

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

State Inventory No. 29-01117 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 Mrs. G.B. Carpenter Block

other names/site number Downtown Survey Map # J-139

2. Location

street & number 515-517 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) west 39' of east half of Lot 746

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)

Current Functions (Enter categories from instructions)

02E03: Commerce / dry goods

70: Vacant

02E02: Commerce / confectionery

02F04: Commerce / department store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation 04: Stone

05: Late Victorian

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 type="checkbox"/> Yes <input checked="" 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 515-517 Jefferson Street Site Number 29-01117
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 1882 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 David Roed and Barb Mackey
organization Burlington Historic Preservation Commission date February 6, 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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Mrs. G.B. Carpenter Block
Name of Property

Des Moines
County

515-517 Jefferson Street
Address

Burlington
City

7. Narrative Description

This is a two-story, double-storefront, brick building constructed in 1882. It reflects more of a later Victorian style than the Italianate buildings of the 1870s in downtown Burlington. The use of iron columns and tile accents on the second story is reflective of other buildings constructed in the early 1880s, such as the Forney & Mellinger buildings across the street. The original configuration of the first story has a centered second story entry with a centered store entry on each half. Currently, the entries are offset, with the 515/east entry offset to the west and the double-door 517/west entry deeply recessed. Large display windows are found on the remainder of the first story. The second story has a centered one-over-one-light double-hung window with decorative transom and tile accent panels. The bay to each side has a centered two-over-two-light double-hung window with decorative transoms with a one-over-one-light double-hung window to either side separated by iron columns. Each window has a decorative metal bulkhead and transom window. The brick wall above the second story windows has been rebuilt, perhaps after the 1922 fire. Historic photographs show a High Victorian pediment on the building in 1889, which was then removed with the reconstruction of a simple brick parapet. The three-story building to the west of the property was torn down, and a block wall was built for stability along the west elevation. The south/rear elevation of 515 is not as deep as 517 to permit access to the rear of the building from the mid-block alley to the east of 513 Jefferson. Window openings on the first story of 517 have been filled with brick, and the entries to the east and on 515 have been reworked. Each half retains three one-over-one-light double-hung windows with segmental arch lintels and stone sills on the second story.

8. Narrative Statement of Significance

The Mrs. G.B. Carpenter Block appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1882 by widow Mrs. G.B. (Ella) Carpenter, filling in the remainder of this block Jefferson Street. She continued to own this property as an investment until 1911. A variety of businesses operated here through the 19th and 20th centuries, contributing to the historic significance of the downtown district. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

The 1891 city directory lists 515-517 Jefferson as Mrs. G.B. Carpenter Block under "public halls, offices, and buildings." It continues to be listed as such through the 1890s. Transfer book records show that Ella Carpenter bought this property from J.A. Ransom and husband on March 7, 1882. She appears to have been the widow of G.B. Carpenter, a jeweler, by this point. The *Hawk-Eye* reported on March 29, 1882 that Mrs. G.B.F. Carpenter would build a 40-foot front business block on the vacant lots recently bought on Jefferson east of Mozart Hall (built in 1877 at 519-523 Jefferson by Phil Leicht). It was noted that a building was long desired here, as it was a break in the appearance of the block ("Spring Improvements," *Hawk-Eye*, March 29, 1882, 4). By spring 1883, Hawk-Eye Tin Shop, operated by Bliss and Scott, moved from 513 Jefferson into the double-storefront space of 515-517 Jefferson. They are listed here in the 1883 city directory, and L.M. Bliss is listed in advertisements for the business.

