

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

**State Inventory No.** 29-01143  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 Christian Reppert Building  
 other names/site number Downtown Survey Map # J-177

**2. Location**

street & number 801 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) east 20' of north 60' of Lot 943

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E11: Commerce / grocery</u>	<u>02E: Commerce / specialty store</u>
<u>02G02: Commerce / bar</u>	_____
<u>02E: Commerce / specialty store</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04: Stone</u>
<u>05B: 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 801 Jefferson Street Site Number 29-01143  
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 1870  check if circa or estimated date  
Other dates, including renovation 1878, 1887

**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 Hal Morton and Barb Mackey  
organization Burlington Historic Preservation Commission date February 11, 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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Christian Reppert Building

Des Moines

Name of Property

County

801 Jefferson Street

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## 7. Narrative Description

This is a two-story brick Italianate building constructed around 1870. The storefront was remodeled in 1887 when Jefferson Street was graded in front of the building. This might account for the tall height of the storefront. The storefront retains iron columns from this period, including a slender corner column. The entry is currently recessed, composed of a wood door with a large window. Large windows are found on the remainder of the first story, and the transom area is covered with panels. Historic photographs show six-over-six-light double-hung arch windows on the second story originally, which have been replaced by one-over-one-light double-hung windows with arch transoms. Simple decorative brickwork is found across the frieze, and it continues along the east side. The rear three bays of this east side appear to be the 1878 addition. A side entry is centered on this section, entering the rear of the store and providing access to the second story. Windows are found to either side of this entry.

## 8. Narrative Statement of Significance

The Christian Reppert Building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed by Christian Reppert, who then operated a grocery here. A grocery store operated here through the 1870s and 1880s, followed by a saloon in the 1890s and early 1900s. It was then the location of Burlington Granite and Marble Works in the 1910s and 1920s. The building is one of a handful of remaining examples of early Italianate architecture in downtown Burlington, reflected simply in the arch windows and decorative brick work along the frieze. This history and architecture contributes to the significance of the historic district. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

This building was constructed by Christian Reppert, who ran a grocery store there for a few years. C. Reppert was the original owner of Lot 943 according to the deed books. Christian Reppert is listed in the 1859 city directory as a blacksmith at 139 Jefferson, corner with 8<sup>th</sup> Street, and 1862 as a blacksmith and wagon maker, at the southwest corner of Jefferson and 8<sup>th</sup> Street. The later 1886 Sanborn map shows small one-story buildings to the west of the corner, and these early listings may refer to one of those buildings. The 1866 city directory lists him as residing one south of the corner, without any business listing. Then, beginning in the 1867 city directory, Reppert is listed under groceries/provisions at the southwest corner of Eighth & Jefferson, and he continued to be listed selling retail groceries here through the 1873 directory. Thus, this building may have been built as early as 1866, housing the retail grocery of Christian Reppert at its start. It is also possible it was built around 1870 after a few years of successful operations, as an 1877 article (below) notes that the two-story building was constructed by C. Reppert about six or eight years ago. The 1871 and 1873 city directories list Christian Reppert, groceries, at the corner of Jefferson and 8<sup>th</sup> Street. The 1871 city directory lists a saloon of J. Klein at 139 Jefferson (which is likely the earlier small building to the west).

A September 18, 1877 article in the Burlington Daily Hawk-Eye reported on the discovery of liquid mercury "...in the cellar beneath Cockrell & Turner's grocery corner Jefferson and Eighth streets." The

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article described the building as "...a two-story brick, erected six or eight years ago, by C. Reppert, Esq., the first floor and cellar being occupied by the grocery, and the rear part and upper story as a boarding house. The building superceded [sic] a smaller structure that formerly occupied the same site, and going still farther back in the history of the city, the locality was once the bed of Hawkeye Creek", although the 1873 map of Burlington shows Hawkeye Creek running easterly down Jefferson Street immediately north of the lot. The article goes on to describe a "disagreeably and inconveniently wet" basement, with a spring feeding a small stream through it. Apparently the "excess moisture occasionally amounted to a flood that was equaled only by the altitude of the waters in the creek that flowed within the cabined walls upon the opposite side of the street." For storage use by the grocery, the basement had been floored over, and the floor at that time was estimated to be six or eight years old. A follow-up article notes that the building still belongs to Mr. C. Reppert., who intends to more thoroughly examine the little stream through the basement and to prospect further indications of mercury (*Burlington Daily Hawk-Eye*, September 21, 1877, 8).

