United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Manufacturing and Wholesale Historic District

other names/site number

2. Location

street & number roughly from 209 N. 3rd St to 231 S. 3rd St and from 219 to 425 Valley St N/A not for publication

city or town Burlington N/A vicinity

state Iowa code IA county Des Moines code 57 zip code 52601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _x_ local

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
28	4	buildings
		districts
		sites
		structures
		objects
28	4	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE / warehouse
COMMERCE/TRADE / specialty store
INDUSTRY / manufacturing facility
INDUSTRY / industrial storage
GOVERNMENT / public works

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE / warehouse
COMMERCE/TRADE / specialty store
INDUSTRY / manufacturing facility
INDUSTRY / industrial storage
GOVERNMENT / public works
VACANT / NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN / Romanesque
LATE VICTORIAN / Renaissance
LATE 19th AND 20th CENTURY REVIVALS / Classical Revival
LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS / Commercial Style
LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS / Craftsman
OTHER

Materials
(Enter categories from instructions)

foundation: Stone
walls: Brick
Stone
roof: Asphalt
other: Metal

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Manufacturing and Wholesale Historic District is located immediately south of the commercial downtown in Burlington, which is centered on the blocks along Jefferson Street. The railroad tracks bisect the district, built along the Hawkeye Creek valley from the Mississippi River into and through Burlington. Proximity to the railroad spurred more industrial development in this area from Valley to Elm streets, particularly along 3rd Street. The buildings throughout the district historically served primarily manufacturing or wholesale functions, directly tied to shipping on the railroad lines. The topography of the district is generally flat, with bluffs starting to rise to the south and west of the south half of the district. Thus, the lots within the district were ideal for manufacturing sites and growth was concentrated on this level land. The district is bordered by commercial/retail buildings to the north, the riverfront/railroad area to the east, and residential and vacant land to the west and south. The Manufacturing and Wholesale Historic District has a total of 32 buildings, consisting of 28 contributing buildings and four non-contributing buildings. Buildings throughout the district are typically large brick buildings, rising to six stories in height. The 28 contributing buildings include two six-story buildings, seven five-story buildings, six four-story buildings, seven three-story buildings, five two-story buildings, and a one-story office for a larger company. Many of the buildings occupy nearly one-quarter of a block. The period of significance extends from 1876 to 1962, the 50-year standard end for National Register of Historic Places listing. The first Chittenden & Eastman building (furniture) is the earliest building (Map #12, State Site #29-00117), constructed in 1876. Nine buildings were constructed by 1900. Eight buildings were built in the first decade of the 20th century, and six buildings were constructed in the 1910s. Four buildings were built in the 1920s, and one building was constructed in the 1930s. Manufacturing and wholesale businesses continued in the majority of the buildings into the 1970s and 1980s, with some buildings continuing to serve this purpose. Four non-contributing buildings date to construction or remodeling from the 1960s to 1980s. With the exception of the strong Romanesque Revival design of the John Blaul and Sons building (wholesale grocery) (Map #1, State Site #29-01641), the majority of the designs of the buildings are utilitarian with only general stylistic influences. Styles that are reflected to a certain degree within the district include the Romanesque Revival, Renaissance, Classical Revival, Craftsman, and 20th century Commercial styles. The overall multi-story manufacturing/warehouse brick building type with simple architectural detail defines the appearance of the Manufacturing and Wholesale Historic District. While some demolitions have occurred leaving vacant/parking lots, the overall integrity of the area as a manufacturing and distribution district is strong.

Narrative Description

The Manufacturing and Wholesale Historic District is located within the Original Town plat of Burlington. Blocks were platted in the valley along the Mississippi River and up the bluffs on either side of the Hawkeye Creek valley. Alleys were laid out in a north-south pattern, indicating the north-south streets parallel to the Mississippi River were envisioned as the primary streets. The early river crossing and road into the agricultural land of Iowa led to commercial development along the north-south Main Street opposite the river as well as along the perpendicular east-west Jefferson Street. Commercial and industrial development focused on these streets became prevalent throughout the more level land in the valley, with residential development moving up the surrounding hills. The route of the railroad extended directly inland along the Hawkeye Creek valley in the 1850s, roughly along Market Street and two blocks south of Jefferson Street in the eastern blocks of Burlington. The creek was later buried to promote additional development on these prime lots with direct access to the

railroad. By the last quarter of the 20th century, the development of the Manufacturing and Wholesale Historic District began in full force. With commercial development across from the depot on Main Street south of the railroad tracks, the next block to the west – 3rd Street – became the focus of manufacturing and wholesale business interests south of the tracks. The blocks immediately north of the tracks between Market and Valley streets from 3rd to 5th streets also witnessed this type of development. Other areas of scattered manufacturing and wholesale businesses were found along the river, and a second concentration of industrial/manufacturing buildings would develop further west along the railroad lines along Osborn Street (west of Central Avenue).

In the Manufacturing and Wholesale Historic District, some lots were initially developed with smaller buildings, while many lots remained vacant until developed with multi-story large manufacturing or wholesale business buildings. The area north of the railroad tracks had more of this earlier development, in closer proximity to the downtown area of Burlington. Thus, the block of 3rd Street south of the tracks was open for the massive development of primarily five story buildings by furniture manufacturers and wholesale distributors Chittenden and Eastman from 1876 to 1923. Fifteen other firms are represented by extant buildings in the block north of the tracks and block south of the Chittenden and Eastman complex on S. 3rd Street. These buildings on both sides of the tracks reflect the primary development of the district as a focus for manufacturing and wholesale businesses from 1876 to 1926. Buildings are generally built to the lot lines on all sides, even across the previously platted alleys in certain instances. A handful of empty lots due to demolition are found in the district. No archeological sites have been identified or evaluated to date as part of this nomination project, though the potential may exist on some of these lots. Sanborn maps provide information on the earlier development of these sites.

Nearly all of the buildings within the Manufacturing and Wholesale Historic District are large factory or warehouse buildings. The majority were built for this purpose, with a few converted to this use after construction. Among the 27 buildings constructed during the primary period of development from 1876 to 1926, two are six-story buildings, seven are five-story buildings, six are four-story buildings, seven are three-story buildings, four are two-story buildings, and one is a one-story office for Chittenden and Eastman. Eight were built from 1876 to 1900 and 19 were built from 1900 to 1926, with no particular concentration of heights or locations in either period. All of these buildings are brick. The smaller buildings typically represent smaller, generally local, manufacturing or wholesale businesses. The larger buildings represent successful companies serving regional and national markets. The strongest concentration of large brick buildings is within the Chittenden and Eastman complex in the 100 block of S. 3rd Street, though every block within the district has at least one three to five story building. Architectural styles are not strongly reflected on these buildings. Elements of the Romanesque Revival, Renaissance, Classical Revival, Craftsman, and 20th century Commercial styles are found on some buildings. In many cases, this influence is faint, with the focus on decorative brick work to enliven an otherwise functional façade of a functional building. Stone accents provide additional detail on some buildings. Wood, iron, and glass are also found in storefront designs and upper double-hung windows. The majority of the buildings are in good condition. The last contributing two-story brick building – a parking garage for the Hotel Burlington – was built on the site of an earlier wholesale building in 1938. The use for an automotive purpose was reflected in uses of several of the other smaller buildings from the 1920s to the 1950s in the district, providing buildings large enough for this type of function in close proximity to, but not within, the core retail downtown. The four later noncontributing buildings also have brick construction, which has been clad in metal siding on two of the buildings.

The period of significance extends from 1876 to 1962 for the Manufacturing and Wholesale Historic District. The appearance of the district changed through these decades, as initial smaller 19th century buildings and vacant lots were replaced with larger 19th or 20th century buildings. Large three to five story manufacturing and wholesale business buildings initially appeared on 3rd Street on either side of the tracks (100 block of N. 3rd Street and 100 block of S. 3rd Street). In the first decade of the 20th century, this building type spread to the adjacent blocks, further west along Valley on the north side of the tracks to 5th Street and further south into the

200 block of S. 3rd Street. Chittenden and Eastman built the two largest buildings in the district at the south end of their complex in the 100 block of S. 3rd Street by 1923. The 1931 Sanborn fire insurance maps shows solid development of large manufacturing and wholesale business buildings on most of these blocks. The 200 block of S. 3rd Street reflected slightly more mixed development with smaller two-story commercial buildings and two large vacant lots remaining. Manufacturing and wholesale businesses continued in the majority of the buildings into the 1970s and 1980s, with some buildings continuing to serve this purpose. Further information on the historic appearance and development of the Manufacturing and Wholesale Historic District can be found in Section 8: Narrative Statement of Significance.

The Manufacturing and Wholesale Historic District retains good integrity as a district and continues to strongly reflect the manufacturing and wholesale building types that define its significance. It maintains its location as removed from but in close proximity to the retail downtown in the blocks adjacent to Jefferson Street to the north. The setting of commercial buildings to the north, the riverfront and railroad areas to the east, and residential development to the west and south on the sides of the bluffs remains intact. The overall design, materials, and workmanship of the district as a whole is good, and these elements on individual buildings are excellent. Some demolitions in the 100 block of N. 3rd Street have impacted the integrity of the overall design and development of the district, but the integrity remains strong on the adjacent blocks and the relationships between buildings and blocks is intact. Few alterations are noted on the majority of the buildings through the Manufacturing and Wholesale Historic District. Generally, alterations are limited to the covering of windows on the first story or storefront remodeling and a handful of buildings with some replacement windows. The condition of the buildings is generally good, with some broken windows and need for maintenance of brick noted. Thus, the integrity of design, materials, and workmanship on individual buildings within the district is strong. Only two small buildings modified and clad in metal siding along Division Street and two buildings constructed after 1962 in the 200 block of S. 3rd Street are counted as non-contributing. The overall feeling of the area is that of a manufacturing and warehouse district along the railroad tracks, and the district retains strong association to this manufacturing and wholesale business history of Burlington.

Block by block description and development

The following narrative descriptions are organized in order by map number on the district map on page 51, and the buildings are referenced to this map and to the table following this section. The Manufacturing and Wholesale Historic District has 28 contributing and 4 non-contributing buildings. No other buildings, sites, objects, or structures warrant tabulation within the district.

300-400 block of Valley, 100 block S. 4th Street to 200 block N. 4th Street, Map #1-6
Six buildings sit in the northwest quadrant of the historic district. All six buildings are contributing. The three-story Romanesque Revival brick John Blaul's Sons Company (wholesale groceries) building sits on the southeast corner of Valley and 5th Street, constructed in 1892 with a substantial four-story side addition in 1903 that reflected the design of the original building (Map #1). On the west side of the 100 block of N. 4th Street, the three-story brick Iowa Southern Utilities electric plant was built in 1926 (Map #2). The four-story brick Clinton-Copeland candy factory built in 1905 sits just to the south of the railroad tracks on the southeast corner of 4th and Market streets (Map #3). On the north side of the tracks on the east side of the 100 block of N. 4th Street, Churchill Drug Company built the first part of their four-story, brick, Renaissance Revival building around 1907, with the building extended north to the corner with Valley Street by a 1920 addition that continued the original design of the building (Map #4). The smaller three-story brick building built around 1900 and occupied for decades by the John Ebert & Son's blacksmith and wagon manufacturing business sits at 313-315 Valley Street (Map #5). Finally, the S.R. & I.C. McConnell Company (wholesale saddlery) building was constructed around 1907 as well at the northeast corner of 4th and Valley streets (Map #6).

100-200 blocks of N. 3rd Street, Map #7-11

The five extant buildings along the 100 and 200 blocks of N. 3rd Street are contributing within the historic district. The north edge of the district is anchored by the three-story Renaissance Revival brick Schramm and Schmieg (wholesale dry goods) building at the northwest corner of Valley and 3rd streets, constructed in 1908 (Map #8). The adjacent two-story Classical Revival brick office of the Iowa Southern Utilities Company dating to 1926 is also included (Map #7), related to but separated from their power plant also in the district (Map #2). The smaller two-story brick commercial building remaining on the west side of the 100 block of N. 3rd Street was utilized by Ewinger Supply Company (wholesale plumbing and heating supplies) from the 1920s to 1970s (Map #9). Other buildings on this side of the block have been demolished, some within the period of significance for the district. These lots are currently used for parking. The brick Romanesque Revival building at the southeast corner of Valley and 3rd streets was built as a three story building for the livery and undertaking business of F.L. & G.L. Unterkircher, with the fourth story added by Schramm and Schmieg in 1920 when they expanded their factory into this building. The building on the remainder of the east side of 3rd Street to the south was constructed in 1938 as a garage for the Hotel Burlington with general automotive businesses also found within the building, located on the northeast corner of Valley and 3rd streets (hotel excluded as use does not contribute to the industrial significance of district). It was used for several automotive businesses in the 1940s and 1950s, similar to the evolved use of the Unterkircher building for L&M Motor Sales immediately to the north.

100 block of S. Main Street, Map #17-18

Two buildings are extant on the west side of the 100 block of S. Main Street, with the railroad and depot on the longer block to the east. Both buildings were constructed for Chittenden and Eastman furniture company, and they contribute to the historic district. The first was built in 1903 as a three-story brick building with interesting architectural details to draw attention to the business. Sales/samples rooms were found on the upper two stories, with rented retail spaces on the first story (Map #18). These storefronts continued the retail/commercial uses along Main Street to the north and south, and these commercial buildings have been demolished. The second was built in 1912 as a large five-story brick warehouse, including a curved wall along the curved north line of the lot adjacent to the railroad tracks (Map #19)

100 block of S. 3rd Street, Map #12-16, 19-24

The 100 block of S. 3rd Street represents the historic core of the furniture manufacturing and wholesale business of Chittenden and Eastman Company. Their nine brick buildings on this block contribute to the historic district, and the later metal building at the south end built for Archer Motor Company around 1964 is non-contributing (Map #24). The east side of the block consists of the first building constructed for Chittenden and Eastman in 1876 (Map #12, Building A, five stories, brick), then their second identical building constructed in 1886 (Map #13, Building B, five stories, brick), their third building constructed around 1889 at a height of three stories and then expanded to five stories around 1898 (Map #14, Building C, five stories, brick), a building constructed at two stories for the Burlington Pickle and Vinegar Works and then expanded to three stories after Chittenden and Eastman acquired the building in 1901 (Map #15, Building D, three stories, brick), and a massive brick building at the south end of the block built in 1923 to consolidate their manufacture and storage of chairs (Map #16, Building R, six stories, brick). The west side of the block consists of three large brick mattress manufacturing and warehouse buildings built in the early 1900s (Map #19, Building J, five stories; Map #20, Building F, four stories; Map #21, Building E, four stories), the one-story Classical Revival buff brick office for Chittenden and Eastman built in 1905 (Map #22), and their large six-story sales and samples building built around 1915 (Map #23).

200 block of S. 3rd Street, Map #25-32

The southern block in the district, the 200 block of S. 3rd Street, contains a mix of buildings, including five contributing and three non-contributing buildings. The block is anchored by four large contributing buildings on the south end of the west side and the east side. The first was a two-story brick building constructed on the west side around 1892 as a warehouse for the Burlington Vinegar and Pickle Works, whose factory was on the

block to the north (Map #29). The original linseed oil company building on the south end of the east side was taken over by Gardner and Gould Company for their candy factory and significantly remodeled as a three-story brick building in 1910 (Map #32). Chittenden and Eastman built a two-story brick warehouse at the south end of the west side in 1913, later vacating the building, which was then expanded to three stories by the Burlington Buick Company around 1927 (Map #30). Near the center of the block on the east side, the Iowa Biscuit Company constructed their 90-foot tall five story brick building in 1914-15 (Map #31). The two-story brick Farmers Motor & Supply Company at 209 S. 3rd Street is also counted as a contributing building (Map #26). Non-contributing buildings on the west side of this block include the metal clad historic brick buildings at the north end (Map #25), the one-story brick building constructed around 1986 near the center of the block, and the adjacent modern Salvation Army brick building constructed in 1963.

List of buildings in the district

The Manufacturing and Wholesale Historic District is composed of 32 resources, including 28 contributing buildings and four non-contributing buildings. No additional buildings, structures, sites, or objects warrant individual tabulation within the district. All buildings noted as contributing are significant historically (as noted with Criterion A) and/or architecturally (as noted with Criterion C) in relation to the district. A building with both historic (A) and architectural (C) significance is a key element in the historic district. These buildings generally have a high degree of integrity that reflects the historic nature of this district. They also reflect certain trends in the history of the district. Building history and information was collected in 2009-10 during the survey of the "warehouse district" in Burlington by Rebecca Lawin McCarley (SPARK Consulting) and the Burlington Historic Preservation Commission (Steve Frevert (chair), Angela Adams, Georgette Allen, Inez Metzger, Hal Morton, and Dave Roed).

Table of historic resources in Manufacturing and Wholesale Historic District

Address **State Site Inventory #** **Map #** **~ District status**	**Historic name**	**Significant dates** **Architectural style/type**	**Height** **Wall material**
	Historic information		**Architectural details and modifications**
413-425 Valley St State #29-01641 Map #01 ~ Contributing (A & C)	**John Blaul and Sons (wholesale grocery)**	1892, 1903 Romanesque Revival	Height: 3 story, 4 story Walls: brick, stone
	1892 - 3 story building built for John Blaul & Sons (wholesale groceries); 1900 Sanborn map - 1st - receiving room, 2nd - packing and extract room, 3rd - coffee and spice mills; father John, sons John Jr, Charles, Theodore, and Louis 1903 - John Blaul Sons Company incorporated - built 4 story east addtion; 1906 - wholesale groceries, manufacturers coffee roasters and spice grinders - canned goods plant on north side of town; 1915 - employed 150 people and 18 traveling salesmen 1924-32 - four Blaul brothers died - business continued in 1930s by John Jr's son Milton Blaul; 1940 - Milton Blaul, president; Mark Blaul, vice president; Theodore Blaul, treasurer, and E.G. Kuntz, secretary 1932-1954 - John Blaul Sons Company (wholesale groceries) - business sold in 1954 to Benner Tea Company (not here), 1954-55 - Burlington Warehouse Company 1956-? - Montgomery Ward auto and farm departments and warehouse		Storefront: large windows covered with paneling Windows: paired 1/1 windows with shared segmental arch (2nd), arch 1/1 windows (3rd) Architectural details: corner turret, half turrets, small turrets, parapet detail imitating crenellations Architect/Builder: likely designed by Charles A. Dunham, built by his contractor brother Edwin P. Dunham Modifications: conical roofs on small turrets removed, 1990s - storefront windows covered

Address State Site Inventory # Map # ~ District status	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		**Architectural details and modifications**
115 N. 4th St State #29-00134 Map #02 ~ Contributing (A)	**Iowa Southern Utilities Company (power plant)**	1926 Sullivanesque	Height: 3 story Walls: brick
	1926 - built by Iowa Southern Utilities - substation (façade remodel also at office at 207-09 N. 3rd St, Map #7) 1931 Sanborn map - Iowa Southern Utilities Company power house - transformer yard to west - steel truss roof - concrete floor 1930s-1980s - Iowa Southern Utilities - substation		Storefront: bands of small windows, inset entry Windows: multi-light metal windows (2nd), multi-light arch windows (3rd) Architectural details: brick pilasters with stone capital geometric detail, tall arch openings with keystone and shoulder stone detail, stone 1st story and building cornices Architect/Builder: - Modifications: c.1950s - brick added and new windows on 2nd story
100-102-104 S. 4th St State #29-00184 Map #03 ~ Contributing (A & C)	**Clinton-Copeland Company (candy)**	1905 20th century commercial	Height: 4 story Walls: brick
	1905 - Clinton-Copeland built building - candy and chocolates - C.C.C. (Triple C) brand candy 1905-c.1938 - Clinton-Copeland continued to operate here - "Holly Brand" chocolates 1931 Sanborn map: basement - chocolate dipping, 1st - offices and shipping, 2nd - cream candy factory, 3rd - storage 1939-c.1955 - Benner Tea Company warehouse (produce department or fruit house) - wholesale tea, coffee, and spices business evolved to include wholesale groceries and then grocery stores in 1940s-50s - 33 within 100 miles of Burlington early 1950s - also Terminal Reality Co., Kelly Sand Co., Cash Coal Co., Concrete Bldg Products, and Storm Freightways 1955-96 - Chittenden & Eastman - warehouse - building "K"		Storefront: large openings filled with brick and multi-light metal windows, entry bay covered in paneling Windows: wide 2/2 windows Architectural details: pilasters, inset brick rectangles, brick detailing on parapet Architect/Builder: - Modifications: c.1950s - storefront brick/windows
100-122 N. 4th St State #29-00136 (not 135) Map #04 ~ Contributing (A & C)	**Churchill Drug Company (wholesale drugs)**	c.1907, 1920 Renaissance Revival	Height: 4 story Walls: brick
	c.1907 - south half built for Churchill Drug Company - wholesale drugs - incorporated in 1889; 1910 - F.S. Churchill, pres.; A.T. Churchill, vp/tres, Herman Boguet, sec 1915 - largest wholesale drug houses in Midwest - 32 trav salesmen 1920 - north portion added to original building for Churchill Drug Co, 1921 - branches at Cedar Rapids, IA, and Peoria, IL 1928 - merger with McKesson & Robbins, 1930 - McKesson-Churchill Drug Company - W.N. Churchill, pres; C.S. Hutchins, vp 1931 Sanborn map: office in NW corner on 1st, wholesale drug warehouse on 4 stories, laboratory on 3rd story of 106-110 1940 - Churchill Drug Division of McKesson and Robbins, Inc. - W.N. Churchill - v.p., J.C. Minton - asst vp 1940-1975 - McKesson and Robbins Drug Company		Storefront: large 1/1 windows with four-light transoms, project entry on west side, other entries with double wood doors on west Windows: 1/1 wood windows with continuous stone sills Architectural details: L-shaped building design, projected cornice with brackets, keystones on 3rd story windows Architect/Builder: Harry Irvin Goddard Modifications: first story remodeling on south portion of west side, cornice/parapet removed on 100-104 portion
313-315 Valley St State #29-01635 Map #05 ~ Contributing (A & C)	**John H. Ebert & Son (wagon manufacturers)**	c.1900 Romanesque Revival	Height: 3 story Walls: brick
	c.1900 - built for Wehman & Ebert (wagon repair and blacksmiths, here in 1902) 1908 - became J.H. Ebert and Son (wagonmakers) 1910s - J.H. Ebert and Sons (side office addition built in 1915) 1920s-30 - J.H. Ebert and Sons (blacksmith, auto repairs, auto springs) (George, Ralph, Louis, Chris); 1931 Sanborn map: 1st - blacksmith, 2nd - woodworking, 3rd - auto painting 1940 - J.H. Ebert and Sons (auto repair, janitor supplies) 1942-57 - Ebert Supply Company (auto repair, janitorial supplies) 1957-77 - Ewinger Supply Co (storage - plumbing)		Storefront: two large entries with original wood doors, 4/4 segmental arch windows Windows: 4/4 wood segmental arch windows Architectural details: brick detailing on parapet, faded painted signs on west wall - include one for Ebert & Sons and two for Coca-Cola Architect/Builder: - Modifications: 1915 - small office addition on west built - terra cotta detail - demolished in 1950s