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Mrs. G.B. Carpenter Block

Des Moines

Name of Property

County

515-517 Jefferson Street

Burlington

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The 1886 Sanborn map shows a double-storefront space with a central stairs to the upper story, and it is noted as "dry goods, etc." The 1886 city directory lists "The Fair" at 515-517 Jefferson. However, by January 1887, Gus A. Lattner advertised a restaurant and ice cream rooms at 517 Jefferson, serving warm meals at all hours, oysters in season, cigars, tobacco, confectionery, etc. (*Hawk-Eye*, January 1, 1887, 11). He continues to be listed here in the 1890 city directory. He then moved to 518 Jefferson. The 1891 city directory lists the flour and feed store at L. Seuffert at 515 Jefferson, with dentist Joseph Stott living and practicing on the second story at 515 ½ Jefferson. The 1892 Sanborn map shows a grocery store at 515 and boots/shoes at 517 Jefferson. The 1892 city directory lists Petit and Clark, grocers, at 515 and C.T. Krieg selling boots and shoes at 517 Jefferson. W.H. Osborn is listed as running a notions store, The Fair, at 517 Jefferson by the 1894 directory. A *Souvenir of Burlington* noted in 1896 that The Fair was started on June 1894, selling shoes, furnishing goods, house furnishings, etc. Products were marketed with plain figures for the best bargains for the money (A *Souvenir of Burlington* 1896: 82). A photograph of the building at this time shows the current design on the upper stories, with similar iron columns on the first story. The Fair, run by W.H. Osborn, is then listed again at 517 Jefferson in 1896. It continued to be listed here in 1898. While the address only lists 517, it appears that it was operating within the double-storefront of 515-517, as no other business has been identified at 515. Dentist Joseph Stott did continue his practice at 515 ½ Jefferson through this period. The 1900 Sanborn map shows 515-517 as combined space, with iron columns on the first story in the center. In July 1899, the Bee Hive department store, also known as Weber-Smith Company, moved into 515-517 Jefferson. The building was noted as being thoroughly remodeled, with a bazaar to operate in the basement similar to large department stores in Chicago and New York (*Hawk-Eye*, July 11, 1899, 6). They continued to be listed here in the 1902 city directory.

By 1907, Jacob P. Mailandt moved from 513 Jefferson into 515-517 Jefferson, selling gentlemen's furnishings. Mailandt Tailoring Company is then listed here in 1912, associated with J.P. Mailandt and A.M. Rasmussen. On March 29, 1911, the building transferred from Ella Carpenter to Elsie Davis. On March 9, 1913, Gately's department store announced that they were moving to 515-517 Jefferson. They planned to occupy two stories and the basement, doubling their old space. The store was one of several operated by John Gately, and the branches in Peoria and Burlington were operated by Mr. Herring. Thus, the local store would be known as Gately-Herring Company in moving forward ("Gately's," *Hawk-Eye*, March 9, 1913, 10). In 1916, Gately-Herring Company was listed at 515-517 Jefferson. On July 21, 1919, Elsie Davis sold the building to Charles Haffner. In 1920, The Hub was listed here, a clothing store run by Louis Garland. A fire struck the building in February 1922, resulting in \$11,000 in damage ("Fire Loss," *Hawk-Eye*, December 31, 1922, 5).

Louis Garland then bought the building from Haffner on November 10, 1924. The Army Goods Department Store is then listed at 515 in 1926. The 1928 directory lists The White Meat Market at 515 and bakery of J.V. Masulli at 517, who is still there in 1930. Alec Goldenberg was then listed at 515 in 1930, then expanding his clothing store into 517 as well. Model Clothing and Shoes was then listed at 515-517 Jefferson from the 1933 directory to the 1942 directory. The building was vacant in 1945 and 1947. In 1951, 515 was vacant, while Mode-O-Day, a women's clothing store, moved into 517. They remained at 517 through 1965. Gamble Authorized Dealer was listed at 515 Jefferson from 1954 to 1963. It was then vacant in 1965. In 1968, V & S Hardware was located at 515 Jefferson.

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Related District Number 29-03685

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Mrs. G.B. Carpenter Block
Name of Property

Des Moines
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515-517 Jefferson Street
Address