By the 1874 city directory, Jefferson Street addresses were revised, and Cockrell & Turner, groceries & provisions was listed at 801 Jefferson. They continued to be listed here through the 1883 city directory. George W. Turner ran a confectionery and fruit business from 1867 to 1870, then selling out and joining with his brother-in-law, T.W. Cockrell, a grocer, to form the Cockrell & Turner grocery in 1870. He continued in the business until 1884, reportedly losing money "...by the dishonesty of his clerks." He sold the business in 1884 and opened the Agency Avenue Dairy just outside the city. He was regarded as one of the leading businessmen of Burlington, and served as School Board Director, and also superintended the erection of the West Burlington public school building in 1884-1885. Mr. Turner was also a leader in establishing the West Burlington Methodist-Episcopal Church (*Portrait & Biographical Album of Des Moines County* 1888: 209-10).

In 1878, Cockrell & Turner made "extensive improvements" to the building (still owned by Mr. Rippert[sic]). Improvements included an extension to the rear, and "...a most complete change made in the interior arrangements." Also, the brick store front was replaced by iron columns and plate glass windows (*Burlington Daily Hawk-Eye*, November 14, 1878, p.8). The reported called it "...the handsomest grocery front in the city, and when the work of arranging the new goods in the windows is completed, it will make a display in the retail grocery line not equaled this side of Chicago." The improvements also included "...handsome gas fixtures, a new office railed in and an additional opening on Eighth Street." The article goes on to describe that Mr. George W. Turner and Mr. Thomas W. Cockrell were brothers-in-law, and that Cockrell was since deceased. Turner originally opened a small confectionary and fruit store, and Cockrell a grocery store. They united their establishments and occupied a room in McCash's Block until a fire in 1874. After the fire, they relocated to 801 Jefferson. Mr. Sutphen worked for them as head-salesman and book-keeper for several years, before taking over the business in 1883 (city directory).

By the 1885 city directory, Christian Reppert was back to running the grocery at 801 Jefferson. By 1887, the Reppert Bros. (Christian, P.A. & P.B.), wholesale flour and groceries, was located at 809 Jefferson. The *Burlington Hawk-Eye* noted on April 19, 1887 that Mr. Reppert was "...taking down the front of his grocery business on the corner of Jefferson and Eighth streets and will soon rebuild, bringing the building up to the newly established grade. The council allowed him damages to the

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amount of \$600." (page 4). The deed book indicates that C. Reppert transferred Lot 943 to Eliza Reppert on July 10, 1888.

In 1889, the Burlington Daily Hawk-Eye reported on a fatal incident involving a customer that occurred at "the Reppert Building" at this address (*Burlington Daily Hawk-Eye*, October 10, 1889, p.3). According to the report, "on the ground floor of this building is a saloon in full operation. On the second floor and over the saloon are five rooms occupied by three members of the demimonde class, named Georgie Crane, Maud Gallagher, and "Lid" Nelson." The deceased was discovered in a coal shed at the rear of the Reppert Building, and the incident resulted from a fall (with or without a shove) down the stairs of the building. While the 1888 city directory did not include a saloon at this address, a saloon/restaurant operated by Charles Swander is then listed here in the 1890 and 1891 city directories.

On August 24, 1892, Christian and Eliza Reppert sold all of Lot 943 (this building plus land to the west and south) to E.T. Dankwardt. The 1893 city directory then lists Darelius & Company as operating a saloon here, as well as at 707 Jefferson. Interestingly, Charles Swander is listed as a barkeeper for Gus Darelius in 1894 and 1896, so they may have partnered earlier as well. The 1898 lists Charles Swander then as operating the saloon at 801 Jefferson (and still living at 803 Jefferson), and he continued to be listed here through the 1910 city directory. In 1904, he is also listed as associated with the Eighth Street Café.

