

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

**State Inventory No.** 29-01134  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 Commercial building

other names/site number Downtown Survey Map # J-147

**2. Location**

street & number 616 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) W 19'8" of east 32' of Lot 882

**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)
<u>02E: Commerce / Specialty store – wallpaper/paints</u>	<u>70: Vacant</u>
<u>02E11: Commerce / grocery store</u>	
<u>02E01: Commerce / auto supplies</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>
	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 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 616 Jefferson Street Site Number 29-01134  
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 1919  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 Steve Frevert and Barb Mackey  
organization Burlington Historic Preservation Commission date January 28, 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

Page 1

---

<u>Commercial building</u> Name of Property	<u>Des Moines</u> County
<u>616 Jefferson Street</u> Address	<u>Burlington</u> City

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## 7. Narrative Description

This is a two-story, three-bay brick commercial building that appears to have been constructed around 1919, replacing an earlier building. The storefront was remodeled around 1946 when it was combined with the building to the west, and then it was remodeled again in the late 1970s or early 1980s. The wood awning then installed was later removed in 2010. The current first story is combined with the building to the west, with large storefront windows on this section and an upper story entry at the right/east. While the second story was built/remodeled to reflect a similar design as the building façade to the west, the brick and dividing line indicate it was not completed at the same time. The second story has three one-over-one-light double-hung windows with stone sills and a keystone above the windows. Four courses of brick corbeling extend across the façade above the windows, with additional stepped courses on the frieze/parapet. There is a newer concrete block garage on the parcel to the north, extending behind 614 and 616 Jefferson.

## 8. Narrative Statement of Significance

This commercial building appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building appears to have been constructed around 1919 so that John Renner's Sons could expand their wallpaper and paint business from 612-614 Jefferson into this additional store space. They then expanded to the second story of the adjacent building, and 616 Jefferson was rented to other commercial tenants. Dorothy Thye then ran a grocery store here from 1935 to 1946. Benner Tea Company expanded their Benteco Kash Store from 622-624 Jefferson to 616-614 Jefferson in 1946, operating in this four storefront space through the end of the 1950s. This history contributes to the significance of the district. The building does not appear likely to be individually eligible under Criteria A, B, or C. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

The 1886 Sanborn map shows a two-story building on this site, noted as a harness business. The address for the building was then 618 Jefferson, later changed in the early 20<sup>th</sup> century to 616 Jefferson. The 1890 city directory lists A. Forkel, harnesses, saddles, etc., as operating at 618 Jefferson. The earliest mention of this business at this location is a notice in the *Hawk-Eye* on July 20, 1880, page 4, that Augustus Forkel has moved his long established saddlery business to 618 Jefferson, selling harnesses, saddles, bridles, whips, horse collars, etc. from this new location. Thus, this building appears to have been completed at this time. The Stensbeck family owned the property in the 1880s. Henry Stensbeck (carpenter in the 1892 directory) transferred the west 19'8" of the east 32' of Lot 882 (currently 616 Jefferson) to Edward Stensbeck on October 4, 1886 (as well as the west half of the building to the east to William Stensbeck on the same day). Edward Stensbeck then continued to own the building until his death in 1919. Augustus Forkel continued to operate his harness and saddlery business here through the 1880s, 1890s, and into the 1900s. The 1892 and 1900 Sanborn maps continue to show the same two-story building here, with a space to the east between this building and the Stensbeck Building at 612-614 Jefferson. August Forkel is last listed here in the 1902 city directory, with 618 Jefferson then listed as vacant in 1907. Edward Stensbeck is listed as living at 618 or 618 ½ Jefferson in 1907 and 1908. He is then listed as living at 616 ½ Jefferson in 1912, with the

# Iowa Site Inventory Form Continuation Sheet

Page 2

---

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

---

renumbering of this building. He worked as a machinist through this period. The *Hawk-Eye* ran ads for Fred Rich Hardware at 616 Jefferson on January 22, 1913 and for Fred Rich Clothing at 616 Jefferson on March 27, 1914. In 1916, he continues to be listed as living at 616 ½ Jefferson, with Willie Jung operating a Chinese laundry and living at 616 Jefferson.

On June 24, 1919, John and Frank Renner bought the building where they had operated their wallpaper and paint business since 1894 at 612-614 Jefferson from the estate of Edward Stensbeck, as well as this building to the west at 616 Jefferson. The 1920 city directory then lists John Renner's Sons Company at 612-616 Jefferson, adding space in the building to the west. It appears that this building to the west at 616 Jefferson was then reconstructed around 1919, as the 1930 Sanborn map shows the space between the buildings as gone, interior door connections, an increased 26' height (previously noted as 24'), and a slightly greater depth. It is also noted as two stories with a basement. The style is then similar to the remodeled façades of the building to the west at 620-622-624 Jefferson, though it is unknown if it occurred first. The business continued to grow. In 1922, they doubled their floor space by expanding to the second story of 612-614 with the installation of a staircase. New departments that had been added required additional space, and a toy department was to be added ("Renner's Sons Company," *Hawk-Eye*, January 1, 1922, 6). John Renner's Sons continued to be listed at 612-616 Jefferson in 1924, and then their listing returned to 612-614 in 1926.

