

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

State Inventory No. 29-01088 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685
 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 Tama Building
 other names/site number Downtown Survey Map # DT-63

2. Location

street & number 300-304 Jefferson
 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 3/5 of lots 369 and 370 & E 3/5 of S 20' Lot 371

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> | — |
| <input type="checkbox"/> site | — | sites | — | — |
| <input type="checkbox"/> structure | — | structures | — | — |
| <input type="checkbox"/> object | — | objects | — | — |
| | — | Total | <u>1</u> | — |

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Intensive Level Historical and Architectural Survey of "East" Downtown Burlington, IA Historical Architectural Data Base Number 29-034

6. Function or Use

| | |
|--|---|
| Historic Functions (Enter categories from instructions) | Current Functions (Enter categories from instructions) |
| <u>02A01 office building</u> | <u>70 vacant</u> |
| <u>02E03 dry goods 02E05 hardware store</u> | |
| <u>11D01 pharmacy 02E06 jewelry store</u> | |

7. Description

| | |
|--|---|
| Architectural Classification (Enter categories from instructions) | Materials (Enter categories from instructions) |
| <u>09F05: Commercial / brick front</u> | foundation <u>04C limestone</u> |
| <u>06C: Classical Revival</u> | walls (visible material) <u>03 brick</u> |
| <u>07C: Chicago School</u> | roof <u>not visible</u> |
| | other <u>05I cast iron 07 terra cotta</u> |

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 300-304 Jefferson Site Number 29-01088
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 1896 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect J.C. Sunderland
Builder W.W. Turpin

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 (including research by Barb Mackey, volunteer)
organization Burlington Historic Preservation Commission date January 23, 2013
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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| <u>300-306 Jefferson</u> | <u>Burlington</u> |
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7. Narrative Description

The Tama Building is a five story brown brick commercial block on the northwest corner of Jefferson and N. Third streets, named for the Meskwaki tribal leader Taimah. The design of the building reflects tripartite design composition, with the lower/storefront section, identical middle three stories, and distinctive top fifth story with wide cornice. The building also has Classical Revival stylistic elements reflected in the composition, quoins, and decorative details. While the building appears envisioned as a single building, it was built by two owners. Charles W. Rand financed the east two-thirds of the building (300-302 Jefferson), while Herman Ranke financed the west one-third of the building (306, later 304). It is commonly referred to as built by Rand in later years though early records clearly identify both owners, and Ranke leased his upper story offices to Rand, who then rented and managed the offices through the entire building. The footprint and south façade show some distinction between these sections. The corners of the building are distinguished by terra cotta quoins, and a set of quoins also divides these two sections of the building. The "shield" between these sections of the building includes the date "1896" at a diagonal with an "R" above and an "R" below the date, referencing Rand and Ranke. Rand's section includes three bays of widely spaced paired windows on each story, while Ranke's section has two bays of narrowly spaced paired windows on each story. The storefront cornice line, belt course below the fifth story windows, and decorate metal cornice extend across the full building, emphasizing its overall coordinated design by architect J.C. Sunderland. The north/rear elevation along the reserved private alley likewise shows distinction between the sections. The Rand east two-thirds is a full five stories to the rear, while the Ranke section is only three stories along the alley and does not extend as far to the north as the Rand section. This lower section permitted light and ventilation for the interior offices of the west half of the Rand section, again indicating their overall coordinated design.

The building sits at the prominent northwest corner of Jefferson and 3rd Street, with Jefferson Street to the south. The corner storefront from 300-302 Jefferson dates to a later remodel, though the configuration appears the same as during the later years of Sutter Drug Company's occupancy. The principal entry is setback at the corner, behind a pillar supporting the corner of the building. An entry is located to the west of this section to access the upper stories. The 304/west storefront includes a recessed entry and aluminum-framed windows. The upper/transom section of both storefronts has been clad in paneling, with a modern canopy across the full width. The terra cotta storefront cornice has lion heads and fleur-de-lis. As noted, the windows of the east two-thirds of the building and the west one-third of the building differ in their pattern. Rand's east two-thirds include three bays of widely spaced paired windows on each story, while Ranke's section has two bays of narrowly spaced paired windows on each story. Historic photographs show that the original one-over-one-light double-hung wood windows in both sections have been replaced since the middle of the 1970s. The current windows include a non-historic transom panel at the top. The window sills, surrounds, and lintels on both sections are identical. A decorative reeded belt course extends across the building below the fifth story windows, with otherwise the same brick surround and lintel detail. The original decorative metal cornice was damaged in the 1915 fire, and it is unknown if it was repaired / replaced in kind or if a new design was installed. Kaut & Kriechbaum fabricated the original cornice, and they continued to be tenants in the building after the fire. Thus, they likely made the current cornice, either repairing or replacing the earlier one. The cornice has garlands alternating with shields, dentils, and brackets.

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The east elevation of the building extends along N. 3rd Street. The 200-202 Jefferson storefront extends north on this side, with a side entry near the north end. The main office entry for the upper stories is located in the sixth bay of this side. The original columns and relief noted in early historic photographs was removed prior to the 1950s, leaving or adding a horizontal metal beam with "TAMA" in the center. Seven decorative metal columns divide the north two-thirds of the first story of the building into various sizes of possible storefronts, with seemingly little regard to the upper story window bays. The bays on either side of the office/upper entry are narrower, with larger sections flanking them and a third wider storefront to the north. Originally, three or four storefronts were planned for this side, with the south (303?) storefront quickly combined into the 200 Jefferson space. The 307-309 are referenced as two numbers for one store typically, likely the first two sections to the north of the office entry. The north storefront was then 311 N. 3rd Street. The storefront windows and bulkheads all have been replaced, with the columns remaining as the primary historic features on the first story. In several areas, the first floor walls are clad in deep blue structural glass panels that have been painted or stuccoed over. The storefront cornice, fifth story sill beltcourse, and cornice continue from the south façade in the same design on this side, wrapping a few feet around the northeast corner of the building to the north/rear side. This corner also has terra cotta quoins. Large "shields" project from the southeast and northeast corners at the first story level, without the name/date detail of the one between the sections on the south side. The east side has nine bays of widely spaced paired windows, with details identical to the east section of the south façade. A fire escape is mounted on the east side, with a ladder to the roof.

The north side of the building extends along the private alley created by the owners of the building at time of construction. The Rand eastern two-thirds is five stories in height, with the west Ranke one-third standing at a height of three stories at the alley and setback from the Rand section. A middle one-story light well is in the center of this west section as well. The rear wall of both sections is common red brick. The limestone foundation is only visible on the Ranke section. The east two-thirds has six windows on each story, with replacement sashes and segmental arch lintels. A fire escape also extends down this section. The three-story Ranke section has segmental arch window openings that were later modified with brick infill and multi-light casement windows. First story openings have been filled with concrete, except for an east door. A second story rear entry has been added, leading onto a balcony attached to the building to the west.

