	
Alf's Furniture	#128	1896-22	
	129	1906-19	

Many businesses like the Hagerty Blacksmith (#173) and Funk & Hertzler's Wagon Factory (#175) moved their existing businesses into the district from locations further east. And instead of moving, some prosperous businesses simply expanded into adjacent buildings. William Ihrer Grocery (#149) took over the original Turner Flour & Feed (#150). Boesch Dry Goods (#113) expanded into a new building (#112) built by the Parsons family especially for that purpose. Alf's White Palace furniture (#128) used space that had formerly been a shoe store (#129).

Even today there are several original businesses still in operation. The Turner Seed Co. (#150, 159, 170, 160) has remained in the district for 104 years. The Andy Gantz Saloon (#153) has been a saloon throughout its 109 year history. The Farmers & Merchants Bank (#163) moved east to the progressive hub of the downtown, but still remains on Jefferson Street. The Burrus Marble Company which occupied vacant lots and frame structures in the district in the 1880's is still operating on North Hill as Leyda, Burrus & Metz. Dehner's Seed which came to site #145 in 1922 still occupies that location and has expanded into site #144. The Snappy Service Diner (#142) constructed in 1936 still operates under the same name. Of the 14 fraternal organizations that once populated the district, only two are still functioning in Burlington. Both are in the downtown and the Elks have recently moved into site #126.

USE CATEGORIES

Commerce

The backbone of the retail trade was the dry goods store, variably a department store, notions, clothing, or variety store. These operations followed a steady path to the west over the years. In 1874 the Hedges Block III (#118) housed Conrad Dreher and A.M. Root Clothing Co. By 1885 the building's use had shifted somewhat to The Bonanza, a popular variety store. T.N. Naudin Dry Goods moved his business into the main floor corner of the prestigious Hedge Block (#114) when it opened in 1881. The first home of Boesch Dry Goods (1884) was at 420 Jefferson (#113.) He later expanded into a new building next door (#112.) All of these establishments were in the 400 block, but in 1886 two stores located in the 500 block. A store specializing in notions and "Gents Fancy Goods" opened at #132 and another notions store, The Fair, was operating in #139. In 1888 The Fair moved next door to #138. In 1890 the Racquet, Notions, was located at the site of #140. By 1907 the Reynolds Mercantile Co. (#130) had located in the 500 block also. And in 1908 the popular Gately's Department Store was built in the 600 block.

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Just as the clothing and variety stores occupied main floor space in prominent buildings, jewelers and drug stores often occupied these more prestigious locations as well. Ball Jewelers was on the Jones Building main floor (#110) when the building opened in 1876. When the Hedges Block opened in 1881 they had two jewelry stores, Perkins Silver and Jewelry in #114 and Bell Jewelers in #115. Sturk Jewelers were located in #118 during the second half of the 1880's. The earliest recorded drug store in the district was Coswell & Strong (#117) in the 400 block in 1868. The corner store of the Jones Block (#110) 1876, was saved for Colby Druggist (later Ewing Drug.) This location was a drug store until Waldhoff Drugs went out of business in the early 1970's. The 1880's saw Fritt's Drug move from #147 to locate on the northwest corner (#127) of 5th and Jefferson with Price and Henry Drug Store (#135) on the southwest corner. The competition must have been fierce because Price and Henry had a huge sign on the top of their building. Another druggist was at #132, and the Robinson Drug Co. (#119) came to the district in 1906.

Another popular main floor use was the furniture store. Buettner's Furniture (est. 1865) began operation in 1874 in the district at the site of #132, moving to the Stein Block (#135) in 1885, and finally settling in the Buettner Building (#116.) Also in the 1880's, Herman Wolfe & Co. Furniture was located in the 600 block (#154) and a rug dealer was at site #172. In 1900 McQuilkin & Alf opened a large furniture store in #128. By 1906 it was Alf's White Palace Furniture and had expanded into #129. From the 1890's to the 1920's John Renner & Sons prospered in their paint, wallpaper and carpet business at #146.

Barbers also occupied front space, but were not long term occupants. The Hagemeyer Brothers moved around frequently (#151, 153, 178, 179.) Other barbers included George Washington (#147) and Thurman (#135.) Other less numerous main floor uses included hardware stores (#140, 127), bakeries (#131, 135), books and stationery (#150), a cigar & tobacco store (#116), a Chinese laundry (#131), and the Palace theatre (#116.)

