

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

State Inventory No. 29-01120 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-0001
 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 and Mellinger Building – West

other names/site number Downtown Survey Map # J-133

2. Location

street & number 522 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 20' (1/3) of west half of Lot 745

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:	
	Enter number of:		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	—	buildings	<u>1</u>	— buildings
<input type="checkbox"/> district	—	sites	—	— sites
<input type="checkbox"/> site	—	structures	—	— structures
<input type="checkbox"/> structure	—	objects	—	— objects
<input type="checkbox"/> object	—	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)
<u>02E11: Commerce / grocery store</u>	<u>70: Vacant</u>
<u>02E: Commerce / specialty store</u>	_____
<u>14D09: Transportation / auto parts store</u>	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04: Stone</u>
<u>05B: Late Victorian / Italianate</u>	walls (visible material) <u>03: Brick</u>
_____	roof <u>08B: Rolled Asphalt</u>
_____	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 522 Jefferson Street Site Number 29-01120
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 1883 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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Forey and Mellinger Building - West

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7. Narrative Description

Brothers-in-law J.M. Forney and Samuel Mellinger worked together in 1883 to build two identical three-story brick business buildings in the west half of the 500 block of Jefferson to “bookend” a smaller, older two-story brick building located in the middle of the half block. The west building of the pair, located at 522 Jefferson, retains the original decorative brick, stone, and tile work, as well as the metal cornice. The storefront was remodeled in the 1970s during a period of modernization of downtown business buildings. The metal columns on either end are still visible, and wood panels clad the transom area. The recessed entry is centered, with large storefront windows to either side. This storefront treatment wraps around the west corner. The second story has three two-over-one-light double-hung wood windows, with one broken sash. The windows are divided by brick columns with stone accents, and they have a stone lintel band. Blue and white tile work stretches across the brick wall above the second story windows and below the third story windows. The three third story windows originally had two-over-two-light double-hung wood sashes, with only two remaining intact and others replaced by single-light wood sashes. Additional panels with blue/tan/white tile work are located on the frieze, and similar panels accent the building’s brick pilasters on both upper stories. The metal cornice includes double end brackets and large middle brackets connected by gentle arches with additional small brackets within each arch. This building (unlike its twin at 512 Jefferson) retains the decorative metal parapet, consisting of a triangular center section, low wall with squares, and end columns with triangular caps. The west side of the building along 6th Street is divided into sections by three brick pilasters (chimneys). The front/south bay has paired windows, the next bay has two separate windows, the third bay has two sets of paired windows, and the north/rear bay various by story, with a large entry and pedestrian entry on the first story, a double-hung and pair of smaller windows on the second story, and two double-hung windows on the third story. The windows have stone sills and lintels, connected for the pairs of windows. The segmental arch portion of the third story window openings, above the stone lintel, is filled with tan/blue/white tile work. Decorative brick corbeling continues along the frieze/parapet on this side as well. The rear elevation has a six-over-six-light double-hung wood window on the second story.

8. Narrative Statement of Significance

The west Forey & Mellinger Building appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1883 by J.M. Forney and Samuel Mellinger, along with a twin building at the west end of this half block at 522 Jefferson (see Iowa Inventory #29-01120). Various businesses operated here from the 1880s to 1960s. Perhaps most notably, Edward M. Stiles opened the first Nifti-Thrift store here in 1918, with this location remaining open through the end of the 1930s. The building may also be individually eligible under Criterion A for its association with the Nifti-Thrift Store or under Criterion C for its architecture. Further research and assessment of the interior would be required for full individual evaluation. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

Brothers-in-law J.M. Forney and Samuel Mellinger acquired lots 744 and 745 on the west half of the north side of the 500 block of Jefferson in September 1866, including an existing two-story, four-

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storefront brick building. They were retired from the saw mill business by this point, investing in real estate over the next decades. They worked together in 1883 to build two three-story brick buildings to "bookend" this older building located in the middle of the half block. They ran a notice in the *Hawk-Eye* on April 5, 1883 that they were contemplating building two modern business houses, three stories high, and wished to consult with prospective tenants on the plans and construction ("Wanted, Tenant," *Hawk-Eye*, April 5, 1883, 1). The *Hawk Eye* reported on June 28, 1883 that contractor J.P. Walton from Muscatine had been hired by Mellinger and Forney to raise the block of brick stores on Jefferson street, and that the raising by about 100 jackscrews and 20 men was going well, without any fractures or injury to walls or plaster ("City Briefs," *Hawk-Eye*, June 28, 1883, 8). By November 25, 1883, Mellinger and Forney advertised two storerooms for rent, 20 by 80, as well as two halls of same size and a number of office spaces, all heated by steam (*Hawk-Eye*, November 25, 1883, 1). In December, it was reported that "Mellinger and Forney have erected two brick business houses, 20 x 80 feet, three stories, with improvements to three other buildings, containing in new buildings sixteen rooms, between Fifth and sixth Streets, north side of Jefferson" (*Hawk Eye*, December 25, 1883, 8). Burlington's building boom in 1883 was noted in the *Waterloo Courier* on January 2, 1884, and the \$20,000 new buildings of Mellinger and Forney were included ("Goings-On in Iowa," *Waterloo Courier*, January 2, 1884, 4).

