

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

State Inventory No. 29-01116, 29-01118 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685
 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 Forney & Mellinger Block

other names/site number Downtown Survey Map # J-131-132

2. Location

street & number 514-516-518-520 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 Original City Block(s) _____ Lot(s) _____ middle 80' of Lots 745 and 744

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)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
<input checked="" type="checkbox"/> building(s)	Enter number of:	Contributing	Noncontributing
<input type="checkbox"/> district	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> site	— sites	—	— sites
<input type="checkbox"/> structure	— structures	—	— structures
<input type="checkbox"/> object	— objects	—	— objects
	— Total	<u>1</u>	— 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)

02E: Commerce – various specialty stores

Current Functions (Enter categories from instructions)

70: Vacant

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

05B: Late Victorian / 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)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | A | Property is associated with significant events. |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended | B | Property is associated with the lives of significant persons. |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | C | Property has distinctive architectural characteristics. |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended | D | Property yields significant information in archaeology or history. |

County Des Moines Address 514-516-518-520 Jefferson Street Site Number 29-01116
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

Significant Dates

Construction date 1869 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 May 8, 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: _____

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Forney & Mellinger Block

Des Moines

Name of Property

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7. Narrative Description

This two-story brick Italianate building was constructed with four storefronts originally, with both the east storefronts and west storefronts combined at various points during its history. The second story spaces are also connected. Each storefront was associated with three second-story windows, with a seventh window on each half above a central staircase. The east storefronts (514-516) were combined in the late 1930s, and they have remained combined since then. The current design and materials appear to date to the 1990s, with a central double-door entry and windows within wood walls to either side. The west storefronts (518-520) were combined and remodeled in the late 1920s, with the end brick columns and prism glass transom windows recently uncovered appearing to date to that period. The storefronts were then separated by 1950, with the current storefronts with entries at the right/east and large display windows to the left/west. The second story retains 14 one-over-one-light double-hung wood windows with stone sills and segmental brick arch lintels with flared ends and projected brick courses. The frieze has a simple brick beltcourse with double brick brackets under it, stretching across the width of the building. Historic photographs do not show any further cornice detail.

8. Narrative Statement of Significance

The Forney & Mellinger Block appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The Italianate brick building appears to have been constructed in 1869 by J.M. Forney and Samuel Mellinger, replacing earlier buildings on this block. Various businesses operated here from the 1870s to 1960s which contribute to the history and evolution of the downtown district. The block is likely not individually eligible under Criteria A, B, or C. The building was previously listed as non-contributing in the West Jefferson Street Historic District (1991, #29-00001), due to the façade cladding added prior to 1961. With the removal of this cladding in 2012, this building would then meet the criteria for a contributing building under this previous district/nomination, and it could be reclassified, if the nomination is revised in the future.

J. George Kriechbaum first bought parts of Lots 744 and 745 in 1844. Interest transferred from him to others, including Lucy Morgan Kriechbaum and Jonathan Morgan. All interest was then transferred back to J. George Kriechbaum on March 9, 1852 for \$1,000, indicating some early construction on these lots by this date. Four buildings are noted to have been built by Kriechbaum & Co in 1856, which may be these buildings (*Business Directory and Review of the City of Burlington* 1856: 17). However, Kriechbaum also built a row of two-story buildings in this period at the southwest corner of 3rd and Washington (opposite the post office at the southeast corner) that then burnt in the 1873 fire ("From Dust and Ashes," *Hawk-Eye*, August 17, 1873, 4). Thus, the exact construction of this set of buildings is difficult to determine, and the current buildings appear to date to the next owner.

On September 13, 1866, Kriechbaum sold Lots 744 and 745 to J.M. Forney and Samuel Mellinger for \$7,510. The price indicates substantial construction on the lot. The 1866 city directory lists the saloon of F.C. Hartwick at 100 Jefferson, which appears to be 514 Jefferson. A note on September 14, 1919 in the *Hawk-Eye* states that 50 years ago: "Mellinger & Forney were putting up four brick store rooms on Jefferson Street" (*Hawk-Eye*, September 14, 1919, 8). This would place construction of the block to

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1869, assuming that these are the four store rooms referenced. They match the later description from November 1869 regarding this construction: "All the rooms in Messrs. Mellinger & Forney's two story block on Jefferson street have already been engaged, although the block is not yet completed. The block will be ready for occupancy by December first" (*Hawk-Eye*, November 13, 1869, 4).