The interior of the building continues to reflect its historic function, with retail spaces on the first story and office spaces on the upper stories. The first story is divided into three main retail spaces, with the main entry to the upper story offices on the east side in a lobby at 305 N. 3rd Street and a secondary upper story entry on the south side between the two storefront spaces. The corner storefront, a double-space at 300-302 Jefferson combined in the early 1900s, sustained a fire in 2005, resulting in a large portion of the floor collapsing into the basement and a large hole burned in the ceiling. Some tin ceiling and the center large columns remain intact. The west/304 Jefferson storefront was remodeled in the 1990s, with tin ceiling remaining intact. The wide 307-309 N. 3rd Street was combined with the adjacent smaller 311 N. 3rd Street storefront in 1961, with columns in place of the earlier wall. Both sections retain their decorative tin ceiling and the tile floor is mostly covered with linoleum. The main lobby to the upper stories is located at 305 N. 3rd Street, south of these side storefront spaces. The tile floor

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includes "TAMA" in the tile, with most of it covered by carpeting. The wood stairs have a metal handrail, and two elevators are located at the far west end of the lobby.

The upper story office spaces date to various periods of remodeling. Historic features remaining intact vary on each story but primarily include woodwork and some exposed wood floors. The second story hall is remodeled with new walls, doors, and trim, with historic wood trim and some baseboard intact on the exterior walls. The front space was damaged in the first story fire. The west/304 section retains more historic interior walls, including office partitions with large windows and historic trim. Historic wood stairs remain in place between the upper stories. The third, fourth, and fifth stories include many later features, but they also have some additional historic interior walls, with historic woodwork and large windows. These walls appear to have created secretary/waiting areas and separate office spaces. Historic wood trim appears to date to two periods (perhaps before and after the December 1915 fire), with profiled trim on windows and simpler flat trim with inset corner square and inset flat center panel on interior walls, sometimes with crown molding. Additional historic baseboard and chair rail remains intact in some of the fifth story office spaces.

8. Narrative Statement of Significance

The Tama Building appears to contribute historically and architecturally to a potential Downtown Commercial Historic District. Additionally, it appears to be individually eligible for listing on the National Register of Historic Places under Criterion A for its significant commercial history and under Criterion C for its architecture.

The Tama Building was constructed as a modern office building by Charles W. Rand and Herman Ranke. Six storefront spaces and around 50 offices were originally designed for the building, with the storefronts combined into four main spaces and offices including two or three room suites. The retail hardware and tin shop business of Kaut & Kriechbaum were the original tenants for the west/306 storefront, with the rear three-story section built for their tin shop. They operated here from 1896 to the early 1940s. The L.B. Ringold Clothing Company moved into 300 Jefferson by the late 1890s, and then expanded into 302 Jefferson in the early 1900s to create a double 300-302 Jefferson storefront. They continued to operate here until the end of the 1920s. Joseph Sutter bought the drug store at 311 N. 3rd Street in 1903, adding partner E. Ludman in 1905 and moving to the 307-309 N. 3rd Street space. They operated here until 1930 when they moved to the main 300-302 Jefferson corner space. Sutter Drug Company remained here until 1981. Gnahn's Book Store moved to the 307-309 N. 3rd Street space then in 1933, remaining here until they closed in 1980. This history contributes significantly to the historic district. These companies are prominent Burlington businesses with significant contributions to the commercial history of Burlington and with strong affiliations with this building. The upper story offices likewise housed a number of prominent Burlington lawyers and physicians. It was promoted through the first decades of the 20th century as the premiere modern Burlington office building. Prominent local architect William F. Weibley also had his office on the fifth story of the Tama Building throughout his career in town from 1909 to the early 1940s. Not only does this history contribute significantly to the potential Downtown Commercial Historic District, it also appears that the Tama

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Building would be eligible for individual listing on the National Register of Historic Places under Criterion A for this significant association with the commercial history of Burlington.

The Tama Building was primarily designed as a modern office building, and it was promoted as such through the first decades of the 20th century. Along with the 1895-96 Chittenden & Eastman Building to the west, the Tama Building marks a turning point in commercial architecture in downtown Burlington. The architecture of the buildings were a marked departure from the earlier Romanesque buildings built through the early 1890s in downtown Burlington. The design drew on modern themes of the Chicago School with Classical Revival details. The overall design reflected the tripartite design of taller buildings from this period, with a storefront section, middle section, and distinct top story. The paired windows with transoms were set within large square openings, and a decorative metal cornice projected out from the top of the building. The overall style and features of the building were then reflected in buildings in downtown Burlington for the next two decades. Thus, the Tama Building also appears eligible for individual listing on the National Register of Historic Places under Criterion C for architecture, as well as contributing architecturally to the potential Downtown Commercial Historic District.

Two large construction projects to redevelop the Barrett House property at the northwest corner of Jefferson and Third Street occurred in 1895-96, ushering in a new modern style of building for downtown Burlington. The Barrett House was impressive at the time of its construction in 1845, but ranked among the older commercial buildings in Burlington by 1895. The property was divided into five lots along Jefferson, with Charles W. Rand buying the east two-fifths, H. Ranke buying the middle one-fifth, and Chittenden & Eastman buying the west two-fifths (“\$510 a Front Foot,” *Hawk-Eye*, October 22, 1895, 7). Chittenden & Eastman, the leading furniture manufacturing company located on S. 3rd Street, built the four-story commercial building at 308-310 Jefferson in 1895 (see State Site Inventory #29-01090). The building provided income for the company, with 308 rented to the furniture and carpet store of Troxel Bros and 310 rented to the shoe store of H.A. Brown. The plans for the adjacent Tama Building to the east were nearly complete in January 1896, with the St. Louis pressed brick façade noted to be planned to be harmonious in color to the Chittenden & Eastman building to west (“Their Hind Sight,” *Hawk-Eye*, January 12, 1896, 7). The *Souvenir of Burlington* in 1896 noted the contribution of the handsome block of Chittenden & Eastman and corner building of Charles W. Rand under construction on the site of the old Barrett House: “When these buildings are completed and occupied, Jefferson Street will be greatly improved. They are both to be magnificent examples of architecture. The store fronts will be of the most modern type with window room for displaying in each what would be a fair sized stock of goods alone. The upper floors of the new Tama building (named after the famous Indian chief) will be occupied by spacious office rooms for professional and business men” (*A Souvenir of Burlington* 1896: 79). The owners worked together to reserve the north 10’ of their parcels for a private alley along the rear/north of the Tama Building and the Chittenden & Eastman building, connecting with N. 3rd Street on the east and the platted mid-block alley on the west side of the Chittenden & Eastman building.