In the 1912 city directory, 801 Jefferson became the home of Burlington Granite and Marble Works. A January 5, 1913 ad in the Burlington Hawk-Eye lists the showroom (office and salesroom) at 801 Jefferson and the works to the south in the building at 217-219 N. 8<sup>th</sup> St. This business remained listed at 801 Jefferson through 1930. By the 1920-21 city directory, Burlington Granite and Marble Works was also separately listed at 217-219 N. Eighth (the building to the south). This combined address for Burlington Granite and Marble Works continued through the 1928 city directory. In the 1918-19 city directory, a resident is listed upstairs at 801 ½ Jefferson, and during the 1920s, there were various residents listed upstairs of both 217-219 N. Eighth (which may have included the upstairs portion of 801 Jefferson). In the 1933 city directory, W.C. Whitney is listed, and in 1935, the property is listed as vacant. The former use of the building then returned by 1937, with Arthur E. Diewald listed as operating a tavern at 801 Jefferson in the 1937 and 1940 city directories. A tavern operated by Mrs. Mary E. (or D.) Moehn is then listed here in 1942 and 1943.

The Dankwardt family sold the building on December 28, 1944 to Arthur C. & Anna A. Rieke, who relocated the Rieke Hatchery from 1918 Mt. Pleasant Street into 801 Jefferson by 1945. Rieke's Hatchery is then listed here in the 1945 to 1955 city directories. By the 1957 city directory, Rieke's Hatcheries is listed at 223 N. Eighth Street, which appears to be at the rear portion of this building (with 217-219 N. 8<sup>th</sup> Street to the south), perhaps corresponding with stairs to the second story from a side entry. Riekes Hatcheries remained at this address through 1969. Prior to that, from 1947 through 1957, Hazel-Mac Dance Studio is listed at 221 N. Eighth, with Mrs Marie Hazelton residing there as well. It is unclear whether this 221 N. 8<sup>th</sup> address corresponds to a rear entry to the upper portion of 801 Jefferson, or to the building to the south previously listed as 217-219 N. Eighth. It appears to correspond with the second story of this corner building, likely with stair access from the side street address. This is the indication on the 1952 and 1963 Sanborn maps.

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Beginning in 1957, The Hobbycraft Store was listed at 801 Jefferson, presumably occupying the first story and/or front portion of the building. Hobbycraft remained at 801 at least through 1992. From 1962 to 1986, Alcoholics Anonymous, Inc. is listed at 221 and/or 221 ½ N. 8<sup>th</sup> St. J.D. Electric is listed at 223 N. 8<sup>th</sup> in 1980, and then again from 1989-1992. In between, a listing for 223 is missing from 1981-1986, Kenz Kardz (a baseball card shop) is listed in 1987, vacant in 1988, and then back to J.D. Electric.

Mildred M. Ross bought the property on April 4, 1984 following the death of Anna A. Rieke. J.D. Electric Co. bought the property in 1988, and Daniel M. Hoffman bought it in 1998. Hoffman opened Antiques to Be, an antique refinishing and restoration company, in 801 Jefferson in 1986. While Hoffman died in 2011, Antiques to Be continues to operate from 801 Jefferson, as well as the building adjoining to the south towards the railroad tracks.

