

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

State Inventory No. 29-00117 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03522
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name Chittenden & Eastman Company complex
 other names/site number 2009-10 Survey Field Site #WH-01, 2, 3, 17, 18, 19, 20, 21, later also 41

2. Location

street & number 100-134 S. 3rd Street, 101-127 S. 3rd Street, 107-117 S. Main St
 city or town Burlington vicinity, county Des Moines
 Legal Description:(If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original City Block(s) _____ Lot(s) 183-185, 261-266, 356-360, later also 454

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property			
	If Non-Eligible Property		If Eligible Property, enter number of:	
	Enter number of:		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	—	buildings	<u>13</u>	—
<input checked="" type="checkbox"/> district	—	sites	—	—
<input type="checkbox"/> site	—	structures	—	—
<input type="checkbox"/> structure	—	objects	—	—
<input type="checkbox"/> object	—	Total	<u>13</u>	—

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Intensive Level Survey of the "warehouse district" in Burlington, Des Moines County, Iowa Historical Architectural Data Base Number 29-029

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>10G01: Industrial Storage Warehouse</u>	<u>70 Vacant/Not in Use</u>
<u>10A02: Industry - Factory</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial - brick</u>	foundation <u>10B – Concrete, poured</u>
	walls (visible material) <u>03 Brick</u>
	roof _____
	other _____

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

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Des Moines Address 100-134 South Third Street Site Number 29-00117
City Burlington District Number 29-03522

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

05: Commerce
17: Industry

Significant Dates

Construction date 1876 check if circa or estimated date
Other dates, including renovation 1886, 1889, c.1901, c.1903, c.1905, c.1907, c.1915, 1923

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder _____

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

9. Major Bibliographical References

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

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Angela Adams and Mary Toal, Volunteers Rebecca Lawin McCarley, Consultant, Davenport, IA
organization Burlington Historic Preservation Commission date March 8, 2010
street & number City Hall, 400 Washington Street telephone 319-753-8158
city or town Burlington state Iowa zip code 52601

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

FOR ALL PROPERTIES

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

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

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Chittenden & Eastman Company complex
Name of Property

Des Moines
County

100-134 S. 3rd Street, 101-127 S. 3rd Street, 107-117 S. Main Street
Address

Burlington
City

7. Narrative Description

This is a complex of several manufacturing, warehouse, and wholesale buildings associated with the Chittenden and Eastman company. The earliest building dates to 1876, with an identical addition constructed in 1886. An inventory of the buildings in order of construction includes:



Building A, looking southeast (November 2, 2009, R.L. McCarley)

Building A, 100-104 S. 3rd Street, Lot 261, Map #WH-19a: Original five-story brick building constructed in 1876

Features include: chamfered corner, double-door entry, six-over-six-light double-hung windows with segmental arch lintels – 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

1900 Sanborn map: 5 story, furniture warehouse, shipping platform extends from rear

1931 Sanborn map: "A", 5 story, furniture warehouse, automatic fire alarm

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Building B, looking northeast (November 2, 2009, R.L. McCarley)

Building B, 108-110 S. 3rd Street, Lot 262, map #WH-19b, identical 1886 six-bay addition to 1876 building

Features include: original storefront with iron columns, six-over-six-light double-hung windows with segmental arch lintels in six bays, stone stringcourses between first/second and third/fourth stories, pilasters with brick details, decorative brick parapet

1900 Sanborn map: 5 story, warehouse, shipping in rear on first story

1931 Sanborn map: 5 story, "B", warehouse, shipping in rear on first story, automatic fire alarm

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Building C, looking east (November 2, 2009, R.L. McCarley)

Building C, 112-116 S. 3rd Street, Lot 263, map #WH-19c, built in 1889, 1896 photo shows as 3 story, 5 story by 1900

Features include: storefront with segmental arch openings, six-over-six-light double-hung windows with segmental arch lintels in six bays on four upper stories, stone stringcourses between first/second and third/fourth stories, pilasters dividing building into three sections, decorative brick parapet