Prominent local architect J.C. Sunderland designed the St. Louis pressed buff brick Tama Building at the corner for Rand and Ranke, with a unified architectural design with light distinction for the Ranke section at 306 Jefferson (“Their Hind Sight,” *Hawk-Eye*, January 12, 1896, 7). The upper story offices of this section were also set to be leased by Rand for tenants within the overall Tama Building.

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Sunderland had practiced in Burlington since the middle of the 1880s, designing several local buildings and serving as the local supervising architect for the Burlington Public Library. The design of the building drew on modern themes of the Chicago School and Classical Revival styles. The tripartite composition is reflected with a lower, middle, and upper section. The building has paired windows within square openings, terra cotta quoins on the corners and to define the west/306 section, and a decorative metal frieze with projecting bracketed cornice. Contract for the construction of the "Tama office building" was awarded to W.W. Turpin in late February 1896, despite later credits to Henry Bokenkamp as contractor. In March, Kaut & Kriechbaum were awarded the contract for the steel ceilings in the store rooms of the Tama Building. In July 1896, framework for the third story was noted as being put in place. Ranke's section was noted as only five stories for a depth of 80 feet, providing more light and air for the offices. Construction was getting close to the roof in August, with work starting on the interior. The stone staircase to the basement on the east side was noted as completed, with a fine brass and bronze railing. The Ranke section was near completion on the first story, with Kaut & Kriechbaum expected to move here by August 20. On August 17, the cornice was completed on the Tama Building – noted as "the most artistic work of this kind in the city." It was done by Kaut & Kriechbaum, who were also working on producing steel ceilings for another building – the "popular fad for modern buildings." T.G. Harper opened the Tama Restaurant in November 1896 in a completed section of that building, and George Blair (commission merchant) advertised in offices 302 and 303 in the Tama Building on December 13, 1896. On January 5, 1897, the *Hawk-Eye* noted that the Tama Building "seems about complete." Several offices advertised locations in the Tama Building in January 1897. A profile of the completed building appeared in the *Hawk-Eye* on March 28, 1897, noting it as the only modern store and office building in city (*Hawk-Eye*, March 1, 1896, 6; *Hawk-Eye*, July 9, 1896, 3; *Hawk-Eye*, August 6, 1896, 3; *Hawk-Eye*, August 18, 1896, 3; *Hawk-Eye*, November 19, 1896, 6; *Hawk-Eye*, January 5, 1897, 3; "Tama Building," *Hawk-Eye*, March 28, 1897, 6).

Although it appears as one building and was built that way, initial articles during its construction refer to the C.W. Rand building and the H. Ranke building separately, supported by ownership/deed records. Presumably this is why the west third (306 section) is set off on the front by terra cotta blocks and a slightly different window configuration, and it varies slightly in the north to south dimensions. By the time it was near completion, it was collectively called the Tama Building (*Hawk-Eye*, August 6, 1896). Interestingly, John C. Sunderland (listed in other and earlier sources as James C.) is last listed as an architect in Burlington in the 1898 city directory, with an office in his new Tama Building. He appears to have moved to Kansas City and continued a successful architectural career there for several years.

The Tama was the largest office building in Burlington at the time of its construction and was home to a wide variety of commercial uses, particularly professional offices on the upper floors. Doctors, dentists, attorneys, insurance and real estate agents, business officers, artists, music teachers, and dressmakers are listed here in the city directories, including over fifty tenants in the 1900-1901 city directory. Tenants included nine law firms, seven physician offices, and ten insurance offices, along with the office for Burlington Water Company and the Mississippi Valley Telephone Company. It offered amenities such as basement vaults, an elevator, a second floor waiting room, electric and gas lighting, marble bathrooms, and telephones. The 1900 Sanborn map shows the full property labeled as the Tama Building. The footprint of the building shows that the five-story section at 306 only extends about half the depth of the lot, with a light well and then a three-story rear section. The third story of

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this rear section is noted as a tin shop, likely associated with the hardware store of Kaut & Kriechbaum, who operated here from 1896 to the early 1940s. The two storefronts in the corner carry a 300 and 302 address, with 304 for the stairs to the upper stories and 306 as the storefront of the Ranke/west section. The 3rd Street entry is later noted as 307, with the two small retail stores on this side at 309 and 311. The completion of the Tama Building also had an impact on other downtown buildings. While a premier office location from 1883 to 1896 and the home of the post office, the three-story Nassau Building on the block to the north at 300-304 Washington found itself competing with offices in the new Tama Building in the early 20th century. The Elks Club bought the building from Dr. Nassau in March 1907, and they hired architect George Washburn to design a fourth story addition with a large hall.

In 1896, hardware merchants Kaut & Kriechbaum occupied 306 Jefferson, and the James Bentz & Sons dry goods and notions store was at 302 Jefferson. Later history notes that the corner space originally included three stores – 300 and 302 Jefferson and a rear space along 3rd Street. Norton & Schreiber Cigar Company occupied 300 Jefferson, with the candy store of Adolph Wiedmeier in the rear with a 3rd Street entry. The 302 Jefferson space was occupied by Miles White Dry Goods Company. L.B. Ringold then opened his clothing store in the combined east spaces of Norton & Schreiber and Wiedmeier (“Sutters, A Model Drug Store,” *Hawk-Eye*, April 18, 1930, 8). The 1900 city directory lists L.B. Ringold’s men’s clothing store in the corner storefront at 300 Jefferson, with Bentz remaining at 302 and Kaut & Kriechbaum in the Ranke/west section at 306 Jefferson. The Harper Restaurant was also located in the Tama Building, with no specific location noted. In 1902, Ringold remained at 300, with later history noting that the interior partition was removed in this period to create a large corner store. Kaut & Kriechbaum is listed at 304 (a new address for the west/Ranke section). Joseph R. Sutter bought the Cochran pharmacy at 311 N. 3rd Street in the east side of the Tama Building in 1903, and E. Ludman joined him as a partner in 1905. They then moved next door to the 307-309 N. 3rd Street space (“Burlington staple to close,” *Hawk-Eye*, March 14, 1993, 1D-2D). The fire at the Tama Building on September 26, 1907 destroyed the first two stories and damaged the upper stories for a \$75,000 loss, the largest local fire in Burlington for a period of time. Damage was noted to L.B. Ringold Clothing Co, Sutter & Ludman Drug Co, and Williams (“Five Lives are Saved by Fireman,” *Oskaloosa Daily Herald*, September 27, 1907, 1). The 1930 Sanborn map shows iron columns along the middle of the combined 300-302 storefront, combined for L.B. Ringold Clothing Co likely after the 1907 fire if not before. In this period, 307 N. 3rd Street, the east entry, was used as the address for the Tama Building, despite the stairs shown at 304 Jefferson on the Sanborn map. A number of offices continued to use this address in the 1912 city directory. Sutter-Ludman Drug Company was then located at 309 N. 3rd Street and milliner Mrs. E.L. Washburn was listed at 311 N. 3rd Street. L.B. Ringold Clothing Co continued to be listed at 300 Jefferson, with Kaut & Kriechbaum to the west at 304 Jefferson.