Beginning in 1920 and continuing through the 1930s, a significant number of African Americans lived in the two Stensbeck houses located behind the 612-614 and 616 buildings (demolished). Other tenants lived at 616 ½ Jefferson, on the second story of this building.

Various businesses were then listed at 616 Jefferson over the next decade. In 1926, Motorist Supply Company was listed here, operated by C.B. DeVine. In 1928, it was then Bear Cat Stores, with M.A. Hill as manager. In 1930, it was vacant. The property was sold at a sheriff sale to Burlington Savings Bank on November 24, 1933. The 1935 city directory lists Reuben Herman, shoe repairs, at 616 Jefferson. The property then transferred among trustees a couple times before being sold to Dorothy A. Thye on October 1, 1937. The 1937 city directory lists Thye's Farmers Store at 616 Jefferson, run by Mrs. Dorothy Thye. She is listed as operating a grocery store here in the 1940, 1942, and 1945 city directories.

Dorothy Thye then sold 616 Jefferson to the Benner Tea Company on April 18, 1946, who transferred it to Benner Realty Company on August 24, 1947 and then to Connecticut Mutual Life Insurance Company on November 19, 1947 (buildings at 616 and 620-624 Jefferson). They later transferred the property back to Benner Tea Company on February 21, 1968. Benner Tea Company had acquired the triple-storefront building to the west at 620-622-624 Jefferson in November 1935, so they then owned the four storefronts. They had operated a Benteco Kash Store at 622-624 since 1935. The 1947 city directory then lists the Benteco Super Market at 616-626 Jefferson – store #50, per the 1951 directory. It appears that a storefront remodel installed black carrera glass was likely completed in 1947, later removed/remodeled. The Benteco Kash Stores were the retail grocery arm of the Benner Tea Company, with several locations in Burlington as well as many other towns in Iowa. The company headquarters remained in Burlington. The 1951 city directory lists Benteco Kash Stores at 622 Jefferson, 501 S. Central, 1021 N. 8<sup>th</sup>, 318 N. 4<sup>th</sup>, 829 Harrison, 425 S. Leebrick, 830 Locust, 135 S.

# Iowa Site Inventory Form Continuation Sheet

Page 3

---

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

---

Marshall, 1702 Mt Pleasant, 1810 Osborn, 1123-25 12<sup>th</sup> St, and their bakery at 125 N. Marshall. They continue to be listed here in the 1955 city directory. Benner Food Stores were listed as 624 Jefferson in the 1957 city directory, likely still operating in the combined storefronts. Then, 624 Jefferson is listed as vacant in the 1960 directory, with the Benteco store closing at this location.

From 1957 to 1963, Myrtle French operated French's Information and Shopping Services on the second story, listed as 616 ½ Jefferson (city directories). French was well-known locally; her business was tracking down information and providing shopping assistance for people (*Des Moines Register*, 4 August 1963; *Burlington Hawk Eye*, 25 February 1968). In 1964 she moved to 3<sup>rd</sup> and Columbia.

After the Benner Food Store closed, the first stories from 616 to 624 appear to have been vacant in 1960. Western Auto Associates Store is then listed at 620 Jefferson in 1963, which appears to have actually been the double-storefront of 616 and 620 Jefferson (with another business at 622-624). It was operated by Leonard Hansen in 1963 and 1965, and then Gladys Hansen by 1968. Benner Tea Company sold the building at 616 Jefferson with the building to the west at 618-624 Jefferson to Gladys and Robert Hansen on April 5, 1968. Western Auto Associates continued to operate here into the 1970s.

## 9. Major Bibliographical References

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.

Iowa Department of Cultural Affairs  
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**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01134  
 Related District Number 29-03685

Page 4

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

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

**Location map**



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01134

Related District Number 29-03685

Page 5

---

Commercial building

Des Moines

Name of Property

County

616 Jefferson Street

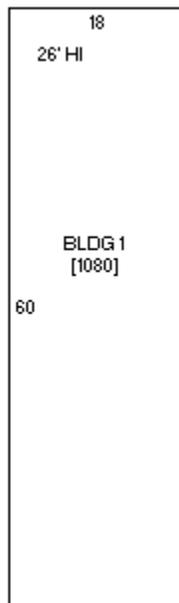
Burlington

Address

City

---

## Building plan (from assessor's website)



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01134  
Related District Number 29-03685

Page 6

---

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

---

**Historic images**



**West end of north side of 600 block of Jefferson in 1977 (Downtown Partners)**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01134  
Related District Number 29-03685

Page 7

---

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

---



622-620-616 Jefferson after storefront remodel (Downtown Partners)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01134  
Related District Number 29-03685

Page 8

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

**Digital photographs**



624                      622                      620                      616 Jefferson

Photograph 29-01134-001 – South elevation, looking north (McCarley, July 17, 2013).

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01134  
Related District Number 29-03685

Page 9

---

Commercial building	Des Moines
Name of Property	County
616 Jefferson Street	Burlington
Address	City

---



616                      620                      622                      624

Photograph 29-01134-002 – North elevation, looking southeast (McCarley, January 14, 2014).