

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

**State Inventory No.** 29-01090  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 Chittenden and Eastman Commercial Building

other names/site number Troxel Brothers, Downtown Survey Map # DT-64

**2. Location**

street & number 308-310 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) west 2/5 (48') of Lots 369 & 370 & S 20' of 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>	— 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 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>02E specialty store (shoes)</u>	<u>70 vacant</u>
<u>02E09 specialty store - furniture</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>07C: Chicago School</u>	walls (visible material) <u>03 brick</u>
	roof <u>not visible</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 308-310 Jefferson Site Number 29-01090  
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 1895-96  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

**Narrative Statement of Significance** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References** (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Rebecca L. McCarley, consultant, Davenport (research by Steve Frevert and Barb Mackey, volunteers)  
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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

Page 1

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

308-310 Jefferson

Burlington

Address

City

## 7. Narrative Description

This is a four-story commercial building that faces Jefferson Street to the south. The Tama Building is located immediately to the east at the corner at 300-306 Jefferson. The overall composition of the building follows a tripartite design, with base (storefront), middle (two stories), and top (4<sup>th</sup> story) sections. A wide decorative metal cornice then crowns the building. This composition and features reflect the Chicago School style popular in the 1890s, and details on the building reflect the Classical Revival style. The limestone foundation wall is visible on the west (public alley) side. A private alley is located along the north side. The walls are brick, with St. Louis pressed buff brick on the front and common red brick on the back and alley/west side. The storefront was remodeled in 1968 for Brown Shoe Fit Company. The two entries are significantly recessed from the façade to create display area. Walls are clad in elongated red Roman brick, and the windows are framed in anodized aluminum. The red brick wraps around the southwest corner and continues for approximately six feet on the west side. The storefront design includes display cabinets along the outer walls, and a free-standing shoe display case in the center. The anodized aluminum display cases extend out over their brick bases. There is a flat metal canopy over the sidewalk, and the transom area above it is clad in vertical sheet metal. The storefront cornice extends across the top of this area, and it is a terra cotta band in a Greek key design. The second and third stories are identical, each with four pairs of one-over-one-light double-hung wood windows with transom windows. The paired windows are framed with a slightly darker brick than the walls. There is also a single identical window on the second and third floors on the west side where the façade brick wraps around from the front of the building. The fourth/top story is shorter and is separated from the lower floors by a belt course. It has eight evenly spaced one-over-one-light double-hung wood windows. A brick Ionic pilaster is found between each of the windows. There is a single window around the southwest corner on the west side as well. The façade is capped by a wide copper cornice with classical wreaths and swags, dentil molding, and a wide overhang with brackets. This cornice also wraps around the southwest corner and continues for roughly six feet on the west side. The flat roof slopes towards the north.

The east side of the building is a party wall with the Tama Building, built immediately after this building was completed at 308-310 Jefferson. The west side extends along the public alley that divides the block in the original plat. The slope of the lot results in a slightly stepped stone foundation wall to the rear/north. The first story has six window openings that have been filled with brick, and their stone sills remain. A side entry is located at the north/rear end. The second and third stories have similarly spaced openings, with the second bay north of the corner section containing doors for the fire escape. The windows generally retain stone sills, two-over-two-light double-hung wood sashes, and transom windows within the segmental arch brick lintel. The north side extends along a private alley along the north 10' feet of the property, designated in agreement with the construction of the building to the east to access both properties. The first story openings have generally been covered, with a rear entry remaining. The windows on the upper stories are grouped with four on the left/east/308 half and two on the right/west/310 half. The second story windows are a mix of original sashes and replacement panels, with a fire escape to a rear entry in the second bay. They originally matched the third story windows. The third story windows retain stone sills, two-over-two-light double-hung windows, transom windows, and segmental arch brick lintels. The fourth story windows are shorter and thus do not have

# Iowa Site Inventory Form Continuation Sheet

Page 2

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

308-310 Jefferson

Burlington

Address

City

a transom window. They retain stone sills, two-over-two-light double-hung windows, and segmental arch brick lintels.