Groceries and saloons were early and numerous occupants in the district, usually occupying the entire first floor of their buildings. The earliest grocery recorded was the Hamm & Mathes Grocery (#119) in 1866, followed by the Runyans (#117) in 1868. Two early groceries located in prominent corner locations, the Ost/Ihrer Grocery (#149) 1874-1930 and the Cockrell & Turner Grocery (#177) 1874-1892. The 1880's saw more groceries added to those already in operation. Caine's (#150) opened right next to Ihrer's and Bell's went into a prominent corner location in the new Forney & Mellinger Block (#133.) In the 1890's groceries started up at #135, 136, and 139, but those like Ihrer's were so well established that expansion became more difficult and the number of stores stabilized.

The earliest saloon in the district was Teutonia Hall (#118) opened in 1870 and lasting until at least 1897. Andy Gantz' Saloon (#153) operated from 1873 to 1893, and the Concordia Beer Hall (#152) opened in 1875. Some early saloons existed in the

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district by 1874 in prior buildings--Hasselman's (site of #112), Schmidt's (site of #135), Nelson's Wine, Beer & Oysters (site of #111), and Laydon's (site of #111) where they also sold poultry, game, lime and cement. Many saloons were a mixed bar and restaurant use. There seems to only have been one real restaurant, Gustav Lattner's (#136) right next door to the Hasselman Saloon. Numerous other saloons served the district, and as the years rolled by, they marched up West Jefferson Street following the development: #140 1885, #138 1892, #146 1892, #177 1892, #178-9 1895.

With fewer requirements for space and display, many small businesses still flourished when located on upper floors or at the main floor rear. We might expect to find the tailors (#135, 139, 147), milliners (#111, 117, 127, 132), and dressmakers (#115, 117, 119, 132) in second floor space, but shoe stores also located there in the 80's and 90's when space was at a premium (#110A, 119, 129). Drogemeier Boots & Shoes (#113) located directly above Boesch's Dry Goods. Steinbrecher's (#138) and Krieg's (#139) were more advertised stores and may have occupied main floor front space.

Music was prevalent in the district by the mid 80's as well. In the Gregg & Bonner portion of the Hedges Block (#115) customers could take their pick of Twiford's Music, the Burlington Music School, or hire Mr. Fisher to tune their piano. The Chicago Music Store was in the Jones Block (#110) and Buhlen & Guest, Piano Tuners occupied space in the Forney & Mellinger West (#133.)

The majority of second floor space, however, was taken up with offices. There were doctors (#114, 115, 117, 127, 135), real estate agents (110, 116, 135), and insurance agents (114, 133.) Several notaries occupied space in #114, and there was even an intelligence officer in #115. During the 80's and 90's space was fully utilized. There is even some evidence of lower level shops, as we found a repair shop listed for the basement of the Forney & Mellinger Block East (#130.)

Some of the prominent and important businesses in the district create a picture of a by-gone era. Rankin and Dodge (#117, 150) were wholesale and retail dealers in ice and commission merchants in fruit. They cut and stored river ice, delivering it all through the summer. Since the ice was there, they began to store fruit for others and then to deal in it. Epstein & Co. were exclusive dealers in hides, pelts, furs, wool, beeswax, tallow and feathers.

Harness shops existed in early frame buildings in the district such as Bickenbach's (#132) and Nees (#158.) In the 1880's Hassel's (#127) and Forkel's (#147) located in substantial brick buildings. The early 90's saw a harness maker in #137. Then in 1896 William Nees rebuilt on his prominent northeast corner of the 700 block. The result was a rather ornate two story brick structure that he continued to occupy until 1922. The 800 block had Begolty Blacksmith (#173) in 1881 which was taken over by Hagerty & Son, who used it as a branch store for their blacksmith shop at 212 Columbia.

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The horses who needed shoeing and harnessing also needed feeding. The first recorded flour and feed store in the district was Kriegs (#119), who took over the almost new corner grocery building in 1869. In the 1880's William Ihrer expanded his prosperous grocery business to include a flour and feed operation located next door (#150). Other flour and feed stores were at numbers 130, 146 and 147. The district also included a weaving and grinding business (#148), a locksmith (#185), and second hand store (#117). And of course, there were the tinsmiths, who in those days made everything from stovepipe to ceilings. In the mid 70's Scott & Bliss built the Hawkeye Tin Shop (#138) in the 500 block. In 1883 their business was so thriving that they annexed the property next door (#139.) Then in 1888 they moved to site #140. Miller Tin & Coppersmithing is the earliest known use for site #151.