Address State Site Inventory # Map # ~ District status	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
312-322 Valley St (also 200-208 N. 4th) State #29-00137 Map #06 ~ Contributing (A & C)	**S.R. & I.C. McConnell (wholesale saddlery)**	c.1907 Classical Revival	Height: 5 story Walls: brick
	1864 - James McConnell open leather shop in Burlington, 1870s - sons continue business - became S.R. & I.C. McConnell Company 1907 - built for S.R. & I.C. McConnell Company (wholesale saddlery) (Samuel R. McConnell, pres and tres; I.C. McConnell, vp; G.J. Holstein, gen agent; J.G. Kriechbaum, sec; and H.A. Meyer, supt) 1910s-40s - S.R. & I.C. McConnell Company (manufacturers and wholesale dealers of leather, saddlery, and saddler hardware); stores on 1st story: 208 - 1915-1930s - shoe store & repairs; 1931 Sanborn map: 1st - office, upper - wholesale saddlery 1947-1960 - Schramm & Schmieg (wholesale dealers in dry goods and manufacturers of work clothing, cotton gloves, and mittens); stores in storefront spaces 1962: 200 - Bennett & Dooley Furniture, 206 - Burlington Insurance Services, 208 - National Studio Photography		Storefront: corner entry, large windows with three light transom on 4th St and Market St sides Windows: paired 1/1 wood windows with stone sills - keystone detail on 4th story Architectural details: rounded southwest corner, stone band above 1st story and above 4th story, brick detailing on parapet and terra cotta coping Architect/Builder: Harry Irvin Goddard Modifications: storefront entries altered, some storefront windows
207-209 N. 3rd St State #29-00094 Map #07 ~ Contributing (A)	**Iowa Southern Utilities Office**	1926 Classical Revival	Height: 2 story Walls: brick
	1926 - new façade and remodel by Iowa Southern Utilities - office/store (also built new power station at 115 N. 4th St - Map #2) 1930s-80s - Iowa Southern Utilities - office/store		Storefront: remodeled (1960s?) - small blue tiles Windows: filled with brick Architectural details: Bedford stone details - stringcourse/sills, around/over windows, medallions on frieze, and building cornice Architect/Builder: - Modifications: c.1950s - windows filled with brick, c.1960s - storefront
201-205 N. 3rd St State #29-00092 Map #08 ~ Contributing (A & C)	**Schramm & Schmieg (wholesale dry goods)**	1908 Renaissance Revival	Height: 3 story Walls: brick
	1908 - built for Schramm & Schmieg Wholesale Dry Goods 1910 - Arthur Schramm moved west, 1912 - Frederick Schmieg died - his niece Margaret Teuscher became president; 1918 - began to manufacture gloves and mittens, 1920 - factory moved to 219-223 Valley (Map #10), main office & wholesale house here 1931 Sanborn map: wholesale dry goods and notions - fire-proof construction; Schramm & Schmieg here until 1947 - moved into building to west (Map #6) c.1948-c.1952 - Burlington Instrument Co 1956-1960s - Acres-Blackmar Company – book binding and printing 1966-2012+ - Craftsman Press		Storefront: remodeled (1970s?) - wood paneling, smaller windows Windows: 1/1 wood windows - some covered/painted, stone sills Architectural details: stone stringcourse at 2nd story sill level, cornice with brackets, raised center section on south (Valley St), first reinforced concrete building in Burlington Architect/Builder: Harry Irvin Goddard (architect), Henry A. Beck (contractor) Modifications: c.1970s - storefront remodel
115 N. 3rd St State #29-00091 Map #09 ~ Contributing (A)	**Ewinger Supply Company**	c.1885, c.1928 20th century commercial	Height: 2 story Walls: brick (buff)
	1886 map - Burlington Paint and Color Works - paint mixing, packing, storage 1892 map - part of John Blaul wholesale groceries storage 1925 - Ewinger Plumbing and Heating moved here – façade/parapet remodel around 1928, 1932 - name changed to Ewinger Supply Co (wholesale business of plumbing and heating supplies) 1930s-1970s - Ewinger Supply Company (wholesale plumbing and heating)		Storefront: remodeled (1950s?) - permastone Windows: 1/1 wood windows Architectural details: simple brick and stone details Architect/Builder: - Modifications: c.1885 brick building – façade/parapet remodel around 1928, c.1950s - storefront remodel

Address **State Site Inventory #** **Map #** **~ District status**	**Historic name**	**Significant dates** **Architectural style/type**	**Height** **Wall material**
	Historic information		**Architectural details and modifications**
219-223 Valley St State #29-01640 Map #10 ~ Contributing (A & C)	**F.L. & G.L. Unterkircher (undertakers) (later factory of Schramm & Schmieg Dry Goods)**	1896, 1920 Romanesque Revival	Height: 4 story Walls: brick (buff)
	1896 - built for F.L. & G.L. Unterkircher (undertakers and livery) 1900 Sanborn map: 1st north - office, 2nd/3rd north - undertaking storage; 1st/2nd south - horses and carriages, 3rd south - hay storage; 1902 - add chapel (to east - remodeled); 1914-1920 - Fred Unterkircher's - Undertaker, Livery and Stables 1920 - Schramm & Schmieg acquire/remodel building - add 4th story - move glove/overall (later work clothes) factory here; 1931 Sanborn map: shirts/overalls/overcoats factory - 1st/3rd - storage, 2nd - cutting, 4th - sewing 1940s - S&S move to new building (Map #4); 1940s - Electric Appliance Store, early 1950s - L&M Motor Sales, 1954-2012+ - Barngrover Glass (1954 - wholesale and retail glass and glass block, doors, garage doors, and windows)		Storefront: corner entry, large windows - north, west side - vehicular door and smaller windows Windows: replacement 1/1 windows - segmental arch on 2nd and 4th, full arch on 3rd story Architectural details: rounded northwest corner with entry, buff brick with red brick accents above 3rd story windows Architect/Builder: W.F. Weibley (1920 remodel) Modifications: 1920 - 4th story added for Schramm & Schmieg factory, interior updated; 1980s - windows replaced
100 N. 3rd St State #29-00089 Map #11 ~ Contributing (A)	**Garage**	1938 Other - brick front	Height: 2 story Walls: brick
	(earlier building - Robert Donahue - wholesale hardware, iron, carriages – demolished in 1938) 1938 - built as garage for Hotel Burlington (1 block to north) - capacity of 110 automobiles - storage by the hour, day or night will be available to hotel patrons – machine shop of Paul Gross in old building to continue in south end of new building off of Market 1940-45– listed as “Hotel Garage” (100 N. 3rd) 1940 - Paul Gross – machine shop (210 Market) 1943-45 – Yellow Cab Garage (210 Market) 1947-56 - Buhmeyer Auto Sales (100 N. 3rd) 1957-60 - Drees Oldsmobile (100 N. 3rd) 1961 – Burlington Service Garage, Tucker’s Wrecker Service, Chick’s Custom Shop, Ray’s Paint and Body Shop (rear) 1964-1990s - Archer Motor (100 N. 3rd)		Storefront: large aluminum windows Windows: multi-light metal windows - soldier brick lintels Architectural details: center panel with basketweave brick Architect/Builder: Carl Nelson (contractor) Modifications: storefront remodeled (1980s?)
100-104 S. 3rd St State #29-00117 (complex) Map #12 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building A**	1876 Romanesque Revival	Height: 5 story Walls: brick
	1876 - original building constructed for Todd, Pollock, & Granger, 1877 - became Pollock, Granger & Chittenden, 1880 - introduced its Square Brand of mattresses, 1881 - Granger & Chittenden, 1883 - Chittenden, 1887 - Chittenden & Eastman 1890 - heaviest jobbers in the furniture business west of Chicago and their stock occupies twice as much storage as that of any other furniture establishment in Iowa; 1900 Sanborn map: 5 story, furniture warehouse, shipping platform extends from rear 1906 - C&E manufactured mattresses and upholstered furniture - occupied 252,000 sq ft - employed 275-300 people, also 20 traveling salesmen; 1931 Sanborn map: C & E building “A”, furniture warehouse, auto fire alarm 1931 Sanborn map: Chittenden & Eastman building “B”, warehouse, shipping in rear on first story; 1934 - launched Permalux brand; 1938 - Furniture Digest named C&E as “America’s largest wholesale furniture distributors” - 750,000 square feet facility 1949 - Charles A. Duffy, pres; E.B. Gnahn, vp; E.G. Disque, tres; W. H. Plock, sec; 1960-80 - Manford A. Nordstrom, pres; 1967 - 660,000 sq ft - 1/3 manufacturing, 2/3 warehouse; 1972 - new mattress manufacturing facility on Roosevelt; sold in 1983		Storefront: double-door corner entry with transom, iron storefront columns (windows covered) Windows: 6/6 wood windows - segmental arch lintels, stone sills Architectural details: chamfered corner, nine bays on north and six bays on west, stone stringcourses between first/second and third/fourth stories, pilasters with brick detailing, decorative brick parapet Architect/Builder: - Modifications: some first story opening covered

Address State Site Inventory # Map # ~ District status	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
108-110 S. 3rd St State #29-00117 (complex) Map #13 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building B**	1886 Romanesque Revival	Height: 5 story Walls: brick
	1886 - built second building - identical to adjacant first building; 1892 Sanborn map: basement - storage, 1st - office / shipping, 3rd/4th - finishing, 5th - sample room 1900 Sanborn map: warehouse - all stories, shipping at rear of 1st 1920 - Henry Chittenden, pres; E.P. Eastman, vp; Walter B. Eaton, vp; Charles A. Duffy, sec; and Ralph Schramm, tres; 1923 - opened branch/showroom in St. Paul, MN 1952 Sanborn map: warehouse C&E owned property until 1983		Storefront: original storefront with iron columns Windows: 6/6 wood windows with segmental arch lintels in six bays Architectural details: stone stringcourses between first/second and third/fourth stories, pilasters with brick details, decorative brick parapet Architect/Builder: - Modifications: seven windows replaced with 1/1 sashes
112-116 S. 3rd St State #29-00117 (complex) Map #14 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building C**	c.1889, c.1898 (add 2 stories) Romanesque Revival	Height: 5 story (originally 3) Walls: brick
	fall 1889 - built third building - 3 story - increase footprint to 240' along 3rd and 190' deep; 1892 Sanborn map: 1st - warehouse and shipping, 2nd/3rd - upholstering 1900 Sanborn map: now 5 stories, 1st - sample room, general note: upholstering and mattress making and storage on second, storage on third, finishing (rubbing) on 4th/5th 1931 Sanborn map: Chittenden & Eastman building “C”, warehouse, automatic fire alarm 1952 Sanborn map: warehouse C&E owned property until 1983		Storefront: segmental arch openings - covered Windows: 6/6 wood windows with segmental arch lintels in six bays on four upper stories Architectural details: stone stringcourses between first/second and third/fourth stories, pilasters dividing building into three sections, decorative brick parapet Architect/Builder: - Modifications: three windows replaced, storefront windows covered
118-122 S. 3rd St State #29-00117 (complex) Map #15 ~ Contributing (A & C)	**Burlington Vinegar and Pickle Works (then C&E Co. - Building D)**	c.1881, c.1901 Romanesque Revival	Height: 3 story Walls: brick
	1881 - Burlington Vinegar and Pickle Works incorporated (F. A. Smith, Pres; and H. Weinrich, sec and gen manager) - built this building; by 1896 - supported by products from 400-500 farmers - 10,000 barrels shipped annually; 1897 - moved to new plant by 1898 - C&E using building for storage (bought in 1901); 1900 Sanborn map: C&E here - storage 1931 Sanborn map: Chittenden & Eastman building “D”, warehouse, automatic fire alarm 1952 Sanborn map: warehouse C&E owned property until 1983		Storefront: two storefront entries with wood doors and segmental arch transom windows, other openings covered Windows: 2/2 wood windows with segmental arch lintels in six bays on two upper stories Architectural details: stone stringcourse between first/second story, pilaster dividing building into two halves, decorative brick parapet Architect/Builder: - Modifications: cover first story openings
124-134 S. 3rd St State #29-00117 (complex) Map #16 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building R**	1923 20th century commercial	Height: 6 story Walls: brick
	1-1923 - C&E announced plans to build a six-story building on the corner of Third and Division Streets in order to consolidate the manufacture and storage of chairs 1931 Sanborn map: Chittenden & Eastman building "R", packing and varnishing on first, stock rooms on second, third, fourth, finishing and setting up on fifth and sixth, semi-mill construction, first 3 stories - 16', upper 3 stories - 20' 1952 Sanborn map: furniture warehouse C&E owned property until 1983		Storefront: paired narrow multi-lights windows, double-door entries with transoms Windows: first 3 stories - paired narrow multi-lights windows, upper 3 stories - large multi-light windows Architectural details: different designs on lower 3 stories and upper 3 stories, architectural styling on upper half with brick pilasters and stone accents, wide stone band above 1st story; street names in stone on corner Architect/Builder: Temple & Burrows (architect, Davenport) Modifications: -

Address State Site Inventory # Map # ~ District status	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
107-109-111 S. Main St State #29-00117 (complex) Map #17 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building H (I in sequence)**	1912 Craftsman	Height: 5 story Walls: brick (curved north wall)
	1912 - built for C&E (per 1952 Sanborn map) 1931 Sanborn map: Chittenden & Eastman building "H", warehouse each floor, shipping room on first, drive along south side on first in building, reinforced concrete frame and brick curtain wall 1952 Sanborn map: furniture warehouse C&E owned property until 1983		Storefront: east side first story has later large windows and garage door in entry Windows: paired 3/3 wood windows with stone sills on four upper stories Architectural details: curved north wall parallel to curve in railroad track, east side divided into three bays by brick pilasters, north side divided into seven bays by brick pilaster - center bay is taller (elevator) Architect/Builder: (contractor - Henry A. Beck?) Modifications: first story openings on east, some openings covered on north
113-115-117 S. Main St State #29-00117 (complex), 29-01259 (ind) Map #18 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building G**	1903 Exotic/Oriental	Height: 3 story Walls: brick
	1903 - C&E bought lot - this building here in 1904 - permanent furniture exposition building - building reflects more architectural design/style than other buildings, located to east on Main Street - across from Union Depot; four retail storefronts 1931 Sanborn map: Chittenden & Eastman building "G" label on rear – furniture warehouse, three storefront spaces: boots & shoes, jewelry, store – sample room on 2nd and 3rd (likely furniture) 1952 Sanborn map: furniture warehouse - also three storefronts C&E owned property until 1983		Storefront: storefront remodeled (1970s) - wood shake pent roof, new doors/windows Windows: 6/1 wood windows with stone lintels on two upper stories Architectural details: building divided into three section by four brick pilasters with quoin detail and topped by decorative caps, decorative metal panel on parapet and decorative metal cornice, ghost of painted C&E sign Architect/Builder: (architect - Harry Irvin Goddard?) Modifications: storefront remodeled (1970s?)
101-103-105 S. 3rd St State #29-00117 (complex) Map #19 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building J**	c.1912 Craftsman	Height: 5 story Walls: brick
	1907 - C&E bought earlier building on lot - still here in 1910 - built this building around 1912 - likely shown by 1914 1931 Sanborn map: Chittenden & Eastman building "J", engine room and storage in basement, warehouse on second, fourth, and fifth, sample room on third, mill construction, auto sprinklers, wood posts, reinforced concrete floor and ceiling in basement 1952 Sanborn map: factory building C&E owned property until 1996		Storefront: large multi-light windows and double-door entry in south bay on east side, smaller six-light windows on first story of north side with two loading entries, basement windows on east and north sides Windows: paired 3/3 wood windows with stone lintels and sills on four upper stories Architectural details: building divided into three sections by brick pilasters on east, building divided into six sections by brick pilasters on north side Architect/Builder: (contractor - Henry A. Beck?) Modifications: some basement windows covered
107-109-113 S. 3rd St State #29-00117 (complex) Map #20 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building F**	1903 20th century commercial	Height: 4 story Walls: brick
	1903 - C&E bought lot - this building here in 1904 - upholstery and mattress department 1931 Sanborn map: Chittenden & Eastman building "F", storage in basement, mattress finishing on first, warehouse on second and fourth, upholstering stock room on third 1952 Sanborn map: mattress finishing and storage C&E owned property until 1996		Storefront: large multi-light windows and center double-door entry Windows: groups of three 1/1 wood windows with shared stone lintels and sills in three bays on three upper stories, , rectangular attic windows Architectural details: brick pilasters dividing building into three sections Architect/Builder: (architect - Harry Irvin Goddard?, contractor - Henry A. Beck?) Modifications: some panels installed on storefront

Address State Site Inventory # Map # ~ District status	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
115-117-119 S. 3rd St State #29-00117 (complex) Map #21 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building E**	c.1901, 1910s Craftsman	Height: 4 story Walls: brick
	1901 - C&E bought lot - appear to have built 3 story building similar to 107-113 by 1904 - 3 story here in 1910 - then building rebuilt or remodeled - then 4 story building with 3/3 windows 1931 Sanborn map: Chittenden & Eastman building "E", 4 story, storage in basement, mattress making on first, felt machine room on second, upholstering on third, cabinet working and finishing in rear on fourth 1952 Sanborn map: mattress finishing and storage C&E owned property until 1996		Storefront: original storefront with multi-light windows and center double-door entry Windows: 3/3 wood windows with stone lintels in six bays on three upper stories, , rectangular attic windows Architectural details: brick pilasters dividing building into three sections, three-light attic windows Architect/Builder: (architect - Harry Irvin Goddard?, contractor - Henry A. Beck?) Modifications: -
121-123 S. 3rd St State #29-00117 (complex) Map #22 ~ Contributing (A & C)	**Chittenden & Eastman Company - Office (H)**	c.1905 Classical Revival	Height: 1 story Walls: brick (buff)
	1905 - C&E bought lot - built office building - here by March 1906 (noted as "H" - later reassigned) 1931 Sanborn map: Chittenden & Eastman building; office, fireproof construction except steel posts and concrete floors and ceiling – wire lath partitioning, open drive on north side 1952 Sanborn map: office C&E owned property until 1996		Storefront: double-door entry with flared lintel, large 1/1 first story windows Windows: rectangular wndows above entries and across parapet Architectural details: inset brick panel on parapet and brick dentils along top Architect/Builder: (architect - Harry Irvin Goddard?) Modifications: one window sash covered, open drive on north side enclosed at some point (1960s?)
125-127 S. 3rd St State #29-00117 (complex) Map #23 ~ Contributing (A & C)	**Chittenden & Eastman Company - Building M**	c.1915 Classical Revival	Height: 6 story Walls: brick
	1915 - C&E bought lot - built sales/sample room building – spacious modern sales room building advertised in 1920 - new sales rooms promoted in 1922 catalog 1931 Sanborn map: Chittenden & Eastman building "M", sample and sales houses, two rows wood posts each story, automatic fire alarm 1952 Sanborn map: furniture warehouse and sales C&E owned property until 1996		Storefront: storefront remodeled (1980s?) - smaller windows, replaced prism glass transoms, two-light attic windows, 2/2 windows on rear section Windows: 1/1 windows Architectural details: tall six-story design to anchor south end of complex, architectural styling on corners with stone accents, L-shaped rear extends across west end of adjacent lot with office building Architect/Builder: Temple & Burrows (architect, Davenport) Modifications: storefront remodeled
308 Division St State #29-03499 Map #24 ~ Non-contributing	**Archer Motor Company**	c.1964, 1972 none	Height: 1 story Walls: metal
	1951 - Archer Motor Works - used and new cars and trucks (3 story bldg) 1975 - Archer Motor 2011 - Archer Auto Marine		Building clad in blue metal siding – small windows Modifications: 3 story brick building reduced to 1 story around 1964 - clad in metal siding - addition in 1972
301-303-305 Division St; also 207 S. 3rd St State #29-03500 Map #25 ~ Non-contributing	**Commercial building**	c.1890, 1970s none	Height: 1 story Walls: metal clad (brick)
	1906-15 - Otto Woellhaf - tinner (303); 1906-11 - Thompson saloon (301); 1913-14 - Thomas Salladay grocery (301); 1916-21 - J. Fred Brown billiards (colored) (301) 1920-38 - Iowa Hide & Junk Co (305, storage in 303), 1922-24 - soft drinks (301), 1928-33 - Morris Iskovitz grocery (301); 1938-42 - American News Co newstand 1945-51 - restaurant (301); 1945 - H&M Welding (305); 1951-60s - Des Moines County Implement (301)		Storefront: clad in metal siding Windows: - Architectural details: - Architect/Builder: - Modifications: 1960s - multiple storefronts clad in metal as one building

