

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

State Inventory No. 29-01135 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 Brown Building

other names/site number Downtown Survey Map # J-148

2. Location

street & number 620-622-624 Jefferson Street (renumbered to 618-620-622)

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 58 1/2 feet 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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

1 — buildings
 — — sites
 — — structures
 — — objects
1 — 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)

02E03: Commerce / clothing store

02E09: Commerce / furniture store

02E11: Commerce / grocery store

Current Functions (Enter categories from instructions)

02G: Commerce / restaurant

70: Vacant

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

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)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Des Moines Address 620-624 Jefferson Street Site Number 29-01135
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 1874 check if circa or estimated date
Other dates, including renovation 1910s

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: _____

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7. Narrative Description

This is a two-story brick commercial building construction in 1874 with three storefronts originally. The window pattern of the second story outlines the original storefront configuration, with three windows associated with the west storefront at 624 Jefferson, three windows associated with the middle storefront at 622 Jefferson, three windows associated with the east storefront at 620 Jefferson, and a 10th window above the stairs to the second story between the 620 and 622 storefronts. The façade appears to have remodeled in the 1910s, with a simpler façade design likely replacing the earlier Italianate appearance. The façade brick wraps around the southwest corner to the first bay on the west side. The separate building to the east at 616 Jefferson was then built/remodeled to reflect a similar appearance, but the brick and dividing line indicate it was not completed at the same time. The second story has ten 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. The storefront spaces have been remodeled several times, likely first around 1910 to combine 622 and 624 and then around 1946 to unify 616, 620, 622, and 624 for the large Benteco Kash Store. The storefront was remodeled again in the late 1970s or early 1980s, with the east/620 storefront acting as the main entry for a triple-width store also at 616 and 622 Jefferson. The wood awning then installed was then removed in 2010. Thus, a recessed entry is found on right/east bay of 620 Jefferson, with two large storefront windows to the left/west. Large storefront windows are then found on the 622 section, as well as the 616 building to the east with an upper story entry at the right/east. The corner store has a separate entry and large windows. The building has recently been renumbered as 618-620-622 Jefferson.

8. Narrative Statement of Significance

The Brown Building appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1874, with the façade updated/remodeled around 1910. Several businesses operated in the three storefront space individually through the end of the 19th century, and the 622 and 624 spaces were combined around 1910. Clothing and furniture stores primarily operated here in the first third of the 20th century. Benner Tea Company opened a Benteco Kash Store in 622-624 Jefferson in late 1935, expanding to the east to operate also at 620 and the adjacent building at 616 in 1946. The continued to operate here until the late 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).

M & K Schwinn bought all of Lot 882 in February 1870, and then M. Schwinn et al sold only the west 58'6" to Robert Brown (Braun) on April 2, 1872. Improvements in Burlington in 1874 include: "Robert Brown, three brick stores in one block, northwest (sic.) corner of Seventh and Jefferson streets, two stories in height besides basement, \$8,000." (*Hawk-Eye*, January 1, 1875). The buildings were built at the northeast (not northwest) corner, as Brown owned this land and no significant improvements were on the northwest corner by the 1886 map. Robert Brown continued to own the triple storefront building until 1899, and the Brown family owned it until 1935. The footprint of this building, with the exception of

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additions to the rear, appears unchanged from the 1886 fire insurance map through the 1931 map. The original configuration was three storefronts, with a stairs to the second story between the east two storefronts. The earliest identified businesses were Moritz Tschoepe at 620 Jefferson (ad, *Hawk-Eye*, September 16, 1877, 1), Fritts Brothers (drug store) at 622 Jefferson (ad, *Hawk-Eye*, December 2, 1876, 6), and Markwalter & Stendebach (monuments and headstones) at 624 Jefferson (ad, *Hawk-Eye*, April 3, 1878, 8). William D. Fritts, druggist, continued to advertise at 622 Jefferson in 1882 (*Hawk-Eye*, March 21, 1882, 3), and John Candy (commission agent) advertised at 624 Jefferson in 1883 (ad, *Hawk-Eye*, November 24, 1883, 1).

The 1886 Sanborn map show a merchant tailor at 620 Jefferson, vacant store at 622 Jefferson with a barber in the basement, and "cutlery and grinding" and carpet weaving as the uses for 624 Jefferson. The 1890 city directory lists A. Mecke, merchant tailor, at 620 Jefferson, and the flour and feed store of J.F. Rolf at 622 Jefferson. The 1892 Sanborn map shows a tailor in 620, feed store in 622 with a barber in the basement, and carpet weaving, cutlery, and grinding in 624. The 1892 city directory lists A.E. Mecke (merchant tailor) at 620 Jefferson, John F. Rolf (flour and feed) at 622 Jefferson, and the barber shop of W.H. Grimes at 622 Jefferson. The 1894 directory lists shoemaker G. Stiefel at 624 Jefferson. Mecke and Rolf continue to be listed at 620 and 622 Jefferson in 1896, with A. Stiefel, saw filer, at 624 Jefferson.