Women were also well represented on West Jefferson Street. There were the usual seamstresses, dressmakers, and milliners in small shops on the second floors of retail buildings. Minnie Davis ran an ice cream shop (#135). Mrs. J.E. Pilling was an eclectic physician in joint practice with her husband (#127.) Mrs. G.B. Carpenter had a business block named after her (#139.) Miss Annie Curry was a manufacturer and dealer of ladies' hair work by 1870 (#117.) But the most prominent woman in the district was Miss Nellie Woodard of the New York Hair Store (#115.) Her business of creating wigs and hair work for the women of the region occupied two floors at 407 Jefferson in the Hedge Block. She was one of the original tenants when the prestigious block was completed and opened for business. In 1882 her business was the largest of its kind both west of the Mississippi and in the Mississippi Valley region, requiring 20 employees to accomplish the work involved in manufacturing, distributing, and retailing hair.

Industrial/Manufacturing

Manufacturing uses were scattered throughout the retail district. Sometimes it is difficult to separate the two. Small manufacturing concerns frequently wholesaled and retailed their products at the same location. The women's hair business already discussed followed this method. In 1877 the Biklin Candy Co. manufactured their candy at #119 and ran a confectionary to sell it to the public at #s 117 and 118. The Singer Sewing Machine Co. manufactured their sewing machines on the second floor (#131) and retailed them on the main floor. Christian Mathes produced a variety of goods in his building (#174.) Christian Mathes & Son made soda water. Christian Mathes processed hides and produced tallow and soap. And H.A. Mathes, the local Anheuser Busch agent, advertised, "prompt delivery of bottled beer to private homes."

Frank Schlager both bottled Val Blatz Beer and ran a saloon to sell it at #s 178 and 179. His delivery unit was around the corner at #176.

Without exception, all of the manufacturing concerns in the district were original uses in their buildings. The Flint Hills Overall Factory occupied the third floor of the prestigious Forney & Mellinger Block West (#133). The Guenther Cigar

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Manufacturing Co. had main floor space in Mozart Hall (site of #140) along with a hardware store and a grocery store. The YMCA occupied the second floor and a gym was on third. Other well known businesses were the Funk & Hertzler Wagon Factory (#175), Burge Brothers (#139), Burlington Knitting Factory (#132), and Hertz Cigar and Shoe Box Company. The stone E. Joy & Company Planing Mill (#168-168A) 1876 converted to manufacturing caskets in 1881, school furniture in 1889, and finally became the Iowa Grain & Produce Company in 1892. the Produce Company continued operation until recent years, retailing poultry and eggs along with their other operations.

Social

It was a common practice for large buildings in "Business blocks" as they were called, to contain a public meeting hall. Oftentimes they were used by fraternal organizations and also saw use as temporary quarters for churches and civic/cultural organizations. In the 1880's and 90's the West Jefferson Street District alone housed fourteen different fraternal organizations or secret societies, many with more than one lodge or chapter, the Masons and Druids each had four. The Jones Block (#110A) contained Cook's Hall, the meeting place for the Knights of Pythias, B P of Elks, and National Union. At site #111 was the Grand Army of the Republic Hall, another chapter of the National Union, the first chapter of the Ancient Order of United Workmen, the National Protective Legion and the Independent Order of Foresters. The Gregg Building (#113) was most commonly known as the Masonic Temple, although the temple occupied only the third floor and the popular Boesch's Dry Goods Store was on the main floor. The site of #127 was the Starr Block in 1896, housing the second chapter of the Ancient Order of United Workmen in Workmen Hall. The Selected Knights of America met there, too. Site #156 was the meeting place of the Knights of Honor. The Knights of Columbus met in the Scotten Building (#163) from 1915 until at least 1943. Their insignia is inlaid in tile in the vestibule to the entry.

Other buildings also held public halls. The Latter Day Saints of Jesus Christ held services on the third floor of the Forney & Mellinger Block East (#130). Public meeting rooms were available in the Hedge Block (#114, 114A, 115), the Mrs. G. B. Carpenter Block (#139) and the Stein Block (#135). Site #140 was the location of Mozart Hall, which held the YMCA and gym above retail and commercial uses.

The Burlington Public Library on the second floor of the Jones Block (#110) was often used for public meetings and also served as the town's museum.

Government

The 1907 Burlington Fire and Police Station (#120) was and is an integral part of the busy life of the city, providing protection for the Jefferson Street businesses.

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Education

The Hedge Block (#114, 114A, 115) was from its beginning in 1881 the home of the Orchard City Business College, later called Elliott's Business College. It was a well respected school in it's day and occupied rooms on the second floors of #114 and 114A. The Burlington Music School held their classes in building #115 of the Hedge Block. An original use in the Jones block (#110) 1876 was to provide a home for the Burlington Library. Part of the second floor was used as Mr Jones' office and the rest of the floor was given over to the Library which had a separate entrance on the Fourth Street side of the building.