Address State Site Inventory # Map # ~ District status	Historic name	Significant dates Architectural style/type	Height Wall material
	Historic information		Architectural details and modifications
209 S. 3rd St State #29-00119 Map #26 ~ Contributing (A)	**Farmers Motor & Supply Company**	c.1914 Other - brick front	Height: 2 story Walls: brick (textured)
	(1912-14 - Sleeter - ice cream manufacturing) 1915-22 - Farmers Motor & Supply Company (Buick sales and service) 1924-28 - Friday Battery & Electric Corp., 1930-33 - Meacham Electric; 1935-40 - auto service 1940s - warehouse - Northwestern Bell Telephone Company 1951-57 - Kriechbaum & DeWein sheet metal (shop) 1960s - vacant		Storefront: remodeled with large aluminum windows/doors (1950s?) Windows: 1/1 wood windows - segmental arch Architectural details: textured/molded brick adds character to brick walls Architect/Builder: - Modifications: 1950s? - first story remodeled
215 S. 3rd St State #29-03501 Map #27 ~ Non-contributing	**Commercial building**	c.1986 none	Height: 1 story Walls: brick
	(previous building: 1930s - Lubelchek Motor Company, Pepsi bottling works, Auto Body Company - used cars)		Storefront: brick and paneling Architect/Builder: - Modifications: 1980s - demo of 2 story building - new one set within partial walls
217 S. 3rd St State #29-03502 Map #28 ~ Non-contributing	**Salvation Army**	1963 1960s modern	Height: 2 story Walls: brick (buff)
	1963 - built for Salvation Army 2011 – Salvation Army		Windows: tall rectangular windows set back in brick walls Architectural details: - Architect/Builder: - Modifications: rear addition
225 S. 3rd St State #29-00121 Map #29 ~ Contributing (A & C)	**Burlington Vinegar and Pickle Works Warehouse**	c.1892 Romanesque Revival	Height: 2 story Walls: brick
	1892 - foundation indicated - apparently built as warehouse for Burlington Vinegar and Pickle Works (Map #14) - moved to new facilities in late 1890s, 1900 Sanborn map: vacant 1904-08 - Third Street Box Company (move from 123 - prior bldg on C&E office site) c.1910-1915 - Chittenden & Eastman warehouse (I? K?) 1915-35 - Modern Electric Company (manufactured Burlington telephones, telephone/electric materials sales) 1924-26 - Edward Hagerty, blacksmith; 1930 - Burlington Transportation Company; 1933-38 - Hedricks Motor Transfer Line 1942-51 - Iowa Southern Utilities warehouse; 1955-57 - Welco Mfg - tv's; 1958-60 - Antennae Designs 1960s - vacant/storage		Storefront: center entry with 6/6 double hung windows - south window converted to vehicular entry prior to 1977 Windows: 2/2 wood windows on 2nd story - segmental arch lintels, stone sills Architectural details: decorative parapet with brick corbeling Architect/Builder: - Modifications: first story entries
231 S. 3rd St State #29-00123 Map #30 ~ Contributing (A & C)	**Burlington Buick Company**	1913, c.1927 20th century commercial	Height: 3 story Walls: brick
	9-23-1913 - C&E new bldg at 3rd and Elm underway - will be "neat, substantial brick structure" - 1913-21 - Chittenden & Eastman warehouse (2 story brick building - "L"?) 1922-35 - Burlington Buick Company - 1st story: display, 2nd story: shop and storage - add 3rd story by 1927 - painting/refinishing 1936-38 - Nelson Motor Company 1938-42 - Lubelchek Motor Co. 1943-1951 - Wischmeier Auto Sales 1955-1960s+ - Union Supply Company (electrical applicances, tv's)		Storefront: remodeled (1960s?) - large aluminum windows/doors Windows: 6/6 and 6/1 windows Architectural details: brick outlined rectangular detail with corner diamonds, Chrysler ghost sign on upper north wall Architect/Builder: - Modifications: c.1925 - third story added, c.1960s - storefront remodel, 2010 - setback rooftop addition

Address **State Site Inventory #** **Map #** **~ District status**	**Historic name**	**Significant dates** **Architectural style/type**	**Height** **Wall material**
	Historic information		**Architectural details and modifications**
216-220 (220-222) S. 3rd St State #29-00120 (not 118) Map #31 ~ Contributing (A & C)	**Iowa Biscuit Company**	1914-15 Classical Revival	Height: 5 story Walls: brick
	built in 1915 for Iowa Biscuit Company - five story state-of-the-art 40,000 square foot - own generator - employed 50-100 - James M. Storrar, Pres; A.G. Oberle, vp; A.H. Riepe, sec-tres; and W.A. Baum, manager 1915-34 - Iowa Biscuit Company, basement - storage, 1st - sales, 2nd - storage and ice cream sandwiches, 3rd - packing, 4th - cookies, 5th - crackers/cakes 1934-55 - Midwest Biscuit Company - Frank J. Delaney, pres - wholesale bakers of cakes, cookies, and crackers - moved to West Burlington by 1956; 1947-54 - Hedrick Motor Transfer Lines 1956-83 - National Research Bureau (storage/printing? - not main bldg); leased space: American News Co., Brayton Chemicals, Inc., National Lithograph, Inc., Delta Press, Inc., National Mailers, Inc.		Storefront: two entries and four windows - remodeled Windows: façade windows covered - stone sills - 2/2 on side and rear elevations - segmental arch lintels Architectural details: stone and brick detailing on 1st & 5th story - parapet rises to center - IBC overlaid carved in stone; painted ghost sign on upper north side - “Iowa Biscuit Co. Wild Rose Brand Crackers" Architect/Builder: George H. Washburn Modifications: façade windows covered, first story windows/entries replaced
228-230 S. 3rd St State #29-00122 Map #32 ~ Contributing (A & C)	**Gardner & Gould Company (candy)**	c.1880, 1910 Other - brick front	Height: 3 story Walls: brick
	1880-1898 - Burlington Linseed Oil Works (also National Linseed Oil Co, American Linseed Oil Co) – gable roof building – noted on 1900 Sanborn map as “in ruins” 1901-1904 - Burlington Paper Co (faded sign on front) 1904-57 - Gardner & Gould Company - candy factory - 1910 - enlarge building with new rear section – also façade remodel then? – create modern plant - produced Fern Brand chocolates 1931 Sanborn map: 1st - office/storage/shipping, 2nd - storage/chocolate dipping, 3rd - candy factory 1957 - Gardner & Gould Company - candy factory - 125 employees in 1957 prior to closing - operations to Moline/Rock Island 1959-2012+ - Burlington Tent & Awning - Albert Wiedemann (manufacturing and renting tents, awnings and other canvas products, Burlington Brand Tarpaulins)		Storefront: large aluminum windows, center aluminum door Windows: 1/1 segmental arch windows - stone sills - 2/2 on rear Architectural details: ghost signs - front - Gardner & Gould - also Burlington Paper Co - light ghosts of painted signs on south Architect/Builder: - Modifications: 1910 - earlier building enlarged and remodeled; 1960s - first story windows/doors installed

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- [ ] 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry
Commerce
Architecture

Period of Significance

1876-1962

Significant Dates

n/a

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

n/a

Architect/Builder

Goddard, Harry Irvin
Washburn, George Hyde
Weibley, William Frederick
Temple and Burrows
Dunham, Edwin P.
Beck, Henry A.

Period of Significance (justification)

The period of significance for the Manufacturing and Wholesale Historic District spans from 1876 to 1962. The period of significance starts in 1876 with the construction of the five-story brick building at 100-104 S. 3rd Street for Chittenden and Eastman. Construction on the primary manufacturing and wholesale buildings spanned from 1876 to 1926, with the last historic building in the district constructed in 1938. The historic function of

these buildings as wholesale and manufacturing concerns continued into the last quarter of the 20th century, significantly contributing to this aspect of Burlington's history. Thus, the period of significance ends at 1962, the standard 50-year end for significance associated with the National Register of Historic Places. This end date may be revised and extended in the future.

Criteria Considerations (explanation, if necessary)

n/a

Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Manufacturing and Wholesale Historic District in Burlington, Iowa, is nominated under Criterion A for its strong and significant association with industry and commerce in Burlington and under Criterion C for its significant large brick manufacturing and warehouse buildings. The period of significance extends from 1876 with the construction of the first furniture manufacturing and warehouse building to 1962, as the buildings within the district continue to be utilized for manufacturing and wholesale functions. Two-thirds of the 28 contributing buildings were built from 1900 to 1926, representing the strength of this aspect of Burlington's economy through this period. The district is nominated at a local level of significance, though it may be further evaluated at a future date for statewide significance.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

The Manufacturing and Wholesale Historic District is locally significant in the areas of industry and commerce under Criterion A as it encompasses the historic manufacturing and wholesale core of Burlington along the railroad tracks from Main to 5th Street and south along 3rd Street. The railroad tracks through the district starting with the Chicago, Burlington, and Quincy line, proximity to the Mississippi River and shipping opportunities to the east, and the retail businesses to the north along Jefferson led to the development of these blocks as focused on manufacturing and wholesale businesses, rather than retail stores and professional offices. The development of this area throughout the last quarter of the 19th century reflected the rise of the wholesale and manufacturing businesses in Burlington, with eight of the extant buildings in the district dating to this period. The strength of the local economy and success of these businesses led to the formation of new businesses in the early 20th century and construction of several additional large buildings. Businesses in the Manufacturing and Wholesale Historic District marketed to regional as well as national customers, with several opening branch locations in other Midwest cities in the first quarter of the 20th century. Increased business and customers lead to expansion of their facilities in Burlington, particularly the significant furniture manufacturing and wholesale house of Chittenden and Eastman Company in the 100 block of S. 3rd Street. By 1926, 27 of the 32 extant buildings in the district were constructed. These businesses employed a large number of local workers, helping sustain the economy through the 1930s. While the majority of businesses continued here after World War II, competition from the development of larger industrial sites in West Burlington ended further construction within the district. Several earlier businesses would continue to operate into the 1950s in the Manufacturing and Wholesale Historic District, with others surviving here into the 1970s and 1980s. New businesses that opened in older buildings continued the role of the area in aspects of manufacturing and wholesale in Burlington, transitioning to serve successful but smaller businesses.

The Manufacturing and Wholesale Historic District is also locally significant under Criterion C for its excellent collection of large manufacturing, wholesale, and warehouse buildings in Burlington dating from 1876 to 1926, the height of the rise and development of these businesses. The district is characterized by three story or taller brick buildings with large footprints. These buildings are excellent examples of the more functional architecture associated with manufacturing and warehouse buildings. The significance of these buildings derives from their utilitarian form and functionality, as well as their design elements. The buildings for John Blaul & Sons and F.L. & G.L. Unterkircher represent examples of the Romanesque Revival style, while six additional extant buildings constructed in the last quarter of the 19th century reflect more restrained examples of this style. Likewise, Renaissance and Classical Revival influences are noted on several of the buildings constructed from 1900 to 1926, with the details restrained as the styles are interpreted to this type of building. Collectively, the buildings represent the large-scale brick buildings associated with large manufacturers and wholesale businesses, creating unique and significant streetscapes through their scale and substance. While a few other examples of historic large industrial buildings are found further west along the railroad tracks, the Manufacturing and Wholesale Historic District represents a significant collection and concentration of this architecture in Burlington.

Developmental history/additional historic context information

The Manufacturing and Wholesale Historic District represents a significant chapter in the history of Burlington from 1876 to the end of the 20th century. The groundwork for a community with successful large scale manufacturing and wholesale businesses was laid in the first decades after settlement in 1833. By 1850, Burlington had a population of 4,082, and it was the largest community in Iowa. Burlington benefited from a railroad bridge across the Mississippi River in 1869, and the population grew from 14,930 in 1870 to 19,450 in 1880 and 22,565 in 1890. In the last quarter of the 19th century, Burlington developed a significant manufacturing and wholesale base for its economy. Retail businesses took the opportunity to expand into wholesale with ready markets in distant states via the river and railroad. Manufacturing concerns found a steady supply of materials and ample labor, as well as the same market opportunities. Manufacturing and wholesale houses continued strong in the 20th century, with a number of new businesses forming and prospering. Numerous multi-story brick buildings were constructed in the first two decades to support the growing manufacturing and wholesale business in Burlington. The population of Burlington grew to 24,057 in 1920 and 25,832 in 1940, then the 11th largest city in Iowa. Many manufacturing and wholesale businesses with their starts in the late 19th century continued to operate in the middle of the 20th century. The natural lifespan of businesses and changing market conditions impacted the Manufacturing and Wholesale Historic District by the 1950s, with buildings changing hands for new business enterprises. While specific business types shifted, the new businesses within the area maintained similar production and distribution uses for the buildings within the district. Many of these businesses continue to operate in the district in 2011, while other large buildings are vacant and await redevelopment.

Settlement and early business development in Burlington, 1833-1875

The early history of Burlington positioned the community to support the growth of large manufacturing and wholesale businesses by the last quarter of the 19th century. The natural features of the town site provided for ample room for a town to develop and a ready supply of water for industrial development. Burlington grew with access to steamboat traffic in the 1840s and then a strong railroad connection in the 1850s. The town served local residents, regional farmers, and settlers crossing the Mississippi River to the west with retail and manufactured goods. Thus, the model of supplying customers outside the town boundaries began early in Burlington. Wholesale businesses developed in the years following the Civil War, including early forms of later

prominent businesses. The construction of the Chicago, Burlington, and Quincy (CB&Q) railroad bridge in 1869 over the Mississippi River solidified Burlington's prominence among Iowa cities in the last quarter of the 19th century, permitting the rise of significant businesses throughout the Manufacturing and Wholesale Historic District.

The early history of Burlington is directly linked to the early history and settlement of Iowa. In 1833, Simpson S. White and Amzi Doolittle selected the site for Burlington in a valley along Hawkeye Creek between the bluffs that fronted the Mississippi River. The topography guided the development of the community. Natural features created an excellent place for a steamboat landing, and the valley was large enough for a large town to develop. The creek provided water for industrial development, and the hillsides provided additional space for residential growth as the community size increased. A street was surveyed, and a store and other buildings soon were constructed along this general block. The first survey to create a plat occurred in December 1833, and the town was named Burlington in early 1834 after the town in Vermont. Through action by the federal government, Burlington was officially surveyed in July 1836 at the same time as Fort Madison, Belleview, Dubuque, and Peru. This survey respected streets already laid out and stipulated size of lots and public squares. In spring 1837, Burlington was incorporated. Development of Burlington through the 1830s was significant, and the town was selected as the site for the territorial capitol in 1838 after the formation of the Iowa Territory. The population of Burlington was estimated to be around 1,200 in 1838 (*History of Des Moines County* 1879: 468-72, 474, 478, 493-94; *Portrait and Biographical Album of Des Moines County* 1888: 726-27; *Daily Hawk-Eye Gazette,* September 2, 1938, 4, 26; *A Souvenir of Burlington* 1896: 5; Brower 1982: 8; Naumann 1999: 6).

Burlington provided retail businesses for local residents as well as for settlers crossing the Mississippi River and moving further west. It also served as a regional trade center for residents within a day's trip of the community. The initial construction in Burlington faced the Mississippi River, and then it extended west within the Hawkeye Creek valley. Jefferson Street became the focus of additional commercial development over the next decades. After the territorial capitol moved to Iowa City in 1842, Burlington further developed as a regional trade center. Transportation focused on the Mississippi River during the 1840s, providing opportunities for import and export of products and goods. Improvements on transportation corridors to the west began by the late 1840s, with the Burlington and Mount Pleasant Plank Road Company organized in 1847 to build a road from Burlington to Mount Pleasant in Henry County. The town had 524 steamboat arrivals in 1847, bringing over 13,000 passengers to Burlington. The community imported salt, iron, stoves, and general merchandise, and it exported oats, corn, wheat, beans, flaxseed, barley, flour, whisky, pork, hay, and dry hides. By 1850, Burlington had a population of 4,082, and it was the largest community in Iowa. The area along the river was the commercial core of the city. Residential development extended up the surrounding hills – south to South Hill and further south to South Street and Prospect Hill, west of Boundary or Central Avenue to West Hill, and north of business district to North Hill. Pork packing continued to be prevalent in this period, and other industry also began to develop. In 1853, D. Winter started a planing mill and sash/door/blind factory, which would continue into the 1880s. It was one of the first factories of this type in Iowa (Naumann 1999: 6; Svendsen 1977: 2, 18, 21; Brower 1991: 8:4; *History of Des Moines County* 1879: 478, 481-82, 505, 586; *Portrait and Biographical Album of Des Moines County* 1888: 705, 761).

Residents of Burlington understood the importance of transportation routes to their prosperity and growth, and they saw the increased prevalence of railroads by the 1850s. In 1853, they incorporated the Burlington and Missouri River Railroad, which was formed as a sister company to the Chicago, Burlington, and Quincy Railroad (CB&Q). In 1855, the CB&Q reached a point on the Mississippi River across from Burlington in Illinois. The Burlington and Missouri River Railroad received a land grant in 1856, and they built west from Burlington to Mt. Pleasant. The CB&Q also reached Quincy in 1856. The Burlington and Missouri River continued west to Ottumwa by 1859, which remained the terminus until after the Civil War. Other railroad

companies also organized to build lines connected to Burlington, such as the Peoria & Burlington Railroad in 1858 (Svendsen 1977: 22; Naumann 1999: 6; *History of Des Moines County* 1879: 484).

The result of the arrival of the railroad in Burlington was increased commercial development, trade, and industry. The 1856 business directory notes that the community had strong retail and wholesale trade. The total of all business sales was $1,421,000, and total value from manufacturers was $175,000 (*History of Des Moines County* 1879: 482-483). The 1859 directory notes the continued prominence of Burlington in trade and industry in this period. The list of goods traded at Burlington included dry goods, groceries, hardware, stoves, manufactured shoes, furniture, lumber, shingles, lath, vinegar, and lager beer. They also exported flour, wheat, corn, cattle, and hogs. The top eleven grossing industries in Burlington were brick ($420,000), iron work and machinery ($226,300), plows ($110,000), harness and saddles ($86,000), sash and shingles ($75,000), tin/copper/iron ($58,200), barrels and cooperage ($57,900), clothing and millinery ($40,500), crackers/cakes/bread ($36,500), carriages and wagons ($31,000), oils/soap/candles ($31,000). Other industries included furniture, marble works, cut stone, vinegar and beer, lime, confections, boots and shoes, starch factories, matches, and cigars and tobacco (*History of Des Moines County* 1879: 485-87). In relation to the development of Burlington, the directory notes:

> The business portion of the city is mostly limited to the lower districts, skirting the river and the banks of the Hawk-Eye, whose bed divides the city about midway, running east and west; the hills on either hand are, for the most part, crowded with dwelling houses - many of them ornamental and extensive….The conformation of the surrounding country insures to Burlington a prominent position among the business places of this section of the Union. For nearly twenty miles above and below, on either side of the river, the formation of its banks precludes the establishment of a rival town of any importance; thus an extensive section of the finest and most fertile country in the world must forever remain tributary to this point. (*History of Des Moines County* 1879: 484)

Industrial growth continued in the 1860s after the Civil War. Many businesses that started in this period would continue and evolve through the end of the 19th century and into the 20th century. Earlier businesses were formally incorporated in this period as they continued to prosper. For example, C.P. Squires started a drug business in 1856, and he incorporated as C.P. Squires & Company, focusing on retail and wholesale trade. C.F. Schramm and F. Schmieg started Schramm & Schmieg as a retail dry goods business in 1863, converting to a wholesale business by 1882. The carriage manufacturing firm of Bennett & Frantz organized in 1864, with the business dating back to 1841. The lumber company of Gilbert, Hedge & Co organized in 1865, drawing on pine lands in Wisconsin and a sawmill on the Chippewa River for their raw product. In 1866, Charles B. Quick organized the Union Furniture Company on Valley Street near the railroad, moving further west along the tracks in 1868. H. Bailey & Company also started manufacturing furniture in 1866, and they would become Todd, Pollock, & Granger in 1873. Henry W. Chittenden started working for the company as salesman in 1875 (*Portrait and Biographical Album of Des Moines County* 1888: 760-61, 766, 772; Antrobus 1915, Vol. 2: 444; *A Souvenir of Burlington* 1896: 72). The wholesale seed house of N.J. Burt & Company began in 1868, and it grew to be the “only exclusive wholesale seed store” in Iowa by 1888 (*Portrait and Biographical Album of Des Moines County* 1888: 767).