A number of offices continued to be listed on the upper stories in the early 1910s. A second telephone company, the Mississippi Valley Telephone Company, was organized around 1896, with offices in the Tama Building in this period (*Burlington Evening Gazette*, March 24, 1906, sec 1, p 15, sec 2 p 11). They moved to the former Unterkircher House at 313 Washington in October 1907, converting this residential property to commercial use (State Site #29-01661). The Iowa Telephone Company later acquired the smaller company, and they are listed at 313 Washington in the 1913 city directory. The

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completion of the Iowa State Savings Bank on the southwest corner of this intersection in 1912 appears to have drawn some Tama Building tenants into these new offices.

By 1910, architect William F. Weibley had an office in the Tama Building. He is listed in room 510 in the 1910 city directory, and then in room 504 by 1920, room 505 in 1930, and room 501 in 1940. William F. Weibley worked for short-lived local architect Harry I. Goddard starting in 1906 and then took over his practice in 1909 when he moved to Kansas (Shank 1999: 173). He designed several prominent buildings in Burlington, including the Remy Building (Moose Lodge) in 1915 and City Hall with architect George Washburn in 1924. The 1930 city directory lists three architects in Burlington: William F. Weibley in rooms 504-505 of the Tama Building, Charles L. Ritts in room 313 of the Einfeld Building, and Robin B. Carswell in room 600 of the Iowa State Bank Building – all buildings on the corner of Jefferson and 3rd streets. The 1937 city directory continues to list William F. Weibley in rooms 501-502 of the Tama Building (305 N. 3rd St) and Robin B. Carswell on the opposite corner in room 307-308 of the 307-308 Iowa State Bank Building (213 N. 3rd St). William F. Weibley is no longer listed in the 1945 city directory in Burlington, though he maintained his Iowa license until 1950. He died in Ohio in November 1951 (“W.F. Weibley Dies in Ohio,” *Hawk-Eye*, November 29, 1951, 4).

The Tama building was nearly destroyed in a fire on December 12, 1915, with an estimated loss of \$100,000. It started in the Sutter & Ludman drug store on the N. 3rd Street / east side, spreading to Mrs. Washburn’s millinery, Kaut & Kreischbaum’s hardware store, and west to Troxel Brothers’ furniture store. Approximately 50 offices were in the building at the time – all either demolished by fire or water (“Burlington has Big Fire,” *La Grand Reporter*, December 24, 1915, 2). The building was largely rebuilt following the original plans with some modifications. It appears that a large terra cotta depiction of Chief Tama, perhaps on the 3rd Street side, was removed after the fire or within the next couple decades. The earlier postcards appear to show then 3rd Street entry to the upper stories with columns and this semi-circular relief, while a 1950s photograph shows simpler iron columns more typical of the 1910s and 1920s. It is currently relocated to the front lawn of the Des Moines County Courthouse.

The 1916-17 city directory continues to list a number of law firms, medical offices, and insurance agents in this building, along with the offices of C.W. Rand Estate, John J. Fleming, and Frank J. Riling. The latter two were insurance agents and businessmen affiliated with the Burlington Construction Company and Kelly Sandy & Fuel Company, which also had offices in this building. The Masonic Building Association and Noelke-Lyon Manufacturing also maintained offices here. Sutter-Ludman Drugs continued to operate at 307-309 N. 3rd Street, with milliner Eva L. Washburn at 311. L.B. Ringold Clothing Company is listed in the corner space of 300, with Kaut & Kreischbaum’s hardware store in the west storefront at 304. In 1920, the clothing company was listed at 300-302 Jefferson, with L.B. Ringold as president and Jacob Ringold as secretary. Kaut & Kreischbaum was listed in the west/Ranke/304 storefront, with Charles Kreichbaum, president; Carl V. Kriechbaum, vice president; and Frank C Kiehne, secretary. By 1920, the drug store had evolved to the Sutter-Waldhoff Drug Company at 307-309 N. 3rd Street, with Joseph R. Sutter, president; James C. Ramsey, vice president; Frank E. McKamy, secretary; and William H. Waldhoff, treasurer. In 1924, R.W. Babb had become secretary of L.B. Ringold Company, with Ringold remaining as president and treasurer. Also, Kaut & Kreischbaum was now run by Frank C. Kiehne, president and treasurer; George Wierather, vice president; and N.G. Kaut, secretary. Through the 1920s, they are listed as dealers in hardware as well

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as selling metal ceilings. The tin shop on the third story of the rear section of this building continues to be noted on the 1930 Sanborn map. The Sutter-Waldhoff Drug Company continued at 307-309 N. 3rd Street, and the Washburn Hat Shop continues to be listed at 311 N. 3rd Street, run by Mrs. Eva L. Washburn. Offices for lawyers and insurance companies continued to be listed on the upper stories, with some physicians continuing to be listed here. The Tama Building again faced competition for office rentals with the completion of the Medical Arts Building to the north at 320-324 N. 3rd Street in 1926, designed as offices for physicians, dentists, and other medical professionals.

By 1928, the Tama Building is listed with an address of 305 N. 3rd Street, with entry from the east side of the building to the upper story offices. The drug store became the Sutter Drug Company, with J R Sutter, president; O.G. Fladt, 1st vice president; J.C. Ramsey 2nd vice president; R.O. Sutter, secretary; and F.E. McKamy, treasurer. The Evelyn Shop is now listed at 311 N. 3rd Street, a millinery (hat store) and beauty parlor run by Mrs. Evelyn F. Biklen. The L.B. Ringold Company continued to operate at 300-302 Jefferson, with L.E. Garland as president, and Kaut & Kreischbaum operated in the west/Ranke/304 storefront with the same officers. The 1930 Sanborn map shows the Tama Building with a combined 300-302 storefront at the corner, a wide staircase with a 304 address, and the west section as 306, despite city directory listings that clearly label this 304 with the 305 N. 3rd Street address as the entry to the upper stories. The side entry/stairs are not clearly indicated on the map, though two elevators are shown along the west wall directly in from this side entry. 309 N. 3rd Street is noted as a drug store, with simply "store" noted for the 311 section.