The interior of the building has been remodeled several times over the years. The first story was originally two spaces (308 and 310), and they were combined in the 1930s for the Neiser Brothers, who then later expanded into the west storefront (304) of the Tama Building to the east as well. Columns extend along the middle of the space in the former location of a center dividing wall, and both sides retain a decorative metal ceiling and wood wall panels from an unknown period. This building and the west portion of the Tama Building were jointly owned by the 1920s, and it was likely in the 1940s or 1950s that the main entry to the second story was shifted to the south/secondary entry of the Tama Building, with an opening cut between the buildings at the west end of the second story hall of the Tama Building. Current access to the second story remains through the Tama Building (with the properties jointly owned for several decades), though the earlier location of the stairs in the northeast corner of the space remains discernible. The south two-thirds of the second story was historically open, with columns down the center of this space (perhaps also originally divided). Walls that do not reach the ceiling were added to divide this space into small rooms more recently. The north one-third of the second story was divided into rooms at an earlier date, with full height walls and historic trim elements. A large room is located roughly in the center, with smaller rooms along the exterior walls. Stairs to the third story are located along the east wall of this section, with an earlier elevator to the north along the east wall removed several decades ago and replaced by restrooms. This elevator shaft in the east half appears to be the one noted as destroyed by fire in 1934. An elevator shaft for the 310/west half remains in the northwest corner. The third story is primarily open space, with columns along the center. The walls have various periods of finishes remaining and deteriorating, and a wood floor remains. Stairs to the fourth story remain along both side walls in the north third of the third story, with the remaining elevator shaft in the northwest corner. The fourth story is similarly open, with a row of columns in the center of the space. Plaster on the ceiling has been removed, and it is similarly falling off of the walls exposing large sections of brick. A wood floor and historic wood window trim remain on the fourth story.

## 8. Narrative Statement of Significance

The Chittenden and Eastman Commercial Building appears to contribute historically and architecturally to a potential Downtown Commercial Historic District. The building was constructed as commercial tenant space by furniture manufacturers Chittenden and Eastman in 1895-96, and their business never occupied this building. The retail furniture store of Troxel Brothers was the first tenant (308), with the shoe store of H.A. Brown and affiliated shoe manufacturer of T.W. Barhydt & Co joining them as the first occupants of the other half of the building (310). Troxel Brothers operated here for nearly 30 years. The entire building was then remodeled as a double-store space for the dime store Neisner Brothers around 1935. This store was part of "dime store row," which included S.S. Woolworth Company to the west at 312-314 Jefferson and S.S. Kresge Company at the west end of the block at 320-322 Jefferson. This history contributes significantly to the historic district.

# Iowa Site Inventory Form Continuation Sheet

Page 3

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

308-310 Jefferson

Burlington

Address

City

The Chittenden and Eastman Commercial Building also appears to contribute architecturally to a potential Downtown Commercial Historic District. The architecture of the Chittenden and Eastman Commercial Building was a marked departure from the earlier Romanesque buildings built through the early 1890s in downtown Burlington, drawing on modern themes of the Chicago School. 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 the Tama Building built in 1896 on the lots to the east, as well as buildings in downtown Burlington for the next two decades. As such, the building marks a turning point in commercial architecture in downtown Burlington, and it appears likely 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.

This building was built in 1895-96 by Burlington furniture manufacturers and wholesale furniture dealers Chittenden & Eastman. The former Barret House property, a 140 by 120 foot corner site, was divided into five lots facing Jefferson, each roughly 24 feet wide and 140 feet deep. They purchased western 2/5 of the former hotel site in 1895 apparently as an investment, as C&E would not have any aspect of their business on the site in the next decades, with their complex located on the 100 block of S. 3<sup>rd</sup> Street. Charles W. Rand bought the east 2/5 and Herman Ranke bought the middle 1/5, joining Rand in efforts in 1896 to construct a large corner building (Tama Building) (*Hawk-Eye*, July 27, 1895, 3). In July 1895, demolition started on the west 50 feet of the old Barret House for Chittenden & Eastman. Plans for a double-storefront, four-story brick building were completed, with the building reaching a depth of 130 feet to leave 10 feet for a private alley along the north edge of the property and the adjacent lots to the east. The newspaper reported: "Pressed brick will be used in the construction and the façade will be of simple but tasteful design." The plate glass windows would be nearly three feet wider than any now in city ("Will Rebuild at Once," *Hawk-Eye*, July 6, 1895, 7). The furniture store of Troxel Brothers was the early tenant committed to the building (*Hawk-Eye*, August 18, 1895, 7). If they sold Chittenden & Eastman furniture, then perhaps C&E was interested in construction specifically for this retail outlet. By September 1895, the foundation was complete and iron columns in place on the first story to support construction of the upper front walls. Several shipments of St. Louis pressed brick arrived for the front of the building in October. The storefronts with their well-lit and expansive glass fronts were exposed when the wood barricade was removed on January 11, 1896. Occupancy for the tenants was set for February 1, 1896 (*Hawk-Eye*, September 26, 1895, 3; *Hawk-Eye*, October 24, 1895, 3; *Hawk-Eye*, January 12, 1896, 3). 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 that the handsome block of Chittenden & Eastman was complete and corner building of Charles W. Rand was 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).