The old addresses for this building appear to be 100, 102, 104, and 106 Jefferson. The earliest identified ads for businesses in the block date to April 1871. Henry Weber & Company are noted on Jefferson between 5th and 6th on March 28, 1871, and a short article on April 13, 1871 identifies them as in the Mellinger & Forney Block on Jefferson Street, selling seeds, flowers, fruit and vegetable plants, flowering bulbs, and other garden features (*Hawk-Eye*, April 13, 1871, 4). An ad on April 14, 1871 identifies the new furniture store of Charles Buettner & Company at 106 Jefferson Street in the Mellinger Block (*Hawk-Eye*, April 14, 1871, 2). Buettner and Liewe, furniture manufacturers, are listed at 106 (520) Jefferson still in the 1875 city directory, and a March 21, 1876 ad identifies them at 520 Jefferson. Buettner's Furniture & Carpet Company would move to two other buildings but continue to be successful downtown into the 1980s.

A variety of businesses operated in the four storefronts through the 1870s and 1880s. The 1872 city directory lists G. Ulrich (saddles and harnesses) at 100, as well as G.W. Lamb, tailor. Gunsmith J.J. Ohrt and dressmaker Mrs. H.G. Dickinson are listed at 102, and C. Bickenbach (saddles and harnesses) is listed at 104. Around 1875, George Kiesling opened a bakery at 100 Jefferson, which then became 514 Jefferson by 1879. He continued to operate a bakery here through the 1880s, and it was then continued by Philip Kiesling. Various tenants were listed at 102/516, including John Ohrt, gunsmith, in 1873; Phillip Fischer, saloon, in 1875; Israel Bowersack, second hand store, in 1879; Singer Sewing Machine Company in 1886; Joseph Corso, fruit, in 1890; and the Fong Gong Laundry in the 1890s. The 104/518 storefront continued to be occupied by Fred Bickenbach (saddles and harnesses) in 1883, and then a series of tenants through the end of the century – New Hawkeye Laundry in 1886; John Leicht, grocer, in 1890; G.A. Lattner, restaurant, in 1892; A. Angel, boots and shoes, and Antonio Laszo, fruit, in 1896. Turnover was similar at 106/520 Jefferson, with Buettner and Liewe, furniture manufacturers, listed here in 1875. Buettner's Furniture & Carpet Company would move to 505 Jefferson by 1882 (then to 411 Jefferson in 1915). James C. Smith, second hand furniture, and Ed F. Runge & Son, candy manufacturing, are then listed at 520 Jefferson in 1883; William D. Fritts, retail drugs, in 1886; Otto Schnuckenberger, photographer, in 1890 and 1892; and Singer Manufacturing, sewing machines, in 1896.

The 1886 Sanborn fire insurance map shows a bakery at 514 Jefferson with an oven at the rear, sewing machine store at 516, notions at 518, and drug store at 520. Each half of the building has a center stairs to the second story. The 1892 Sanborn map shows a similar configuration with stairs between 514 and 516 and between 518 and 520. Uses include a bakery at 514, Chinese laundry at 516, saloon at 518 (photographer on 2nd story), and sewing machines at 520. The 1900 Sanborn map shows four storefronts, with a restaurant spanning the 516 and 518 middle spaces.

In the 1900 city directory, the 514 address is not listed, but Samuel Mellinger, real estate, is listed with an office on the second story. He continued to maintain an office here through the 1910s, with the firm evolving to Mellinger & Smith. They are last listed here in 1916 city directory. The store space was

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then occupied by Singer Sewing Machine Company by 1906. They continued to be listed here through the 1933 city directory, and then they moved one door east to 512 Jefferson.

In the 1900 and 1902 city directories, the 516-518 addresses were spanned by a restaurant, operated by Perry Devine in 1900 and by Bruno Triebel in 1902. The two spaces were then again divided by 1906. The 516 address was then Reynolds & Reynolds, installment goods, with S.H. Russell, veterinarian, on the second story. William Kathers, confectioner, was listed here in 1910. Tenants continued to turn over in the 1910s, with Abe Friedman, grocery, here in 1912; William Gahagan in 1916; Burlington Electrical Supply Warehouse in 1920; Andrew Zappos, restaurant, in 1924; and Frudegar Brother, wholesale bakers, in 1926. 516 was then listed as vacant in 1928 and 1930.

