

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

State Inventory No. 29-01112  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-00001  
 Relationship:  Contributing  Noncontributing  
 Contributes to a potential district with yet unknown boundaries  
 National Register Status:(any that apply)  Listed  De-listed  NHL  DOE  
 9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_  
 Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name Lewis M. Runyan Building

other names/site number Downtown Survey Map # J-129

**2. Location**

street & number 510 Jefferson Street

city or town Burlington  vicinity, county Des Moines

Legal Description:(If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Starr & Grimes Sub of Original City Lot 660 Block(s) \_\_\_\_\_ Lot(s) 6

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)

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

Number of Resources within Property

*If Non-Eligible Property*

Enter number of:

— buildings  
 — sites  
 — structures  
 — objects  
 — Total

*If Eligible Property, enter number of:*

Contributing Noncontributing

1 — buildings  
 — — sites  
 — — structures  
 — — objects  
1 — Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title  
N/A

Historical Architectural Data Base Number

**6. Function or Use**

Historic Functions (Enter categories from instructions)

02E03: Commerce / dry goods

02E: Commerce / specialty store

11D01: Health care / pharmacy

Current Functions (Enter categories from instructions)

70: Vacant

**7. Description**

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

05B: Italianate

Materials (Enter categories from instructions)

foundation 04: Stone

walls (visible material) 03: Brick

roof 08B: Rolled Asphalt

other \_\_\_\_\_

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes  No  More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Des Moines Address 510 Jefferson Street Site Number 29-01112  
City Burlington District Number 29-03685

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

05: Commerce  
02: Architecture

**Significant Dates**

Construction date 1890  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

**Narrative Statement of Significance**  SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References (OPTIONAL)**

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Rebecca L. McCarley, consultant, Davenport research by Kay Weiss, commission member  
organization Burlington Historic Preservation Commission date January 17, 2014  
street & number City Hall, 400 Washington Street telephone 319-753-8158  
city or town Burlington state Iowa zip code 52601

**ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)**

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01112

Related District Number 29-03685

Page 1

Lewis M. Runyan Building

Des Moines

Name of Property

County

510 Jefferson Street

Burlington

Address

City

## 7. Narrative Description

This is a two-story brick commercial building. The building reflects a later, simplified version of the Italianate style. The storefront was remodeled in the 1970s, with the glass entry offset to the left of large windows. The transom area was also covered with panels, and the window area around the corner on the west side was filled in. The windows on the second story have been recently replaced, but they appear to reflect the historic style of one-over-one-light double-hung sashes with transom windows. The west window remains on the southwest corner of the second story of the building as well. The second story is framed by brick pilasters, with brick corbelling across the frieze. The building retains its original decorative metal cornice, with rosettes and brackets. The west side of the building along the alley has six replacement windows on the second story as well.

## 8. Narrative Statement of Significance

This commercial building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed by Lewis M. Runyan in the late 1880s, perhaps around 1890 after the completion of the building to the east. It provided a location for a variety of typical downtown businesses, including a shoe store, furniture store, dry goods store, clothing store, florist, and drug store. Unlike a number of late 19<sup>th</sup> century buildings that were modernized in the mid-20<sup>th</sup> century, this building retains its original metal cornice. The building would not likely be individually eligible for listing on the National Register under Criteria A, B, or C. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

On May 5, 1885, M.F. Butler sold Lot 6 to L.M. Runyan, and no additional transfers are noted until 1921. Lewis M. Runyan is listed as retired in the 1894 city directory. This lot is vacant on the 1886 Sanborn fire insurance map, and Runyan likely built the building in the late 1880s. He dealt in other real estate in Burlington in the 1890s as well. The 1892 Sanborn map shows the building completed, being used for a boots and shoe store. The 1892 city directory lists Steinbrecher and Hertzler, boots and shoes, at 510 Jefferson. In 1900, May Himmelreich operated a millinery shop here, and she and her husband Samuel lived "above the store." The 1902 directory lists Samuel Himmelreich here.

In March 1904, the *Hawk Eye* reported that George Alfs had plans to expand his furniture store from 506-508 Jefferson into the building directly to the west (this building at 510 Jefferson). The 1906 directory then lists G.H. Alfs here. It continued to operate as part of the furniture store through the 1920-21 city directory.

On January 13, 1921, Elsie C. Davis sold the property (Lot 6) to Charles M. Dutcher. He then sold it to J.H. Coe on April 3, 1922. The 1924 city directory lists J.H. Coe operating a dry goods store here. He is still listed here in 1926. He was then replaced by the dry goods business of Boesch-Flad Company, listed here in 1928 and 1930. Joseph H. Coe and wife sold the property to D.W. Kriechbaum on December 29, 1930. Interest in the property was acquired by James B. Kriechbaum from various family members in the 1940s, and he continued to own it until 1969. The 1933 and 1935 city directories

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then list Waxenberg's (Eagle Clothing). Tiedemann Florists are then listed here in 1937, 1940, and 1942. In 1945, Johnson's Restaurant is listed here.

Sutter Drug Company opened a store here by 1955, a couple blocks west of their main location in the Tama Building at 300 Jefferson. They continued to be listed here in 1960. In 1963 and 1965, Peterson's Christian Book Shoppe is listed here. The Gift Center is then listed here in 1968 and 1970. On December 24, 1969, James B. and June E. Kriechbaum sold the property to Charjan, Inc. (Walsh family company).

Charjan, Inc. sold the property to Patrick and Frances Jackson in April 2012. The building is currently undergoing rehabilitation by the Jacksons, and apartments have been developed on the second floor again. The street level is currently vacant.