# Iowa Site Inventory Form Continuation Sheet

Page 4

---

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

---

308-310 Jefferson

Burlington

Address

City

---

The building was designed with two storefronts, 308 and 310. The 1896-97 city directory lists Troxel Bros. (furniture and carpets, John and Joseph Troxel) at 308 Jefferson, and H.A. Brown & Co (boot and shoe store, H.A. Brown and T.W. Barhydt) and T.W. Barhydt & Co (boot and shoe manufacturing, T.W. Barhydt and H.A. Brown) at 310 Jefferson. The 1896 *Souvenir of Burlington* included histories of the companies as well. The Troxel Bros was started in the old stand of H. Bailey & Co near *Hawk-Eye* office in 1873 by John and Joseph Troxel and later moved to O'Brien Building (323 Jefferson). Three years later, they moved to Main and Valley, and then "In January 1896, they removed to the new Chittenden & Eastman building, where they propose to put in a first-class stock of furniture, carpets, wall paper, curtains, window shades, and children's carriages (*A Souvenir of Burlington* 1896: 82). H.A. Brown was noted to "now occupy what may be said to be the handsomest shoe store in the state." They sold fine shoes and boots, tracing their history back to the shoe business of T.W. Barhydt in 1859 at the corner of Main and Jefferson. H.A. Brown joined as a partner in 1866 and the name was later changed. The wholesale boot and shoe trade continued under T.W. Barhydt & Company. For the last 20 years, they operated at 217 N. Main. They handled a large and varied assortment of fine and medium grade footwear of all styles, including a line of women's and children's shoes made locally at Hawkeye Shoe Factory and also Boston Rubber Shoe Company goods and latest novelties (*A Souvenir of Burlington* 1896: 82; *Portrait and Biographical Album of Des Moines County* 1888: 769). Thus, the shoe manufacturing business of T.W. Barhydt and shoe store business of H.A. Brown appear completely intertwined, likely with the retail store on the first story of 310 and shoe manufacturing / wholesale business on the upper stories.

The 1900-01 city directory lists Troxel Bros. at 308 and both H.A. Brown & Company and T.W. Barhydt & Company at 310 Jefferson. The shoe manufacturing business of Barhydt was gone by 1902, with Miss A.C. Deterick, millinery, also listed at 310 with Brown. In March 1904, the Troxel Bros. announced that they had completed expansion of their store, with three large rooms over Brown's shoe store to the west opened up into large rooms with heavy partitions removed (*Hawk-Eye*, March 27, 1904, 13). Troxel Brothers continue to be listed at 308 and H.A. Brown & Company at 310 in the 1906, 1910, and 1913 city directories. By 1916, Albert L. and William M. Troxel were affiliated with John H. Troxel in Troxel Bros. The three are listed again in 1920, and then only Albert L. and William M. Troxel are listed with the company in the 1924 city directory. In 1928, White Furniture Company was listed at 310 Jefferson, and 308 and presumably the upper stories of 310 were then listed as vacant in 1930. A 1933 ad promoted an electric refrigerator exposition in 308 Jefferson, formerly White Furniture (*Gazette*, May 2, 1933).

