

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

State Inventory No. 29-03673 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 Lahee Building

other names/site number Paul's Café, Downtown Survey Map # DT-44,

2. Location

street & number 323 N. 3rd St.

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) 372 – North 20 ½' of East 57 ½'

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 Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ 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>11D01 pharmacy</u>	<u>02D01 savings and loan</u>
<u>02B04 insurance office</u>	<u>02B03 law office</u>
<u>02D01 savings and loan</u>	<u>99 other – abstract company</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 (painted)</u>
	roof <u>15C01 rubber membrane</u>
	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Des Moines Address 323 N. 3rd Street Site Number 29-03673
City Burlington District Number 29-03685

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce

Significant Dates

Construction date
1865 check if circa or estimated date
Other dates, including renovation
c.1920s?, c.1980

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 Hal Morton, commission member Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date November 15, 2012
street & number City Hall, 400 Washington Street telephone 319-753-8158
city or town Burlington state Iowa zip code 52601

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

<u>Lahee Building</u>	<u>Des Moines</u>
Name of Property	County
<u>323 North 3rd Street</u>	<u>Burlington</u>
Address	City

7. Narrative Description

Originally constructed around 1865, this four-story painted brick building with a basement was designed to look tall and impressive. It sits at the southwest corner of 3rd and Washington, facing 3rd Street to the east. The entry into the storefront has been completely closed in since the building was merged with its southern neighbors around 1980 into what is now the Mississippi Valley Savings and Loan Association Building (based on when city directories stopped listing the address 323 N. 3rd St). The first story currently has two vertical single-light windows slightly wider than the upper story windows, aligned with the two outside columns of windows. Four pilasters with simple capitals connect the upper four stories of the building and divide it into three bays. This style of façade is common with the popularity of the Classical Revival style in the 1910s and 1920s, though this design appears adapted more directly from the original Italianate features. A historic photograph from around 1910 shows that the original façade had pilasters with arches, similar to the detail on the north side of the building currently. All of the windows in this photo were four-over-four-light double-hung windows, and the fourth story windows appear to be arch windows. There were raised capitals topping the pilasters that also marked the base of the window arches. There was also a metal cornice above the arches supported by four large decorative eave brackets. Thus, the remodeling appears to have simplified the cornice, removed the arches across the top of the fourth story windows, and replaced the windows. The second, third, and fourth stories have three one-over-one-light double-hung windows with stone sills. The cornice area is flat and plain, with ornamentation removed to modernize the building either with the Classical Revival remodel in the early 20th century or with perhaps with the later storefront remodel in the 1940s. A 1969 photograph shows it removed prior to the later bank remodel of this building.

On the north side, facing Washington Street, the building is dividing into six bays by inset vertical windows bands with arch tops, creating the look of wide pilasters. Each vertical set of windows is topped by a slightly projected arch. The original windows have been replaced by one-over-one-light double-hung windows, with six windows on the second, third, and fourth stories. The cornice along this side of the building is also wide and without ornamentation. A side entry is found near the rear corner of the building on this side. The rear/west elevation has no openings. The rear wall of the bank to the south extends across the rear of this building, likely reinforcing the former party wall of this building with the two-story building to the west.

8. Narrative Statement of Significance

The Lahee Building appears to contribute historically to the potential Downtown Commercial Historic Building. The building was constructed around 1865, housing a drug store through the 1890s with professional offices on the upper stories. The Lahee family owned the building from 1874 to 1919, with John S. Lahee receiving title in 1908. The building then appears “updated” in the first half of the 20th century, removing the original arches and decorative Italianate cornice design and creating a more Classical Revival style. John Lahee and then son John S. Lahee maintained the family real estate and insurance business in the building from 1877 to 1922. Various other businesses continued to operate in the building, with Glasgow Tailors here from 1910 to 1937. In 1938, Paul’s Café opened on the first story, with a storefront remodel completed at a later date. They continued to operate here through

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Lahee Building</u>	<u>Des Moines</u>
Name of Property	County
<u>323 North 3rd Street</u>	<u>Burlington</u>
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1966. This history contributes to the potential Downtown Commercial Historic District, and the building retains sufficient integrity to be contributing within the historic district. With the 1980s remodel by Mississippi Valley Savings & Loan Association, the building does not likely retain sufficient integrity to be individually listed on the National Register of Historic Places, though the interior has not been fully assessed as part of this project.