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view to Jefferson Street from 6th & Columbia
Mozart Hall (#140) in center
from 1889 Burlington Illustrated
on file Burlington Public Library

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City of Burlington, Map, 1873, Andreas Atlas (Lot numbers, Hawkeye Creek location, Seventh Street to the railroad tracks.)

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City of Burlington Map, 1910, M. Huebinger, C.E., Iowa Publishing Company, Des Moines, (west development.)

Koch, August, Bird's Eye View of the City of Burlington, Iowa, c. 1878, lithograph by Charles Shoier, Chicago.

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John Boesch Company/Masonic Temple, 1904 Octoberfest publication.

Burlington Illustrated

View east on Jefferson St. from 5th St. - Masonic Temple

View east on Jefferson St. from Boundary Street

View across valley from the south at 8th St. & Division Street

View across valley from the north at 6th St. & Columbia Street.

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Gilbert, Panorama Photograph of Burlington, on file at the Burlington Public Library, 1913.
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Souvenir of Burlington, 1891, engravings of the Jones Building, Cook Building, and
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- #127 Penney "J.C. Penney Co.," Burlington Saturday Evening Post, June 9, 1883.
- #130 Mellinger untitled article, Burlington Saturday Evening Post, June 9, 1883.
- #140 Mozart "The New Mozart Hall", Daily Gazette, July 24, 1877.
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- #145 Gately's Gately's advertisement, Hawkeye, July 17, 1909.
"Dehner's Combines Best of Both", Hawkeye, February 23, 1982.
"A Small Department Store Specializing in Certain Areas", by
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- #149 Ihrer untitled article, Hawkeye, May 4, 1874.
- #153 Gantz "Andy Gantz Saloon", Daily Gazette, October 20, 1873.
- #162 Gabeline untitled article, Hawkeye, October 31, 1915.
- #163 Scotten City Column, Burlington Saturday Evening Post, April 24, 1915,
July 31, 1915, November 27, 1915, January 15, 1916.
untitled article, Hawkeye, November 5, 1915.
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Scotten Building Grand Opening advertisement, Hawkeye, Nov. 28, 1915.
- #164 McCash untitled article, Daily Gazette, October 20, 1873.
- #177 Cockrell untitled article, Daily Gazette, September 29, 1873.

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Section number 10 Page 1 Verbal Boundary Description

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Beginning on Hawkeye Street at the midpoint of the alley between Jefferson and Washington Streets, thence east to 8th Street, thence eastward along the northern side of the parking areas in the 700 block of Jefferson across 7th Street, thence eastward behind properties at 612-622 Jefferson, thence eastward along the northern boundary of 317 N. 6th Street, across 6th Street, thence eastward between the parking lot and open land along the southern boundary of the Presbyterian Church, across 5th Street, thence eastward along the alley, thence south to the southwest corner of the Congregation Church property, thence eastward along the southern boundary of the Congregational church to 4th Street,

Thence south on 4th Street to the northern edge of the parking area behind 401 Jefferson Street, thence west along the northern edge of the parking area to the alley, thence south to Valley Street, thence west to 5th Street, thence north to the southern boundary of 211 N. 5th Street, thence west along its southern boundary, thence west along the northern boundary of the parking area at 6th & Valley, across 6th Street, thence west along the northern boundary of the parking lot to the alley, the alley east along the northern boundary of Bennett's new addition to 7th Street, thence south to Valley Street, thence west to 7th Street, thence north to Jefferson Street, thence west to 8th Street, thence south to the alley between 8th and Valley Streets, thence west to the railroad tracks, thence northwest along the railroad tracks to Jefferson Street, thence northwest to the point of the beginning.

