

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

**State Inventory No.** 29-01245       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 Allen Building  
 other names/site number Downtown Survey Map # DT-24

**2. Location**

street & number 408 N. Main Street  
 city or town Burlington       vicinity, county Des Moines  
 Legal Description:(If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original City Block(s) \_\_\_\_\_ Lot(s) N1/2 of S30' Lot 82

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

**Category of Property** (Check only one box)

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

**Number of Resources within Property**

Enter number of:	If Eligible Property, enter number of:	
	Contributing	Noncontributing
— buildings	<u>1</u>	— buildings
— sites	—	— sites
— structures	—	— structures
— 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)

02E: Specialty store (plumbing), 02G: Restaurant  
02E08: Barber and Beauty supplies  
10E03: Radio station

70: Vacant/Not in use

**7. Description**

**Architectural Classification** (Enter categories from instructions)

**Materials** (Enter categories from instructions)

09F05: Commercial / brick front  
05B: Italianate

foundation 04: Stone  
 walls (visible material) 03: Brick  
 roof 08B: Asphalt / rolled  
 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 408 N. Main Street Site Number 29-01245  
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 1873  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 Kristin Lampe and Barb Mackey, volunteers Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date December 17, 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

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<u>Allen Building</u>	<u>Des Moines</u>
Name of Property	County
<u>408 N. Main St</u>	<u>Burlington</u>
Address	City

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## 7. Narrative Description

This is a three-story brick commercial building constructed with several other buildings on this block after the 1873 fire. This building is frame by brick pilasters, a feature that appears repeated on the adjacent buildings rebuilt around the same time. The storefront has a recessed entry at the right/south with two doors and a large storefront window on the left/north. The space above these windows and doors is clad in aluminum siding. The two upper stories have three bays, each with a window with segmental brick arch lintel with keystone. The windows have various replacement sashes. They share a single stone sill spanning the width of each story. The cornice has brick corbelling between the pilasters, with brick "brackets" between each bay and above the left/north pilaster, a detail that is repeated on the building to the north at 410 N. Main St and appears to have continued on the adjacent buildings rebuilt at the same time to the north, now demolished. The south side of the building has no windows, but it has been painted with historic scenes reflecting the history of the building. The northern wall is a party wall with 410. The rear/east elevation has plywood and tin covering the first level with a plain white door set into the left/south side. The second story has one window replaced with a plain brown door and one one-over-one-light double-hung window. The third story has one single-light window on the left and a one-over-one-light double-hung window on the right.

## 8. Narrative Statement of Significance

The Allen Building appears to contributing historically and architecturally to a potential Downtown Commercial Historic District. The recommended boundary for the historic district includes this section of the block. The building reflects the reconstruction of this area following the 1873 fire, and it stands with the adjacent building at 410 as the last two buildings reflecting this history on this block. The businesses within the building from the 1870s to 1960s are typical downtown businesses, contributing to this history. The Italianate architecture of this period continues to be reflected in the tall arch windows with keystone detail, brick corbelled bracketed cornice, and brick pilasters. The building retains sufficient integrity to contribute historically and architecturally to a potential Downtown Commercial Historic District. At this time, it does not appear that the building would have significance for individual listing on the National Register of Historic Places. While its history is tied to the historic fire of 1873, the building does exhibit later modifications that have impacted its integrity for individual listing.

This building was erected in 1873 following the fire that devastated four blocks between Washington and Court, Front and 3<sup>rd</sup> Streets ("From Dust and Ashes," *Hawk-Eye*, August 17, 1873, 4; *Burlington Daily Hawk-Eye*, September 19, 1873, page 4). The property had been owned and occupied by Christopher Allen, a plumber and gas fitter, since 1867. He briefly relocated while the new building was in progress, but was back in business here by 1874. The 1876 city directory lists C. Allen, gas fixtures, at 408 N. Main Street. He is listed as a plumber and selling gas fixtures here in the 1879 directory. In 1883, he was listed in the directory as one of three gas and steam fitters in town, along with Henry Ewinger (315 N. 3<sup>rd</sup> St, demo) and Stewart & Hayden (312 N. Main, demo).

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In 1883, Martin Wiedemann began operating an awning business from the second floor ("Removed," *Burlington Daily Hawk-Eye*, March 1, 1883, page 8). The 1886 Sanborn map then shows the full building occupied by a tent factory, and the 1886 city directory lists Martin Wiedemann – tents, awnings, wire signs, etc.