1900 Sanborn map: 5 story, sample room on first story, general note: upholstering and mattress making and storage on second, storage on third, finishing (rubbing) on fourth and fifth

1931 Sanborn map: 5 story, "C", warehouse, automatic fire alarm

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Building D, looking east (November 2, 2009, R.L. McCarley)

Building D, 118-122 S. 3rd Street, Lot 264, map # WH-18, built around 1881 for Burlington Vinegar and Pickle Works as a two-story building, remodeled and third story added around 1901 after C&E bought property

Features include: two storefront entries with wood doors and segmental arch transom windows, two-over-two-light double-hung windows with segmental arch lintels in six bays on two upper stories, stone stringcourse between first/second story, pilaster dividing building into two halves, decorative brick parapet

1900 Sanborn map: 2 story, storage in basement, picker on second story

1931 Sanborn map: 3 story, "D", warehouse, automatic fire alarm

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Building E, looking west (November 2, 2009, R.L. McCarley)

Building E, 115-119 S. 3rd Street, Lot 358, Map #WH-01c, built around 1901 after C&E acquired property

Features include: original storefront with multi-light windows and center double-door entry, three-over-three-light double-hung windows with stone lintels in six bays on three upper stories, brick pilasters dividing building into three sections, three-light attic windows

1931 Sanborn map: 4 story, "E", storage in basement, mattress making on first, felt machine room on second, cabinet working and finishing in rear on fourth

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Building F, looking west (November 2, 2009, R.L. McCarley)

Building F, 109-113 S. 3rd Street, Lot 359, Map #WH-01b, built around 1903 after C&E acquired property

Features include: storefront with large multi-light windows and center double-door entry, sets of three one-over-one-light double-hung windows with shared stone lintels and sills in three bays on three upper stories, brick pilasters dividing building into three sections, rectangular attic windows

1931 Sanborn map: 4 story, "F", storage in basement, mattress finishing on first, warehouse on second and fourth, upholstering stock room on third

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Building G, looking west (November 2, 2009, R.L. McCarley)

Building G, 113-117 S. Main Street, Lot 183 and alley, Map #WH-19, built around 1903 after C&E acquired property – also surveyed individually previously as 29-01259

Features include: building reflects more architectural design/style than other buildings, located to east on Main Street and across from Union Depot, building divided into three section by four brick pilasters with quoin detail and topped by decorative caps, six-over-one-light double-hung windows with stone lintels on two upper stories, decorative metal panel on parapet and decorative metal cornice, ghost of painted C&E sign

1931 Sanborn map: 3 story, “G” label on rear – furniture warehouse, three storefront spaces: boots & shoes, jewelry, store – sample room on 2nd and 3rd (likely furniture)

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Office (Building H in sequence), looking west (November 2, 2009, R.L. McCarley)

Office, 121-123 S. 3rd Street, Lot 357, Map #WH-02, built around 1905 after C&E acquired property, lot over buried Hawk Eye Creek

Features include: light brick, double-door entry with flared lintel, large one-over-one-light double-hung first story windows, rectangular windows above entries and across attic, inset brick panel on parapet and brick dentils along top

1931 Sanborn map: 1 story, office, fireproof construction except steel posts and concrete floors and ceiling – wire lath partitioning, open drive on north side

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Building H (I in sequence), looking southwest (November 2, 2009, R.L. McCarley)

Building H, 107-111 S. Main Street, Lot 184 and part of 185, Map #WH-20, built in 1912 for C&E (per 1952 Sanborn map), corner and north part of lot 185 for railroad tracks