On March 1, 1930, Sutter Drug Company moved into the corner store of Tama building at 300 Jefferson. By 1928, they had four drug stores in downtown, including locations at 403 Jefferson (opened in 1909), Main and Valley (opened in 1914), and 8th and Jefferson (bought out previous store). The company had been recently re-incorporated with \$100,000 in stock. Officers and directors include Joseph R. Sutter, O.G. Fladt, J.C. Ramsey, F.E. McKamy, C.J. Sutter, R.O. Sutter, and H. Clark. C.J. and Ray O. Sutter were Joseph R. Sutter's sons. They sold prescriptions and were the exclusive distributor for Rexall line in Burlington. They were noted as the largest distributor of Eastman Kodaks, Cine Kodaks, and Bell Howell Moving Picture Machines in southeastern Iowa, as well as wholesale and retail distributors of trusses, abdominal supporters, elastic hosiery, and hospital and physician supplies. A layout for the new store in 1930 included a soda fountain (east wall), magazine section, cigar and candy counter, Kodaks section, prescription department (west wall), truss department, with a balcony noted at the north end above the entry into the Tama Building lobby and tables for luncheonettes and fountain drinks in the middle ("Sutter Drug Company," *Hawk-Eye*, June 24, 1928, 35; Sutter Drug Store Formally Dedicated Tomorrow, *Hawk-Eye*, April 18, 1930, 8; "Sutters, A Model Drug Store," *Hawk-Eye*, April 18, 1930, 8). By 1937, Sutter Drug Company is noted as The Rexall Store in the city directories. Officers included Joseph R. Sutter, president; O.G. Fladt, vice president; C.J. Ramsey, second vice president; Raymond O. Sutter, treasurer; and C.J. Sutter, secretary. This store in the Tama Building operated as their flagship store from 1930 until 1981. The number of stores peaked at five in Burlington during this period, and they sold Kodak film during World War II. J.R. Sutter died in 1948, and his son Ray took over the business. In addition to drug store items, they also had a soda fountain. In 1973, they opened a location in west Burlington in the Kmart plaza. On December 24, 1981, Sutter consolidated stores into Kmart Plaza location, closing their location in the Tama Building after operating

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within two spaces of the building for over 75 years (“Burlington staple to close,” *Hawk-Eye*, March 14, 1993, 1D-2D; city directories).

The west/Ranke/304 storefront continued to be occupied by Kaut & Kreischbaum into the 1940s, after opening here when the building was new in 1896. The 1930 city directory lists Frank C. Kiehne, president and treasurer; George Wierather, vice president; and N.G. Kaut, secretary. Later directories noted that the company was incorporated in 1931. The same officers continue to be listed with the company in the 1940 city directory, selling hardware and tin work at 304 Jefferson. They are last listed here in the 1942 city directory. Herman Ranke had bought the Chittenden & Eastman building to west at 308-310 Jefferson in 1922. This property and the west/306 section of the Tama Building were passed down in his estate to Emily Ranke. The Ranke family continued to own the 308-310 Jefferson Street building and the 306 section (west 1/3) of the Tama Building into the 1960s. This joint ownership perhaps facilitated the expansion of the five and dime store of Neisner Bros from 308-310 Jefferson east into 304 Jefferson by 1945. The company is listed in the 1945 city directory at 304-310 Jefferson, with Marlow G. Anderson as manager of the local branch of this national chain. In 1947, the three “five and dime” stores in town lined the north side of the 300 block of Jefferson, with Neisner Bros Inc at 304 Jefferson, F.W. Woolworth Company at 312 Jefferson, and S.S. Kresge Company at 316 Jefferson. In 1958, F.W. Woolworth Company moved to a new building across the street at 301-311 Jefferson. The 1958 city directory then lists F.W. Woolworth Company at 301-11 Jefferson, with S.S. Kresge Company remaining at 316 Jefferson and Neisner Brothers at 304-310 Jefferson. Neisner Bros continued to be listed at 304-310 Jefferson into the 1960s, operating here through 1964. In 1965, 304 and 308-310 are listed as vacant. Page’s Jewelry then opened at 304 Jefferson, with M.J. Thomas as manager. They are noted as completing remodeling in 1965 (“Three Ways to Look at Our Downtown,” *Hawk-Eye*, November 27, 1966, 17). The 1970 city directory lists the company as selling finest quality diamonds, watches, silverware, and gift items, with two locations in Burlington – one downtown and one at the Fairway Shopping center. They operated here through 1982.

Two storefronts also continued to operate along the 3rd Street side through the middle of the 20th century. The 307-309 space is noted as vacant in 1930, with the drug store relocated. The Evelyn Shop continued to be listed at 311. With the construction of the new Kresge building at 316-322 Jefferson in 1933, Gnahn’s Book Store moved to the 307-309 Jefferson storefront in 1932. Mrs. Kate B. Gnahn is listed as proprietor of this long-time Burlington book store in the 1937 city directory, with E.C. Gnahn also dying in that year. He had been located at 316 Jefferson since buying Love’s Book Store in 1886 (“Gnahn’s bankrupt,” *Hawk-Eye*, August 10, 1980, 12). The Evelyn Shop continued to sell hats at 311 N. 3rd Street. Mrs. Evelyn Biklen’s shop is last listed here in the 1942 city directory. Service Optical Company, run by Dr. Fred J. Laughlin, is the listed at 311 N. 3rd Street in 1945. Gnahn’s Book Store was owned by E.C. and Kate’s son E.B. Gnahn, but managed by Lewis B. Wallridge, cousin to the son. Both businesses continue to be listed here in 1947. In 1951, Ghahn’s was run by Lewis B. Wallridge and Clair E. Stover, noted as booksellers, stationers, and office supplies. Burrell’s Jewelry Store has opened at 311 N. 3rd Street, run by Melvin L. Burrell. They remained here in 1955. Gnahn’s was incorporated in 1955, with E.C. Gnahn’s nephew and then manager Lewis B. Wallbridge buying the business in 1958. In 1957, Gnahn’s Inc. is still listed at 307-309 N. 3rd Street, with Evan Jewelry Company now at 311 N. 3rd Street. Interestingly, Service Optical Company is again listed here as well. Gnahn’s Booksellers and Stationers are listed at 307-309 in 1960, with Evans

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Jewelry Company at 311 N. 3rd Street. In March 1961, Gnahn's Booksellers and Stationers expanded into the north storefront at 311 as well, listed at 307-311 N. 3rd Street in the 1963 city directory. They continued to operate here through the 1970s, closing in 1980 ("Gnahn's bankrupt," *Hawk-Eye*, August 10, 1980, 12).