In the 1916-18 city directory, the Economy Shoe Store is listed at 310 Jefferson, with George C. Boesch, president; E.D. Hertzler, vice president; E.D. Snyder, secretary, and E.W. Hertzler, treasurer. In 1920, the Economy Shoe Store is listed in the basement of 310 Jefferson, with E.D. Snyder as manager. The Economy Store is then listed on the first story of 310 Jefferson, selling shoes and women's ready-to-wear clothing. Robert Doty is listed as manager. These stores appear to be economy branches of John Boesch Company, the large local dry goods store turned department store. The 1924 and 1928 city directories continue to list the Economy Store and Economy Shoe Store at 310 Jefferson. The Economy Store continued to be listed here in 1933.

# Iowa Site Inventory Form Continuation Sheet

Page 5

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

308-310 Jefferson

Burlington

Address

City

Henry W. Chittenden et al transferred the property (west 2/5 of former Barret House site) to Millie S. Eastman and Catherine S. Chittenden on December 31, 1919. They then sold the property to Herman Ranke, Sr. on March 8, 1922. He continued to own the middle 1/5 of the property, or the 304 (306) section (west one-third) of the Tama Building. His widow, Lolita E. Louise Rankem then transferred the property to Emily Ranke on February 26, 1945.

A fire in February 1934 destroyed the roof and damaged the rear of the H. Ranke estate building formerly occupied by White Furniture Company (308), causing smoke and water damage to the Economy Store located in the west part of the structure (310) as well as flooding the basement of Kaut & Kriechbaum Company to the east in the Tama Building (304). Flames were first seen in the rear of the second story near the elevator shaft and were to the fourth story by the time that the fire department arrived. The elevator shaft and roof were destroyed, with water damage to the rest of the building. The steel ceilings, floors and side walls were noted to have remained intact. The entire basement was flooded with water. No stock was in the former furniture store, but the stock of the Economy Store next door was damaged. Negotiations were reportedly underway for a new tenant in 308. The Ranke family owned the 308-310 building, adjacent to their west/304 section of the Tama Building, bought for additional business property on the block ("Loss in Early Morning Fire May Be \$50,000," *Hawk-Eye*, February 24, 1934, 1-2). Economy Store then relocated to 217-219 Jefferson by 1937.

In 1936, the local branch of the Neisner Bros. store opened here, occupying both 308 and 310. Similar to S.S. Kresge Company and F.W. Woolworth Company, Neisner Brothers was a "five cent to one dollar" chain of general merchandise stores. The company started in 1911 in Rochester, New York, by brothers Abraham and Joseph Neisner. By the time it was incorporated in 1916, it had five stores and annual sales of over \$500,000. By 1927, Neisner Brothers had sales of \$6.5 million and twenty-two stores located in Delaware, Illinois, Indiana, Massachusetts, Michigan, Minnesota, New Jersey, New York, Ohio, Pennsylvania, and Wisconsin. Sales and net income returned to 1929 (pre-Depression) levels in 1934. By 1937, Neisner Bros was operating 108 stores and still selling merchandise in the five cent to one-dollar range (history online in Lehman Brothers collection of Harvard Business School at [http://www.library.hbs.edu/hc/lehman/chrono.html?company=neisner\\_brothers\\_inc](http://www.library.hbs.edu/hc/lehman/chrono.html?company=neisner_brothers_inc)).

Neisner Bros was the third "five cent to one dollar" store for Burlington, and all three were concentrated on the north side of the 300 block of Jefferson, nicknamed "dime store row." The 1940 city directory lists S.S. Kresge Company (320-322 Jefferson, State # 29-01095), F.W. Woolworth Company (312-314 Jefferson, State # 29-01092), and Neisner Bros, Inc. (308-310 Jefferson). Ranke's original tenant of the west/304 section of the Tama Building, the hardware store of Kaut & Kreischbaum, was last listed there in the 1942 city directory. The Neisner Bros then expanded into this west/304 section of the Tama Building around 1946. In 1947, "five and dime" stores continued to line 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. The 1951 city directory then lists Neisner Bros in the full 304-310 Jefferson, triple-storefront, space. 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.

# Iowa Site Inventory Form Continuation Sheet

Page 6

---

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

---

308-310 Jefferson

Burlington

Address

City

---

By January 1953, Arthur Murray Dance Studios was advertising as on an upper story of the building at 308-310 Jefferson. Loren C. Allen was listed as the manager in the 1960, 1963, and 1965 city directories. It may have been at this time or earlier that the interior was remodeled for access to the second story from the 306 section of the Tama Building to the east.