In March 1888, Allen and his wife sold the property (N ½ of Lot 82, Original City) to Hermina Lux. In October 1889 Mrs. Lux opened a restaurant and "oyster rooms" in the building. Mrs. Lux also advertised for "a limited number of regular and day boarders" at that time ("Grand Opening," *Burlington Daily Hawk-Eye*, October 26, 1889, 3). She was listed in the 1890 Burlington City Directory as a restaurant proprietor. By 1892, Max Huppert is listed as running the restaurant here (then noted as a saloon in the 1896-97 directory). In 1899 Mrs. Lux, then going by the name Hermina Probst, and her husband briefly handed over the title to Lot 82 to Henry J. Lux, who transferred it back the next day in Hermina's name only. She remained the owner of record until March 1911, when ownership was transferred to Mollie Donnelly.

No business was listed here in the early 1900s, but Mollie Donnelly was listed as running a boarding house at this location by the 1900-01 city directory. In the 1902-03 directory, Blanche Woods was listed and the business was specified as a "female" boarding house. She remained in residence through 1906, though this directory only mentions her being in residence there and not any business use. Mrs. Donnelly is again shown as a resident in the 1910-11 directory. She bought the property from Hermina (Lux) Probst then in March 1911. In the 1913-14 city directory, she is sharing the space with George Heiser. The pair ran Heiser & Co., a secondhand goods store. In 1916 and 1920 Mollie Donnelly was again the sole resident listed, but still running a secondhand store. Mrs. Donnelly made news in 1923 when she filed for divorce from her estranged husband. She requested the decree in order to clear the title to the property so she could sell it to one Grover Martin (*Burlington Hawk-Eye*, March 7, 1923, page 7). Her petition was granted, but the sale apparently did not take place. In 1924, 408 N. Main was used by the Courtney-Skerik Company, dealer in automotive replacement parts. Skerik did business at the address until at least 1926 (Advertisement, *Burlington Hawk-Eye*, August 1, 1926, page 20). Mollie continued to hold title to the property until March 1927, when, under the name Mollie Heiser, she sold it to Byron A. Gulick. He does not seem to have had a business here, but the building remained in the Gulick family until the death of Byron's wife, Alma, in 1950.

During the Gulicks' ownership the building briefly housed the Club Cafe run by A.P. Warming, which used space from 1927 through 1928 ("Club Cafe Opens Today," *Burlington Hawk-Eye*, September 1, 1927, page 5; Advertisement, *Burlington Hawk-Eye*, January 31, 1929, page 6)/ In July 1930 A. E. Wineinger opened a barber supply business at 408 N. Main ("A. E. Wineinger to Open Office," *Burlington Hawk-Eye*, July 13, 1930, Part One, Page 5). In the 1940 directory, this was the only barber supply store listed. In 1944 Mr. Wineinger sold his business to longtime employee Arthur Miller, who continued to operate it from the location ("A. C. Miller Buys Barber Supply Co.," *Burlington Hawk-Eye Gazette*, April 22, 1944). Miller eventually purchased the property from Alma Gulick's estate in August 1950. Miller Barber and Beauty Supply occupied the building until 1955. Chemical Services Co. moved its headquarters to the building in 1956 and remained until about 1963-64. In 1965, the Des Moines County Broadcasting Company and a country-western radio station (KYED) occupied the building. By 1970 the station was called KYND in the city directory.

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Since that time, it has housed various other enterprises, including KCPS radio, Brueck Investment Service, and Heart of America Tattoo and Piercing. The mural on the south side of the building, painted in 1991 by members of the Art Guild of Burlington, was designed to represent historic periods in the building's existence, including the boarding house and the barber supply business. The building is currently vacant.

## 9. Major Bibliographical References

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

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

*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.