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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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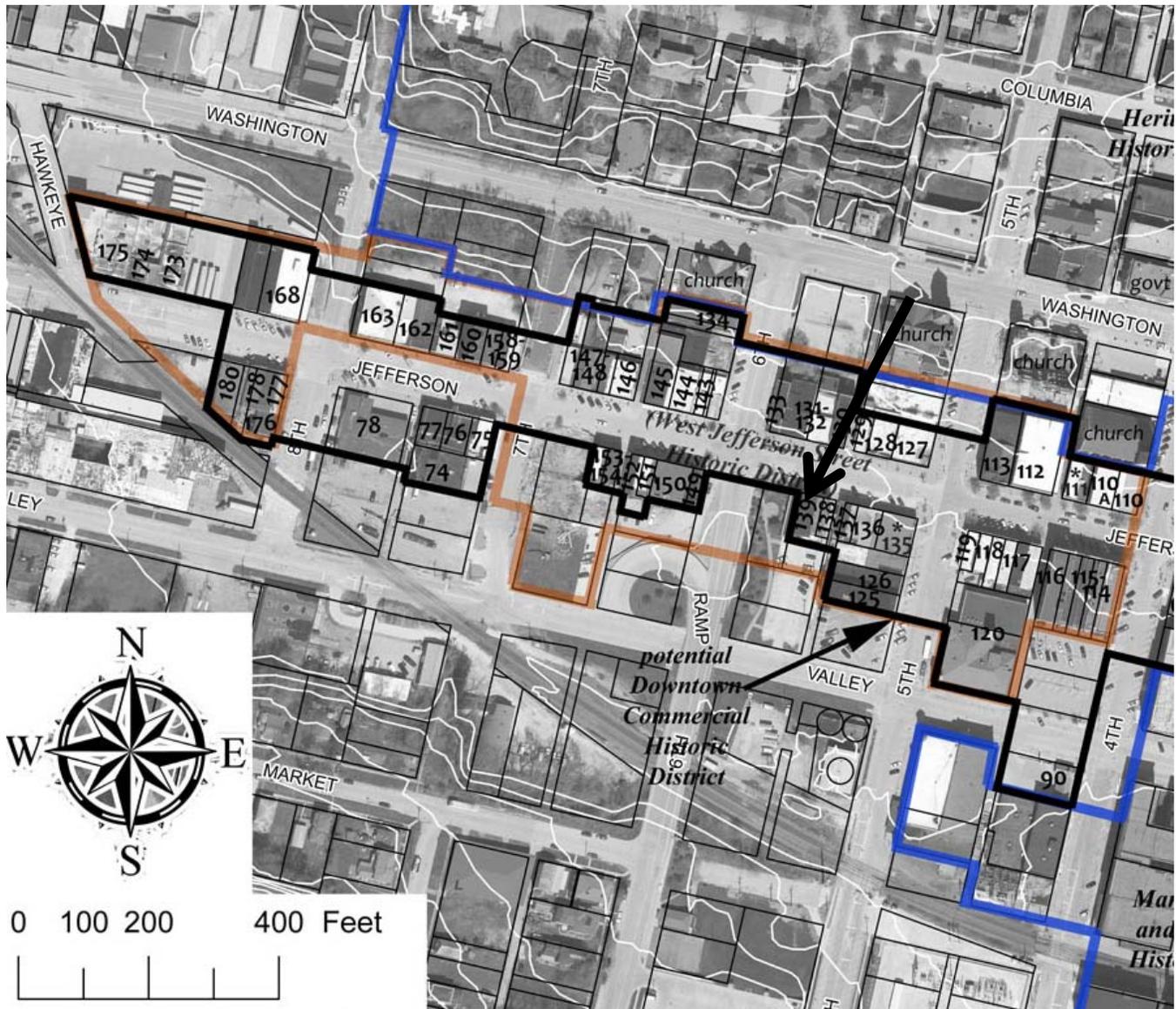
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Location map



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

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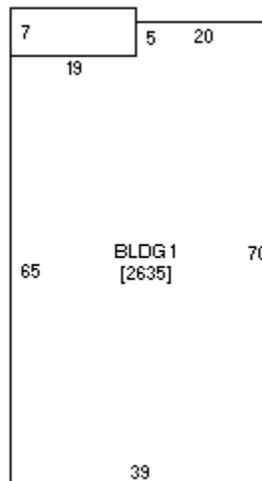
Des Moines
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Building plan (from assessor's website)

CONC STP W/R
[133]



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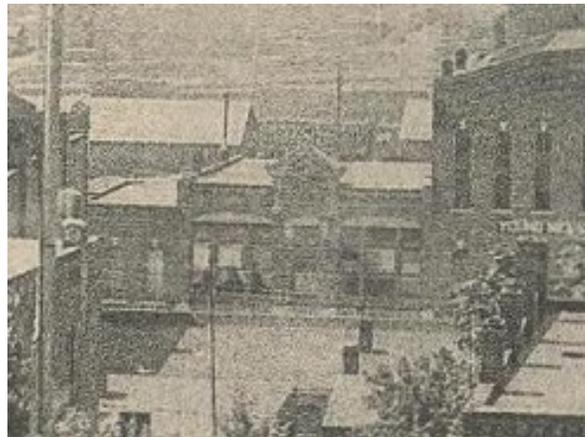
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Historic images



Building in 1889 (Downtown Partners)



Building in 1896 (Downtown Partners)

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Digital photographs



Photograph 29-01117-001 – North elevation, looking south (McCarley, July 17, 2013).

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Photograph 29-01117-002 – South elevation, looking north (McCarley, January 14, 2014).