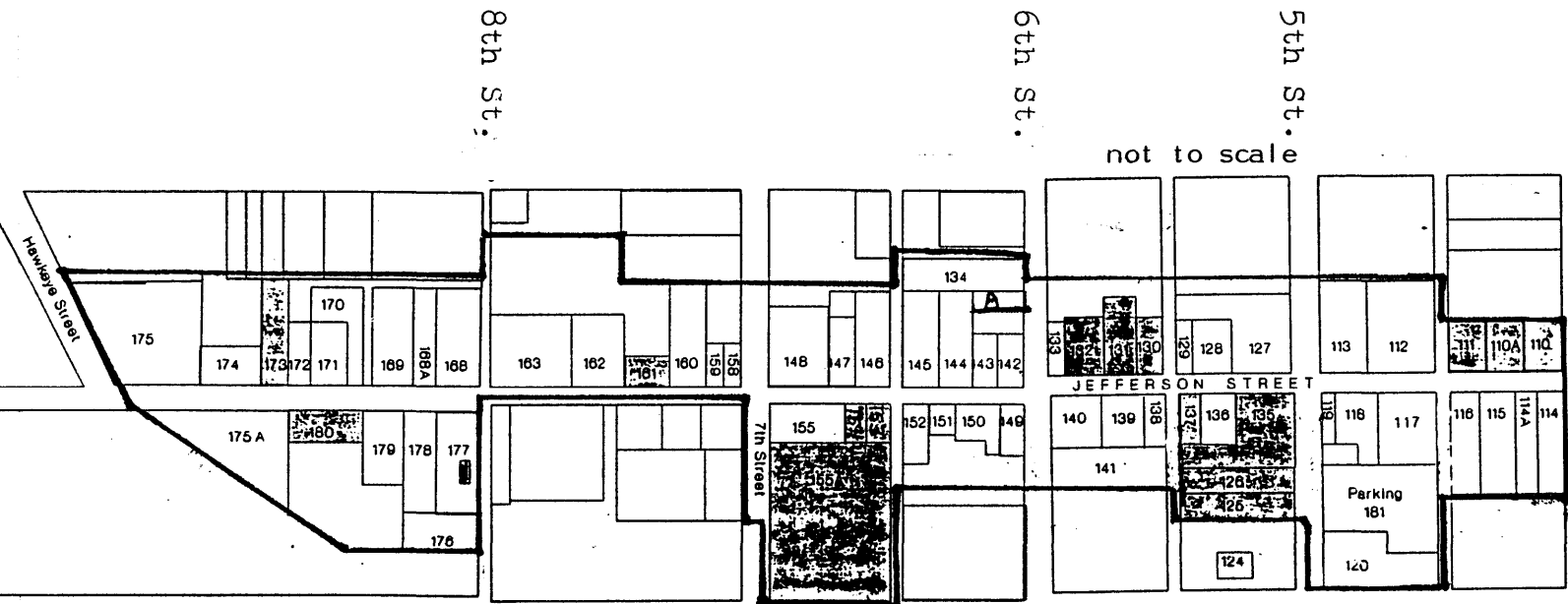
UTM's

A E 659440	F E 659700
N 4519360	N 4519190
B E 659940	G E 659640
N 4519220	N 4519180
C E 659920	H E 659650
N 4519150	N 4519250
D E 659880	I E 659555
N 4519120	N 4519265
E E 659830	J E 659540
N 4519175	N 4519225

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WEST JEFFERSON STREET HISTORIC DISTRICT
BURLINGTON, IOWA, DES MOINES COUNTY



Non-contributing properties



Note: # 110 and 110 A have the potential to be key contributing structures upon the removal of aluminum cladding.

