

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

State Inventory No. 29-01124 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 Thomas Hedge Block

other names/site number Downtown Survey Map # J-150

2. Location

street & number 603-605-607 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 57' of east 77' of Lot 796

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)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation 04: Stone

05B: Italianate

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 603-605-607 Jefferson Street Site Number 29-01124
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 1875 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 Judy Stevens and Barb Mackey
organization Burlington Historic Preservation Commission date January 30, 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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Thomas Hedge Block

Des Moines

Name of Property

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603-605-607 Jefferson Street

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7. Narrative Description

This is a two-story, three-storefront brick Italianate building. The building originally had three windows associated with each storefront, plus an additional window above the stairs between 605 and 607 (west two storefronts). The storefronts have been remodeled, with the two east storefronts (603 and 605) originally combined in the 1930s. A central door with a transom is located between the two stores, with large display windows to either side. Panels are found in the transom windows across the storefront. The west/607 storefront has a separate entry with large windows to the west and solid paneling. The second story has ten unevenly spaced two-over-two-light double-hung windows with segmental arch brick lintels and stone keystones. They have a continuous stone sill. The frieze/cornice has brickwork similar to the earlier building to the east (601) and continuing on the building constructed at the same time to the west (609). A row of brick dentils extends across the frieze with triangular brick "brackets" along the cornice line.

8. Narrative Statement of Significance

The Hedge Block appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1875 by lawyer and real estate developer Thomas Hedge, who also constructed several other downtown blocks. A variety of businesses operated here through the 19th and 20th centuries, contributing to the historic significance of the downtown district. The Italianate architecture of the building remains readily conveyed, contributing to the first period of architectural significance for the historic district. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

The east 77 feet of Lot 796 was originally bought by Thomas Hedge, and this property spanned from 601 to 607 Jefferson. In May 1875, the *Hawk-Eye* reported that the Patrons of Husbandry had arranged with Thomas Hedge to build a brick building the same size as their Grange grocery at 601 Jefferson to the west at 603 Jefferson for a flour and feed store. Richard Howard then owned the property to the west to the alley, and he planned to build as well (*Hawk-Eye*, May 11, 1875, 8). An article in the *Burlington Daily Hawkeye* on October 5, 1875 (page 8) tells of finishing eight buildings on Jefferson St. including four buildings west of the 601 Jefferson building: "The first room (603 Jefferson) has been rented to the Patrons of Husbandry who will use it in connection with their present building immediately adjoining on Sixth St. Next to this (605 Jefferson) C.W. Burge is already moving in his stock of furniture. The west two rooms are not yet rented but probably will be in a few days as desirable store rooms are not left vacant many days in Burlington." Thomas Hedge was a lawyer and real estate developer, building several large commercial blocks in downtown Burlington. Hedge transferred the west 57 feet of the east 77 feet of Lot 796 (603-605-607 Jefferson) to his 4 year old daughter, Anna, on May 12, 1886. This property would stay in Anna's name until 1956. The Hedge family rented it to other businesses and did not operate a business at this location. The family then continued to own the property until 1969 when it was sold to the Rheinschmidt Bros, who then operated Burlington Linoleum and Tile at 603-607 Jefferson. While the three addresses were jointly owned as one block, they typically had individual businesses.

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The 603 Jefferson Street address was originally built by Thomas Hedge to provide flour and feed store space for the Grange operation, which sold groceries at 601 Jefferson. William Ihrer moved into 601 Jefferson in 1878, and he later ran the flour and feed store at 603 Jefferson as well. Houseworth & Aver ran the store at 603 Jefferson in 1878 (ad for teas – February 12, 1878), and William Turner is listed as operating a feed and flour store here in 1884. By 1886, William Ihrer operate the grocery in the adjacent building at 601 Jefferson, and he operated the feed and flour store at 603 Jefferson. He is listed in the 1890 city directory at 601 and 603 Jefferson, selling groceries as well as flour and feed. The 1892 Sanborn map continues to show groceries at 601 and flour/feed at 603. Due to his health, William Ihrer sold the grocery business to his sons, William Jr and Fred C., in 1894, and he retired to a farm in Union Township. By 1896, William Ihrer & Sons is listed as a grocery store at 601-603 Jefferson, and this business continued to be listed here until 1930. The 1912 city directory continues to list William F and Fred C as running William Ihrer & Sons grocery, with Charles A. Ihrer then added in 1916. Starting in 1916 through 1930 when the business dissolved, Charles A. Ihrer is listed as a manager. William appears to have died in the early 1920s and Fred died on November 8, 1925. Starting in 1926, only Charles A. Ihrer is listed as associated with the store, and he continues to be listed as manager in 1930.