The first clear occupants for this building are listed in the 1866 city directory, when the address was listed as 65 N. 3rd Street. The main retail space on the first story was occupied by J.W. Price and G.S. Sweny's drug store. They are listed as druggists and dealers in paints, oils, medicines, perfumes, toiletries, and fancy articles. The partners continued to be listed here in 1869, and then J.W. Price is listed here alone through 1874 when the address shifted to modern numbering of 323 N. 3rd Street. In 1875, Price & Henry was listed at 323 N. 3rd Street, J.W. Price and G.C. Henry. They continue to be listed here through 1885. J.W. Price then took on H.P. Wiese as a partner in 1886, and Price & Henry are still listed here in 1887. They then moved to 403 Jefferson St. David D. Robinson then opened his drug store in this building in 1888, remaining here through the 1896-97 directory.

Professional offices were located on the upper stories through this period. The 1866 city directory lists M.D. Browning and H.O. Browning, attorneys, here, and these attorneys maintained offices at this address until 1874, when they were listed in the city directory at 314 Jefferson. M.D. Browning was listed at "ss Washington w 3d" in the 1862 city directory, likely not this current building. Other professionals were also longtime building occupants – George Lane, attorney, was here from 1866 to 1874, prior to moving to 315 ½ Jefferson St.; C.B. Harrington, attorney, was here from 1868 to 1873, prior to moving to 319 ½ N. 3rd St.; and Chas Willner, attorney, was here from 1883 to 1894 (and also Surveyor of US Customs in 1893), prior to moving to 318 ½ Jefferson St. Several shorter-termed occupants included physicians, attorneys, real estate and insurance agents. Perley Hale, architect, was listed at 303 Washington (upstairs from north entry) in 1883 and 1884-85. He was the supervising architect for the construction of the Nassau Building across the street in 1883, previously having designed several Burlington buildings starting in the 1870s. Several constables and justices of the peace had offices in the building in 1878-80, and 1906-08.

John Lahee bought the building in 1874, and his son, John S. Lahee, inherited after his death. John Lahee moved his insurance agency into the building in 1877. He was joined in business by his son, John S. Lahee in 1885. John S. Lahee also served as the Deputy Surveyor of Customs for the United States Customs House, which was located in this building from 1892-93 (during his term).

With the first story vacated by the drug store of David D. Robinson by 1898 and upper story office space vacated likely by the completion of the Tama Building to the south in 1896, the 1898 city directory lists John Lahee (fire insurance, loans, and real estate) as the only occupant at 323 N. 3rd Street, with son John S. Lahee working for him as a clerk. John S. Lahee is then the only listing in the 1900-01 city directory at this address. He became the title holder for the building in July 1908. He continued to be listed with his insurance and real estate office in this building through the 1920-21 city directory. However, he was joined by additional tenants. By 1902, the *Burlington Journal*, a daily and semi-weekly newspaper, was located in the building, continuing to be listed here in 1904-05. In 1906 and 1907-08 directories, the Ridgley Merchandise Company was listed here. C.J. Samuelson & Son

Iowa Site Inventory Form Continuation Sheet

Page 3

Lahee Building	Des Moines
Name of Property	County
323 North 3 rd Street	Burlington
Address	City

was then listed here in 1909. Glasgow Tailors was then listed here starting in 1910, with E.W. Arnold as manager by 1913. John S. Lahee sold the building to Millie S. Eastman in March 1919. The 1920 city directory lists Glasgow Tailors, John S. Lahee (insurance and real estate, moved to Elks Building in 1922), and the Day Nursery run by Jennie M. Coulter (which then moved to its permanent home at 313 Washington later that year).

The façade remodel may have been completed by John S. Lahee in the 1910s, or it may have been completed by Henry M. Gittings in the 1920s after he bought it from Lahee in 1922. It may have been completed as late as the 1940s, at the same time as the storefront remodel for Paul's Café. No good historic photographs of this block were identified from the 1910s to 1940s to assist in dating the change. No particular date was established through this research for this work. It was clearly completed prior to 1964.

Henry M. Gittings bought the building in November 1922. The 1922 city directory continues to list Glasgow Tailors run by Earl W. Arnold on the first story, with Gittings Real Estate Agency in an office on the upper stories. Both remained here through 1930. By 1933, the tailor business was listed as The Arnold Tailors, which continued to be listed here through 1937. From 1924 through 1937, the city directories list several residents in the building.