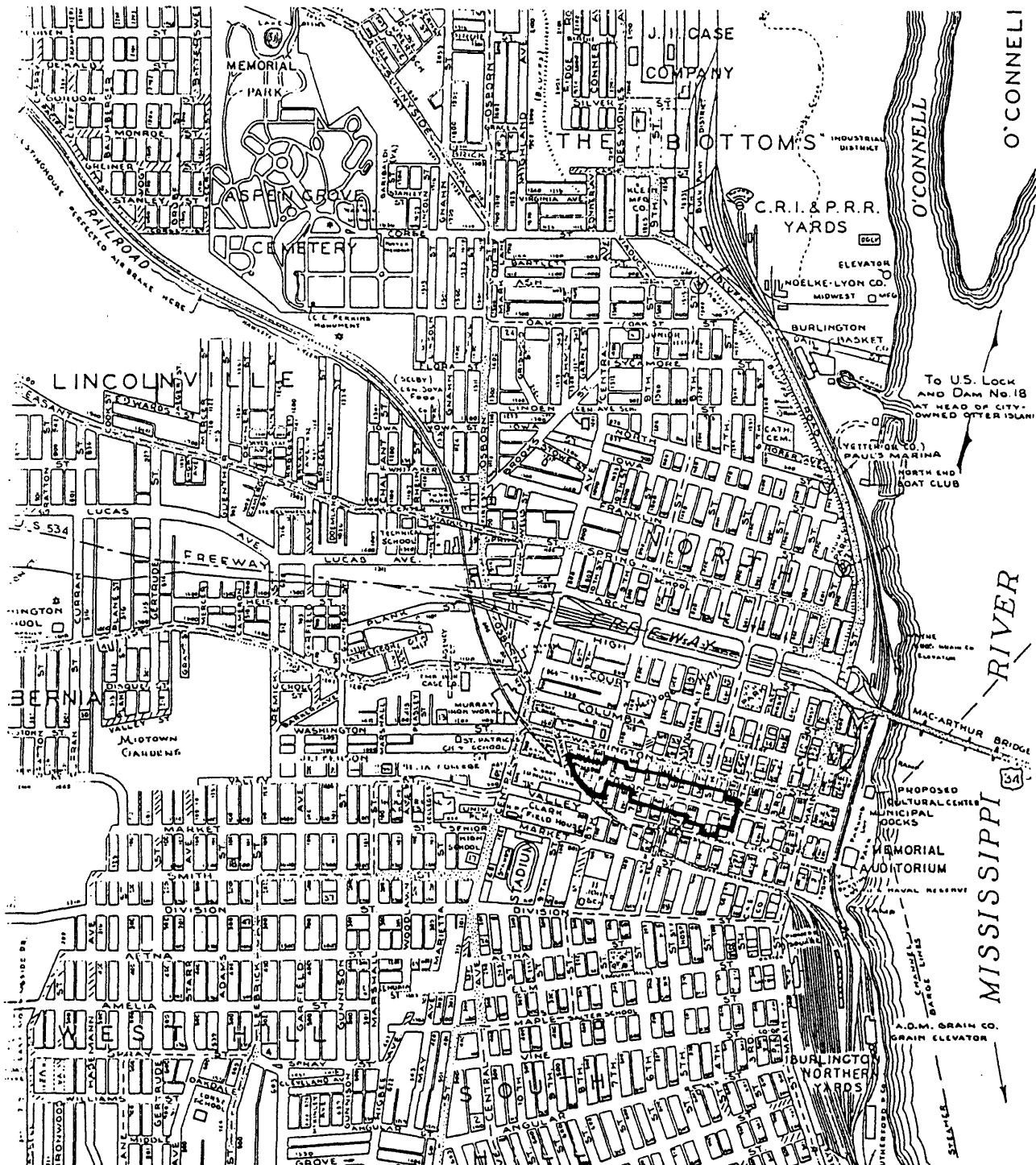
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Vicinity Map

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VICINITY MAP

WEST JEFFERSON STREET HISTORIC DISTRICT
BURLINGTON IOWA

UTM REFERENCE



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PROPERTY PHOTOGRAPHS

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The following photo list is for the West Jefferson Street Historic District in downtown Burlington, Des Moines County, Iowa.

Photo

- 1 Property numbers 110 the Jones Block, and 110A Lyman Cook's Block.
View to the northwest from the corner of Jefferson and Fourth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
- 2 Property number 111 Grand Army of the Republic Hall.
View to the northeast from Jefferson Street.
Photo by Newton Coburn, negative on file with Newton Coburn, fall 1987.
- 3 Property numbers 112 the Boesch Building, and 113 Masonic Temple or Gregg Building.
View to the northeast from the corner of Jefferson and Fifth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
4. Property number 114 Hedge's Block or Hedge Block IV.
View to the southwest from the corner of Jefferson and Fourth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
5. Number 114A Hedge's Block IV, Carpenter Section, and 115 Hedge's Block or Gregg & Bonner Block.
View to the south from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
6. Number 116 Buettner's Furniture, with Hedge's Block in the background.
View to the southeast from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
7. Numbers 117 the Runyan Block, and 118 Hedge's Block III.
View to the southwest from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
8. Numbers (from right to left) 116 Buettner's Furniture, 117 the Runyan Block, 118 Hedge's Block III, 119 Hamm & Mathes Grocery.
View to the southeast from the corner of Jefferson and Fifth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
9. Number 120 Burlington Fire and Police Station.
View to the northeast from the corner of Fifth and Valley Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
10. Numbers 125 Spider Web Youth Center, and 126 The Elks Club.
View to the west from Fifth Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.