In April 1942, the Rand heirs sold their portion of the Tama Building (east 2/3) to A.H. Blank. The Ranke family continued to own the 308-310 Jefferson Street building and the 306 section (west 1/3) of the Tama Building into the 1960s. The two parcels were donated to Iowa Wesleyan College by alumni and H. Ranke descendant Emily Ranke in January 1964. The college decided to continue to pay taxes on buildings to keep the source of revenue for city to support the school system and civic improvements ("IWC to Pay Taxes on Local Property," *Hawk-Eye*, January 10, 1964, 1). On August 16, 1965, the college sold the east third of the west 3/5 of the lots, or the 304/west section of the Tama Building, to the Raymond A. Blank Trust, who then also owned the remainder of the Tama Building. Thus, while always functioning as one building, the building was finally bought under single ownership nearly 70 years after completion. Raymond A. Blank Trust continued to own the full building until 1988, and the property transfers have since included the full Tama Building.

In the early 1980s, the Tama Building faced the issue of declining business downtown, along with other buildings. They lost their three major retail tenants within a couple years, with Sutter Drug Company closing at 300-302 Jefferson in December 1981, Page's Jewelry closing at 304 Jefferson in 1982, and Gnahn's Booksellers and Stationers closing at 307-311 N. 3rd Street in 1980. Restaurants then opened in the 300-302 space, with Chumley's Too (1983 to 1991), Jefferson Street Café (1993 to 2003), Big Shot's Grill (2006), Great River Grille (2007-2009), and 3rd Street Pub (2010). The 304/west storefront was occupied by Cooks & Company in 1983 to 1989, and then it was the Country Mini Mall in 1990. Parties Unlimited moved here in 1992 and then out to west Burlington in 1998. The combined 309-311 N. 3rd Street storefront was occupied by various short-lived businesses and organization, including campaign offices for the Republicans, Jim Ross, and John Kerry. Only a handful of the upper offices appear to have been occupied through the 1980s and 1990s. Remodeling was completed at various points for the upper offices.

While the upper windows have been replaced and storefronts have been altered, the building's appearance has not changed greatly. There was a small roof fire in 1994 (*Hawk Eye*, May 1, 1994, 11A) and a fifth story fire in 2006 (*Hawk Eye*, February 4, 2007, 2D). In August 2005, Eugene Del Priore bought the Tama Building, and then he bought the 308-310 Jefferson Street building on December 21, 2005. The most recent fire was November 29, 2010, starting in the basement and burning through the first floor restaurant space. The property was then sold at a tax sale in summer 2012, with the current owners, Karel Van Haeften and Terry Arellano purchasing it in August 2012, along with the 308-310 Jefferson building to the west. It is currently vacant, and the new owners are considering plans to rehabilitate the building.

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9. Major Bibliographical References

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Biographical Review of Des Moines County, Iowa. Chicago: Hobart Publishing Company, 1905.

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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 collected 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

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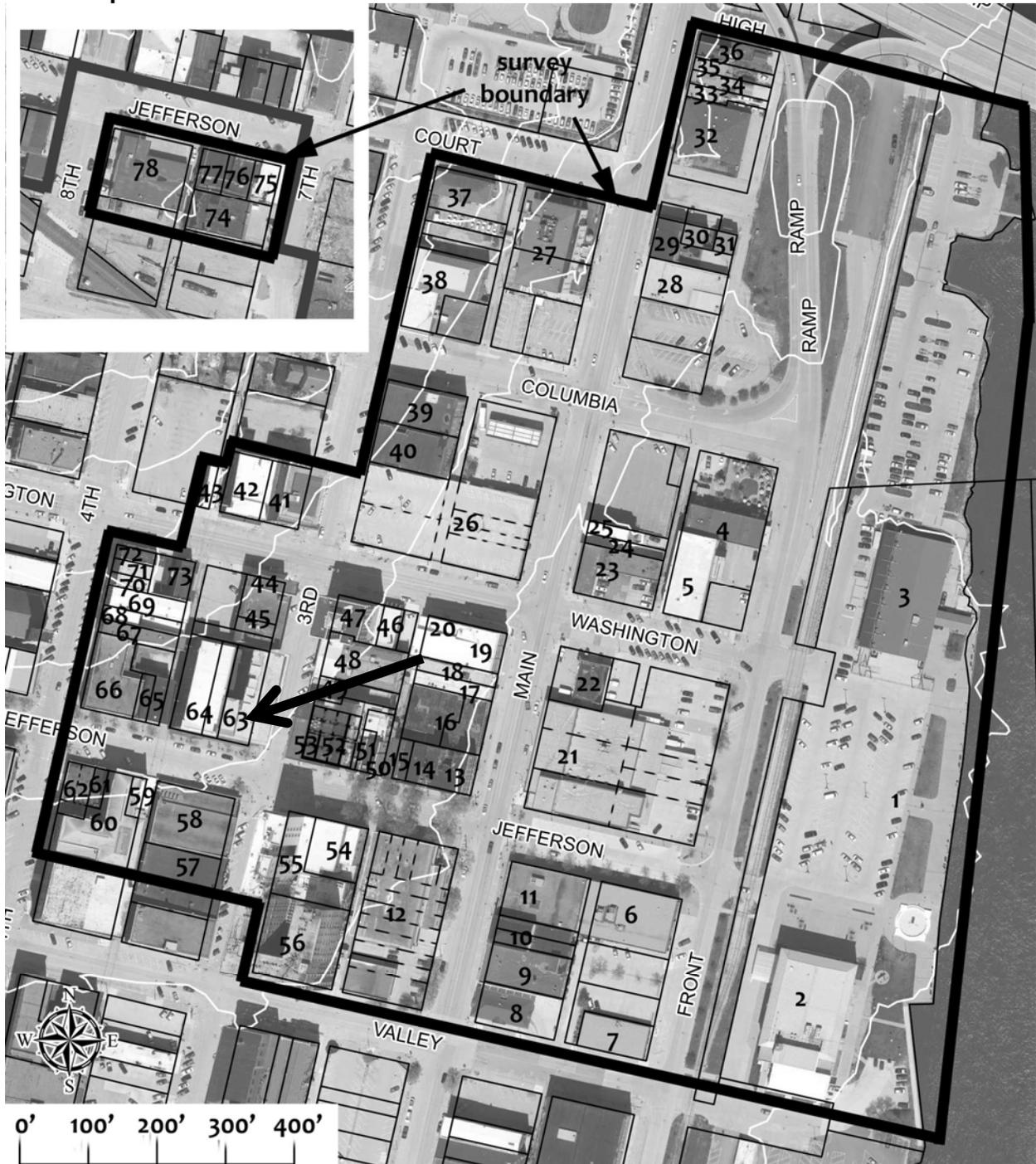
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Location map