The Gittings family sold the building in November 1938 to Mary E. Bradshaw, who then sold it to Paul D. Tegan in February 1942. Paul D. Tegan opened Paul's Café in this building in 1938. He also resided in the building and bought it in 1942. Paul's Café held its grand opening in March 1938, with Tegan associated with restaurants in Burlington for six years. The café offered steaks, fish, and chicken daily with Chinese dishes at frequent intervals. Dine-in and carry out orders were offered by the café, which was open until late in the night ("Café to Have Grand Opening," *Hawk-Eye*, March 11, 1938, 7). Historic photographs show a modernized storefront that likely dates to around 1942 or perhaps a few years later. Paul's Café was listed here and Paul Tegan lived here through 1947. Paul's Café continued to operate here until 1966.

In 1967, Dwight-Naylor Insurance Agency is listed at 323 N. 3rd Street, and they are listed here through the 1975 city directory. Paul Tegan continued to own the building until June 1978 when he sold it to Mississippi Valley Savings & Loan. In 1952-53, Mississippi Valley Savings & Loan rebuilt the adjacent building to the south at 319-321 for its main local facility, moving from the Medical Arts building at the southeast corner of 3rd and Washington in February 1953. They later expanded and remodeled the buildings to the south in 1966. 323 N. 3rd Street was listed as vacant in the 1980 city directory. The storefront was then closed off in favor of the main entrance at 321 N. 3rd St, and the 323 address was no longer listed.

Mississippi Valley Savings & Loan Association continued to be listed at 321 N. 3rd Street through 1990, when the institution was bought and became Valley Savings Bank. First Federal Savings Bank of Iowa then bought this bank in 1998, and it has maintained a branch at this location since then.

Iowa Site Inventory Form Continuation Sheet

Site Number 29-03673

Related District Number 29-03685

Page 4

Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
Address

Burlington
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

Commercial and Statistical Review of the City of Burlington, Iowa, 1882, p. 97.

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

Des Moines County Historical Society (DMCHS). Collection of historic photographs. Burlington, IA.

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

Perspective Map of the City of Burlington, IA. Milwaukee, WI: American Publishing Co., 1889.

Portrait and Biographical Album of Des Moines County, Iowa. Chicago: Acme Publishing Company, 1888.

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1886, 1892, 1900, 1931, 1952.