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PROPERTY PHOTOGRAPHS

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Photo

- 11 Property number 127 J.C. Penney Company.
View to the northwest from the corner of Jefferson and Fifth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
12. Property numbers 128 Alf's White Palace Furniture, and 129 Alf's Addition.(r to l)
View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
13. Property numbers (left to right) 133 Forney & Mellinger Block-west, also known as Bell Grocery, 132 Burlington Knitting Factory, 131 Singer Manufacturing Company, 130 Forney & Mellinger Block-east.
View to the northwest from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
14. Property number 133 Forney & Mellinger Block-west, aka Bell's Grocery.
View to the northeast from the corner of Jefferson and Sixth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
15. Property numbers (l to r) 134A Schroeder Tin Shop, and 134 Burlington Cadillac Company.
View to the northwest from Sixth Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
16. Property number 135 the Stein Block, aka Price & Henry Drug Store.
View to the southwest from the corner of Jefferson and Fifth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
17. Numbers 136 Gustav Lattner's Restaurant, and 137 Epstein & Co. Hides & Pelts I.
View to the south from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
18. Property numbers 138 Hawkeye Tin Shop, and 139 Hawkeye Tin Shop Annex, aka the Mrs. G.B. Carpenter Block.
View to the south from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
19. Numbers (r to l) 142 Dinty Moore's Snappy Service Diner, and 143 Hauber Lock Shop, with #s 144, 145, 146 in the background.
View to the northwest from the corner of Jefferson and Sixth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
20. Numbers 145 Gately's Department Store, aka John A Dehner's, and 144 the Great A & P Tea Company. View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.

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PROPERTY PHOTOGRAPHS

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Photo #

21. Property number 146 John Renner, Wallpaper, Paint & Carpets, with numbers 147 and 148 in the background.
View to the northwest from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
22. Numbers (l to r) 148 Stiefel & Schuman Grinding & Weaving and 147 Forkel Harness Shop, aka Fritt's Drug Store.
View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
23. Numbers (l to r) 149 Ihrer Grocery, and 150 Rankin & Dodge Building with #s 151 and 152 in the background.
View to the southwest from the corner of Jefferson and Sixth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
24. Numbers (l to r) 151 Miller Tin Shop, and 152 Concordia Beer Hall.
View to the south from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
25. Numbers (l to r) 153 Andy Gantz Saloon, and 154 Weil & Hirsch Hides.
View to the south from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
26. Number 155 Burlington Nash Company, with a portion of 155A Bennett's Addition showing at the extreme right.
View to the southeast from the corner of Jefferson and Seventh Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
27. Number 158 Nees Harness Shop, and number 159 Turner Seed Store I (r to l), with #160 in the background.
View to the northwest from the corner of Jefferson and Seventh Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
28. Numbers (l to r) 161 Sears Garage, and 160 Turner Seed Store IV.
View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
29. Numbers (l to r) 163 Scotten Building, and 162 Gabeline Agricultural Implements.
View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.

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PROPERTY PHOTOGRAPHS

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Photo

30. Property number 168 Joy & Co. Planing Mill, with #s 168A and 169 in the background.
View to the northwest from the corner of Jefferson and Eighth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
31. Property number 168A Iowa Produce Annex and 168 Joy & Co. Planing Mill.
View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
32. Property numbers 169 Turner Seed Store III aka Nash Finch Building, with # 168A Iowa Produce Annex.
View to the north from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
33. Property numbers (l to r) portion of 173 Begolty Blacksmith, 172 Epstein & Company Hides & Pelts II, 171 Hertz Box Co., 170 (razed) Turner Seed Store.
View to the northwest from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
34. Property numbers (l to r) 175 Funk & Hertzler Wagon Factory, 174 Mathes Bldg, with #s 172, 171, 170 169, 168A, and 168 in the background with # 173 Blacksmith.
View to the northeast from the corner of Jefferson and Hawkeye Streets.
35. Property numbers (l to r) 176 Schlager Beer Delivery, and 177 Cockrell & Turner Grocery, with #168 in the background.
View to the northwest from Eighth Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
36. Property number 177 Cockrell & Turner Grocery, with # 176 to the left, and #s 178, 179, and 180 to the right.
View to the southwest from the corner of Jefferson and Eighth Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
37. Property numbers 177 Cockrell & Turner Grocery, 178 Schlager Beer Agent and Saloon, 179 Schlager Beer Agent and Saloon II.
View to the south from Jefferson Street.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.
38. Property number 180 Burlington/West Burlington Area Chamber of Commerce, with #s 179, 178 and 177 in the background.
View to the southeast from the corner of Jefferson and Hawkeye Streets.
Photo by Newton Coburn, fall 1987, negative on file with Newton Coburn.