Industrial development in Burlington received an additional boost with the completion of the CB&Q bridge across the Mississippi River in 1869. The CB&Q railroad also established shops in Burlington at this time, in conjunction with the Burlington & Missouri River railroad. The railroad shops quickly became the leading employer in Burlington, with 378 employed combined by 1870. They would continue to be the largest employer in town until the 1930s. The completion of the bridge spurred additional development of seven railroad lines into Burlington, and increased the connections and markets for manufactured and wholesale goods distributed from Burlington. By 1872, 19 firms employed 10 or more people. The lumber industry was the second largest employer in 1870 with 127 people employed, followed by implement and carriage factories (72), a cigar and tobacco firm (69), and iron works (40). The early prominence of pork packing and flour milling

decreased significantly by this time. The Murray Iron Works was organized from the foundry of Charles Hendrie in 1870, and it would quickly grow over the next decade. Brewing also continued in Burlington with the Casper Heil Brewing Company organized in 1872 after the purchase of the Bauer & Schafner Brewery and the Western Steam Brewery organized in 1873 (*History of Des Moines County* 1879: 522; Svendsen 1977: 23, 44-45, 50-51; Antrobus 1915, Vol. 2: 240)

As Burlington and its associated industries developed in the 1870s, the city began to develop amenities and organizations for its residents. The 1873 map of Burlington shows the development of the town in relation to the Mississippi River and Hawkeye Creek (Figure 4). Hawkeye Creek extends inland from Front near Division angling northwest to Jefferson around 8th Street. The railroad line follows this creek bed into the city. Industrial growth in the 1860s and 1870s began to focus on this land along the creek and railroad. Union Depot was located on Main Street near Division, with the railroad bridge significantly further south. The Burlington Board of Trade formed on February 1, 1873, serving as a "commercial club" or chamber of commerce to promote business interests and growth in the community. The fire department became a paid organization in 1871. Plans formulated for a water works system, finally complete in June 1878 with 157 fire hydrants. In November 1873, Burlington was designated a city of the "first class," due to its size and development. Also in 1873, the Burlington Street Railway organized, with a two mile route complete in January 1874 to South Hill. The West Hill and West Avenue Railway, North Hill Street Railway Company, and Main Street and Prospect Hill Street Railway Company completed their routes over the next two years (*Portrait and Biographical Album of Des Moines County* 1888: 753; *History of Des Moines County* 1879: 496, 507, 510, 514, 517-20). With this network of street railways, residential neighborhoods were connected with the commercial and manufacturing businesses downtown. City limits were extended again in 1876.

Rise of large manufacturing and wholesale businesses, 1876-1900

The last quarter of the 19th century witnessed the growth and development of several manufacturing and wholesale businesses that would be successful into the 20th century. In the Manufacturing and Wholesale Historic District, earlier businesses that built larger new buildings included Chittenden and Eastman, John Blaul and Sons, and F.L. & G.L. Unterkircher. Other buildings constructed in this period reflect new businesses, such as the Burlington Vinegar and Pickle Works and the Burlington Linseed Oil Works. The first five-story brick building at 100-104 S. 3rd Street for furniture manufacturers Chittenden and Eastman was built in 1876 (Map #12), followed by two additional buildings prior to 1900 (Map #13, Map #14). Further south on 3rd Street, buildings for Burlington Vinegar and Pickle Works (Map #15, Map #29) and Burlington Linseed Oil Company (Map #32) were also built in the 1880s and early 1890s. In the block north of the railroad tracks and south of Valley Street, John Blaul and Sons built a new building for their wholesale grocery business in 1892 (Map #1), and F.L. & G.L. Unterkircher built a large livery and undertaker building in 1896 (Map #10). These buildings reflect the early development of the Manufacturing and Wholesale Historic District.

A number of manufacturing and wholesale businesses that would be successful into the 20th century formed in the late 1870s. John Blaul, who opened a retail grocery in 1856, expanded his business and opened a wholesale grocery house in 1874. His sons joined the business in 1882. Andrew Lagomarcino arrived in Burlington in 1875 and started the first fruit import business in Burlington on Main Street. The business would expand to a partnership with W.H. Grupe in 1885. The wholesale grocery business of Biklen, Winzer & Company organized in 1875. By 1888, their business area extended through Iowa, Illinois, and Missouri. The furniture manufacturing business of H. Bailey & Company evolved to Todd, Pollock, & Granger in 1873, and Henry W. Chittenden started working for the company as salesman in 1875. The company built a large five-story brick building in 1876 at 100-104 S. 3rd Street, immediately south of the railroad tracks (State # 29-00117, Map #12). Henry W. Chittenden became a partner in 1877, and the large building of Pollock, Granger & Chittenden is depicted in their 1881 catalog (Figure 5). Acres, Blackmar & Company incorporated in March

1879, manufacturing blank books and conducting general printing. They were the largest manufacturer of this type in Iowa by 1888 (*Portrait and Biographical Album of Des Moines County* 1888: 763-65, 771; Antrobus 1915, Vol. 2: 445, 472; Svendsen 1977: 96).

Three lumber companies organized in this period, and woodworking and furniture businesses continued to grow in number. The Burlington Lumber Company incorporated in 1877, tracing its roots back to the 1840s lumber partnership of Rand & Carson. The company developed a specialty in bridge timber for railroad companies. In 1879, E.D. Rand also incorporated the Rand Lumber Company. The company ran five branch yards within a 200 mile radius by 1888 and was also connected with the Keithsburg Lumber Company and the Carson & Rand Lumber Company of Keokuk. Wyman & Rand was also incorporated in 1879 as wholesale and retail dealers in carpets, furniture, wallpaper, window shades, curtains, mirrors, mantels, and tiling. The Wyman-Rand Carpet Company and Northwestern Manufacturing Company were also associated with C.W. Rand. In April 1880, the Cascade Lumber Company incorporated from persons associated with Gilbert, Hedge & Company (*Portrait and Biographical Album of Des Moines County* 1888: 766, 771-72). With the strong presence of German woodworkers, Burlington developed as a strong furniture manufacturing center. The Union Furniture Company, B. Wolf & Ita Company, Burlington School Furniture Company, Quick & Sons Company, and J.A. Smith & Son School Furniture Company operated in Burlington at this time. The largest companies were the Northwestern Furniture Company (later Leopold Desk Company), North Western Cabinet Company, and Todd, Pollack, and Granger Company (later Chittenden & Eastman) (Svendsen 1977: 48).

The 1879 history of Des Moines County notes the prominence of Burlington's industrial base. Their success was partially attributed to the connections offered by the eight railroads into Burlington: Chicago, Burlington & Quincy; Toledo, Peoria, & Warsaw; Burlington, Carthage, & Quincy; Burlington & Missouri River; Burlington, Cedar Rapids, & Northern; Burlington & Keokuk; Burlington & Southwestern; Burlington & Northwestern; Rockford, Rock Island & St. Louis (*History of Des Moines County* 1879: 519-22). The history noted:

> Burlington is well situated for becoming a great commercial and manufacturing city. With lines of railroad radiating in every direction, bringing to her warehouses the products of near and distant portions of the country; with the Mississippi River at her door, ready to float upon its bosom such products as seek a Southern market; with a wealth of timber suited to manufacturing purposes near at hand; with inexhaustible coal deposits within easy reach either to the east or west; and with the great South and West as an unfailing market for either manufactured articles or surplus breadstuffs; it does appear as if promising future opened before the city; and it is not unreasonable to believe that within a few years these expectations may be realized. (*History of Des Moines County* 1879: 590)

In 1880, the population of Burlington had grown to 19,450, a significant increase from 14,930 in 1870. A total of 35 companies employed 10 or more people in Burlington. The lumber industry was the largest industrial employer with 201 in their workforce, followed by furniture manufacturing with 143 and a large number employed in iron/metal works. Moderate sized industries included food processing firms, breweries, cigar factories, and brick yards (Svendsen 1977: 45). The CB&Q railroad shops moved to West Burlington in this period, about three miles to the west of the Mississippi River. The town was incorporated, including the 1000 acres of land leased by the railroad. The community grew to 300 residents by 1888, and the railroad shops employed 1,400 men (Svendsen 1977: 2, 46).

The *Commercial and Statistical Review of the City of Burlington, Iowa* published by J.L. Spalding in 1882 included a review of 39 manufacturing interests in Burlington, in addition to mercantile interests and miscellaneous businesses. Overall, the city had 14 manufacturers of implements/carriages/wagons, four furniture factories, three mattress factories, two planing mills, four lumber mills, two cooper shops, 11 cigar manufacturers, six saddlery businesses, four foundries or machine shops, five breweries, three shirt factories, two linseed oil mills, two flour mills, three pork packers, two brick yards, two soda water businesses, and two blank book manufacturers. Numerous other individual business types were also listed. The manufacturers

selected for inclusion with profiles included: Bennett & Frantz (carriages), Bishop Brothers Printing Company, George Boeck (pork packing), Burlington Wheel Company, John Burg & Sons (wagons), Burlington School Furniture Company, Burlington Cutlery Company, Burlington Shirt Factory, Burlington Linseed Oil Company, Burlington Wire Mattress Company, H.W. Chittenden (furniture), John Dailey (boilers), Duplex Spring Bed Company, Embalming Burial Case Company, Henry Ewinger (plumbing and gas fixtures), Peter Fawcett (boiler and sheet metal), Funck & Hertzler (implements), Hawkeye Manufacturing Company (buggies and wagons), Hawkeye Barb Wire Fence Company, Kuhn & Sons (brooms), C. Mathes (lard oil and soap), C. Mathes & Brother (mineral water and soda water), Murray Iron Works, Pioneer Linseed Oil Company, Ray Plow Company, George Schmittel (mattresses), Joseph S. Schott (saddles/harnesses/collars), J.W. Smither (crackers/cookies), Steinbrecher, Dehn & Lau (pork packers), Stewart & Hayden (plumbing and gas fixtures), The National Mills (Derby Mills), George S. Talbott (boots and shoes), Union Furniture Company, Vinegar & Pickle Works, C.R. Wigert (mineral water), Thomas Wilkinson & Company (paint), Robert Wolf (walnut furniture), N. Woodward (wigs), and Woven Wire Mattress Company (Spalding 1882: 70-74, 90-159).

A number of these businesses with ties to the Manufacturing and Wholesale Historic District incorporated or evolved in the early 1880s. For example, the Burlington Vinegar and Pickle Works incorporated in 1881, producing cider, vinegar, pickles and sauerkraut, preserves, jellies and mincemeat in a two-story brick building at 118 South 3rd Street (State Site #29-00117, Map #15). The business grew out of the pickle business of H. Weinrich and had branch houses in Fort Madison, Sandusky, and Kansas City by 1888. Schramm & Schmieg shifted from retail to wholesale dry goods around 1881, and it became Schramm, Schmieg, & Company in 1888 with the addition of C.F. Schramm's son Arthur. John Blaul's wholesale grocery business likewise became John Blaul & Sons in 1882, and the sons continued the business after his death in 1885. By 1888, they expanded to manufacture spices and carried a large line of teas. James W. Smither bought the cracker factory of Phillip Hoerr in 1882 and expanded as a manufacturer of crackers and candies as well as wholesale dealer in crackers, candies, foreign fruits, and nuts. Henry W. Chittenden operated the long-running furniture business solo starting in 1882, and then added E.P. Eastman, who worked as his bookkeeper, as a partner, creating Chittenden & Eastman Company. In 1886, they built a five story building at 108-110 S. 3rd Street as a twin to their first building at the corner (Figure 6) (State Site #29-00117, Map #13). Jaggar & Simpson started their linseed business in a three story brick building in 1880 at 3rd Street and Elm, reorganizing as the Burlington Linseed Oil Company in 1886 to manufacture pure raw and boiled linseed oil, oil cake, and oil cake meal, and screened and ground flax seed (State Site #29-00122, Map #32) (*Portrait and Biographical Album of Des Moines County* 1888: 761-62, 765-66; *A Souvenir of Burlington* 1896: 72; Antrobus 1915, Vol. 2: 445).

The 1886 Sanborn map shows a variety of commercial and industrial uses in the blocks between Valley and Market/railroad tracks from 3rd Street to 5th Street as well as in the blocks to the south on 3rd Street (Figure 7). In the blocks along the north side of the tracks, the map shows several manufacturing and wholesale businesses in buildings replaced or demolished over the next decades, including wholesale groceries, wholesale hardware, Rob Donahue (carriages), Burlington Fuel Company yard, a shoe factory, a door/screen factory, Burlington Steam Supply Company, and several smaller businesses. The blocks to the north along Jefferson and east along Main Street are most heavily developed with commercial businesses, extending south on Main Street to Elm and the Union Depot. This development has been assisted with the burying of Hawkeye Creek through a sewer project after 1878, reclaiming some land within these blocks. The factories of Chittenden & Eastman (State Site #29-00117, Map #12 and #13), the Burlington Vinegar & Pickle Works (State Site #29-00117, Map #15), and the Burlington Wire Mattress Factory (demolished) are found on the 100 block of S. 3rd Street, with dwellings in the 200 block and the factory of the Burlington Linseed Oil Works at the corner with Elm (State Site #29-00122, Map #32).

The railroads, particularly the CB&Q, continued to play a large role in the prominence of Burlington in this period. By 1888, 4,655 miles of railroad were owned, controlled, and operated by the Chicago, Burlington & Quincy and the Burlington, Cedar Rapids & Northern, running to 61 of Iowa's 99 counties with stops at 773

cities in Iowa, Missouri, Nebraska, Kansas, Minnesota, and Colorado. The CB&Q shops in West Burlington employed 1,400 men to build and repair engines, freight cars, and other related parts (*Portrait and Biographical Album of Des Moines County* 1888: 713). The 1888 history of Des Moines County noted:

> Without doubt Burlington is one of the best points in the West for manufacturing purposes. Having a perfect network of railroads radiating in nearly every direction, with the mighty Mississippi affording cheap transportation, where can a better point be found? Much is being done in this direction, while much more remains to be done. Already the manufacturing products of Burlington amount to millions of dollars annually, and as a special manufacturing point it is yet in its infancy. All who have located here are doing well and are hopeful of the future.
> (*Portrait and Biographical Album of Des Moines County* 1888: 758)

The community and business leaders of Burlington reorganized the body promoting industry and commerce in town with the formations of the Commercial Club on August 18, 1887. The goal of the initial 50 members was "to promote the commercial interests of Burlington by the social intercourse of the members, a free exchange of views, and by organized efforts." They recognized the role of the railroads, manufacturers, mercantile establishments, and financial institutions in the growth and prosperity of the town, and they strove to fully support them. They hoped to "secure the co-operation of our business men, and the approval of the public in general" by promoting public welfare in a commercial sense and uniting commercial concerns and interests through persistent effort (*Portrait and Biographical Album of Des Moines County* 1888: 752).

Community leaders also strove to further advance Burlington in the late 1880s and into the 1890s with public improvement projects. The Burlington Water Works installed 20 miles of mains and 214 fire hydrants by 1888. The fire department served the community through seven hose stations throughout the city. Road improvements in town began with replacing wood trestle bridges across valleys with stone culverts and bridges. Eleven miles of new sewer were also installed by 1896. Roads throughout town had macadam paving in the 1880s, and the first experiment with brick occurred in 1887 at the intersection of Main and Jefferson. With its success, Jefferson was paved with brick from Front to 7th and then continued onto other main streets. The local Granite Brick Company supplied the bricks. By 1896, Burlington had 10 miles of brick streets, 7.43 of macadam, 1.46 of limestone blocks, and .11 miles of granite for a total of 19 miles paved. The town was served by two main street railways in this period, the original Burlington Street Railway and the Union Street Railway, created by a merger of the smaller neighborhood lines. Donations by Philip Crapo led to the completion of the Burlington Free Public Library in 1893 and the establishment of Crapo Park by 1896 (*Portrait and Biographical Album of Des Moines County* 1888: 755-56; *A Souvenir of Burlington* 1896: 12, 89; "First Brick Paving in Burlington," *Daily Hawk-Eye Gazette,* September 2, 1938, 21; "Burlington's Treasure House," *Daily Hawk-Eye Gazette,* September 2, 1938, 28).

The industrial area near the railroad tracks along S. 3rd Street is depicted on the 1889 *Perspective Map of the City of Burlington* (Figure 8). The two and three story commercial buildings facing the river and railroad to the east along Main Street are clearly visible. The rear of the two five-story buildings for Chittenden & Eastman one block west on S. 3rd Street are also clearly visible. A mix of two or three story buildings and larger buildings are found throughout the remainder of the blocks near the tracks. The blocks north of the tracks have more concentrated development by this period than 3rd Street south of the tracks. The development on the east side of the 100 block of S. 3rd Street is better depicted in the image included in the 1891 *Souvenir of Burlington* (Figure 9). The two five-story Chittenden and Eastman buildings constructed in 1876 and 1886 (Map #12-13), the newer c.1889 three story building (Map #14, increased to five stories around 1898), and the two-story Burlington Vinegar and Pickle Works building (Map #15) provide a solid block of buildings.

Businesses in Burlington continued to form, grow, and evolve over the next few years. In 1889, E. A. Florang organized the Burlington Basket Company at Court and Front streets. The Iowa Soap Company started in 1891 on Front Street near Union Depot, later moving to Valley Street. Drake Hardware incorporated in 1891 to

conduct wholesale business of hardware. A merger of the C.P. Squires & Company and Reynolds & Churchill Company in 1889 created the Churchill Drug Company, a wholesale drug company that would be successful in Burlington within the Manufacturing and Wholesale Historic District well into the 20th century. (Antrobus 1915, Vol. 2: 116, 176; Svendsen 1977: 97)

The 1892 Sanborn map depicts the development by this time of the area along 3rd Street near the railroad tracks and further west on Valley with continuing and new commercial and industrial uses (Figure 10). Commercial and wholesale businesses define the blocks on the immediate north side of the railroad tracks. Manufacturing interests include the Rob Donahue Carriage Works (demolished) and J.L. Kelly & Company (demolished). Wholesale grocery interests of John Blaul and Sons are represented in the buildings at 113 S. 3rd Street (office, demolished) and 115 S. 3rd Street (Map #9, remodeled). A number of manufacturing and wholesale businesses are located on S. 3rd Street south of the railroad tracks, including the three buildings associated with Chittenden & Eastman (furniture) (State Site #29-00117, Map #12-14), Burlington Vinegar & Pickle Works (State Site #29-00117, Map #15), J.W. Smithers (crackers and candy) (demolished), and the Burlington Linseed Oil Company (State Site #29-00122, Map #32). In 1892, John Blaul and Sons constructed their large wholesale grocery house at Valley and 5th Street, expanding to include a canning factory by 1895 (State Site #29-01641, Map #1). The Romanesque Revival building with prominent corner tower was likely designed by Charles A. Dunham, prominent Burlington architect from 1856 to 1907, and it was built by his contractor brother Edwin P. Dunham (Shank 1999: 53). Also in 1892 slightly to the east of the district, Lagomarcino-Grupe Company moved to Valley Street at Front and began to significantly expand their wholesale fruit company (State Site #29-01636). They opened branch houses in Cedar Rapids in 1894, Creston in 1901, and Davenport in 1903 (Antrobus 1915, Vol. 2: 156-57, 472).

The promotional pamphlet, *A Souvenir of Burlington,* noted in 1896 that it is "safe to predict that the next ten years will see a vast increase in the manufacturing business in Burlington" (*A Souvenir of Burlington* 1896: 65). A number of commercial, manufacturing, and wholesale businesses were highlighted with short company histories in the booklet. A number of businesses were included with current or future ties to the Manufacturing and Wholesale Historic District. Chittenden & Eastman is noted as having "built up a business in extent and character second to none in the country" in furniture over the last 14 years (Figure 11). They were now located in four large buildings on S. 3rd Street (State Site #29-00117, Map #12-14) comprising 124,800 square feet (*A Souvenir of Burlington* 1896: 65). The Burlington Vinegar & Pickle Works moved to operate at a new location, and Chittenden & Eastman expanded into their building on 3rd Street (Map #15) (Figure 12). Copeland & Martin organized in 1888 as a fruit wholesale business in the 100 block of Valley (State Site #29-01636). Schmieg, & Company incorporated as such as a wholesale dry goods business in 1888, and they continue to operate from 110 N. Main (State Site #29-01240). Other manufacturing and wholesale businesses in this area included J.L. Kelley & Company (wholesale and retail business in buggies, surries, wagons, bicycles, harnesses, and miscellaneous items) at 102-104 N. 4th (demolished by 1907), Robert Donahue Iron & Hardware at 100-104 N. 3rd (demolished in 1938), and James W. Smithers (candy and crackers) at 129-131 S. 3rd (demolished in 1940s). In 1896, F.L. & G.L. Unterkircher built a substantial three-story brick building at a cost of $60,000 for their livery and undertaking business at 221-223 Valley on the north half of the 100 block of N. 3rd Street (Figure 13) (State Site #29-01640, Map #10).