The Ranke family continued to own the 308-310 Jefferson Street building and the west/304 section (west 1/3) of the Tama Building in the 1960s. The two parcels were donated to Iowa Wesleyan College by alumni and H. Ranke descendant Emily Ranke in January 1964. At the time, the lease for the Neisner Bros was noted to be up next year, and Arthur Murray Dance Studios operated on an upper story. 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). The 1965 city directory lists the first story space of 308-310 Jefferson as vacant, with Arthur Murray Dance Studios operating on an upper story. No listings were identified for the building in the 1968 city directory.

In August 1968, Gerald (Jerry) and Helen Smith bought the former Neisner building on Jefferson from Iowa Wesleyan College. Transfer books confirm this was only the west 2/5 of the property (just the 308-310 building), with the west/304 section of the Tama Building sold to the Raymond Blank Trust in August 1965, who owned the remainder of the Tama Building. The 308-310 building was remodeled for the Brown Shoe Fit Company, with their location at 212 Jefferson bought by J.S. Schramm Co who planned to further expand into this space ("Jefferson Street Firms to Expand," *Hawk-Eye*, August 7, 1968, 1). The project was later noted as a \$58,000 remodel and one of a series to improve the appearance of Jefferson Street through the 1960s ("Fix-ups are as vital as new projects," *Hawk-Eye*, December 5, 1971, 27). Brown Shoe Fit Company started in Shenandoah, Iowa, in 1911, and it grew to 37 branches in four states by 1958. Brown's Shoe Fit in Burlington is noted as Store #34 ([www.brownsshoefitco.com/brownsstores/34.html](http://www.brownsshoefitco.com/brownsstores/34.html)). The building and storefront were then remodeled for the company by Carl A. Nelson Company, with the current storefront reflecting this work (*Hawk Eye*, November 20, 1968, 7). Brown Shoe Fit Company was then listed in the double-storefront here with a 308 address in city directories into the 1990s. No tenants were noted on the upper stories. Brown's Shoe Fit Company continued to advertise at 310 Jefferson in February 1993 (*Hawk-Eye*, February 12, 1993, 20).

On October 7, 1999, Gerald and Helen transferred the building to Russell L. Smith. He then sold it to Heritage Baptist Church on March 1, 2002. They operated around the corner at 314 N. 3<sup>rd</sup> Street in the old Palace Theater. The building was used as a reception hall on the first story. They sold it to Eugene Del Priore on December 21, 2005, who had also bought the Tama Building in August. The first story of 308-310 was used as a reception hall for several years before a fire in the adjacent Tama Building in November 2010. 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. It is currently vacant, and the new owners are considering plans to rehabilitate the building.

# Iowa Site Inventory Form Continuation Sheet

Page 7

---

Chittenden and Eastman Commercial Building

Des Moines

Name of Property

County

---

308-310 Jefferson

Burlington

Address

City

---

## 9. Major Bibliographical References

Antrobus, A.T. *History of Des Moines County Iowa and Its People*. Chicago, IL: S.J. Clarke Publishing Company, 1915.

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

City Directories, Burlington, Iowa, various dates. On microfiche at the Burlington Public Library

Deed records, per transfer books at Des Moines County Auditor's Office.

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of 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

*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.