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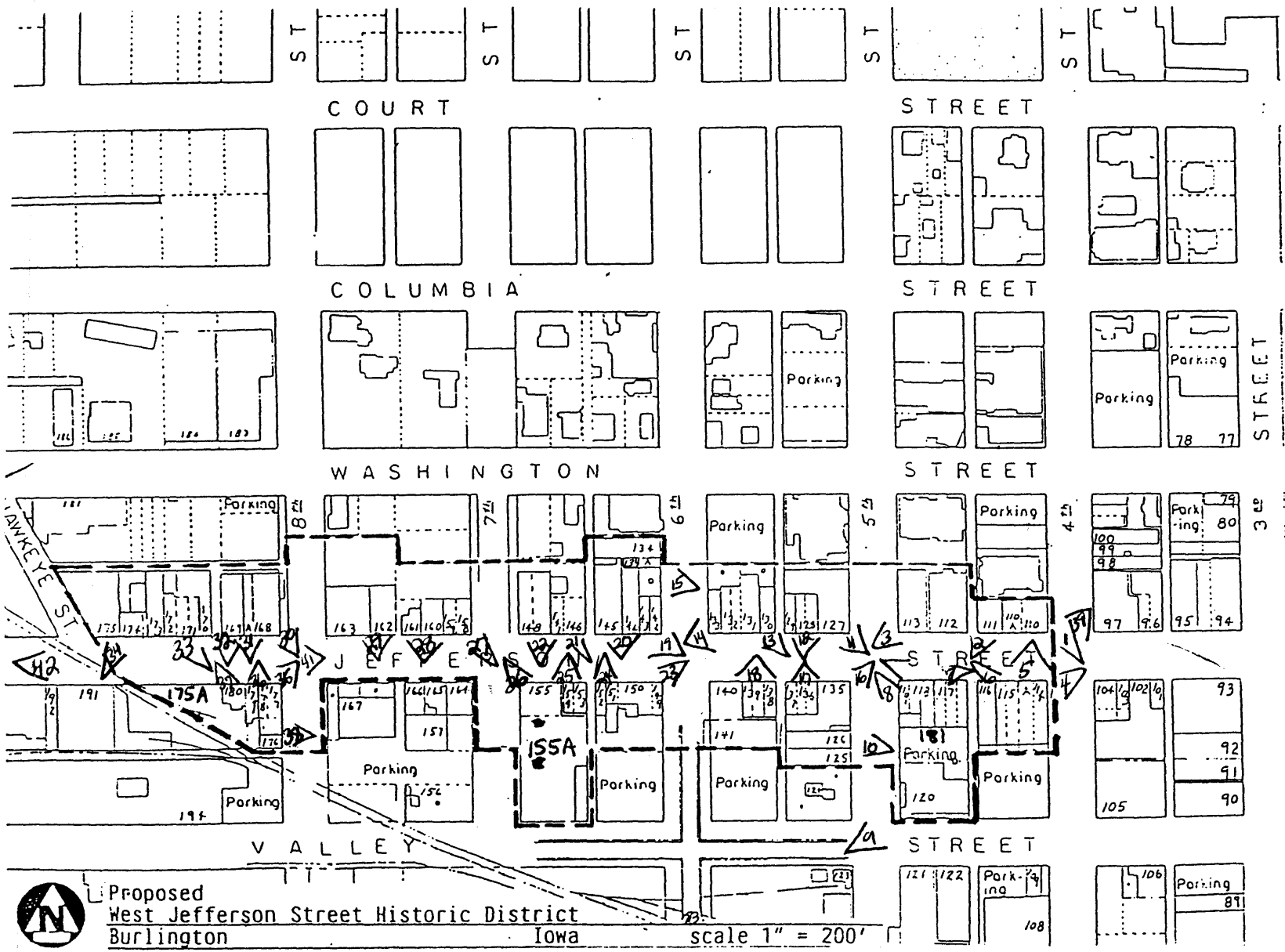
Photo #

39. The West Jefferson Street District from the tower of the First Congregational Church.
View to the west-southwest with Jefferson Street in the center.
Photo by Steven Brower, winter 1987, negative on file with Steven Brower.
40. West Jefferson Street Scene.
View to the east from the corner of Jefferson and Fifth Streets.
Photo by Steven Brower, fall 1987, negative on file with Steven Brower.
41. West Jefferson Street Scene
View to the west from the corner of Jefferson and Seventh Streets.
Photo by Steven Brower, fall 1987, negative on file with Steven Brower.
42. West Jefferson Street Scene.
View to the east from one half block west of the intersection of Jefferson and Hawkeye Streets.
Photo by Steven Brower, fall 1987, negative on file with Steven Brower.

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Proposed
West Jefferson Street Historic District
Burlington Iowa

scale 1" = 200'

PHOTO VIEWS

GFN-259-1116