Features include: curved north wall parallel to curve in railroad track, east side divided into three bays by brick pilasters with two three-over-three-light double-hung wood windows in each bay on four upper stories, light brick, east side first story has later large windows and garage door in entry, north side divided into seven bays by brick pilaster, center bay on north side is taller (elevator) with three three-over-three-light double-hung windows on all five stories, three west bays on north side have single three-over-three-light double-hung windows in each bay on upper four stories and loading entry in east bay and high w single three-over-three-light double-hung windows in each bay on upper four stories windows on first story, two bays immediately east of center on north side also have, east/middle bay has loading entry with upper small windows on first story, basement windows on east and north sides

1931 Sanborn map: 5 story, "H", warehouse each floor, shipping room on first, drive along south side on first in building, reinforced concrete frame and brick curtain

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Building J, looking southwest (November 2, 2009, R.L. McCarley)

Building J, 101-105 S. 3rd Street, Lot 360, Map #WH-01a, built c.1912 after C&E bought in 1907

Features include: storefront with large multi-light windows and double-door entry in south bay on east side, building divided into three sections by brick pilasters on east with paired three-over-three-light double-hung windows with stone lintels and sills on four upper stories, building divided into six sections by brick pilasters on north side with paired three-over-three-light double-hung windows in center four bays on four upper stories and single three-over-three-light double-hung windows in end bays on four upper stories, smaller six-light windows on first story of north side with two loading entries, basement windows on east and north sides

1931 Sanborn map: 5 story, "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

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Building M, looking west (November 2, 2009, R.L. McCarley)

Building M, 125-127 S. 3rd Street, Lot 356, Map #WH-03, built around 1915 after C&E acquired property. Features include: tall six-story design to anchor south end of complex, architectural styling on corners with stone accents, building visually divided into three sections by groups of two one-over-one-light double-hung windows, storefront windows and door date to later period, two-light attic windows begin to hint at three vertical divisions common with Chicago School buildings, L-shaped rear extends across west end of adjacent lot with office building, exposed east portion of this rear section has two-over-two-light double-hung segmental arch windows, rear (west) has two-over-two-light double-hung segmental arch windows on upper five stories and primarily three-over-three-light double-hung segmental arch windows on first story.

1931 Sanborn map: 6 story, "M", sample and sales houses, two rows wood posts each story, automatic fire alarm

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Building R, looking northeast (November 2, 2009, R.L. McCarley)

Building R, 124-134 S. 3rd Street, Lots 265 and 266, Map #WH-17, built in 1923 after C&E acquired property

Features include: tall six-story design to anchor south end of complex with distinctly different designs on lower three stories and upper three stories, architectural styling on upper half with brick pilasters and stone accents, building visually divided into five sections by paired narrow multi-lights windows, first story with double-door entries with transoms in second and fourth bays, wide stone band divides first story from remainder of building, pattern of windows and decorative stone continues on south side in five bays, similar pattern reflected in four bays on east (rear) as well

1931 Sanborn map: 6 story, "R", packing and varnishing on first, stock rooms on second, third, fourth, finishing and setting up on fifth and sixth, semi-mill construction, rows wood posts, 16' stories on first three floors, 20' stories on upper three floors, street name plates at corner of first story

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Clinton-Copeland Candy Company, later Building K, looking southeast (November 2, 2009, R.L. McCarley)

100-104 S. 4th Street, Lots 454, Map #WH-41, built in 1905 for candy company

The Clinton-Copeland Candy company built a large and splendidly equipped factory in 1905, employing up to 75 people becoming one of the leading manufacturing interests of the time (Antrobus 1915: 104). The candy company operated here from 1905 until the late 1930s when the company dissolved. The building was then used as a warehouse for the Benner Tea Company from 1939 to 1953. Chittenden & Eastman then added the building to their complex in 1955, designating it as building "K" and using it as a warehouse from 1955 to 1996.