A variety of businesses were listed at 522 Jefferson through the end of the 19th century and into the 20th century. The 1886 Sanborn fire insurance map shows groceries on the first story, sleeping rooms on the second story, and an overall factory on the third story. The second story also appears connected to the building to the east (520). The 1886 city directory lists Bell & Company, retail grocers, at 522 Jefferson, as well as Flint Hill Overall Factory. Bell & Company is also listed here in 1890. The 1892 Sanborn map notes furniture on the first and third stories. The 1896 city directory lists Henry Foehlinger, furniture, here, and this business is shown in a historic photograph of the building. In July 1899, interest in all of the buildings from 512 to 522 Jefferson was transferred from the Forney family to Samuel Mellinger.

The 1900 and 1902 city directory lists A.F. Miller, chemical works, at 522 Jefferson. An ad in the 1902 directory depicts the building, as well as outlining their products – triple flavoring for ice cream, bottling, and soda fountains. In 1906, People's Clothing Company is listed at 522, and several people appear to live on the upper stories, apparently converted to apartments. Residents continue to be listed on the upper stories in the 1910s and 1920s. The People's Store is listed in the first story space in 1912 and 1916. 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 Walsh family (east half sold to Bankers Block Company).

The Nifti-Thrift Store then opened here in 1918. The owner, Ed Stiles, is listed as operating a grocery here in the 1920 directory, and then Nifti-Thrift Store is listed at 522 in the 1924, 1926, 1928, 1930, 1933, and 1935 city directories. Edward M. Stiles opened the first Nifti-Thrift store here on September 14, 1918, advertising 1600-1700 items in stock at low prices. The model was a self-serve grocery store, a concept that was gaining popularity in large cities. Prices were kept near wholesale prices by eliminating clerks, not providing delivery, and only accepting cash (eliminating bad debts). The success of their opening day resulted in shelves having to be restocked throughout the day ("The Self-Serve Grocery is a Great Success," *Hawk-Eye*, September 15, 1918, 11; Nifti-Thrift ad, *Hawk-Eye*, September

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14, 1918, 7). With the success of the store, the Stiles Brothers (Edward and Thomas) opened several other locations in Burlington and nearby cities. In addition to their location at 522 Jefferson, stores opened at 207 N. Main and 1703 Osborn by 1926 and at 1121 Summer, 840 S. Starr Ave, and 113 Broadway (West Burlington) by 1935. These six locations were listed in the 1935 city directory. In the late 1930s, the store at 522 Jefferson proved too small, and they closed this original location and moved diagonally across the intersection to 603-605 Jefferson, maintaining a location in this west section of downtown Burlington.

In 1933 and 1935, the Main School of Fine Arts is listed at 522 ½, and it was then the Hazelton Studio of Modern Arts in 1937. In 1940, Western Auto Store was listed at 522, and they continued to be listed here through 1960. They were also a chain store, with headquarters in Kansas City and branches in other Iowa cities. Streedbeck Shoes was then there in 1963. The storefront was vacant in 1965 and 1968 before Christian Book and Gift Shop opened here by 1970.

In April 2011, Downtown Partners (Main Street organization) acquired the property from W. Cook, Inc., as well as the two buildings to the east. The façade of the 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.

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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.

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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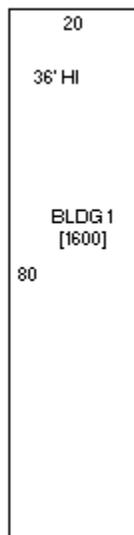
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Building plan (from assessor's website)