## 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

*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.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form  
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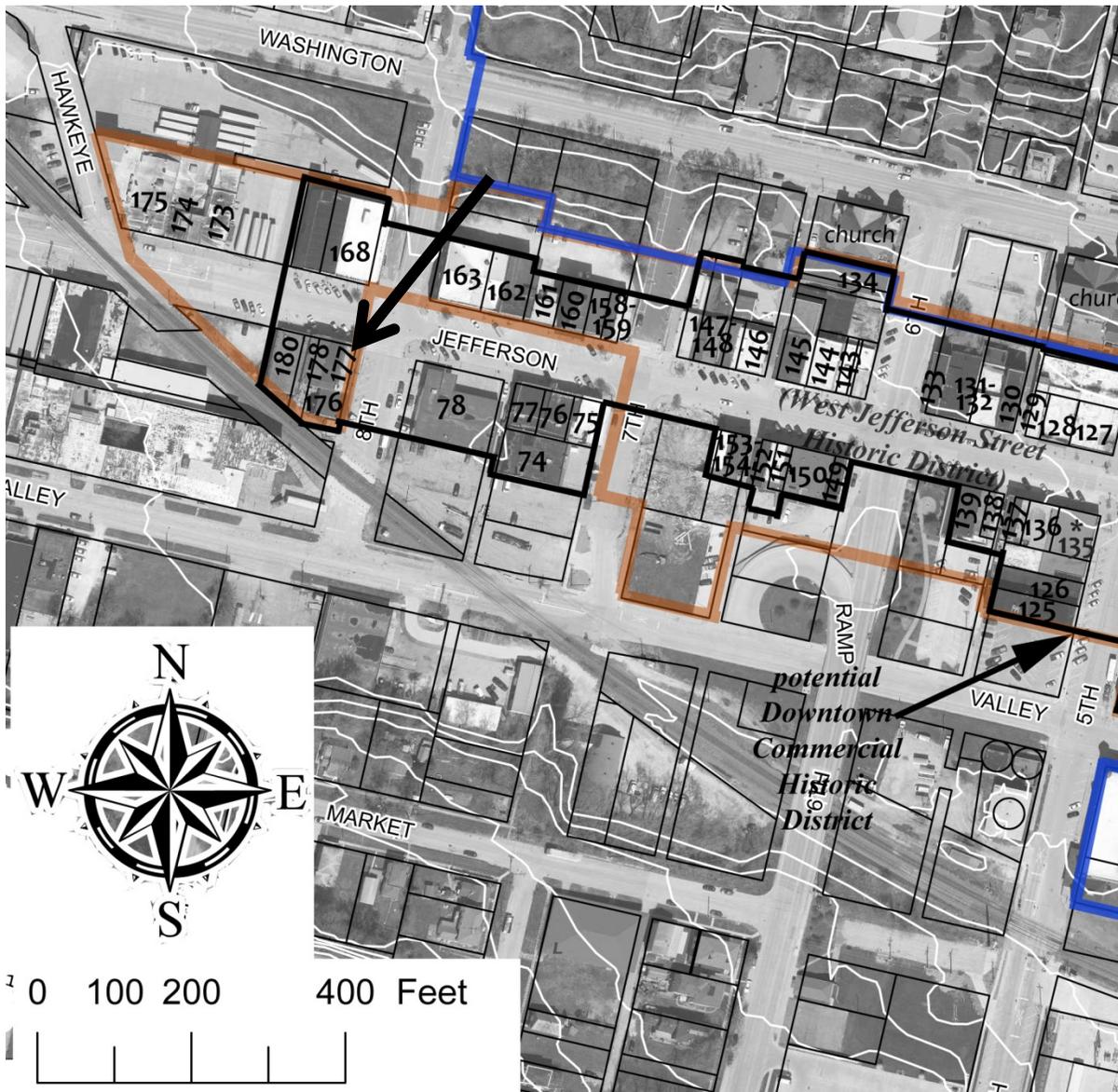
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<u>Christian Reppert Building</u> Name of Property	<u>Des Moines</u> County
<u>801 Jefferson Street</u> Address	<u>Burlington</u> City

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.

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## Building plan (from assessor's website)



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**Historic images**



**Building in September 1908 during William Taft's campaign visit (Downtown Partners)**

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Looking east from the 800 block to 700 block of Jefferson in 1956 (Downtown Partners)

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**Digital photographs**



Photograph 29-01143-001 – East and north elevations, looking southwest (McCarley, January 14, 2014).