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

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
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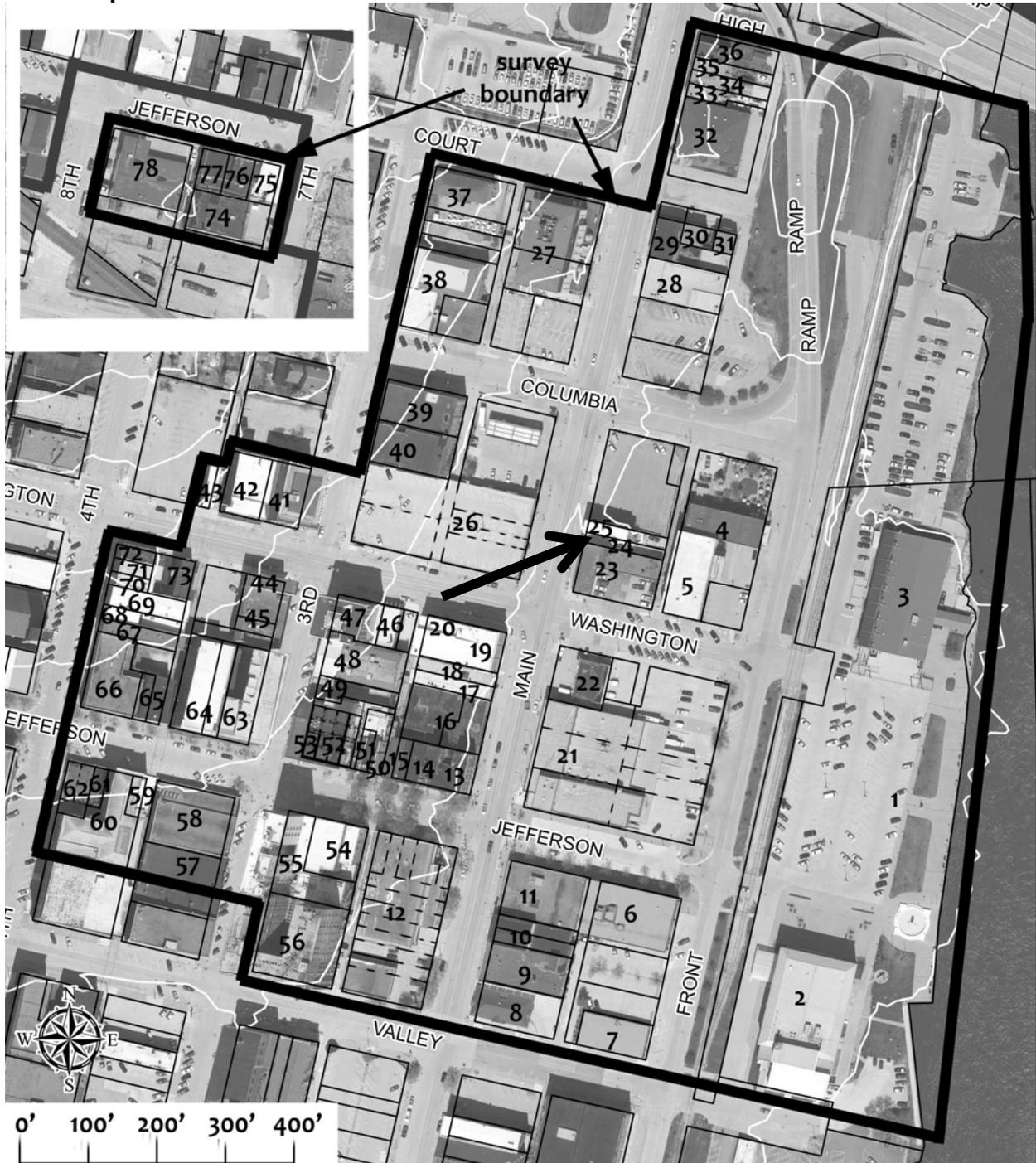
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**Location map**



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

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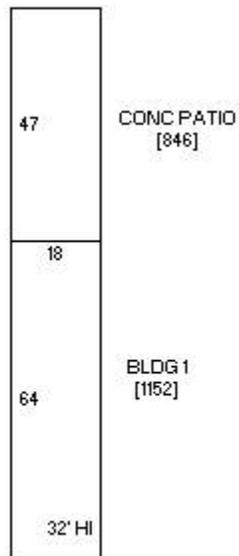
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## Building plan (from assessor's website)



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**Historic images**



**View of building from around 1977 (Downtown Partners collection).**

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## Digital photographs



Photograph 29-01245-001 – West and south elevations, looking northeast (McCarley, June 20, 2012).

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Photograph 29-01245-002 – Detail of west elevation, looking northeast (McCarley, June 20, 2012).