See individual site inventory form for #29-00184

1931 Sanborn – not part of C&E complex

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8. Narrative Statement of Significance

The Chittenden & Eastman Company complex is eligible for the National Register of Historic Places as a stand-alone historic district, as well as contributing to the Manufacturing and Wholesale Historic District centered on this complex and including additional buildings to the north and south. There are 12 buildings associated directly with the complex and built from 1876 to 1923, plus an additional building at 100-104 S. 4th Street that was built in 1905 for Clinton-Copeland Candy and acquired by the company in 1955. The complex is significant for its historic associations with the prominent Chittenden & Eastman Company as well as for the architecture of these industrial buildings.

Chittenden & Eastman started in 1866 when H. Bailey & Company organized as a jobbing and retail furniture business. When Bailey retired in 1873, the firm became known as Todd, Pollock, & Granger. Henry W. Chittenden began working for the company in 1875 as a salesman. The company moved in 1876 to a new large five story brick building south of the railroad tracks on 3rd Street (100-104 S. 3rd Street, Building A, Map #WH-19a) (Antrobus 1915, Vol. 2: 444; "Chittenden & Eastman," *Daily Hawk-Eye Gazette*, September 2, 1938, 35). The construction of the building was significant in Burlington, undertaken by Evan Evans and occupied by Todd, Pollock, & Granger, "who in a very short space of time have pushed their trade from a comparatively limited extent to a far reaching magnitude which seeks its customers in four or five different states and requires whole acres of flooring to accommodate its extensive stock of merchandise." Their stock and operations, scattered among seven buildings, was incorporated under one roof in the new building of five stories and a basement on a five-foot stone foundation. "The basement is large, deep, roomy and well ventilated, with a very heavy plank floor, and is nine feet in the clear; the first floor fifteen feet two inches; the second floor ten feet two inches; the third floor ten feet; the fourth floor eight feet, and the fifth floor thirteen feet in front and eight feet in the rear, caused by the pitch of the roof" ("A Monster," *Burlington Hawk-Eye*, January 18, 1876).

When Todd retired in 1877, Chittenden became a partner, and the business became known as Pollock, Granger & Chittenden. According to an article on the company in November 20, 1995, the company introduced its Square Brand of mattresses in 1880. These mattresses were marketed as "the cleanest, most healthful and most luxuriant mattresses ever made," and indicated they "require only an occasional sunbath to make them last a lifetime." In the company's early years, travelers heading west in covered wagons stopped in Burlington. Often those travelers would settle on Midwestern farmland, then send back to C&E for necessary furnishings. At this time, C&E also formed its first dealer network, supplying products for many of the small furniture stores which sprang up in new communities. In the 1800s, many of these dealers were combined morticians and furniture retailers. As a result, an early company catalog listed items such as children's carriages, cabinet hardware and undertaker's trimmings (Delaney, Steve. "C&E managers propose to buy out trust," *Burlington Hawk-Eye*, November 20, 1995, 1B).

The company then became Granger & Chittenden in 1881. Granger died in 1882, and the company was then known simply as Chittenden. E.P. Eastman started with the company as bookkeeper, and he became a partner with H. Chittenden in 1883. In 1886, the company built a new five-story building identical to the first on S. 3rd Street (Building B, 108-110 S. 3rd Street, Map #WH-19b). Eastman soon