Robert Brown then sold the 620-624 building to William Brown on February 23, 1899, and his estate then transferred the building to Anna Brown on April 23, 1924. She continued to own it until her death in 1935. The façade of the building appears to have been updated with the current brick face in the 1910s. Assuming that the building to the east at 616 Jefferson was rebuilt/remodeled in 1919 for John Renner's Sons to match this larger building, and with the break line in brick between the two buildings, then the remodel of this building was likely completed prior to this point. It is possible that it was completed around 1910 when the 622 and 624 storefronts were combined. No information was located on this remodeling.

A variety of businesses were listed in these storefronts through the first decades of the 20th century. The east storefront at 620 Jefferson was occupied by J.M. Bradley's second hand store in 1900. The 1902 city directory then lists Ezra Naman's clothing and furniture store here. Naman continued to operate a clothing store here through the 1900s and 1910s, last listed here in 1920-21. The 1924 city directory then lists Harry M. Samwick with a clothing store at 620 Jefferson, and he is listed here in 1926 and 1928 as well. Interestingly, the Ezra Naman is again listed with a clothing store at 620 Jefferson in 1930, 1935, 1940, and 1942.

The middle storefront at 622 Jefferson was occupied by barber James Dean (col.) in the 1900 city directory, likely in the basement barber shop. No tenant was identified for the main first story space in 1900 or 1902. The 1907 city directory lists Burlington Cycle Works run by John P. Sheagren at 622 Jefferson. He was noted as selling sporting goods, bicycles and sundries, talking machines, records and supplies, and gasoline engine supplies, as well as repairing gasoline engines. The west storefront at 624 Jefferson was occupied by J.L. Scholl, harness and saddles, in the 1900 and 1902 directories. George W. Hauber then operated the harness and saddlery business here per the 1907 city directory. Around 1910 the 622 and 624 storefronts were combined for a single store. The 1912 city directory

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lists Reliable Furniture Company (H.S. Gross) at 622-624 Jefferson. Herman S. Gross continues to be listed with a furniture store at 622-624 Jefferson in 1916. The 1920 city directory then lists Arthur Junkerman as running a furniture store at 622-624. Burlington Farmers Mercantile Company is listed at 622-624 Jefferson in 1924 and 1926. Then, the spaces appear to have been divided again. The 1928 directory lists the Burlington Paint and Wallpaper Company at 622 Jefferson and the Farmer Store (poultry and dairy products) at 624 Jefferson. Burlington Paint and Wallpaper Company, run by A.L. Bloomquist, continues to be listed at 622 in the 1930 and 1935 city directories. The grocery store, Farmers Store or Burlington Farmers Store, continues to be listed at 624, run by L.G. Younkin in 1930 and Mrs. Dorothy Thye in 1935. She then moved it to 616 Jefferson in 1937.

The estate of Anna Brown then sold the building to Benner Tea Company in November 1935. The 1937 city directory lists Benteco Kash Stores in the combined 622-624 Jefferson space. 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 1940 city directory lists Benteco Kash Stores in Burlington at 622 Jefferson, 501 S. Central, 1021 N. 8th, 318 N. 4th, 829 Harrison, 425 S. Leebrick, 830 Locust, 135 S. Marshall, 1702 Mt Pleasant, 1810 Osborn, 1123-25 12th, and bakery at 125 N. Marshall. Dorothy Thye then sold the building to the east at 616 Jefferson to the Benner Tea Company on April 18, 1946. Both properties transferred to Benner Realty Company on August 24, 1947 and then to Connecticut Mutual Life Insurance Company on November 19, 1947. They later transferred the properties back to Benner Tea Company on February 21, 1968. The 1947 city directory then lists the Benteco Super Market in the four storefronts at 616-626 Jefferson – store #50, per the 1951 directory. It appears that a storefront remodel installed black carrera glass was likely completed in 1946, later removed/remodeled. 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 four combined storefronts. Then, 624 Jefferson is listed as vacant in the 1960 directory, with the Benteco store closing at this location.

After the Benner Food Store closed, the four storefronts 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, perhaps extending to 622 Jefferson as well. It was operated by Leonard Hansen in 1963 and 1965, and then Gladys Hansen by 1968. Spiegel Catalog Office is listed at 624 Jefferson in 1963 and 1965. 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 at 620 Jefferson into the 1970s (likely also 616 and 622). Western Auto carried not only car accessories but also dishes, toys, and outdoor furniture (*Burlington Hawk Eye*, January 27, 1974, 24). Carter's Food Market appears in the corner store (624 – listed as 622) in 1970 (city directories).

The corner/west (historically 624, now 622 Jefferson) space is now Lindo Mexico restaurant. The rest of the building is vacant.

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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.

Vertical files. Files on business/industry as well as individual businesses. Burlington Public Library, Burlington, 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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Building plan (from assessor's website)

21	14' HI ³⁸
50 ADDN1 [1050]	50 ADDN1 [1900]
21	26' HI ³⁸
60 BDLG1 [1260]	60 BLDG1 [2280]
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Historic images



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

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

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Digital photographs



624 622 620 616 Jefferson

Photograph 29-01135-001 – South elevation, looking north (McCarley, July 17, 2013).

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Photograph 29-01135-002 – North and west elevations, looking southeast (McCarley, January 14, 2014).