Community leaders continued to advance improvements within Burlington and to increase services offered to residents. The street railway became an electric line by 1896 with the establishment of the Burlington Electric Street Railway Company (officers: E.C. Walsh, Col. G.H. Higbee, C.H. Walsh, John T. Remey – also Dr. J.J. Ransom and J.W. and M.A. Walsh). The lines are noted on the 1896 map of Burlington along with the main railroad tracks through town (Figure 14). Essentially the same group of men also formed the Burlington Electric Light Company in 1892 (officers: M.A. Walsh, J.W. Walsh, C.H. Walsh, John T. Remey) and the Burlington Improvement Company in 1895 (officers: Col. G.H. Higbee, E.C. Walsh, C.H. Walsh, John T. Remey – also Dr. J.J. Ransom and J.W., M.A., A.E. Walsh). The purpose of the improvement company was to

build railways, gas, electric light, steam heat, and factories. With a new gas plant constructed in 1895, they then organized the Burlington Gas & Fuel Company as well (*A Souvenir of Burlington* 1896: 88-89). The Commercial Club became the Commercial Exchange in 1899, to "promote the business interests of Burlington and to adopt such means as will best secure this result" (Antrobus 1915, Vol. 1: 503).

The 1900 Sanborn map shows a variety of commercial and industrial uses in the four blocks between Valley and Market/railroad tracks from Front to 5th Street as well as in the blocks to the south along S. 3rd Street (Figure 15). Many businesses remain the same from the 1892 map. The new three story brick building built by F.L. & G.L. Unterkircher in 1896 at 221-223 Valley is depicted (State Site #29-01640, Map #10). The S.R. & I.C. McConnell Company, manufacturers and wholesale dealers of harnesses and saddlery, was located directly to the north at 3rd and Valley (demolished in 1908). The new building for John Blaul & Sons is depicted at the southeast corner of Valley and 5th Street (State Site #29-01641, Map #1). Chittenden & Eastman expanded facilities on the east side of S. 3rd Street is shown, with upholstery and mattress departments, warehouse, and sample room (State Site #29-00117, Map #12-15). The National Biscuit Company was located in the old J.W. Smithers cracker factory at 3rd and Division (demolished in the 1940s). The American Linseed Oil Company have a number of vacant warehouses further south at 3rd and Elm as well, with their gable-roof three-story brick building at the corner included the notation of "ruins" (State Site #29-00122, Map #16, remodeled/expanded in 1910). Finally, the Burlington Railway and Light Company has taken over the steam plant at 101-105 N. 4th Street (future site of Map #2, Iowa Southern Utilities Company power plant).

New and prosperous manufacturing and wholesale businesses, 1900-1930

By the turn of the century, Burlington's population began to hold nearly steady as commerce and industry supported an existing base. The population grew slightly from 22,565 in 1890 to 23,201 in 1900, and it reached 24,057 by 1920. Through this period, a large number of established manufacturing and wholesale houses continued to expand and prosper. Within the Manufacturing and Wholesale Historic District, 15 of the 32 extant buildings were constructed in the first two decades of the 20th century. Four additional buildings date to construction in the 1920s. Smaller industries closed, with workers shifting to the growing factories. The lumber industry declined in this period as pine lands on the Upper Mississippi River were depleted. Furniture manufacturing, however, remained strong in Burlington with the Chittenden & Eastman, Charles Buettner, Burlington School Furniture Company, Rand & Leopold Desk Company, Hawkeye Furniture Company, and Union Furniture Company operating in town. The Northwestern Cabinet Company organized as well in 1901 to manufacture desks and cabinets. New business arrived with the pearl button industry along the Mississippi River as the Mississippi Pearl Button Company was established in Burlington in 1901, and a number of successful food related businesses started and expanded (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 5).

Around the turn of the century, a number of "food products" industries started in Burlington that were successful through the first half of the century. In 1899, A.J. Benner started the Home Tea Company, which became the Benner Tea Company in 1908. As noted previously, the National Biscuit Company took over the Smithers space on S. 3rd Street (demolished in the 1940s). E.T. Gardner and E.C. Gould, who had worked for J.W. Smithers, saw a market for fine chocolates. They launched the Gardner & Gould Company on June 1, 1900 to manufacture candy and sell confectioners' supplies at 217 Washington. They quickly outgrew this facility and moved in March 1904 to the old linseed oil company buildings at 223 S. 3rd Street (State Site #29-00122, Map #32). The main building, noted as "in ruins" on the 1900 Sanborn map, was partially rebuilt for their needs. By 1906, their Fern Brand of chocolates was known across the country with 45-60 people employed as well as six salesmen in Iowa, Illinois, Nebraska, Missouri, and Kansas. The company incorporated in 1907. The Clinton-Copeland Candy Company incorporated in 1899 to produce chocolates and hard candy stamped with the C.C.C. (triple C) brand. In 1905, their business required relocation to a larger

building as well, and they constructed the four story brick building on S. 4th Street immediately south of the railroad tracks (Figure 16) (State Site #29-00184, Map #3). By 1906, they employed 75 people to produce Holly chocolates and hard goods ("Gardner & Gould," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 1; Antrobus 1915, Vol. 2: 348, 353; "Clinton-Copeland Candy Company," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 3; Svendsen 1977: 52). Two local breweries, the Moehn Brewing Company (1903) and Casper Heil Brewing Company (1904) also incorporated in this period, operating further west along the railroad tracks (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 11, 14).

Established businesses in the Manufacturing and Wholesale Historic District evolved and expanded in this period as well. John Blaul & Sons incorporated in February 1903, and they constructed a large addition on the east side of their building at 421-425 Valley (Figure 17) (State Site #29-01641, Map #1). In 1906, they had a canned goods plant on the north side of Burlington as well. In 1904, the wholesale dry goods business of Schramm & Schmieg incorporated with Frederick Schmieg as president, Charles F. Schramm as vice president, and Arthur Schramm as treasurer. In 1906, Charles F. Schramm died, and son Arthur became vice president and niece Margaret Teuscher became secretary and treasurer. The Lagomarcino-Grupe Company incorporated in 1904, and they opened additional branches in Dubuque and Clinton in 1905. Their building at 101-105 Valley had cold storage and fruit ripening rooms, and the Linmoneri Lemon and Better Brand Orange were their exclusive specialties (Antrobus 1915, Vol. 2: 157, 472; John Blaul's Sons Co," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 2; "Woman is Executive Chief of Business," *Hawk-Eye,* September 20, 1920, 33; "Lagomarcino-Grupe Co," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 3).

In 1906, the *Burlington Evening Gazette* reported that there were 111 factories in Burlington and over 100 individual artisans. Additionally, there were 25 large wholesale houses. The network of railroads through Burlington distributed goods across the country (Figure 18). Over 40 passenger and 40 freight trains left from Burlington daily (Figure 19). The town had a strong wholesale trade in paints, oils, groceries, hardware, sash and doors, notions, dry goods, clothing, produce, pianos, seeds, meats, flour, liquors, grain, paper, feed, and agricultural implements as well as other products. Six banks served the businesses in the community: National State Bank, German-American Savings Bank, Iowa State Savings Bank, Burlington Savings Bank, Merchants National Bank, First National Bank (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 3, sec 3, p 3). The newspaper noted that "Burlington to-day is full of promise for a great future" and described the commercial and industrial interests:

> Our merchants, wholesale and retail, have grown up with our town and to-day present an unbroken front of growth and prosperity that has no equal in any town of its size on the globe. Every factory in this whole city…they are largest and more numerous than any other Iowa town, have grown from diminutive size and primitive business until they will compare in size with the greatest and compete with them all in the market of the world…. A Burlington product is famous in every market it reaches, just by the name. In no community does machinery have a better name than the product of Murray Iron Works. Burlington furniture is sold from the Mississippi River to the Pacific coast. The Leopold Desk Company sends its product to every civilized country between Greenland's icy mountains and India's coral strand. The Burlington Wheel Works are as famous in England as America. Burlington buttons are sold in every European city and Burlington baskets are found in every part of the United States. When you start a factory, the mere knowledge that your product is made in Burlington is sufficient to make its reputation. (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 1)

The Chittenden & Eastman complex (State Site #29-00117) on S. 3rd Street expanded with the construction of five buildings in the first decade of the 20th century. Factory buildings E and F to the west of the original buildings on 3rd Street (Map #20, #21) and a showroom to the east on S. Main Street ("G") were built by 1903 (Map #18) (Figure 20). While the two factory buildings continued to be more functional than stylistic, the showroom building was designed with architectural elements to catch the attention of travelers arriving nearby at Union Depot across Main Street. Their original buildings are depicted literally as larger than life in the 1904

catalog – each building is doubled in width and scale (Figure 21). The intent appears to be to demonstrate a larger magnitude of production facilities for their catalog customers. This exaggeration of scale of buildings would be repeated in birds-eye sketches over the next decades. In 1905, a new office was completed on S. 3rd Street as well, described as a modern and fireproof office building (momentarily dubbed as "H") (Figure 22). In 1906, the company occupied 252,000 square feet and employed 275-300 people. They manufactured mattresses and upholstered furniture, with nearly 450 chairs in their 1905 catalog. They were described as the "largest furniture manufacturers and distributors in the world" ("Chittenden & Eastman Company, *Burlington Evening Gazette,* March 24, 1906, sec 2, p 16). In the next few years, the company would build two additional five-story brick buildings. The first, which would become known as building "H," was curved to maximize space along the railroad tracks (Map #17) at Main and Market, creating a unique building within the complex. The second, dubbed as building "J," was across from the original building on 3rd at Market (Map #19). Both are depicted on the 1909 birds-eye sketch of the complex, though appear to have been built around 1912 (Figure 23). The postcard view from around 1910 is a more honest depiction of the scale of the buildings within the heart of the complex in the 100 block of S. 3rd Street (Figure 24). Their buildings to the east on S. Main Street are also shown on a postcard from a few years later (Figure 25).

Nine large factories and warehouses were built in the Manufacturing and Wholesale Historic District in the ten years from 1906 to 1915, including the two Chittenden & Eastman noted above. The Churchill Drug Company expanded their facilities in Burlington around 1907 with the construction of a large building at 100-122 N. 4th Street along the railroad tracks (Figure 26), which would later be expanded to the north (State Site # 29-00136, Map #4 – south half). As large lots immediately adjacent to the tracks were occupied, building sites were sought on the north side of Valley Street, towards the commercial district and slightly further away from the railroad tracks. In 1908, S.R. & I.C. McConnell Company, manufacturers and wholesale dealers in harnesses and saddlery, moved from the 100 block of N. 4th Street to their new building at 200-206 N. 4th Street (Figure 27) (State Site #29-00137, Map #6). Schramm & Schmieg Wholesale Dry Goods constructed a large building immediately east of this site around the same time, and it was noted at the time as the first reinforced concrete building in Burlington (Figure 28) (State Site #29-00092, Map #8). In 1909, they expanded by purchasing the overall business of O'Connor Mercantile Company. Margaret Teuscher became president of the company in 1912, after Arthur Schramm moved west in 1910 and Frederick Schmieg died in 1912 ("Woman is Executive Chief of Business," *Hawk-Eye,* September 20, 1920, 33). Local architect Harry Irvin Goddard is credited with the designs of the Schramm & Schmeig building (1908, 201-205 N. 3rd Street, Map #8), S.R. & I.C. McConnell building (1908, 312-322 Valley, Map #6), Churchill Drug company (c.1907, 100-110 N. 4th Street, Map #4), and several Chittenden & Eastman buildings in his 1948 obituary ("Former Prominent Architect Dies," *Hawk-Eye Gazette,* February 17, 1948, 2).

The Iowa Biscuit Company started in 1907 in part of the old linseed company building on S. 3rd Street. They were successful and constructed a large five story factory immediately north at 214-220 S. 3rd Street in 1914-15 (State Site #29-00120, Map #31). Locally prominent architect George H. Washburn designed the tall 90 foot building. In their new building, the Iowa Biscuit Company could process up to 100 barrels of flour daily for the manufacture of crackers and cakes, employing 50-100 people in 1915 (Antrobus 1915, Vol. 2: 486). To their south, the Gardner and Gould Candy Company expanded and improved the old linseed factory at the corner in 1910 (State Site #29-00122, Map #32). The Hotel Burlington was also constructed outside the district at the northeast corner of Valley and 3rd Street in 1910-11, with an additional two stories added in 1926 (*Burlington Hawk-Eye,* July 10, 1962, 79). Further down Valley across from S.R. & I.C. McConnell, wagon manufacturers John H. Ebert & Son were at 315 Valley in 1908. The three story brick building was constructed around 1900 for an earlier form of the business, Wehman & Ebert (Map #5). In 1915, architect William F. Weibley ordered terra cotta from Midland Terra Cotta Company of Chicago for the J.H. Ebert & Son building (American Terra Cotta Company index). This order appears associated with the construction of the office side addition, depicted in later historic photographs with terra cotta (Map #5, office addition demolished). The 1916-17 city directory continues to list J.H. Ebert and Sons at 317 Valley, and they are listed as wagon makers.

Burlington experienced the forward march of progress in the 1910s as old industries closed, new organizations formed, and transportation evolved. In 1910, A.J. Hartman built an airplane at the CB&Q roundhouse in West Burlington and became the first to fly a plane in Iowa (Svendsen 1977: 24). With northern Midwest forests depleted, the Burlington Lumber Company closed its mill in 1911, followed by the Rand Lumber Company in 1913 (Svendsen 1977: 48). The Commercial Exchange became the Greater Burlington Association (GBA) in 1915, and the Social Service League formed from two earlier societies ("Chamber of Commerce First Formed in 1855," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 15; *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 2, p 13).

The rise of automobile traffic began to diminish the importance of the railroad connections in Burlington, though the railroad continued to play a prominent role in transportation through the 1930s. The automobile brought new businesses to Burlington in the 1910s, such as the Farmers Motor & Supply Company who moved to a new building at 209 S. Third around 1914 where they sold and serviced Buicks (State Site #29-03522, Map #26). Several other buildings in the Manufacturing and Wholesale Historic District would take on functions related to automobiles over the next decades, adding another layer on business types in this area. Chittenden & Eastman Company built a two-story building further south at 231 S. 3rd Street in 1913 (State Site #29-00123, Map #30). They used this building for about six years and then sold it as they focused operations on the block to the north with additional new construction. The Farmers Motor & Supply Company then moved to this building at 231 S. 3rd Street in 1922, remodeling it for automotive purposes and then adding a third story for a painting department (State Site #29-00123, Map #30). They changed their name to the Burlington Buick Company in this period as well ("Burlington Buick Company," *Burlington Hawk-Eye,* December 11, 1927, 12). The Friday Battery & Electric Corporation then moved into their old building further north on the block (State Site #29-03522, Map #26). The increased need for an automobile connection across the Mississippi River led to the formation of the Citizens Bridge Company, headed by James A. MacArthur, in 1915. The company raised funds for the construction of the MacArthur Bridge across the Mississippi River, completed in 1917 (*Burlington Hawk-Eye,* July 10, 1962, 6, 33).

Established businesses continued to grow in Burlington through the 1910s. The Chittenden & Eastman Company continued to expand their facilities, with a new six-story building at 125-127 S. 3rd Street (State Site #29-00117, Map #23). A later reference notes that architecture firm Temple & Burrows of Davenport designed this modern sales rooms building (Figure 31). Their extension catalog promoted them as "Manufacturers and Jobbers of Furniture, Upholstered Goods, Mattresses, Children's Go-Carts, Mirrors, Mouldings, Refrigerators, Cabinet Hardware, Etc." They continued to manufacture mattresses and upholstered furniture, with an extensive line of chairs. Additional products were bought and sold wholesale through their 700 page catalog, and they were available on display in the new sales rooms building. Chittenden & Eastman were "recognized as the world's largest furniture distributors" (Antrobus 1915, Vol. 2: 445, 489). The Churchill Drug Company was recognized in 1915 as "one of the largest wholesale enterprises of this character in the Midwest," with a branch house in Cedar Rapids (Antrobus 1915, Vol. 2: 228-29). In 1915, wholesale grocery company John Blaul's Sons employed 150 people and 18 traveling salesmen (Antrobus 1915, Vol. 2: 156-157). Other recognized industries included the Benner Tea Company (four branches in Iowa), the Lagomarcino-Grupe Company (ten branch houses, "largest fruit house in the middle west outside of Chicago"), the Burlington Basket Company (largest of type in country), and Derby Mills Company (Bakewell flour). Burlington was also known as one of the brewing centers of the Mississippi valley, with the Moehn Brewery, Union Brewery, and Casper Heil Brewing Company. H.A. Mathes, manufacturer of soda and mineral water, also was a local agent for Anheuser-Busch Brewing Company of St. Louis (Antrobus 1915, Vol. 2: 9, 240, 243). The breweries would close in 1918 when prohibition went into effect across the county. The Heil Company shifted products and became an ice house at that time (*Daily Hawk-Eye Gazette,* September 2, 1938, 32).

World War I appears to have had only a passing effect on industry in Burlington, and businesses continued in full and expanded modes into the 1920s. In 1918, Schramm & Schmieg Wholesale Dry Goods expanded to manufacture gloves and mittens after buying out the Peterson business. Their large 1908 building at the northwest corner of Valley and 3rd Street was cramped, and they acquired the three-story brick building at the southeast corner constructed by undertakers F.L. & G.L. Unterkircher in 1896 (State Site #29-01640, Map #10). They remodeled the building and added a fourth story for their operations in 1920 (Figure 32). Architect William F. Weibley designed the addition as well modern updates for the building ("Woman is Executive Chief of Business," *Hawk-Eye,* September 20, 1920, 33). The 1931 Sanborn map lists the Schramm and Schmieg clothing ("shirt, overall, and overcoat") factory here with "stock on first and third floor, cutting on second floor, and sewing on fourth floor," where the new addition included large windows. As Churchill Drug at 100-110 N. 4th Street (Map #4) continued to expand, they bought the adjacent property used as a secondary site by S.R. & I.C. McConnell Company in 1920 as well as the west 40 feet of the corner lot next to John Ebert & Son (Map #5). The *Burlington Hawk-Eye* reported on November 27, 1920 that "Work was begun yesterday on the stone entrance to the Churchill Drug Company's new building at Fourth and Valley Streets. The work on the building is nearing completion." Arthur Temple Churchill, president since 1896, died in March 1921. At this time, the company had branches at Cedar Rapids, IA, and Peoria, IL. The buildings were among the largest structure for wholesale drug businesses in Iowa, with the one in Burlington occupying the half-block on 4th from Market to Valley. Recent improvements to the building were noted as among the major improvements in Burlington for the last year ("A.T. Churchill is Dead after Long Illness," *Burlington Hawk-Eye,* March 5, 1921, 1).

Chittenden & Eastman Company also continued to expand in this period. The 1920-21 city directory lists officers at Chittenden & Eastman, Furniture Manufacturers, as Henry Chittenden, president; E.P. Eastman, vice president; Walter B. Eaton, vice president; Charles A. Duffy, secretary; and Ralph Schramm, treasurer. In 1923, the Chittenden & Eastman Company opened a branch in St. Paul, Minnesota, primarily a showroom of their products. They also announced plans to build a six-story building on the corner of Third and Division streets in order to consolidate the manufacture and storage of chairs, which was scattered among various other buildings and warehouses. Temple & Burrows of Davenport designed this second building for the company ("C. & E. Tells Architect to Design Big Building," *Hawk-Eye*, January 31, 1923, 1; "Planning of Hotel Burlington Called for Great Skill and Experience," *Burlington Hawk-Eye,* April 8, 1923, section 2, page 9). This building was perhaps the largest manufacturing building constructed in this section of town (State Site #29-00117, Map #16). It would also be the last large wholesale or manufacturing building constructed in the Manufacturing and Wholesale Historic District in Burlington. The 1925 catalog for Chittenden & Eastman Company included an updated sketch of their complex (Figure 33). The two newest six-story buildings at the south end of the 100 block of S. 3rd Street are included, with the remainder of the block continued to be depicted with exaggerated building widths/scales to evoke a greater size for the plant for their catalog customers. However, the overall solidity of the development on the block and east on Main Street is correct.

Transportation around and out of Burlington continued to evolve through the end of the 1920s. With the designation of highways in Iowa, Burlington found itself at the crossroads of Highway 61 that ran north-south along the Mississippi River and Highway 34 that ran west to Mt. Pleasant and on to Des Moines and east across the bridge into Illinois. Thus, Burlington continued to benefit from a location on transportation corridors. The historic transportation corridor, the Mississippi River, was improved in 1928 with the construction of a modern dock that met federal standards for barge traffic. Thus, this historic connection to traffic on the river was maintained through this period (*Burlington Hawk-Eye,* July 10, 1962, 80). A.J. Hartman began operating the first airport in Burlington in 1927, beginning a hopeful new chapter in transportation (Svendsen 1977: 24). In 1924, the street railway system was purchased by Iowa Southern Utilities who replaced the service with modern bus routes over the next five years (Svendsen 1977: 24). They also became the utility provider for Burlington at this time, and they remodeled a building for their office at 207-09 N. 3rd Street (State Site #29-00094, Map #7). They also built a new brick sub-station on 4th Street on the north side of the railroad tracks in

1926 (State Site #29-00134, Map #2). The completion of this building marks the last major construction project for the Manufacturing and Wholesale Historic District in the first half of the 20th century.