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

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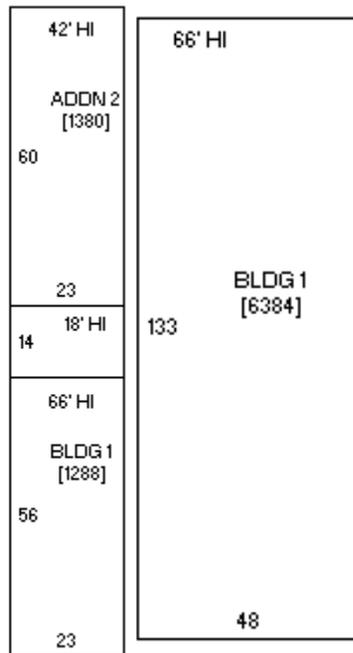
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Building plan (from assessor's website)



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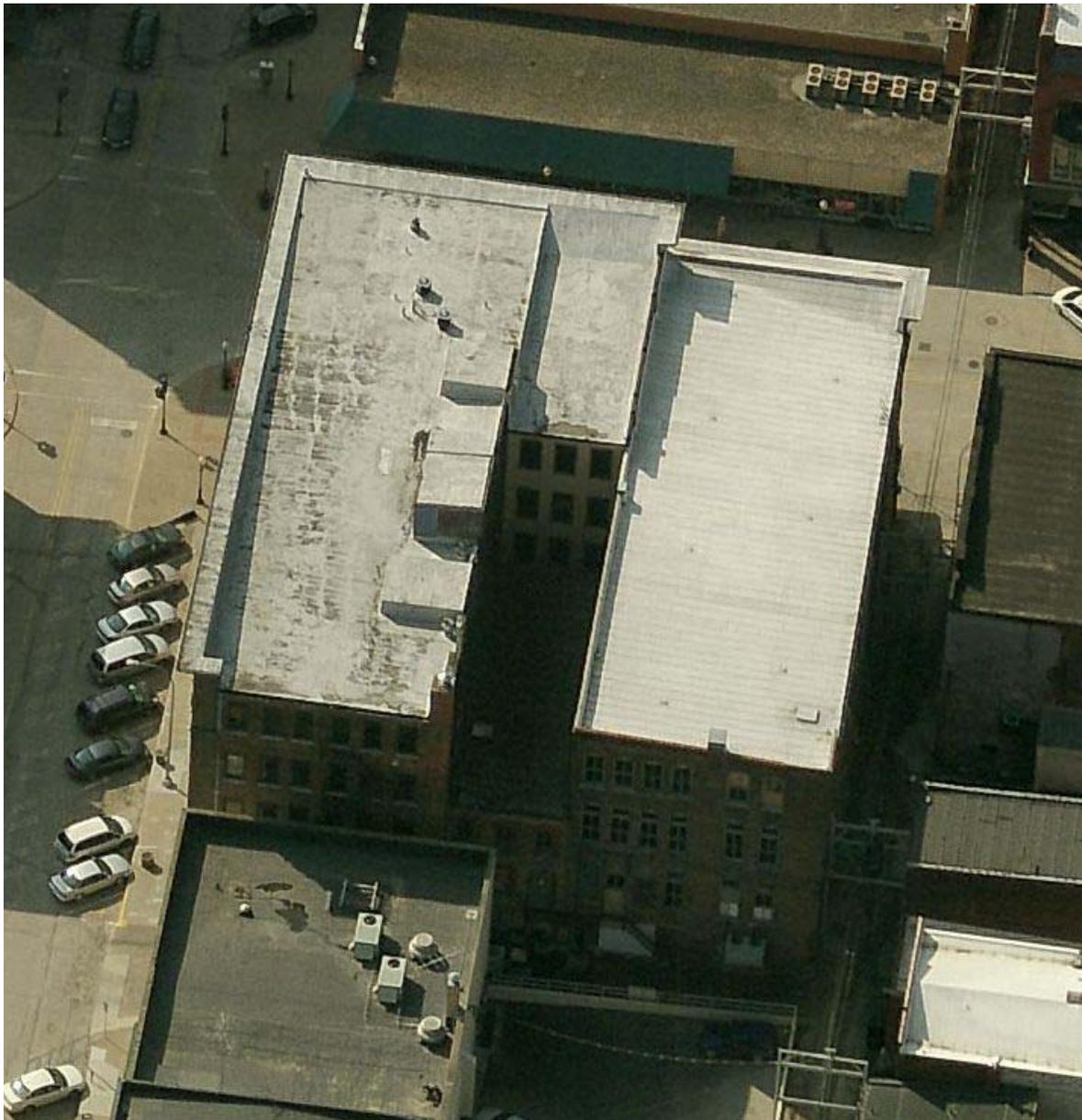
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Aerial view, looking south (from assessor's website)



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Historic images



*No 3 + JEFFERSON THE TAMA BUILDING.
To Be Erected by Chas. W Rand on Part of Barrett House Site. Will Be Completed this Year.*

Tama Building constructed 1896-97 at 300-306 Jefferson (A Souvenir of Burlington 1896: 79).

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Ad in the 1906 city directory for The Tama Building