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

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

Iowa Site Inventory Form Continuation Sheet

Page 5

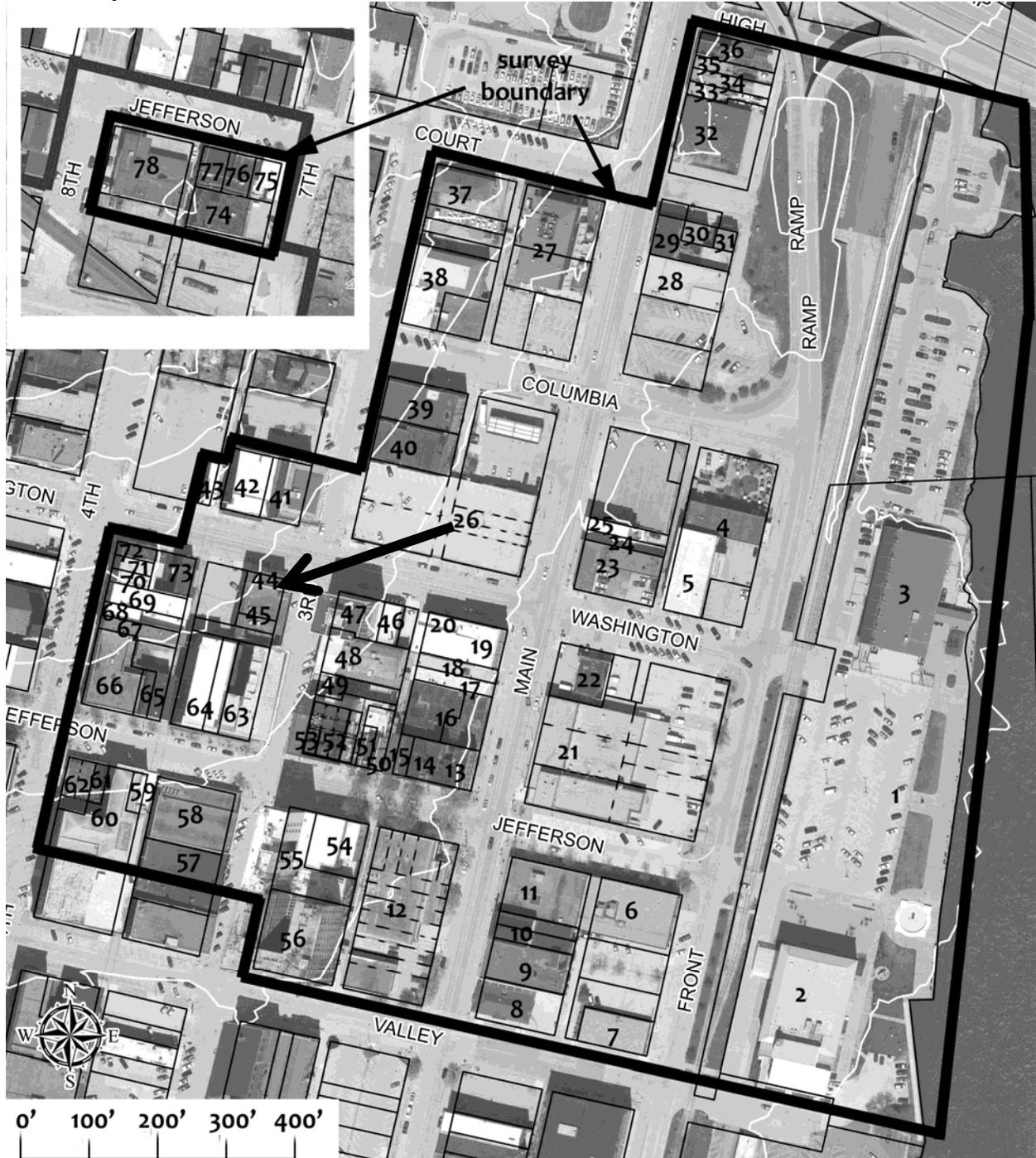
Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
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 29-03673

Related District Number 29-03685

Page 6

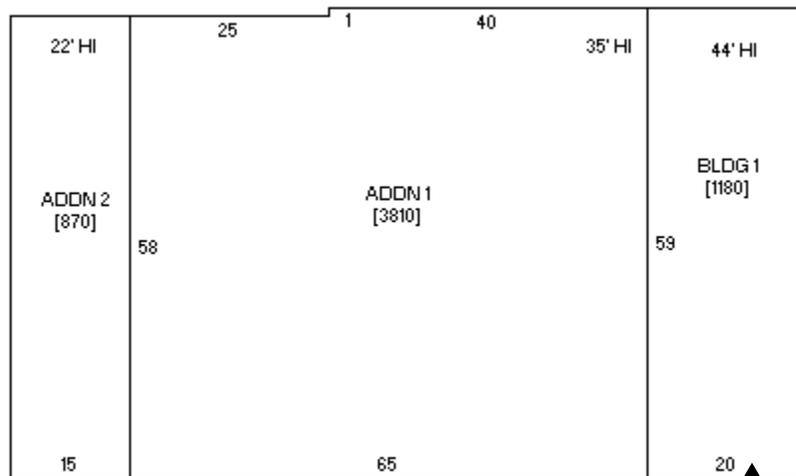
Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
Address

Burlington
City

Building plan (from assessor's website)



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

Site Number 29-03673
Related District Number 29-03685

Page 7

Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
Address

Burlington
City

Historic images



315

317

319

321

323

West side of 300 block of 3rd Street early 1900s (Burlington Public Library buildings file)

Iowa Site Inventory Form Continuation Sheet

Site Number 29-03673

Related District Number 29-03685

Page 8

Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
Address

Burlington
City



315

317

321

323

West side of 300 block of 3rd Street in 1964 (Ewinger photo in DMCHS collection)

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

Site Number 29-03673
Related District Number 29-03685

Page 9

Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
Address

Burlington
City

Digital photographs



Photograph 29-03673-001 – East and north elevations, looking southwest (McCarley, June 20, 2012).

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

Site Number 29-03673
Related District Number 29-03685

Page 10

Lahee Building
Name of Property

Des Moines
County

323 North 3rd Street
Address

Burlington
City



Photograph 29-03673-002 – North and west elevations, looking southeast (McCarley, June 20, 2012).