Community improvements and organizations also continued to evolve through this period, with many leaders of the businesses in the Manufacturing and Wholesale Historic District involved in the efforts. The new City Hall was dedicated on December 23, 1924. In 1925, the Burlington Community Chest was organized as an umbrella organization for the YMCA, YWCA, Boy Scouts, Red Cross, Humane Society, Salvation Army, Tuberculosis Association, Social Service League, and Jennie Coulier Day Nursery. The group coordinated donations and distributions ("One Agency Covers All," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 6). The Greater Burlington Association was dissolved with the formation of the Chamber of Commerce in May 1929, continuing a long line of organizations ("Chamber of Commerce First Formed in 1855," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 15).

Businesses in the Manufacturing and Wholesale Historic District began to evolve by the late 1920s. The *Burlington Gazette* reported on August 20, 1928 that the Churchill Drug Company merged with McKesson & Robbins. The paper noted that "the Churchill Drug Company with headquarters in Burlington probably the largest consolidated wholesale drug firm in the United States." The 1930 city directory likewise lists McKesson-Churchill Drug Company at 100-122 N. 4th Street, with W.N. Churchill, president; C.S. Hutchins, vice president; J.C. Minton, secretary; and H.E. Eaton, treasurer. John Blaul Sons' Company changed leadership in this period as well, with the death of three of the sons in 1925 and 1926. The fourth son, John Jr., continued to run the business, with his sons Milton and Mark. The next generation of brothers then took over as president and vice president after John's death in 1932. Chittenden & Eastman carried on and continued to prosper after the death of Edward Eastman in 1925. By 1928, Chittenden & Eastman was recognized as a catalyst for Burlington's economic prosperity, with the company responsible for bringing a new plant to the city. In September 1928, Dahlin Brothers and Davis Manufacturing Company, which made frames for chairs and davenports, announced that it would build a $100,000 plant in Burlington to serve Chittenden & Eastman, which at the time was Dahlin's largest customer.

The 1931 Sanborn depicts the buildings associated with the Manufacturing and Wholesale Historic District as they had grown and expanded through the first three decades of the 20th century to perhaps their peak (Figure 34). John Blaul Sons' Wholesale Grocery occupied the west half of the block on the southwest corner of Valley and 5th Street with its three-story corner building and four-story addition (State Site #29-01641, Map #1). The power house for Iowa Southern Utilities Company was located to the east on the west side of 4th Street on a parcel large enough for generation (State Site #29-00134, Map #2). Across the street, the Churchill Drug Company (McKesson & Robbins) occupied nearly a half block on 4th Street south to the railroad tracks with a large four-story building with three sections (State Site #29-00136, Map #4). The remainder of the half block on Valley was the three story building at 315 Valley Street associated with the blacksmith, wagon manufacturing, and now automotive repair and painting business of John H. Ebert & Son (State Site #29-01635, Map #5). The S.R. & I.C. McConnell Company (manufacturers and wholesale saddlery) continued to operate in their five story building at the northeast corner of Valley and 4th Street (State Site #29-00137, Map #6). Schramm & Schmieg Dry Goods Company had a wholesale house at the northwest corner of Valley and 3rd Street (State Site #29-00092, Map #8) and a factory at the southeast corner (State Site #29-01640, Map #10). Robert Donahue continued to operate an iron and hardware business south on 3rd Street (demolished), and Biklen Winzer Wholesale Grocery was opposite on 3rd Street (demolished). Burt-Zaiser Wholesale Groceries was found at Main and the railroad tracks (demolished).

The Chittenden & Eastman Company occupied the largest amount of land on the south side of the railroad tracks in this area in 1931. Their factory and warehouse buildings – A through R – composed nearly all of both sides of the 100 block of S. 3rd Street as well as part of the 100 block of S. Main (State Site # 29-00117, Map #12-23). Commercial businesses continued to line Main Street south to Union Depot. The Clinton-Copeland

Company continued to operate their candy factory in the four story building to the west on 4th Street immediately south of the railroad tracks (State Site #29-00184, Map #3). The larger manufacturing buildings extended a block south on 3rd Street, rather than on 4th Street. Automotive uses are found on the west half of the 200 block of S. 3rd Street, including the three story building associated with the Burlington Buick Company at the south corner with Elm Street (State Site #29-00123, Map #30). The Iowa Biscuit Company continued to operate in its five-story building in the middle of the block on the east side (State Site #29-00120, Map #31). Finally, the Gardner & Gould candy factory operated in its three-story building at the northeast corner of S. 3rd Street and Elm (State Site #29-00117, Map #32).

Evolution of manufacturing and wholesale houses in Burlington, 1930-1960s

Through the period from the 1930s to the 1960s, the manufacturing and wholesale uses within the historic district continued. Some businesses evolved to new names and new owners during the tough years of the 1930s, while other businesses continued to perform strong even in the hard economic conditions. Burlington retained its strong transportation connections, evolving to service truck lines for shipping as well as railroad and river options. After World War II, the historic manufacturing core of Burlington along the railroad tracks began to weaken with the development of large industrial sites in West Burlington. Some businesses historically in the Manufacturing and Wholesale Historic District relocated or closed with competition in the late 1940s and 1950s. However, a number of familiar names continued to operate. Vacated buildings were taken over by new businesses requiring similar large amounts of floor space, shifting specific business types but maintaining production and distribution uses for the buildings within the district.

The economy of Burlington was significantly impacted with the start of the Great Depression in 1929. Two of the four banks in town closed in this period. A state relief administrator would later note that Burlington was the hardest hit city in Iowa ("'29 Depression Hit Burlington Hard," *Burlington Hawk-Eye,* July 10, 1962, 76). The *Hawk-Eye* highlighted a number of industries that continued to operate in Burlington in October 1931. The industries included: Chittenden & Eastman (furniture), Klein Manufacturing Company (hardware, backyard furniture), Dehner Seed Company (largest seed house in southeast Iowa – largest importer of bulbs), Witte Paints, Burlington Casket Company, Burlington Sanitary Milk Company, Mehmken Fuel Oil, F.H. Wiedemeier & Son (brooms), Gustafson Bros Dairy, and Dehner Cigar Company (Black Hawk cigars) (clipping in "industries" file at library, *Hawk-Eye,* Sunday October 1931).

Burlington benefited from some national public works programs in the 1930s, and transportation connections continue to be emphasized for new and existing industries. The construction of Lock and Dam #18 about seven miles north of Burlington employed over 1,000 men at its peak in the mid-1930s. After this time, Memorial Auditorium was constructed and largely funded by the Works Progress Administration on the riverfront (*Burlington Hawk-Eye,* July 10, 1962, 33). The *Daily Hawk-Eye Gazette* noted in September 1938:

> Paved highways lead into Burlington from all points of the compass. A modern river terminal handles freight to and from the government-operated Upper Mississippi barge line. An important railroad center, the city has the largest shops of the Burlington railroad; streamlined trains operate through the city over that system, and rail service also is provided by the Rock Island lines. Coast-to-coast buses provide other means of travel, and Burlington municipal airport is on the Chicago-Kansas City federal air route. ("Burlington – on the Mississippi!" *Daily Hawk-Eye Gazette,* September 2, 1938, 19)

While some companies struggled in this period, other companies expanded and evolved their operations in the Manufacturing and Wholesale Historic District. The Midwest Biscuit Company acquired the former Iowa Biscuit Company and building at 216 S. 3rd Street in 1934 (State Site #29-00120, Map #31). They expanded their line of wholesale cakes, cookies, and crackers into the 1940s under the leadership of Frank J. Delaney. The Benner Tea Company expanded its operations by opening a supermarket in Burlington in 1939. They also

acquired the Clinton-Copeland Candy Company building on S. 4th Street around the same time, using it as a warehouse (State Site #29-00184, Map #3). The company added 33 stores to their grocery chain over the next 20 years, located within 100 miles of Burlington. While one candy company closed, the Gardner & Gould Company continued their candy production at the south end of the district (Map #32). In 1938, Chittenden & Eastman Company was described as "America's largest wholesale furniture distributors" with its history printed in *Furniture Digest.* They manufactured mattresses and upholstered furniture in their 750,000 square feet facility on two city blocks in Burlington (Map #12-23). The company employed around 400 with 20 salesmen. They also were wholesale distributors of household furniture and floor coverings. ("Midwest Biscuit Company," *Hawk-Eye,* July 4, 1976, sec 4, p 7; Svendsen 1977: 97; "Chittenden & Eastman," *Daily Hawk-Eye Gazette,* September 2, 1938, 35). Businesses in three older buildings on the west side of the 200 block of S. 3rd Street evolved but maintained the automotive type businesses in the 1930s. Lubelchek Motor Company opened in 1938 in the old Burlington Buick Company building (Map #30), replaced by Wischmeier Auto Sales in 1943. By the early 1940s, the other two buildings shifted back to warehouse functions, with the building at 225 S. 3rd Street (Map #29) becoming a warehouse for Iowa Southern Utilities and the building at 209 S. 3rd Street (Map #26) becoming a warehouse for Northwestern Bell Telephone Company.

The businesses on the north side of the railroad tracks in the Manufacturing and Wholesale Historic District largely continued operations in their existing facilities through the 1930s and into the 1940s. The large wholesale companies of John Blaul Sons Company (Map #1), Churchill Drug Division of McKesson and Robbins, Inc. (Map #4), S.R. & I.C. McConnell Company (Map #6), and Schramm & Schmieg (Map #8, #10) maintained their businesses in their earlier buildings. J.H. Ebert and Sons continued to operate from their building at 313-15 Valley (Map #5), though their focus appears to have shifted to automobile repair and janitorial supplies. In 1942, they became Ebert Supply Company, focused more on janitorial supplies. In 1932, Ewinger Plumbing and Heating became Ewinger Supply Company to focus their business solely on wholesale plumbing and heating supplies, and they remained at 115 N. 3rd Street (Map #9). Additionally, Iowa Southern Utilities continued to operate from their office at 207-09 N. 3rd Street (Map #7) and operate their electric substation at 115 N. 4th Street (Map #2). With increasing need for parking, the Hotel Burlington bought the old Robert Donahue building one block to its south at 100 N. 3rd Street and demolished the building in 1938 to construct a parking garage with a capacity of 110 automobiles as well as other automotive services (State Site #29-00089, Map #11) ("Hotel Plans Garage Here," *Daily Hawk-Eye Gazette,* September 20, 1938, 2).

The wholesale and manufacturing district along 3rd Street near the railroad tracks is pictured on an aerial photograph dating to 1941 (Figure 35). The large brick buildings associated with Chittenden & Eastman south of the railroad tracks on the 100 block of S. 3rd Street are clearly visible and define this block. The five-story Midwest Biscuit Company building on the block to the south also stands out, as well as the three-story brick buildings at the south end of this 200 block. The four blocks north of the railroad tracks to Valley Street are densely built. The three-story wholesale and industrial buildings through this area are also discernible.

Though the years during World War II shifted the focus of many business operations, Burlington maintained a strong position in this area and improved its transportation connections. Industry grew in Burlington during World War II with the construction of the Iowa Ordnance Plant in the far west section of town. Ground breaking for the facility was held on January 8, 1941 with the plant open in July. Draft-exempt men and women worked at this 24-hour plant to produce munitions during the war. Production decreased after the war in 1945, but increased again by 1950 with the start of the Korean War (*Burlington Hawk-Eye,* July 10, 1962, 11, 50). The Burlington Airport was expanded and improved during the war with runaways built and lights installed in 1943. An administration building was constructed in 1944 (*Burlington Hawk-Eye,* July 10, 1962, 33). In 1943, Holabird & Root of Chicago designed a new depot for the CB&Q railroad in Burlington. The depot was complete with opening ceremonies held on March 28, 1944. By this time, trucking was developing as an alternative to shipping solely via the railroad. Burlington sat at the intersection of two major highways in Iowa. Highway 61 ran north-south near the Mississippi River throughout eastern Iowa, while Highway 34 ran east-

west across Iowa, crossing the Mississippi River in Burlington ("100 Years of Road Progress," *Daily Hawk-Eye Gazette,* September 2, 1938, 22). These improvements and additional developments in transportation sustained Burlington's attractiveness to wholesale businesses and industry.

The population of Burlington grew from 25,832 in 1940 to 30,613 in 1950. The *Des Moines Register* reported in November 1951 that industry was booming in Burlington, with workers laid off after the war back to work and additional jobs created. The community attracted new manufacturing businesses over the last few years, such as the Iowa Ordnance Plant, Sylvania Electric Products, and J.I. Case (grain combines and elevators). These new industries were large employers along with more established companies. In West Burlington, the CB&Q railroad shops continued to employ 600, and the Murray Iron Works employed almost 500. Traditional businesses within Burlington that continued to be large employers included Chittenden & Eastman (furniture, 250), Burlington Instrument Company (almost 200), Northwest Cabinet (desks and other furniture, 150), Burlington Basket (baby baskets and hampers, 125), Leopold (office furniture, 120), Iowa Soap (115), and Schramm & Schmieg (work clothes, gloves, 100). Other more recent businesses that also employed a number of workers, including Ross Manufacturing (radio and television parts, 140), Star-Kimble (electric motors, 125), Campbell Chain (120), and Klein Manufacturing (stock tanks, 70) ("Burlington's Big Industrial Boom," *Des Moines Sunday Register,* November 4, 1951, 11).

Manufacturing concerns in downtown Burlington evolved after World War II. Historic building locations began to compete with larger sites in West Burlington and other outlying areas. For example, the Midwest Biscuit Company constructed a new $150,000 plant on a 17-acre site in West Burlington in 1947. By 1956, all operations appear to have moved from their building on S. 3rd Street (Map #31) to this new facility. With McConnell Company moving out of its building at the northeast corner of Valley and 4th Street, Schramm & Schmieg moved one building west in 1947 into this larger building to continue their operations downtown (State Site #29-00137, Map #6). The Burlington Instrument Company then moved to their old warehouse building (Map #8) from a portion of the McConnell building, and L&M Motor Sales moved into their old factory building (Map #10) by 1951. To the south, the garage built for Hotel Burlington became Buhmeyer Auto Sales by 1947 (Map #11), and they operated here for the next decade.

The 1952 Sanborn depicts the similarities and changes to the industry in the area from north of the tracks to Valley Street and south on 3rd Street since 1931 (Figure 36). John Blaul Sons' Wholesale Grocery remained on the west half of the block on the southwest corner of Valley and 5th Street (State Site #29-01641, Map #1). The power house for Iowa Southern Utilities Company on the west side of 4th Street had expanded with a rear one-story addition (State Site #29-00134, Map #2), and their office continued to be located on 3rd Street (State Site #29-00094, Map #7). Churchill was now known solely as McKesson and Robbins Drug Company and remained on the east side of the 100 block of N. 4th Street with their nationwide wholesale drug business (State Site #29-00136, Map #4). Ebert Supply Company continued to operate in the smaller building to the east (State Site #29-01635, Map #5). The small office addition to the west would be demolished in the next decade (Figure 37). Schramm & Schmieg Dry Goods Company was in the five story building at the northeast corner of Valley and 4th Street (State Site #29-00137, Map #6). Their original building at the northwest corner of Valley and 3rd Street was the Burlington Instrument Company (State Site #29-00092, Map #8). L&M Motor Sales utilized the building on the opposite corner (State Site #29-01640, Map #10) as well as the site of a demolished building to the west for a car lot (Figure 38) and the building to its south (demolished). Ewinger Supply Company also continued to operate on the west side of the 100 block of N. 3rd Street, with a storefront remodel to update their building (Figures 39-40) (State Site #29-00091, Map #9). The Biklen Winzer Wholesale Grocery to the south at 101 N. 3rd Street closed, replaced by Bonewitz Chemicals (demolished). Buhmeyer Auto Sales continued to operate in the garage on the east side of the block (State Site #29-00089, Map #WH-22). The former Burt-Zaiser wholesale grocery building at Main and Market shown to the east on the map would be destroyed by fire on February 8, 1953 (*Burlington Hawk-Eye,* July 10, 1962, 39).

The Chittenden & Eastman Company continued to occupy the largest amount of land on the south side of the railroad tracks in this area in 1952 (Figure 36). Their factory and warehouse buildings – A through R – composed nearly all of both sides of the 100 block of S. 3rd Street as well as part of the 100 block of S. Main (State Site # 29-00117, Map #12-23). Birds-eye sketches included in their catalogs in this period continued to exaggerate the width/scale of the buildings within the complex, though accurately depicted their presence on the full block (Figure 41). Contemporary photographs confirm the building heights and scale as accurately noted on the Sanborn fire insurance map (Figures 42-43). The old National Biscuit Company building has been demolished at 131 S. 3rd Street, and the old Embalming Case Company building is now used for auto sales (demolished, site of Map #24). Commercial businesses continued to line Main Street from south of the Chittenden & Eastman buildings to Union Depot (demolished). The Benner Tea Company had their wholesale grocery warehouse in the four story building to the west on 4th Street immediately south of the railroad tracks (State Site #29-00184, Map #3). In 1955, Chittenden & Eastman Company would acquire this building for additional warehouse space. The larger manufacturing buildings continued to extend into the 200 block of S. 3rd Street, rather than south on 4th Street. Automotive uses and the Dr. Pepper Bottling Company (demolished, site of Map #27) are found on the west half of the block. Iowa Southern Utilities used the second story of the building at 225 S. 3rd Street while the first story was a garage (State Site #29-00121, Map #29), and the adjacent building continued to be Wischmeier Auto Sales (State Site #29-00123, Map #30) The five-story building in the middle of the block on the east was used for storage for Midwest Biscuit Company with their plant relocated to West Burlington, and Hedrick Motor Transfer Lines utilized the first story as well as the addition to the south (State Site #29-00120, Map #31). Finally, the Gardner & Gould candy factory continued at the northeast corner of S. 3rd Street and Elm (State Site #29-00117, Map #32).

The natural evolution of business impacted this area through the end of the 1950s, particularly the trend towards consolidation of companies. The Benner Tea Company acquired the wholesale grocery business of John Blaul Sons Company in 1954. They continued to operate Blaul and integrated their wholesale division, Grocers Supply Company, with the company. Thus, they acquired the space on the north side of the tracks, and they utilized this building for a short period of time before moving operations (State Site #29-01641, Map #1). This building then became used by Montgomery Ward as a warehouse and for their auto and farm departments. Schramm & Schmieg appears to have closed their wholesale operations in 1960, selling this building in 1961 (State Site #29-00137, Map #6). Similarly, the National Research Bureau bought the old Midwest Biscuit Company building in 1956, utilizing the space as a warehouse and printing facility (State Site #29-00120, Map #31). The candy company of Gardner & Gould was bought by Fresh Pak Candy Company of Moline in 1957 (State Site #29-00117, Map #32). Production was briefly expanded in Burlington, and then the factory was closed as operations were consolidated in Moline and Rock Island ("Announce Plans to Close Local Candy Factory," *Burlington Hawk-Eye*, April 16, 1957). Burlington Tent & Awning then opened in their building in 1959, and they continue to operate here. Barngrover Glass took over former Schramm & Schmieg clothing factory from L&M Motor Sales in 1954, offering wholesale and retail glass and glass block, doors, garage doors, and windows (State Site #29-01640, Map #10). They continue to operate from this building. In 1956, Acres-Blackmar Company, book binders and printers since 1879, moved into the original Schramm & Schmieg wholesale building on the opposite corner (State Site #29-00092, Map #8). They were replaced here by Craftsman Press in 1966, who continue to operate here.

A number of other older businesses continued to operate through the 1950s and into the 1960s in the Manufacturing and Wholesale Historic District. McKesson and Robbins Drug Company remained in their building at 4th and Valley streets (State Site #29-00136, Map #4). Ewinger Supply Company continued to operate at 115 N. 3rd Street (State Site #29-00091, Map #9) and expanded with the acquisition of the Ebert Supply Company at 313-15 Valley Street (State Site #29-01635, Map #5). Iowa Southern Utilities maintained both their office and power plant in the district (State Site #29-00134, Map #2; State Site #29-00094, Map #7). The Benner Tea Company sold the old Clinton-Copeland building to Chittenden & Eastman Company in 1955 (State Site #29-00184, Map #3). The company continued to grow and expand their facilities, utilizing this large

brick building as a warehouse along with their other facilities to the east (Map #12-23). In 1962, Chittenden and Eastman occupied over 750,000 square feet and employed 275 and 23 salesmen. The company manufactured upholstered furniture and mattresses, and it was "classified as world's largest wholesale distributor of furniture" (*Burlington Hawk-Eye,* July 10, 1962, 77). In 1967, the company was noted to occupy 660,000 square feet in a complex south of downtown, with about one-third devoted to manufacturing and two-thirds for warehouse and sorting space. Slightly more than half of the 275 employees were engaged in production, with the remainder in the warehouse, sales, and office. Trucks shipped products within a 650-mile radius, with freight cars used for longer shipments. Products were sold to high quality furniture stores in 18 states ("Modest Start, Now World's Largest Furniture Jobber," *Des Moines Register,* December 3, 1967, 3-F).