# Iowa Site Inventory Form Continuation Sheet

Page 8

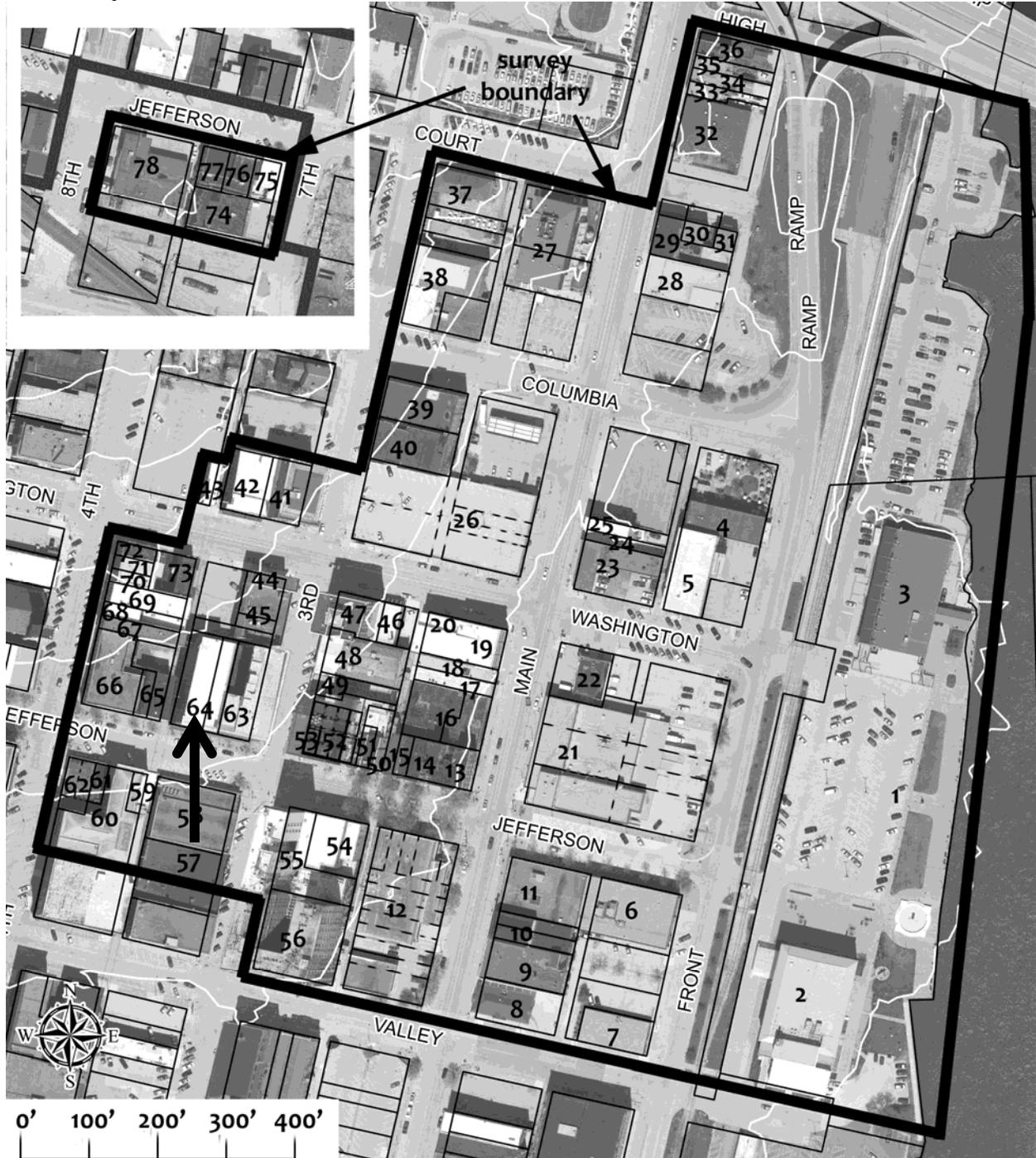
Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City

## Location map



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

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01090

Related District Number 29-03685

Page 9

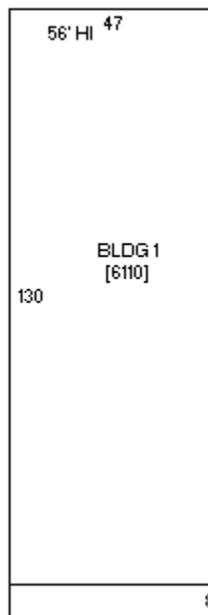
Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City

## Building plan (from assessor's website)



CANOPY  
[376]

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01090

Related District Number 29-03685

Page 10

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City

## Historic images



Building at time of completion in 1896 (*A Souvenir of Burlington 1896: 79*)