## 9. Major Bibliographical References

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

Brower, Steven. *West Jefferson Street Historic District*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. Listed on April 9, 1991.

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

Deed records, per transfer books at Des Moines County Auditor's Office.

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of scanned historic photographs of downtown Burlington.

Newspapers, various titles and editions. Particular special editions utilized:

*Burlington Evening Gazette*, March 24, 1906  
*Daily Hawk-Eye Gazette*, September 2, 1938  
*Burlington Hawk-Eye Gazette*, August 4, 1942  
*Burlington Hawk-Eye*, July 10, 1962  
*Burlington Hawk-Eye*, July 4, 1976

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1886, 1892, 1900, 1931, 1952.

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

Vertical files. Files on business/industry as well as individual businesses. Burlington Public Library, Burlington, Iowa.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
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**Location map**



Base aerial photography by Aerial Services Inc for Des Moines County GIS Commission, March 2010.

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Lewis M. Runyan Building  
Name of Property

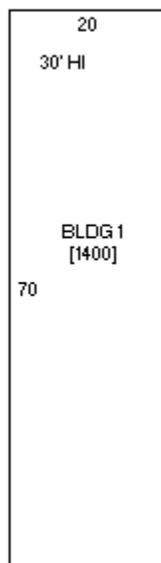
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## Building plan (from assessor's website)



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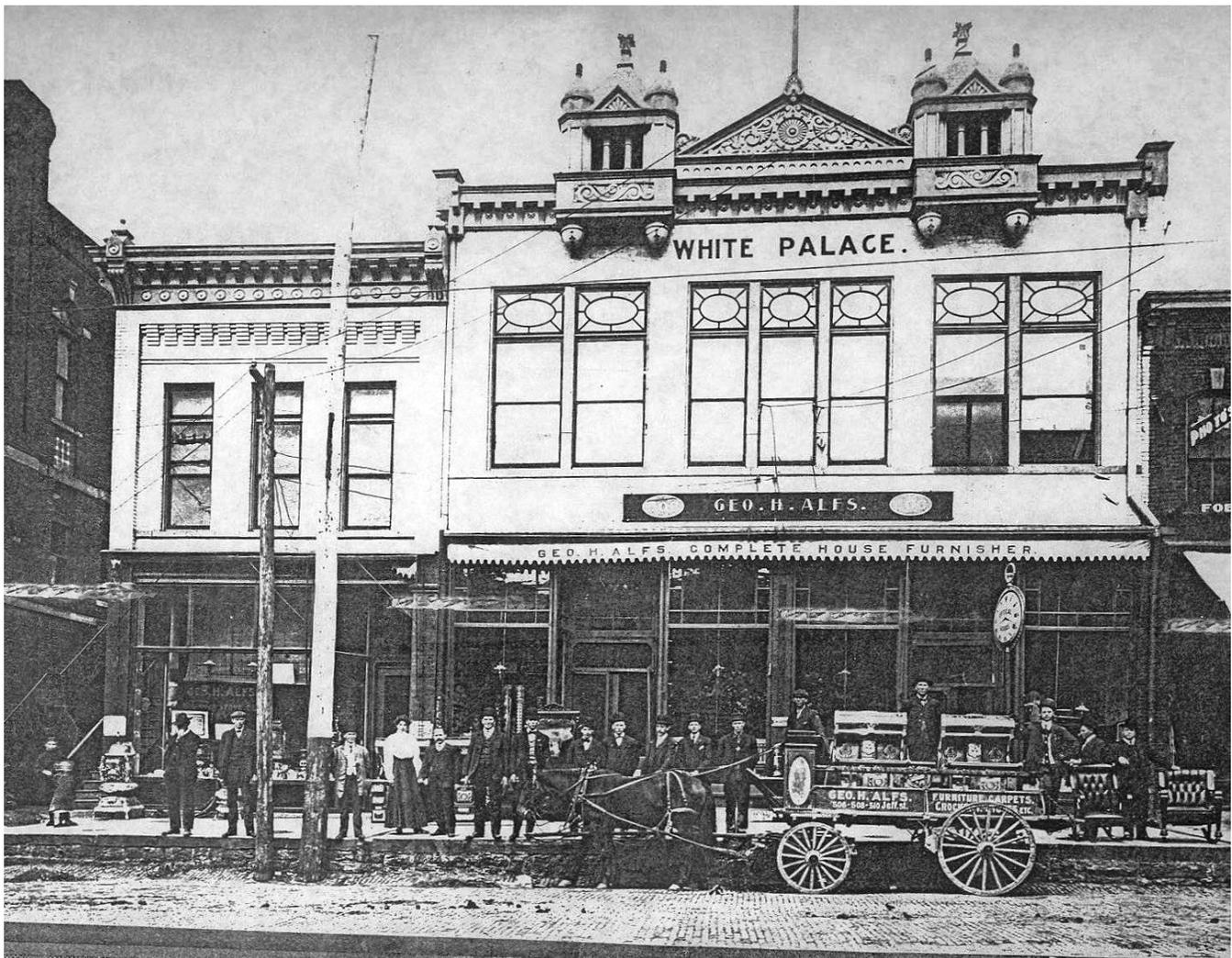
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**Historic images**



**510 Jefferson – part of George H. Alfs' White Palace (Downtown Partners)**

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North side of 500 block of Jefferson - August 5, 1937 - Lind's Bakery (Downtown Partners)

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North side of 500 block of Jefferson in early 1970s, looking west (Downtown Partners)

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North side of 500 block of Jefferson in late 1970s, looking northeast (Downtown Partners)

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**Digital photographs**



**Photograph 29-01112-001 – South and west elevations, looking northeast (McCarley, January 14, 2014).**