Burlington's population grew by about 2,000 in the 1950s to 32,430 in 1960 and then remained nearly steady, reported at 32,366 in 1970. The *Burlington Hawk-Eye* reported in July 1962 that a number of new manufacturing interests defined the economy of Burlington, though long running companies also continued to operate. These traditional local businesses included Murray Iron Works (boilers and turbines), Leopold Desks, Chittenden & Eastman (chairs/mattresses, Map #12-23), Klein Manufacturing, Witte Paints, Midwest Biscuits, Burlington Basket Company, Noelke-Lyon, and Dahlin Bros (*Burlington Hawk-Eye,* July 10, 1962, 11). Acres-Blackmar Company, the book-binding and printing company dating back to 1879, also continued to operate in Burlington, having moved in 1956 to the old Schramm & Schmieg building at Valley and 3rd Street (State Site #29-00092, Map #8). The newspaper noted that West Burlington became the focus of Burlington's industrial and commercial growth after World War II, and it was the center of new development by the early 1960s (*Burlington Hawk-Eye,* July 10, 1962, 11, 28). It did recognize that "business firms downtown are 'sprucing up' and some of the older buildings are giving way to progress in the form of parking lots and a bank drive-in" (*Burlington Hawk-Eye,* July 10, 1962, 28).

The trends of businesses closing, consolidating, or moving out of the historic manufacturing core of Burlington continued over the next couple decades. The two largest remaining businesses in the Manufacturing and Wholesale Historic District made major changes in the 1970s. On December 5, 1975, McKesson & Robbins closed their wholesale drug and drug store sundries business in Burlington, consolidating operations to facilities in Cedar Rapids and Rock Island. The facility in Burlington had served an area extending from Galesburg and Quincy in Illinois to Kirksville, Missouri, and west to Ottumwa, Iowa ("McKesson & Robbins closing here Dec. 5," *Burlington Hawk-Eye,* November 16, 1975). In 1972, Chittenden & Eastman moved its mattress manufacturing operations to a 90,000 square-foot building on 23 acres in West Burlington along Roosevelt Avenue, and they added a 170,000 square-foot addition in 1975. The old facility on the 100 block of S. 3rd Street was used to expand furniture production. In 1982 the company officials decided to cease the manufacture of furniture and focus exclusively on mattress-making. They then sold their original buildings on the east side of 3rd Street in 1983 (Map #12-18), and they retained their buildings on the west side until 1996 (Map #3, 19-23). The company continued to operate in Burlington until May 2003 when production was relocated to Missouri, and they sold their Burlington facilities ("C. & E. Unveils Plans for New Factory," *Hawk Eye*, June 18, 1971; "New C&E Factory is Now Turning Out Mattresses," *Hawk Eye*, March 8, 1972; Fields, Ron, "Another Loss for B-ton," *Hawk Eye*, May 4, 2003).

In 2011, approximately half of the buildings within the Manufacturing and Wholesale Historic District are vacant or used for storage, awaiting redevelopment for potential new uses to serve the 21st century in Burlington.

Architecture of the Manufacturing and Wholesale Historic District, 1876-1938

In addition to historic significance, the Manufacturing and Wholesale Historic District also has architectural significance under Criterion C at the local level. The buildings in the district represent a strong and significant collection and concentration of manufacturing and wholesale business buildings in Burlington. The district comprises a distinctive and well-preserved group of these types of buildings. Collectively, the buildings represent the large-scale brick buildings associated with large manufacturers and wholesale businesses, creating unique streetscapes through their scale and substance. Many of these buildings were constructed on vacant lots in the last quarter of the 19th century and first quarter of the 20th century. Other buildings constructed from 1890s to 1930s replaced earlier, generally smaller buildings on these lots. Building functions and related construction from the 1910s to 1930s also represented the increase in popularity of the automobile and need of similar building types for related businesses. The architectural significance of the Manufacturing and Wholesale Historic District spans from construction of the first extant building in 1876 to construction of the last contributing building in 1938.

Throughout Iowa and across the country, a railroad connection ensured longevity and growth for a community, and Burlington had strong railroad development in the 1850s and 1860s with the Chicago, Burlington, and Quincy (CB&Q) railroad as well as other lines built into the community to connect other points to Burlington and the CB&Q. The railroad connections spurred development of the local commerce, which began to expand to serve wholesale markets by the 1870s. The scattered early development in the Manufacturing and Wholesale Historic District was primarily small commercial buildings, with some larger brick two and three story buildings also constructed. Italianate and Romanesque Revival styles were the primary architectural influences for these buildings in Burlington in this period. Two businesses, the Chittenden & Eastman Company and Burlington Vinegar & Pickle Works, constructed the earliest five extant buildings in the Manufacturing and Wholesale Historic District from 1876 to 1890 that reflect elements of the Romanesque Revival style. The Romanesque Revival style is marked by the use of large arches, brick or stone construction, and an overall solidity and weight of elements. More formal examples of the style include crenellated towers, corbel table, compound arches, and walls surfaces with arches created by contrasting colors or materials.

The Chittenden & Eastman Company, furniture manufacturers and wholesale distributors, began creating their substantial presence in the 100 block of S. 3rd Street with buildings constructed in 1876, in 1886, and around 1889. The earliest building in the district is their first five-story brick building at 100-104 S. 3rd Street, built in 1876 with a footprint of 60 by 190 feet (Map #12). The substantial five-story building (Building A) is divided into three vertical sections by stone stringcourses above the first and third stories, and it appears to have been the largest building in Burlington for a single business at the time (Photograph 8, Figure 5). The pilasters are connected along the decorative frieze in large segmental arches, evoking a key element of the Romanesque Revival style, while the overall composition of the building conveys a certain weight and magnitude of the architecture. The identical 60 by 190 foot, five-story, brick building (Building B) constructed in 1886 adjacent to this first building at 108-110 S. 3rd Street repeats these features and elements (Map #13, Photograph 8, Figure 6). Both buildings have six-over-six-light double-hung segmental arch windows, and iron columns and large storefront windows on the first story along 3rd Street. Their third building (Building C), constructed at 112-116 S. 3rd Street around 1889, utilized the large segmental arches over the first story windows instead (Map #14, Photograph 8, Figures 9 and 11). While the windows are large, they are not typical “storefront” windows found on a building with retail space on the first story. This building has a similar footprint of 60 by 190 feet, but it was constructed originally as three stories, expanded to the full five stories around 1898. Thus, a similar stone stringcourse was added above the third story when the building reached its five story height. The building also has six-over-six-light double-hung segmental arch windows, with lower arches on the top two stories. The pilasters are spaced further apart for this building resulting in two windows in each bay.

The two buildings for Burlington Vinegar & Pickle Works are smaller in scale but reflect similar restrained Romanesque Revival details. Historic photographs show the large segmental arch windows across the first story of their main building constructed around 1881 at 118-122 S. 3rd Street, rather than traditional "storefront" windows (Map #15, Photograph 9, Figures 9 and 12). This building was originally two stories, with the third story added later after being bought by Chittenden and Eastman (Building D). They also remodeled the first story, reconfiguring the original openings. The segmental arch windows on the second story have two-over-two-light double-hung sashes, which were then repeated on the third story. Their need for additional warehouse space led to the construction of a second two-story brick building on the block to the south at 225 S. 3rd Street (Map #29, Photograph 13). Wide segmental arch openings were also utilized on this building. The brick parapet is decorative with brick corbeling, and it conceals the gable roof of the second story of the building. This building sits on a slightly raised stone foundation, and it is built into the hillside with access directly into the second story from the rear alley.

Two stronger examples of Romanesque Revival buildings were constructed in the Manufacturing and Wholesale Historic District in the 1890s, with another more restrained example around 1900. All three of these buildings were constructed north of the railroad tracks along the south side of Valley Street. John Blaul's Sons Company built the three-story Romanesque Revival building at the southeast corner of Valley and 5th Street in 1892 (Map #1, Photograph 1, Figure 17). The building has a corner tower with crenellations around the frieze under the conical roof, as well as smaller engaged round towers at the east end and along the west side. The first story of the building is stone construction with the upper stories of brick construction. The second story windows are paired under wide segmental arches. Contractor Edwin P. Dunham constructed the Blaul building (*Burlington Hawk-Eye,* December 13, 1892, 3), and it was likely designed by his brother, architect Charles A. Dunham (Shank 1999: 53). Charles A. Dunham practiced in Burlington from 1856 to 1907 and was prominent regionally with designs built in several other Midwestern cities. Dunham designed several Romanesque Revival buildings in the 1890s. As the primary architect in Burlington through the 1870s and 1880s, he likely also designed the earlier Chittenden and Eastman Company buildings within the district. George Washburn apprenticed with him from 1881 to 1891, prior to opening his own practice (Shank 1999: 53, 171). In 1903, John Blaul's Sons Company expanded their building with the addition of a four-story similar section on the east side.

The corner tower of the John Blaul's Sons Company building was reflected yet scaled back for the F.L. & G.L. Unterkircher brick building two blocks to the east at the southeast corner of Valley and 3rd streets. Its northwest corner is round and slightly projected, extending to the foundation (Map #10, Photograph 6, Figures 13 and 32). The entry in the corner was added historically though not original to the building. The semi-circular arch third story windows are emphasized with a full brick arch above them, and diagonal red brick accents on the buff brick walls are found above the third story windows. Their livery and undertaking business required smaller first story windows similar to the manufacturing and warehouse buildings in the district. Wehman & Ebert built a simpler Romanesque Revival building at 313-315 Valley around 1900 (Map #5, Photograph 3, Figures 30 and 37). Their blacksmith and wagon manufacturing business required two first story entries on the façade, with one set within a large arch. The two-over-two-light double-hung windows are set within segmental arch opening, and the parapet has brick corbeling.

In the first decades of 20th century, various architectural styles were utilized with a number of revival styles becoming popular for commercial as well as residential buildings. Renaissance Revival and Classical Revival were most often used on commercial buildings. Features of the Renaissance Revival style reflected on commercial buildings include a symmetrical façade, prominent cornice, and horizontal stone banding between floors. Characteristics of the Classical Revival style include large columns, pilasters, fenestration with pediments, and other details reflective of Greek architecture. Though more popular for residences, the Craftsman style is reflected on some commercial buildings with horizontal banding, wall surface treatments, and window style and configuration. This period also marked a transitional period to more basic brick

commercial buildings, often merely accented with decorative or patterned brickwork. Structural materials began to include new options, such as rusticated concrete blocks and tile blocks. While these materials were utilized for foundation or structural portions of walls and floors, they were not embraced for façade materials, with brick still utilized on the exterior. Large buildings utilized a steel frame with concrete construction to create the "fireproof" construction popularly promoted in the early 20th century. Simple geometric brick details were incorporated in the parapet, and stone was sometimes used as an accent for the corners or window sills and lintels. This combination of styles is reflected in the buildings construction from the 1900s to 1920s in the Manufacturing and Wholesale Historic District.

The four buildings constructed from 1901 to 1906 include three buildings for Chittenden and Eastman Company and one building for the Clinton-Copeland candy factory immediately to the west. The Clinton-Copeland building was constructed in 1905 at 121-123 S. 4th Street (Map #3) on the north portion of this block that begins to rise up the bluff further to the south. The three-story brick building has simple brick details, such as the pilasters dividing the façade into three bays, inset rectangular detail, and dentils along the simple parapet (Photograph 2, Figure 16). Similarly, the four-story brick factory and warehouse building for Chittenden and Eastman (Building F) built in 1903 at 107-113 S. 3rd Street utilized only simple architectural details (Photograph 10, Figure 20). Building E to the south was originally built around the same time, then rebuilt or remodeled about a decade later. Building F retains the groups of three one-over-one-light double-hung windows with shared stone lintels and sills, brick pilasters, and rectangular details along the parapet. With six factory and/or warehouse buildings complete, Chittenden and Eastman turned their attention to more public buildings in this period, utilizing more formal architectural styles. The sample room building constructed to the east at 113-117 S. Main Street, within visual range of Union Depot, employed more fanciful architectural elements, drawing on exotic and Oriental influences (Map #18, Photograph 7, Figure 20). The brick utilized was lighter than the traditional red brick of their other buildings, with darker red brick used as "quoin" accents along the sides of the windows. The "lintel" of the six-over-one-light double hung windows consists of a dark red brick frieze with projected cornice line with dentils. Similar applied metal detail is found above each pair of windows along the parapet, with an individual decorative frieze, brackets, dentils, and cornice line. The pilasters extend into columns above the roofline, crowned with decorative metal tops. While this sample room building was designed to attract attention, the office building constructed in 1905 was designed to reflect the solidity and permanence of the company through the use of the Classical Revival style, often utilized for banks in this period (Map #22, Photograph 11, Figure 22). The one-story buff brick building is decidedly the smallest of Chittenden and Eastman Company's buildings, as well as among the other buildings in the district, designed for solely office use. The Classical Revival style is reflected in the balance of the façade, flared lintel detail of the entry, horizontal lines of the frieze, and simple dentils along the cornice.

The three buildings constructed in the Manufacturing and Wholesale Historic District from 1907 to 1909 are credited to architect Harry Irvin Goddard, with at least one built by contractor Henry A. Beck. Harry Irvin Goddard practiced in Burlington in the early 1900s until around 1910, with apprentice architect William F. Weibley working with him from 1906 to 1909. Per his obituary, Goddard was credited with the designs of the south wing of the Burlington hospital, Churchill Drug company (c.1907, 100-110 N. 4th Street, Map #4), S.R. & I.C. McConnell building (1908, 312-322 Valley, Map #6), Schramm & Schmieg building (1908, 201-205 N. 3rd Street, Map #8), several Chittenden & Eastman buildings, water company office building, central fire station, West Burlington bank building, and a number of smaller buildings and residences. Around 1910, he moved to Kansas City where he continued to practice as an architect until he retired. He later moved to Missouri and then back to Burlington ("Former Prominent Architect Dies," *Hawk-Eye Gazette,* February 17, 1948, 2; Shank 1999: 173). While the Chittenden and Eastman buildings he designed are not known, his work in Burlington in this decade would suggest that he perhaps designed one or more of the four buildings noted in the previous paragraph. William F. Weibley worked for Goddard from 1906 to 1909, and then he took over the practice after Goddard moved (Shank 1999: 173). Henry A. Beck began his own contracting business around 1898. By 1915, he had become one of the prominent contractors in Burlington, building the Young Men's Christian

Association, Hertzler & Boersch department store, Schramm & Schmieg building, Chittenden & Eastman warehouses, Moehn Brewery, the Nurses' Home of the Burlington Hospital, the offices of the water company, and many private residences (Antrobus 1915, Vol. 2: 179).

The three buildings built in this period are located north of the railroad tracks, with two on the north side of Valley on the north edge of the Manufacturing and Wholesale Historic District. With lots nearly fully developed immediately along the railroad tracks, businesses expanded into this adjacent block, south of the core retail/commercial area of Burlington. The four-story brick Churchill Drug Company building was constructed around 1907 at 100-110 N. 4th Street, with a similar addition to extend the building to the north corner in 1920 (Map #4, Photograph 3, Figure 26). Features of the building reflecting the Renaissance Revival style include the symmetrical façade, stone bands across the building above the first and third stories, and the heavy cornice with brackets. The five-story, brick S.R. & I.C. McConnell (wholesale saddlery) building constructed around 1907 as well reflects more Classical rather than Renaissance Revival elements (Map #6, Photograph 4, Figure 27). Features include pilasters joined at the frieze and with quoins on the first story, flared stone lintels on the fourth story windows, and an articulated corner entry. The rounded corner facing the intersection of Valley and 4th streets is reminiscent of the tower on the Blaul building to the west (1892) and rounded corner of the Unterkircher building to the east (1896). Finally, the three-story brick Schramm & Schmieg (wholesale dry goods) building at 3rd and Valley to the east of the McConnell building built in 1908 also reflects the Renaissance Revival style (Map #8, Photograph 5, Figure 28). Features of the building reflecting this style include the symmetrical composition of both primary elevations, stone banding across the building above the first story, and the heavy cornice with brackets.

Chittenden and Eastman continued the expansion of their complex in the early 1910s with the construction of three new buildings and likely the remodel/expansion of the early three story building at 115-119 S. 3rd Street. The five-story brick Building H (actually I in sequence as H was initially assigned to the office) was built in 1912 (per the 1952 Sanborn map) with a curved north wall to fit on the curved lot at the southeast corner of Main and Market streets along the railroad tracks (Map #17, Photograph 7, Figure 25). The simple brick details of the wide frieze and pilasters with the three-over-three-light double-hung windows evoke some reflection of the Craftsman style popular in this period. The five story brick Building J, then built a block to the west along the railroad tracks at 3rd and Market Street, has similar elements, including the simple wide frieze, wide pilasters, and three-over-three-light double-hung windows (Map #19, Photograph 10). Both buildings replaced earlier commercial buildings on these lots – a series of two story buildings on Main Street and a three-story building previously bought and used by Chittenden and Eastman on 3rd Street. The similarities with these buildings and the building to the south at 115-119 S. 3rd Street suggest that this building was rebuilt or remodeled and expanded in this period as well. The building became four stories and the window configuration shifted from the groups of three windows depicted on earlier images (Figures 20 and 24) to the current pairs of three-over-three-light double-hung windows with independent stone lintels and sills (Map #21, Photograph 10).

Further development in this period then spilled into the 200 block of S. 3rd Street. Over the next decade, the residences on this block, mixed with the few earlier factory and warehouse buildings, would be demolished for industrial and commercial development on this block, with none of the six houses depicted here in 1900 still standing in 1931. Manufacturing expansion into this block as opposed to blocks to the east or west was more favorable with the earlier commercial development along Main Street to the east across from Union Depot and the hillier topography to the west on 4th Street and south of Elm Street in the 300 block of 3rd Street. The Gardner & Gould Company expanded and partially rebuilt in the old factory at 228-230 S. 3rd Street in 1910 for their modern candy factory (Map #32, Photograph 14). Chittenden and Eastman built a two-story brick warehouse building at the northwest corner of 3rd and Elm streets in 1913, later expanded to three stories by Burlington Buick Company around 1927 (Map #30, Photographs 12 and 13). The architecture of this building includes only simple brick details, such as the brick outlining rectangles and corner diamond detail. Likewise, the two-story brick building constructed further north on the block at 209 S. 3rd Street for the Farmers Motor &

Supply Company around 1914 has a simple brick façade (Map #26, Photograph 13). The wall surfaces of the building are enlivened with the use of molded/textured bricks, the only building in the district to utilize this material for entire walls.

While a number of the buildings constructed in the district in the previous decades had large footprints and reached four or five stories in height resulting in a massive building, two buildings constructed between 1914 and 1923 featured the tripartite design associated with this period, and a third following a similar tall building design. The Iowa Biscuit Company started in 1907 in part of the old linseed company building not used by Gardner & Gould. With success and need for additional space, they engaged architect George H. Washburn in 1914 to design a five-story, 90 foot tall, brick building on the site of two earlier houses to the north (Map #31, Photograph 14, Figure 29). Washburn apprenticed with Charles A. Dunham in Burlington to learn the architect trade from 1881 to 1891, and he then opened his own office in 1891 and continued to practice until 1925 (Shank 1999: 171). Similar to other "tall building" designs, the building is noticeably taller than wide, and the composition is divided into a first story or base, three middle stories, and top story with additional detail than the middle stories. Features of the building reflecting Classical Revival details include the symmetrical façade, entries emphasized with stone lintels and pilasters with quoins, and simple stone details. These stone details highlight the base and the top story, setting them apart from the middle.

Not to be outdone, Chittenden and Eastman then engaged architects Temple & Burrows to design a taller, six-story brick building next to their main office on the block to the north for new sample and show rooms of their manufactured and wholesale furniture (Map #23, Photograph 11, Figure 31). This design for Building M likewise reflected simple Classical Revival details and tripartite design. The first story base stands apart from the middle three stories, and the top (two stories) is highlighted by distinctive stone detail. Seth Temple and Park T. Burrows worked as partners in the firm of Temple & Burrows in Davenport from 1910 to 1925, designing several large scale projects within 100 miles of Davenport (Shank 1999: 37, 161). They were then also engaged in 1923 by Chittenden and Eastman Company to design a six-story building across the street at the corner of 3rd and Division Streets in order to consolidate the manufacture and storage of chairs (Map #16, Photograph 9). While still a taller rather than wider building, the design for Building R was more utilitarian with some Classical Revival details, with distinctive lower and upper halves to the building rather than the formal tripartite design. Stone bands separate the sections on this building, with a simple stone cap on the parapet. The noticeably different window designs likely related to the use of the lower stories as stock rooms and upper stories for manufacturing functions. This building appears to be the largest manufacturing building constructed in this section of town, and it was the last large-scale manufacturing or wholesale building constructed in the district.

The three last contributing buildings in the Manufacturing and Wholesale Historic District date to construction efforts in 1926 and 1938. Though not precisely dealing with the manufacture or distribution of goods, the light and power company plant had traditionally been located within district at 105 N. 4th Street. In December 1924, Iowa Southern Utilities took over operations. In 1926, they constructed a new modern power plan on this site (Map #2, Photograph 2). The upper two exterior stories of the dark red brick building are tied together by tall windows with large arches with Bedford stone accents, creating a distinctive design. Pilasters separating each bay have additional geometric Bedford stone accents as their capitals. Iowa Southern Utilities also moved their office into the entire building at 207-209 N. 3rd Street, next to the Schramm & Schmieg building, in 1926 and completed a full remodel of the façade and interior (Map #7, Photograph 5). The façade also utilized dark red brick, with Bedford stone details. Features that reflect elements of the Classical Revival style include symmetrical composition, stone frieze detail above each pair of windows, and stone "triglyphs" under the cornice with dentils. The last building constructed in the district was built a decade later in 1938. The Hotel Burlington, on the northeast corner of 3rd and Valley streets, desired to provide parking for their guests. They acquired and demolished the building vacated by Robert Donahue's wholesale hardware and carriage business at 100-110 N. 3rd street one block to the south (Map #11, Photograph 6). The two-story garage

constructed has simple brick details, large storefront windows on the south half, vehicular entries on the north half, and multi-light windows on the second story. The storefront space (and perhaps upper story) was used for automobile sales and service businesses from the 1940s to 1960s, similar to the uses of the Unterkircher building immediately to the north (Map #10) and the Burlington Buick Company further to the south (Map #30).