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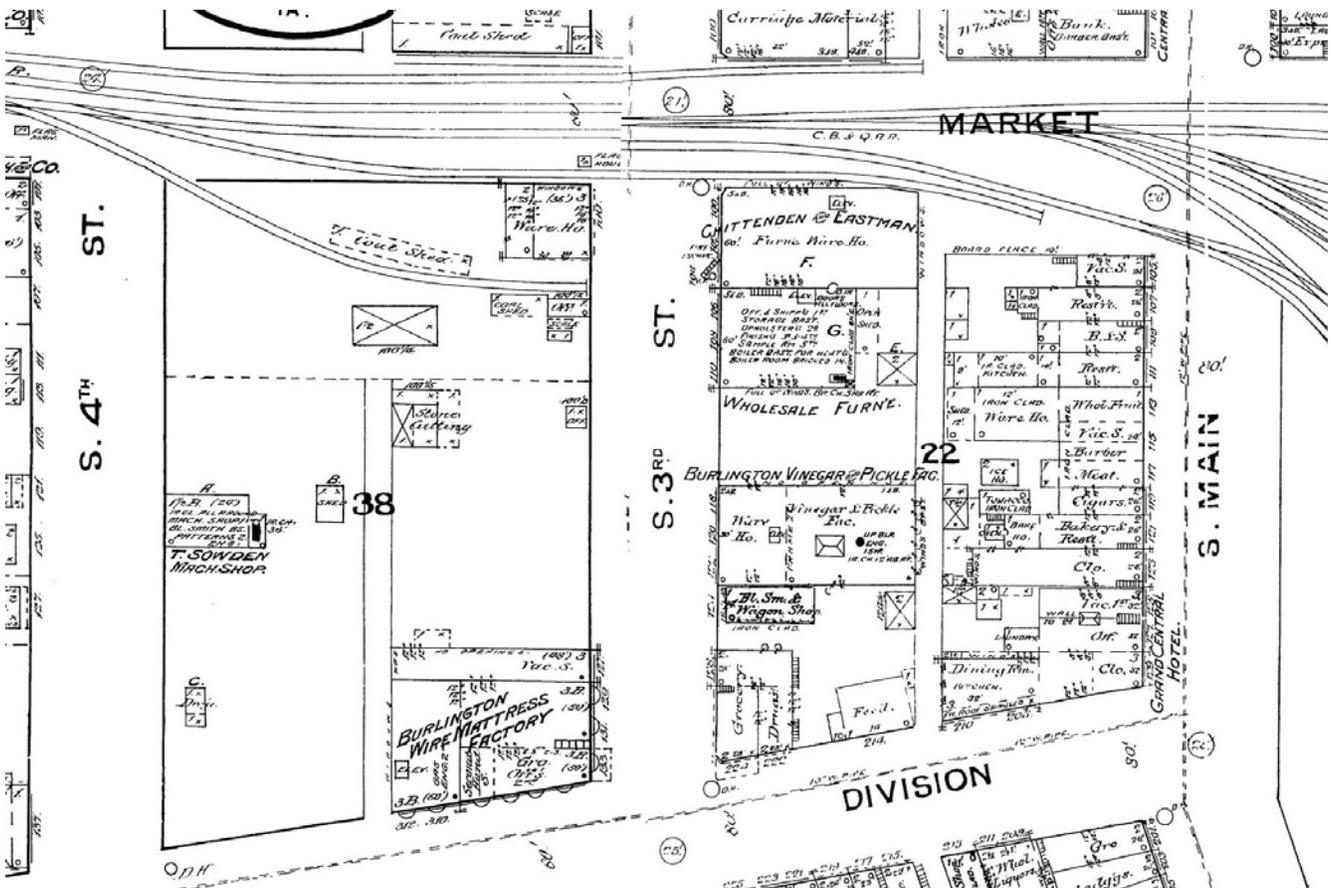
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became a partner, and the company became Chittenden & Eastman by 1887 (Antrobus 1915, Vol. 2: 444; "Chittenden & Eastman," *Daily Hawk-Eye Gazette*, September 2, 1938, 35). The 1886 Sanborn map shows their operations in two buildings on the southeast corner of 3rd and Market. The five story corner building is noted as a furniture warehouse, and the new adjacent five story building had office and shipping on the first story, storage in the basement, upholstery on the second story, finishing on the third and fourth stories, and a sample room on the fifth story.



Section of 1886 Sanborn map.