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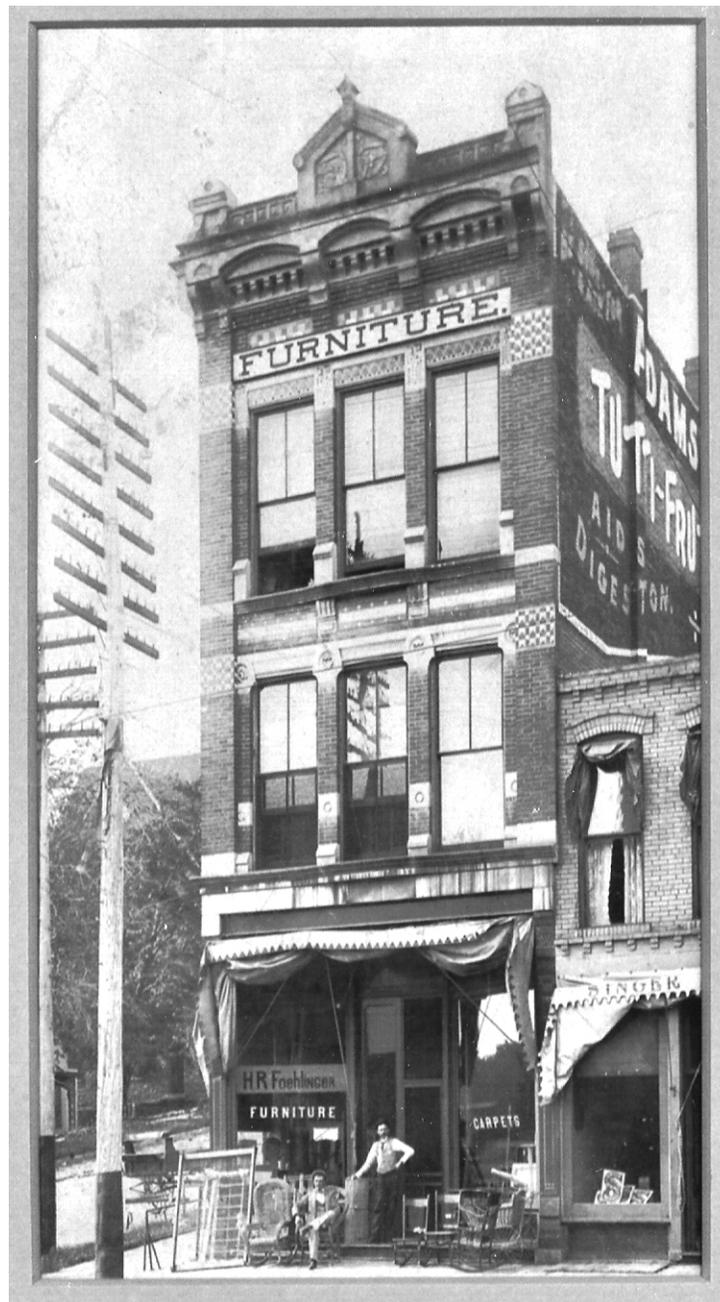
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Historic images



1890s photograph of building – Henry R. Foehlinger, furniture store (Downtown Partners)

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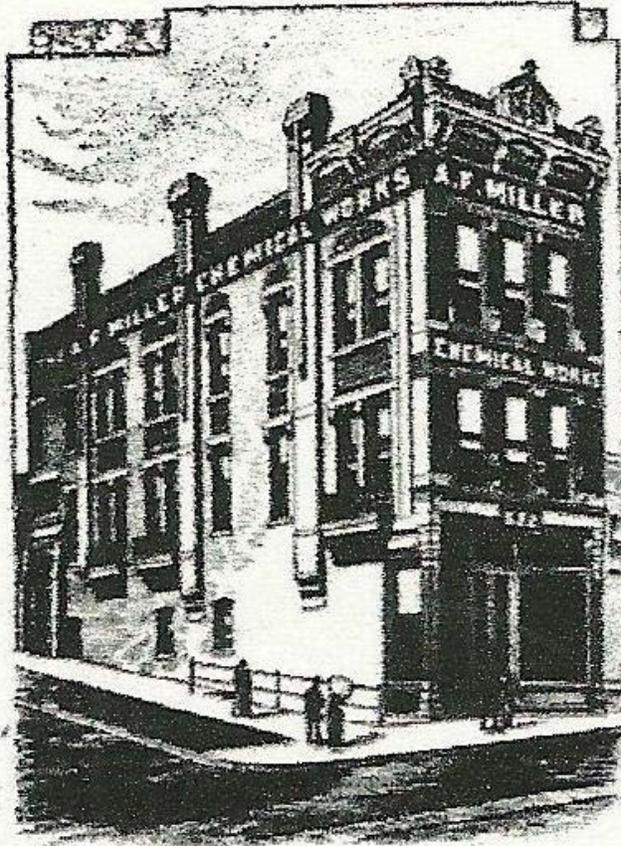
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We Are **o o**

DEAD

in earnest when we say
we are manufacturers of
the finest line of **o o o**

**Triple
Flavorings**

on the market to-day for
Bottlers, Soda Fountains
and Ice Cream
Manufacturers.

You will do well to write us for
prices before placing your
order. Manufactured only by

The A. F. Miller Chemical Works,

522 Jefferson St.

Burlington, Iowa.

Ad in 1902 city directory depicting building

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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 1977 (Downtown Partners)

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522 Jefferson in 1976 (Downtown Partners)

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Digital photographs



Photograph 29-01120-001 – West and south elevations of full half block, looking northeast (McCarley, January 14, 2014).

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Photograph 29-01120-002 – South elevation, looking north (McCarley, January 14, 2014).

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Photograph 29-01120-003 – West and south elevations, looking northeast (McCarley, January 14, 2014).

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Photograph 29-01120-004 – Detail of frieze and cornice, looking north (McCarley, January 14, 2014).

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Photograph 29-01120-005 – North and west elevations, looking southeast (McCarley, January 14, 2014).