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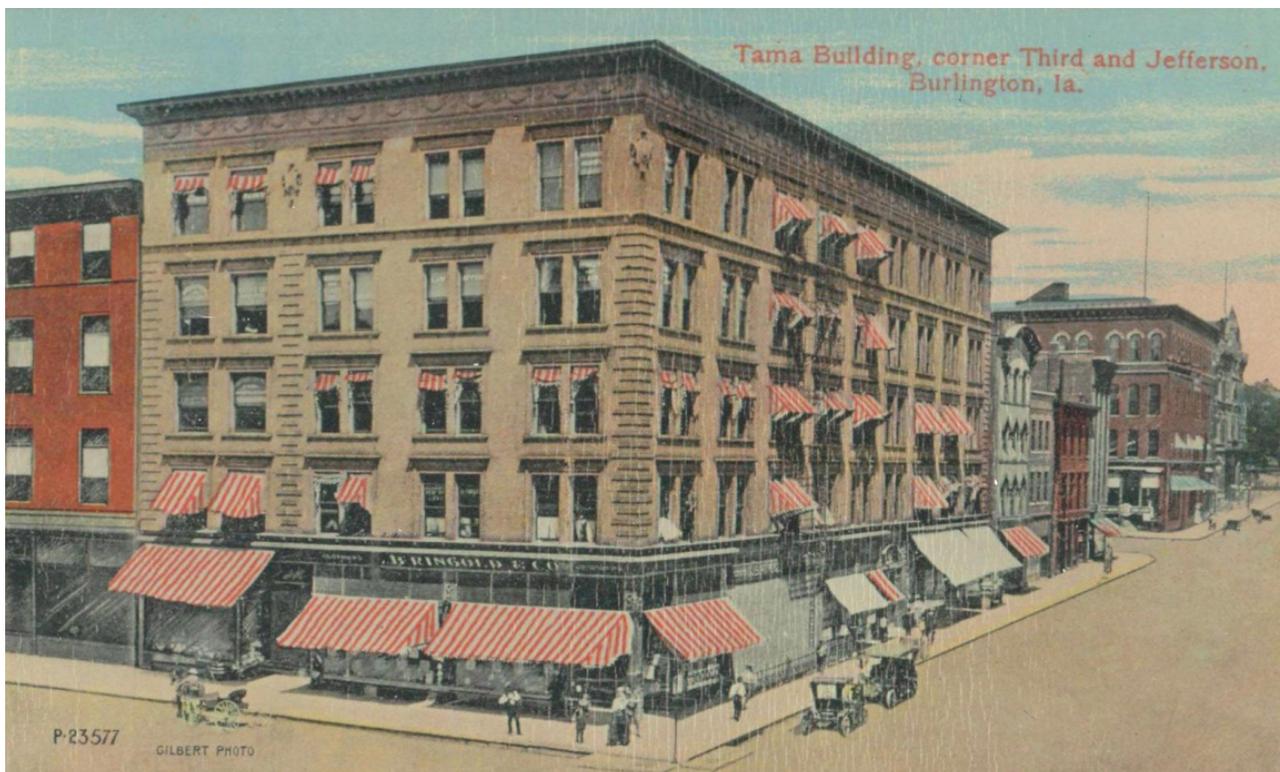
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Tama Building around 1910 (Downtown Partners collection)

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East/3rd Street side of Tama Building in 1910s (at right) (Downtown Partners collection)

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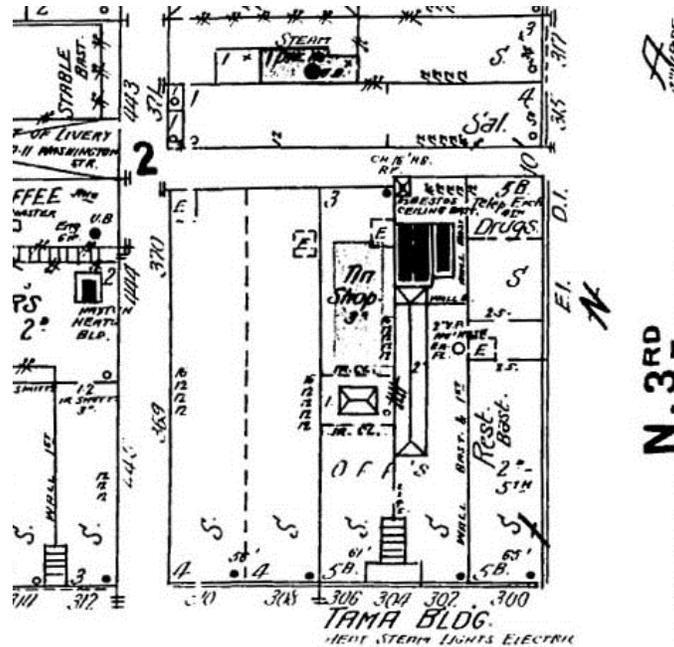
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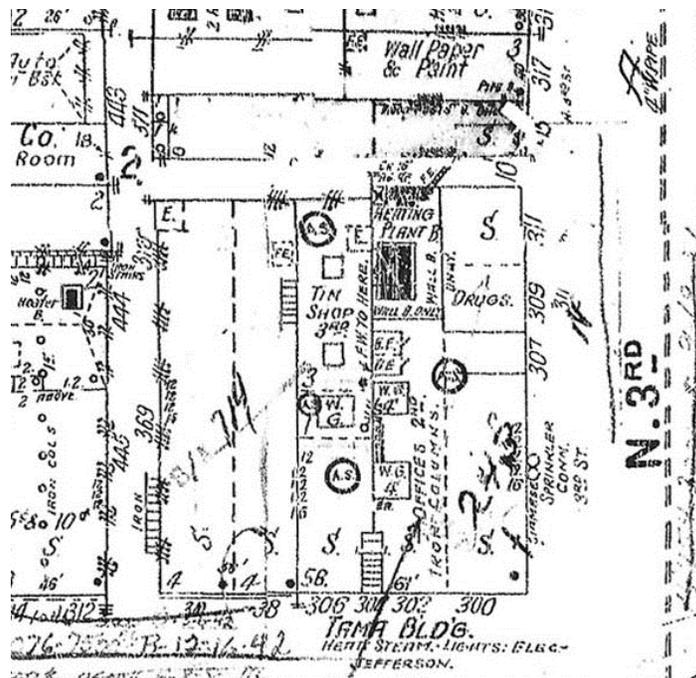
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1900 Sanborn map showing Tama Building layout



1930 Sanborn map showing changes to Tama Building layout, likely in 1916

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Tama Building covered in ice after December 20, 1915 fire (Downtown Partners collection)

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Relief removed from Tama Building and in place at courthouse (Downtown Partners collection).

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Looking north on 3rd Street at Tama Building in 1930s (Downtown Partners collection).

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Looking east on Jefferson at Tama Building in 1930s (Downtown Partners collection).

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Looking west on Jefferson at Tama Building in 1950s (Downtown Partners collection).

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Gnahn's on east/3rd Street side of Tama Building in 1956 (Downtown Partners collection).

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Sutter Drug Store in Tama Building in 1967 (Downtown Partners collection).

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Looking west on Jefferson in 1970s (Downtown Partners collection).

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Digital photographs



Photograph 29-01088-001 – South and east elevations, looking northwest (McCarley, June 20, 2012)

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Photograph 29-01088-002 – South elevation, looking north (McCarley, November 15, 2012)

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Photograph 29-01088-003 – East elevation, looking west (McCarley, November 15, 2012)

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Photograph 29-01088-004 – North/rear of five story and three story sections, looking southeast (McCarley, November 15, 2012)