The original tenant at 605 Jefferson Street in 1875 was the furniture store of C.W. Burge. On February 12, 1878, Rankin & Dodge advertised 300 barrels of choice apples of twelve varieties to sell to grocery dealers from 605 Jefferson St., third door west of Sixth St. Rankin & Dodge were wholesale and retail dealers and commission merchants starting as Rankin & Treat in 1852, and then Rankin & Taylor in 1857. In 1871, A.V. Dodge became partner with Mr. Rankin, and it became Rankin & Dodge. Rankin and Dodge ran an ice operation hiring 10 hands in shipping delivery, etc. and many more during the winter season. They had ice houses and commission merchants of fruit with a trade in Illinois, Iowa, Nebraska, Minnesota and South Dakota until about 1903. The 1886 Sanborn fire insurance map shows commission agents at 605 Jefferson, with a stairs to the second story between the 605 and 607 storefronts. The 1892 Sanborn map shows the same use and configuration. By 1895, this appears to have been operated as their office primarily, with storage of products at another location. They are listed on the second story at 605 ½ Jefferson from 1896 to 1902. The first story was then occupied by Burlington Flora Company and the Gorman-Rogers Produce Co. per the 1896 city directory. Dr. J. L. McKee's office was also listed on the second story, and Dr. McKee lived next door at 607 ½ Jefferson St. Albert Boeck's meat market was first listed at 605 Jefferson in the 1900-01 city directory. He continued to operate a meat market here until 1928. His obituary notes that he worked for his father George Boeck in the family meat packing business for many years and then opened a retail meat market next to Ihrer Groceries. In 1930, Andrew Hoffman is listed as running the meat market at 605 Jefferson St.

The Nifti-Thrift Store moved diagonally across from 522 Jefferson to a combined storefront at 603-605 Jefferson around 1936. The self-serve grocery store had first opened at 522 Jefferson in 1918. With the success of the store, the Stiles Brothers (Edward and Thomas) opened several other Nifti-Thrift Store 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. The Nifti-Thrift Store operated at 603-605 Jefferson through the 1951 city directory. These storefronts then remained combined, with Marshall Auto Stores listed here

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in 1955 and 1957. 603 and 605 Jefferson were then vacant in 1960. By 1963 the Rheinschmidt brothers, Paul W., Emil H. and Albert J., moved their business, Burlington Linoleum & Tile Co., from 607 Jefferson St into the 603-605 Jefferson St., and they stayed there until 2002.

The original tenant of 607 Jefferson Street was not identified. J. L. McKee M.D., eclectic physician and surgeon, advertised his office at 607 Jefferson St in the *Hawk-Eye* on March 4, 1876 (page 4), perhaps actually located on the second story. M. Albert, successor of Van Orman & Co., advertised a remodeled, first class, Steam Dye Works and Merchant Tailor Shop at 607 Jefferson on April 11, 1879 (page 8). J.W. Patterson opened his grocery store here by October 1883, advertising fancy groceries, fruits, and vegetables (*Hawk-Eye*, October 11, 1883, 8). B. Sutter's Book Store, featuring universal patterns and fashion books of all kinds, was advertised at 607 Jefferson on August 5, 1888 (page 3). According to the city directories, Boniface Sutter had a book store with a residence above it at 607 Jefferson from about 1886 until about 1905 when he moved to the Dunn Hotel on Main Street near Division. In 1892, along with B. Sutters book store, A. Warth also operated a fancy grocery at 607 Jefferson while living at 601 Jefferson. The 1892 Sanborn shows books as the use at 607 Jefferson. In 1896-97, Dr. J. L. McKee lived on the second story along with the Sutters while operating an office next door above 605 Jefferson St. The 1907 city directory list Thomas Nichols here, selling hardware, stoves, furnaces, and tinware. Various shoemakers are then listed at 607 Jefferson from 1912 to 1942: Otto Waldman (1912), G Jegerman & A. Lietman (1916), St. Louis Shoe Repairing (John Lazio) (1920), Joseph Chiaramonte (1924, 1926, 1928, 1930, 1935), and Herman Reuben (1937, 1940, 1942). From 1916 until 1930, Mary Pflaum, widow of G.H., operated a hairdresser supply business and lived above 607 Jefferson St. After 1937 there is no one listed as living upstairs at 607 ½ Jefferson St. In 1945, Edward Miller was listed selling furniture at 607 Jefferson St. By 1947, Lloyd Johnson sold and serviced home and auto radios here. The 1951 and 1955 city directories then list Clarence Stumpf operating Stumpf Electric Shop here. By 1957, the Rheinschmidt Brothers had opened Burlington Linoleum and Tile at 607 Jefferson St. and remained there until 1964 when they moved next door to 603 and 605 Jefferson St. Beneficial Financial Company of Des Moines County is then listed here in 1965 and remained here until 1981.

In 2013, "Curly Inn," a tanning salon, day spa and boutique, is operating in 603, 605 and 607 Jefferson Street.

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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.

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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Thomas Hedge Block

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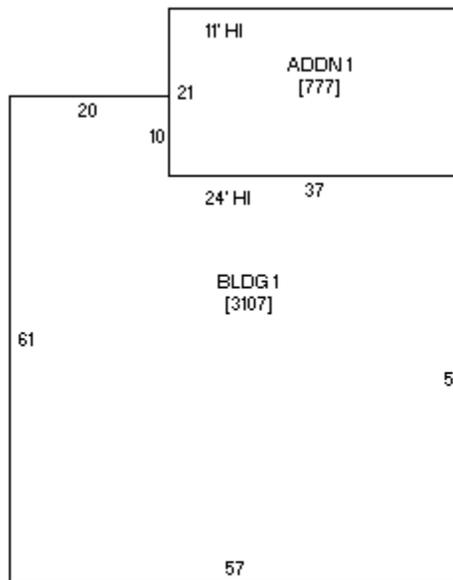
603-605-607 Jefferson Street

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Building plan (from assessor's website)



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Historic images



South side of 500 block of Jefferson in 1977 (Downtown Partners)

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Digital photographs



Photograph 29-01124-001 – North elevation, looking south (McCarley, July 17, 2013).