The 518 storefront was the store of S.B. Tucker – “The Farmers Home” – in the 1906 city directory. In 1912, W. Breitenstein and S.S. Harmer were listed here. The 520 storefront was occupied by Gebhard Schupp, cigars, in 1906, and then the Lyric Theater in 1912. The two spaces of 518-520 are then listed jointly as the Ozark Theatre in the 1916-17 city directory. The building was split in half in 1917 with the sale of the east half and west half of the lots, pairing each half of the building with the flanking three-story buildings constructed by Forey and Mellinger in 1883. On November 30, 1917, Frank H. Mellinger et al sold the west halves of Lots 744 and 745 (522 and 518-520 Jefferson) to Burlington Railway and Light Company (owned by the Walsh family), and he sold the east half (512 and 516-518 Jefferson) to Bankers Block Company). The first stories of 518 and 520 were then likely further remodeled and combined, with another Walsh company, People’s Gas and Electric, listed here in the 1920 to 1928 city directories. Burlington Electric Supply Company is also listed at 520 in 1928 and 1930. The 1929 Sanborn map shows the reconfigured footprint, with stairs between the two east storefronts (514 and 516) and a combined store at 518-520 with iron columns replacing the former center wall.

The spaces of 518 and 520 were then separated again in the 1930s. The city directories through the 1930s continue to list People’s Gas and Electric and Burlington Electric Supply Company at 520, as well as the Burlington Swimming Pool Corporation. These offices continued to be listed here, along with other utility offices, through the 1940s and again in 1951. G.R. Kinney, shoes, was listed at 518 in the 1930s and 1940s, from the 1930 city directory to the 1947 city directory. Lane’s Shoes is then listed here in 1951. Both 514 and 516 were vacant in the early-mid 1930s, and then Kroger Grocery and Baking Company opened in the combined 514-516 storefronts, listed here from the 1937 to 1947 city directories. The 516-518 store was then occupied by B.F. Goodrich, auto accessories, from the 1951 to 1957 city directories. It was vacant in 1960 and then occupied by Union Appliance in 1963 and 1965. The Burlington Toy Center was listed at 518 in 1955 and 1957, and then it was vacant in 1960. Evans Jewelry was here in a 1961 photograph and in the 1963 city directory, and it was vacant again in 1965. Spudnut Donut Shop was then here in 1968 and 1970. Public Loan Corporation was listed at 520 Jefferson from the 1955 to the 1963 city directories, and then it was listed as Public Finance Corporation for the remainder of the 1960s and into the 1970s.

At some point in the 1950s, the second story of the building was clad in metal, covering the Italianate features. This façade is shown in the 1961 and 1970s historic photographs. In April 2011, Downtown Partners (Main Street organization) acquired both the east half and west half of the original block, included this two-story block along with the three-story buildings on either end. The façade of the

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middle building (514-516-518-520) was uncovered, and the interiors of all buildings were cleaned out. The parcels were replatted with each building (east/middle/west) on its own parcel. Downtown Partners then sold the west parcel to Lonnie and Cynthia Schuyler on August 30, 2012, and they acquired the two parcels to the east as well. They transferred the parcels to their LLC, Sky & Sea Properties, on February 27, 2013. They are working on redeveloping the block.

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.

Biographical Review of Des Moines County, Iowa. Chicago: Hobart Publishing Company, 1905.

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

Perspective Map of the City of Burlington, IA. Milwaukee, WI: American Publishing Co., 1889.

Portrait and Biographical Album of Des Moines County, Iowa. Chicago: Acme Publishing Company, 1888.

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.