# Iowa Site Inventory Form Continuation Sheet

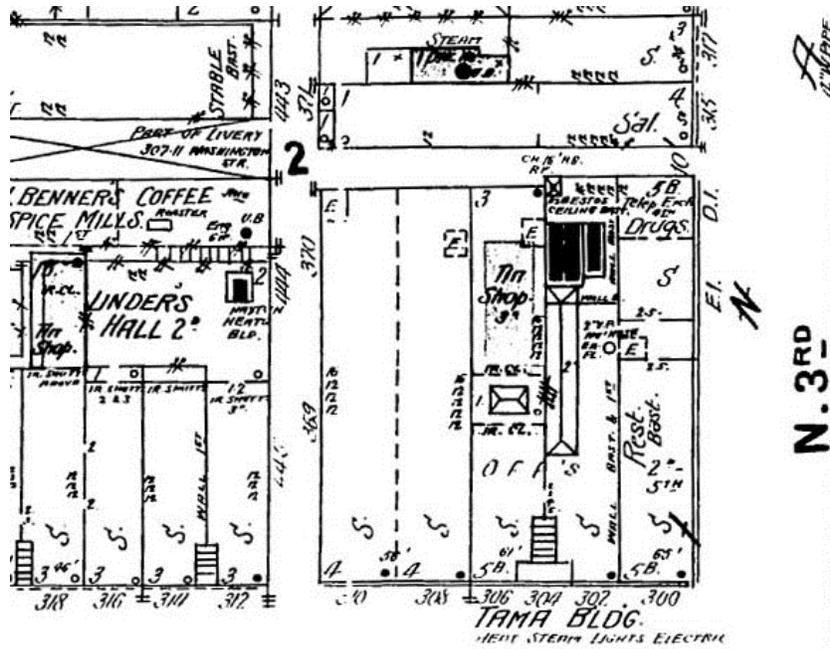
Page 11

Chittenden and Eastman Commercial Building  
Name of Property

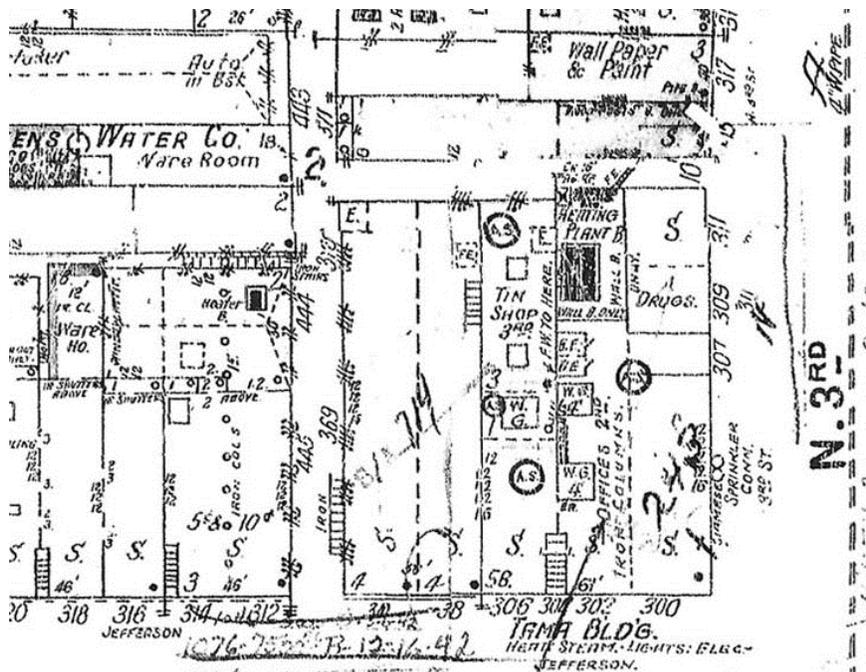
Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



1900 Sanborn map showing building at 308-310 Jefferson



1930 Sanborn map showing building at 308-310 Jefferson

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

Site Number 29-01090  
Related District Number 29-03685

Page 12

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



North side of 300 block of Jefferson in 1931 (Downtown Partners collection).

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01090

Related District Number 29-03685

Page 13

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



North side of 300 block of Jefferson in 1950s (Downtown Partners collection).