No particularly significant construction or exterior remodeling efforts are noted within the Manufacturing and Wholesale Historic District after 1938 through 1962. While this period after World War II was known for the efforts to update storefronts and facades of commercial buildings present modern appearance to their customers, the types of businesses in the district resulted in a lack of retail customers visiting the buildings and lack of need for storefront or façade updates. Thus, a number of original first story configurations and windows are found throughout the historic district. Some first story remodeling is noted from the 1940s to 1980s for buildings with storefront spaces or during later conversion of the building for retail/commercial uses. Interior of factory buildings were likely updated during this period, keeping pace with changing technology. No research has been conducted to date on changes to interior layouts. The non-contributing buildings within the district then date to construction or cladding from 1963 to the 1980s. The first of these buildings, constructed in 1963 for the Salvation Army and still used by the organization, would not contribute to the significant historic or architectural themes of the historic district regardless of date of construction, though it may be evaluated for individual eligibility at a future date.

As noted, architects are attributed with a number of the buildings within the Manufacturing and Wholesale Historic District. Contractor Edwin P. Dunham constructed the Blaul building, and it was likely designed by his brother, architect Charles A. Dunham, who practiced in Burlington from 1856 to 1907 and designed several Romanesque Revival buildings in the 1890s (Shank 1999: 53). George Washburn apprenticed with him from 1881 to 1891, prior to opening his own firm and practicing in Burlington until his death in 1925. Washburn is known to have designed the five-story Iowa Biscuit Company building in 1914 (Shank 1999: 53, 171). These two prominent local architects likely designed other buildings in the district in this period as well. Harry Irvin Goddard practiced in Burlington in the early 1900s and is credited with the designs of the Churchill Drug company, S.R. & I.C. McConnell building, Schramm & Schmieg building, and several Chittenden & Eastman buildings in this period ("Former Prominent Architect Dies," *Hawk-Eye Gazette,* February 17, 1948, 2; Shank 1999: 173). William F. Weibley worked for Goddard from 1906 to 1909, and then he took over the practice after Goddard moved. He later partnered with Washburn on several projects in the 1920s (Shank 1999: 173). Weibley designed the addition and improvements to the old F.L. & G.L. Unterkircher building for Schramm & Schmieg in 1920. One out-of-town architectural firm, Temple & Burrows, is credited with the designs for two Chittenden and Eastman Company buildings in the early 1920s. Seth Temple and Park T. Burrows worked as partners in the firm of Temple & Burrows in Davenport from 1910 to 1925, designing several large scale projects within 100 miles of Davenport (Shank 1999: 37, 161). With the excellent qualities of many of the other warehouse and manufacturing buildings in the district, it is likely that several others were designed by architects as well.

Development of this nomination has been financed in part with Federal funds from the National Park Service, U.S. Department of Interior, through the Certified Local Government program. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Burlington Hawk-Eye, July 10, 1962
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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been Requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____

Primary location of additional data:

__x__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): ___see table of resources_____

10. Geographical Data

Acreage of Property approximately 12.5 acres
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	659800	4519345	3	15	660060	4519105
2	15	660000	4519340	4	15	659915	4518945

Verbal Boundary Description (describe the boundaries of the property)

The map on page 51 depicts the boundary for the Manufacturing and Wholesale Historic District in Burlington, Des Moines County, Iowa, at a scale of 1 inch = 200 feet.

Boundary Justification (explain why the boundaries were selected)

The boundary for the Manufacturing and Wholesale Historic District has been drawn to include parcels that reflect the significant history and architecture of the district from 1876 to 1962 as defined through their association with primarily manufacturing and wholesale functions of the buildings. Parcels that do not reflect these historic associations have been excluded from the district boundary and assist in defining the edge of the boundary. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall manufacturing and wholesale businesses and buildings of the Manufacturing and Wholesale Historic District distinguish it from the surrounding area, and its historic nature has guided the determination of the district boundary. Buildings within the historic district at the edges contribute to the significance of the historic district. The north boundary is defined by a line between the generally wholesale businesses within the district and the retail/commercial/professional businesses and governmental buildings to the north along and near Jefferson Street. The east and west boundaries are defined by different uses (commercial, residential, fraternal) on adjacent blocks and vacant parcels. The south half of the west boundary is also defined by rising topography, which precluded the siting of large manufacturing or wholesale buildings on these blocks of S. 4th Street. Likewise, the south boundary on 3rd Street is defined by topography and a change to residential functions on the block to the south.

Though historic archaeological sites have not been identified at this time, they could potentially contribute to the Manufacturing and Wholesale Historic District. If necessary, the boundary could be adjusted to include these sites. No current sites have been identified or evaluated for archeological potential or significance.

11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian

organization SPARK Consulting date April 11, 2012

street & number 17 Oak Lane telephone 563-324-9767

city or town Davenport state Iowa zip code 52803

e-mail sparkconsulting@octaspark.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Photographs:** **Representative** black and white photographs **of the property.**

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items)

Property Owner:

(complete this item at the request of the SHPO or FPO)

name see table on next page

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Property owners:

The following people were identified as owning property within the boundary of the Manufacturing and Wholesale Historic District as of August 2011. A total of 19 distinct property owners are included on this list, which is organized according to address and map number with additional properties owned by the same person included under the first occurrence of the owner.

Property owner	Mailing Address	Property Address	Map #
Bangert Brothers, LLC	311 S 3rd St Burlington, IA 52601	425 Valley St	Map #1
Econo Ray Lighting, Inc	115 N 4th St Burlington, IA 52601	115 N. 4th St	Map #2
CMM Co, LC	107 Valley St Burlington, IA 52601	100-104 S. 4th St, 101-123 S. 3rd St, 216-20 S 3rd St, 210 S 3rd St (lot), 221-23-25 Division St (lot)	Map #3, 19-23, 31, lots
Kevin Bangert	100 N 4th St, #122 Burlington, IA 52601	100 N. 4th St, 317 Valley St	Map #4, 5
McConnell Lofts, LLC	320 Valley St Burlington, IA 52601	312-322 Valley St	Map #6
Capitol Theater Foundation	PO Box 431 Burlington, IA 52601	207-209 N. 3rd St	Map #7
Russell Kyuhlemeier	109 Polk St Burlington, IA 52601	203 N. 3rd St	Map #8
Mike Alexandropoulos	115 N 3rd St Burlington, IA 52601	115 N. 3rd St	Map #9
Valley St Holdings	223 Valley St Burlington, IA 52601	223 Valley St	Map #10
Bangert Properties, LLC	202 Spring St Burlington, IA 52601	100 N. 3rd St	Map #11
White River Coroporation	PO Box 399 Burlington, IA 52601	100-134 S. 3rd St, 107-117 S. Main St	Map #12-18
John Archer	308 Division St Burlington, IA 52601	308 Division St, 311 Division St	Map #24, 25
Sunrise Lane, LLC	2508 Sunrise Ln Burlington, IA 52601	209 S. 3rd St	Map #26
SDM Properties Corp	232 S 3rd St, Suite C Burlington, IA 52601	215 S. 3rd St, 225 S. 3rd St, 231 S. 3rd St	Map #27, 29, 30
Salvation Army	217 S 3rd St Burlington, IA 52601	217 S. 3rd St	Map #28
Jon Eldon Ahrold	1024 N 4th St Burlington, IA 52601	228-30 S. 3rd St	Map #32
Faith Temple Church	1002 Maple Street Burlington, IA 52601	215-217-219 Division (lots)	lots
Farmers & Merchants Bank	221 Jefferson St Burlington, IA 52601	101-109 N. 3rd St (lots), 119-125 N, 3rd St (lots)	lots
Iowa Southern Utilities	527 S Roosevelt Ave Burlington, IA 52601	101 N. 4th St (substation)	substation lot
Great Northern Railroad – Director of Property Burlington Northern Railroad Company	PO Box 961089 Fort Worth, TX 76161	along Market Street	railroad track lots

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The photographs of the Manufacturing and Wholesale Historic District, Burlington, Des Moines County, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on June 14, 2011. The digital photographs were printed with HP 100 photo gray Vivera ink on HP Premium Plus Photo Paper (high gloss). The photographs were also submitted digitally, per current guidelines. A sketch map depicting the location of the photographs is found on the following page.

1. East on Valley Street from 5th Street near 425 Valley (#1), camera looking east.
2. North on 4th Street from near 104 S. 4th Street (#3), camera looking north.
3. Southeast corner of Valley and 4th streets (#5, #4), camera looking southeast.
4. Northeast corner of Valley and 4th streets (#6), camera looking northeast.
5. Northwest corner of Valley and 3rd streets (#8, #7), camera looking northwest.
6. South on 3rd Street from near 223 Valley (#10), camera looking south.
7. Southwest corner of Main and Market streets (#18, #17), camera looking southwest.
8. Southeast corner of 3rd and Market streets (#12-14), camera looking southeast.
9. East side of 100 block of S. 3rd Street (#15-16) from Division, camera looking northeast.
10. Southwest corner of 3rd and Market streets (#21-19), camera looking southwest.
11. West side of 100 block of S. 3rd Street (#24-22) from Division, camera looking northwest.
12. North on S. 3rd Street from Division, camera looking north.
13. West side of 200 block of S. 3rd Street (#30-29), camera looking northwest.
14. East side of 200 block of S. 3rd Street (#31-32), camera looking northeast.

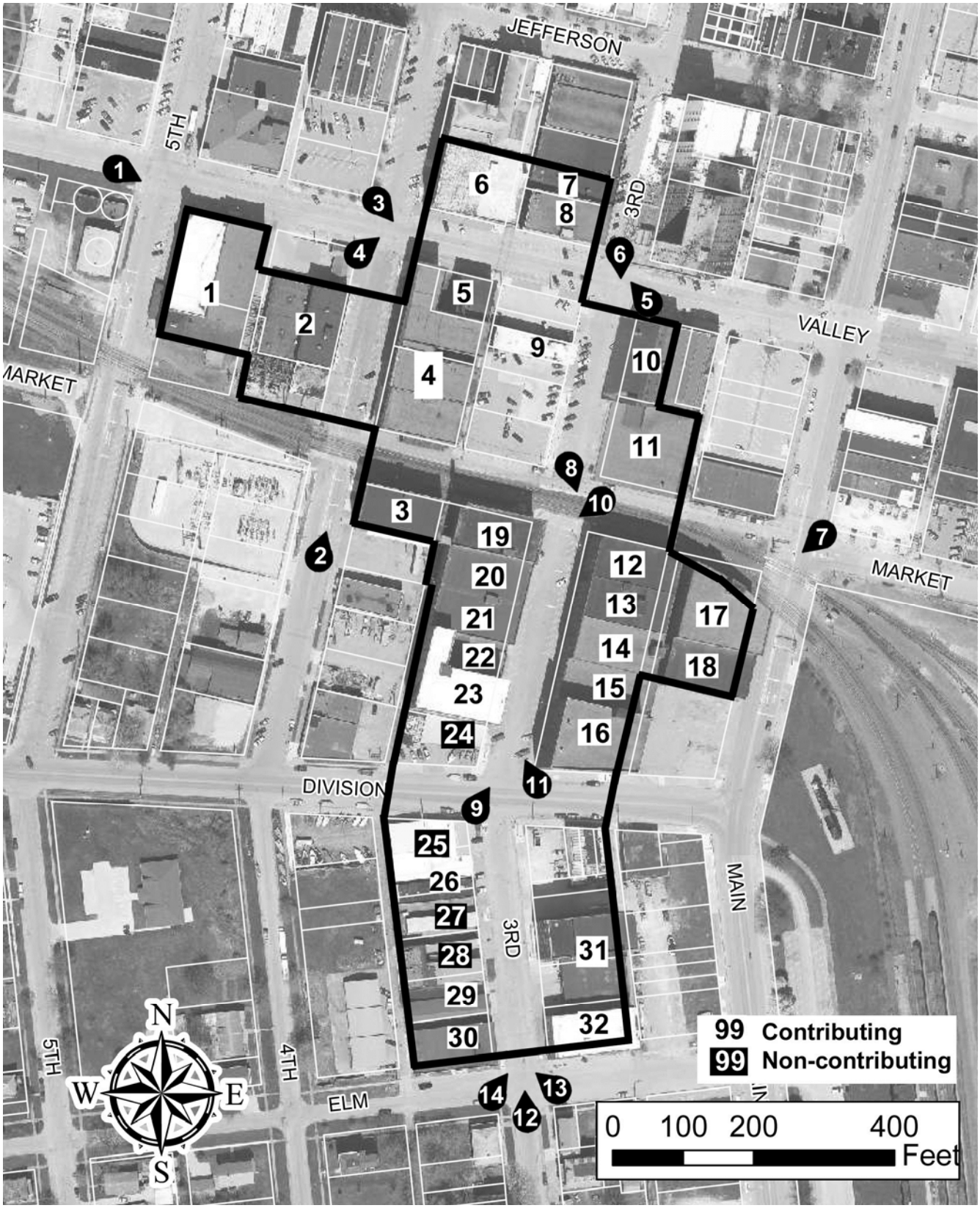

Figure 1. Photograph key (McCarley 2011).
Base aerial photography by Aerial Services Inc for Des Moines County GIS Commission, March 2010.

Maps:

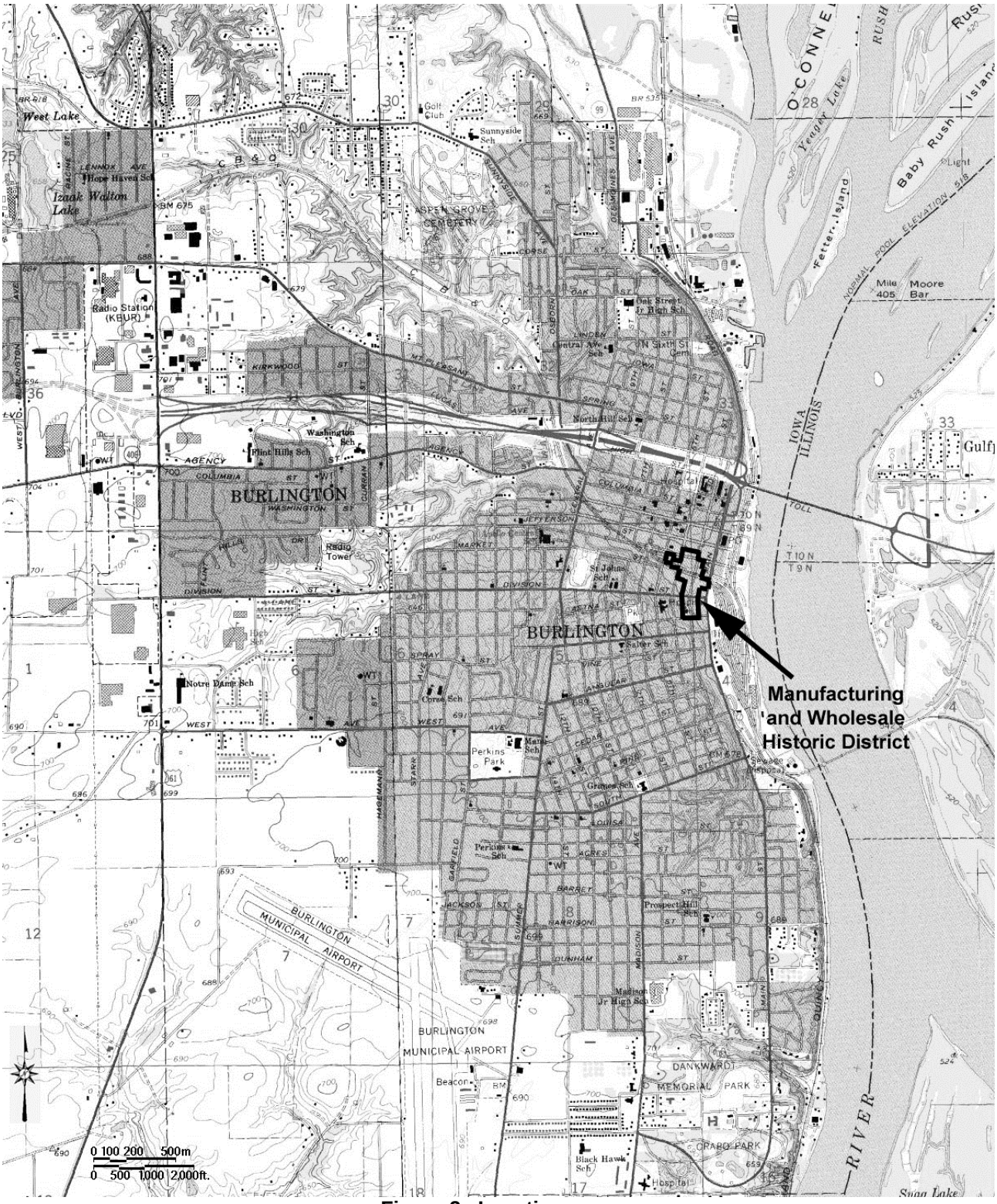

Figure 2. Location map.

USGS topographical quadrangle map, photorevised 1976

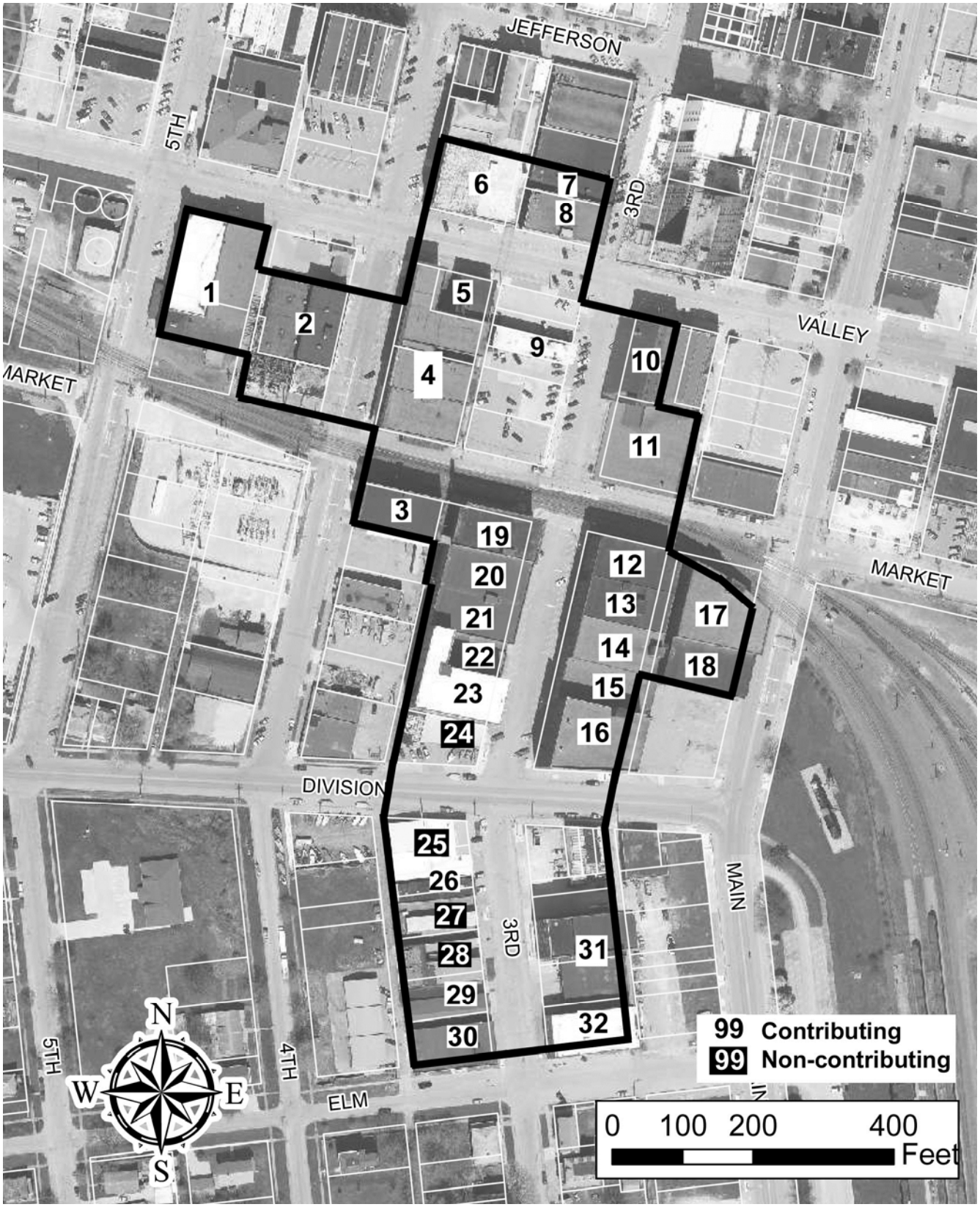

Figure 3. District map with National Register boundary (McCarley 2011).
Base aerial photography by Aerial Services Inc for Des Moines County GIS Commission, March 2010.