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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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Forney & Mellinger Block

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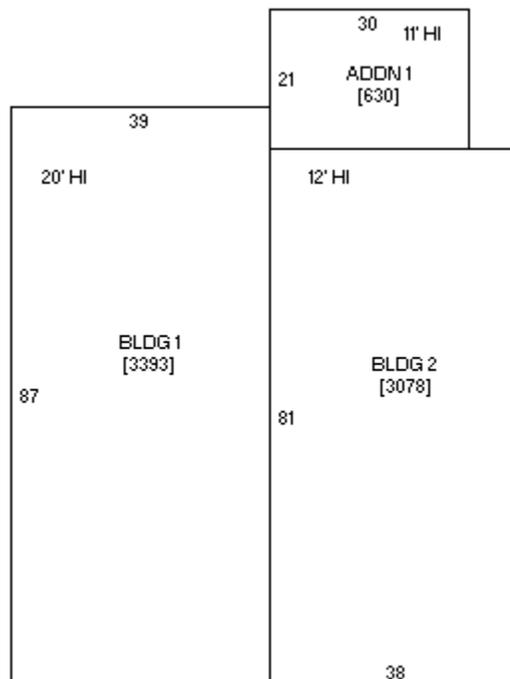
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Building plan (from assessor's website)



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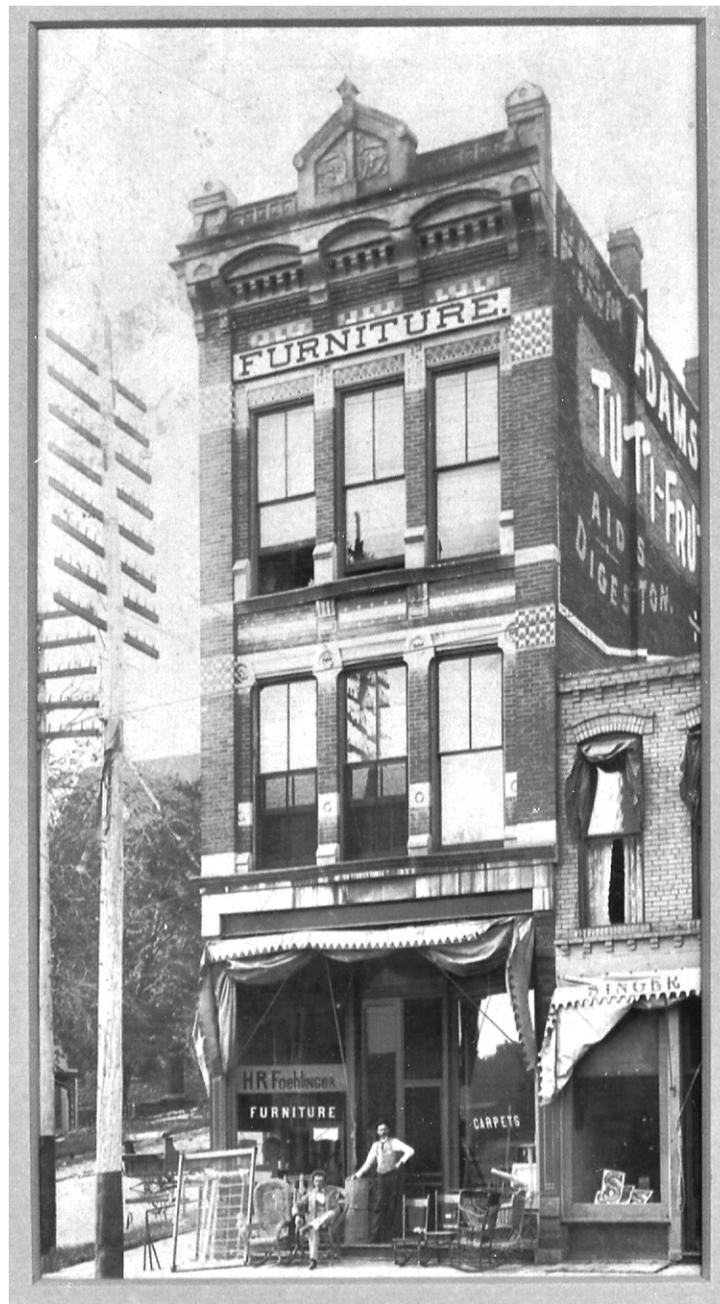
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Historic images



1890s photograph of edge of building (Downtown Partners)

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West half of north side of 500 block of Jefferson in 1920s (Downtown Partners)

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West half of north side of 500 block of Jefferson in 1961 (Downtown Partners)

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West half of north side of 500 block of Jefferson in 1977 (Downtown Partners)

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Digital photographs



Photograph 29-01116-001 – South elevation, looking north (McCarley, January 14, 2014).

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Photograph 29-01116-002 – North elevation, looking southeast (McCarley, January 14, 2014).