# Iowa Site Inventory Form Continuation Sheet

Site Number 29-01090

Related District Number 29-03685

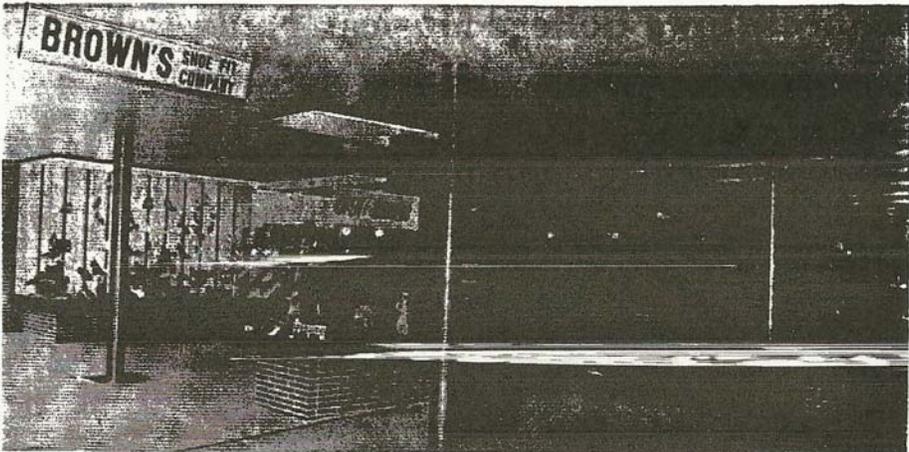
Page 14

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City

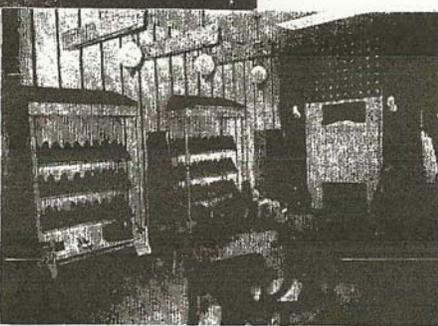
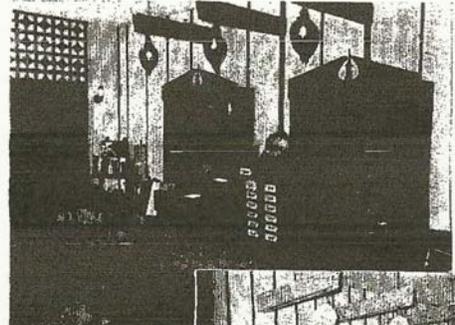


**Congratulations & Best Wishes**

— TO —

**BROWN'S  
SHOE FIT CO.**

ON THE COMPLETION OF YOUR  
FINE NEW RETAIL STORE!



**ATTEND  
GRAND  
OPENING  
THIS WEEKEND!**

We are pleased to have had a part in the construction of this fine new store for Burlington.

**CARL A. NELSON & CO. - General Contractor**  
1815 DES MOINES AVE. BURLINGTON, IOWA PHONE 754-8415

1968 Brown Shoe Fit Company remodel (*Hawk-Eye*, November 20, 1968, 7)

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

Site Number 29-01090  
Related District Number 29-03685

Page 15

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City

**Digital photographs**



**Photograph 29-01090-001 – South elevation, looking northeast (McCarley, November 15, 2012)**

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

Site Number 29-01090  
Related District Number 29-03685

Page 16

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



Photograph 29-01090-002 – South elevation, looking north (McCarley, November 15, 2012)

**Iowa Site Inventory Form  
Continuation Sheet**

Site Number 29-01090

Related District Number 29-03685

Page 17

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



Photograph 29-01090-003 – Detail of cornice, looking north (McCarley, November 15, 2012)

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

Site Number 29-01090  
Related District Number 29-03685

Page 18

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



Photograph 29-01090-004 – Detail of storefront, looking northeast (McCarley, November 15, 2012)

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

Site Number 29-01090  
Related District Number 29-03685

Page 19

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



Photograph 29-01090-005 – West (alley) elevation, looking northeast (McCarley, November 15, 2012)

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

Site Number 29-01090  
Related District Number 29-03685

Page 20

Chittenden and Eastman Commercial Building  
Name of Property

Des Moines  
County

308-310 Jefferson  
Address

Burlington  
City



Photograph 29-01090-006 – North (rear) elevation, looking south (McCarley, November 15, 2012)