With business expanding, the company built a three-story building to the south at 112-116 S. 3rd Street (Building C, Map #19c). This property (Lot 263) was purchased by Chittenden and Eastman from H.B. Ransom on September 4, 1889. An article in the year-end edition on January 1, 1890 notes that Chittenden and Eastman was noted to be the "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." They built a new two-story brick building, 60 by 190, adjacent to their 181 by 190 foot old building, in fall 1889. They could then carry 40% more stock with this additional space. They distributed products to all furniture firms in northwest and along Pacific coast, employing 125 people

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("Chittenden & Eastman," *Burlington Hawk-Eye*, January 1, 1890, 6). There seems to be a discrepancy with this account and the information on Sanborn maps and in city directories. It appears that Building C was built in 1889, though it is a three-story building. Also, this suggests that C&E had moved into 118-122 S. 3rd Street (Building D) by 1889. The 1890 city directory lists Chittenden and Eastman in the wholesale furniture business at 100-108 S. 3rd Street. In 1892, Chittenden & Eastman Wholesale Furniture is listed at 100-116 S. 3rd Street, and Burlington Vinegar & Pickle is listed at 118 S. 3rd Street. Likewise, the 1892 Sanborn map indicates that Burlington Vinegar & Pickle Works is at 118-222 S. 2nd. A warehouse is indicated within this building, and it could have been associated with this business or possibly with C&E (sharing space with Burlington Vinegar & Pickle Works). The 1896 city directory continues to list Burlington Vinegar and Pickle Works at 122-124 S. 3rd Street, with C&E at 100-116.

Burlington Vinegar and Pickle Works incorporated in 1881, with F. A. Smith, President; and H. Weinrich, secretary and general manager. Herman Weinrich bought the property later associated with Building D (Lot 264) on March 30, 1881, and this building was constructed. Weinrich started the business in 1876 by himself and was the first to manufacture pickles commercially in Iowa. By 1888, their products included cider, vinegar, pickles and sauerkraut, preserves, jellies and mincemeat. They had branch houses in Fort Madison, Sandusky, and Kansas City. Their business extended across Iowa, Kansas, Nebraska, Missouri, Minnesota, and Wisconsin (*Portrait and Biographical Album of Des Moines County* 1888: 762). The Sanborn maps for 1886 and 1892 show Vinegar and Pickle Factory and warehouse at 118-122 South Third (later Building D). In the 1892 city directory, the Burlington Vinegar & Pickle Works is listed at 118 South Third. Interestingly, it appears that in 1892, Burlington Vinegar & Pickle Works constructed a building at 225 S. 3rd Street (see #29-00121). In 1896, the business was supported by products from 400-500 farmers, with 10,000 new barrels shipped annually. The facility employed 40 people, with a branch house in Kansas City (*A Souvenir of Burlington* 1896: 72). The 1896 city directory continues to list them at 122 S. 3rd Street, while the 1898 city directory lists them at their new location in the old McCosh plant at the southeast corner of Central and Osborn. On August 19, 1901, Weinrich sold this property (Lot 264) to Chittenden and Eastman.

The 1891 souvenir pamphlet of Burlington includes a sketch of these buildings, and the 1896 souvenir does as well. The 1896 booklet notes that over the past 14 years, Chittenden & Eastman have built up a business that extends through the west and north, as well as most of the east and south. They occupy four large buildings on Third Street with a floor space of 124,800 square feet (*Souvenir of Burlington* 1896: 65). It is again unsure what the "fourth" building would be, as Burlington Vinegar & Pickle Works continues to be depicted in the "fourth" building to the south of the corner in the same souvenir pamphlet. Thus, again, this discrepancy is noted with use of 118-122 S. 3rd Street (Building D) in the early 1890s.

By the late 1890s, Chittenden & Eastman began to acquire the property associated with their buildings. On September 4, 1889, they bought Lot 263, associated with Building C. On April 1, 1896, they bought Lots 261 and 262, associated with Buildings A and B. In 1899 the firm was officially incorporated under the name Chittenden & Eastman Company, with Henry Chittenden as president and Edward Eastman as vice-president and general manager. The older employees in the company became stockholders (Antrobus 1915: 445). In July 1899, Chittenden and Eastman then sold the three lots that they owned

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Chittenden & Eastman Company complex
 Name of Property

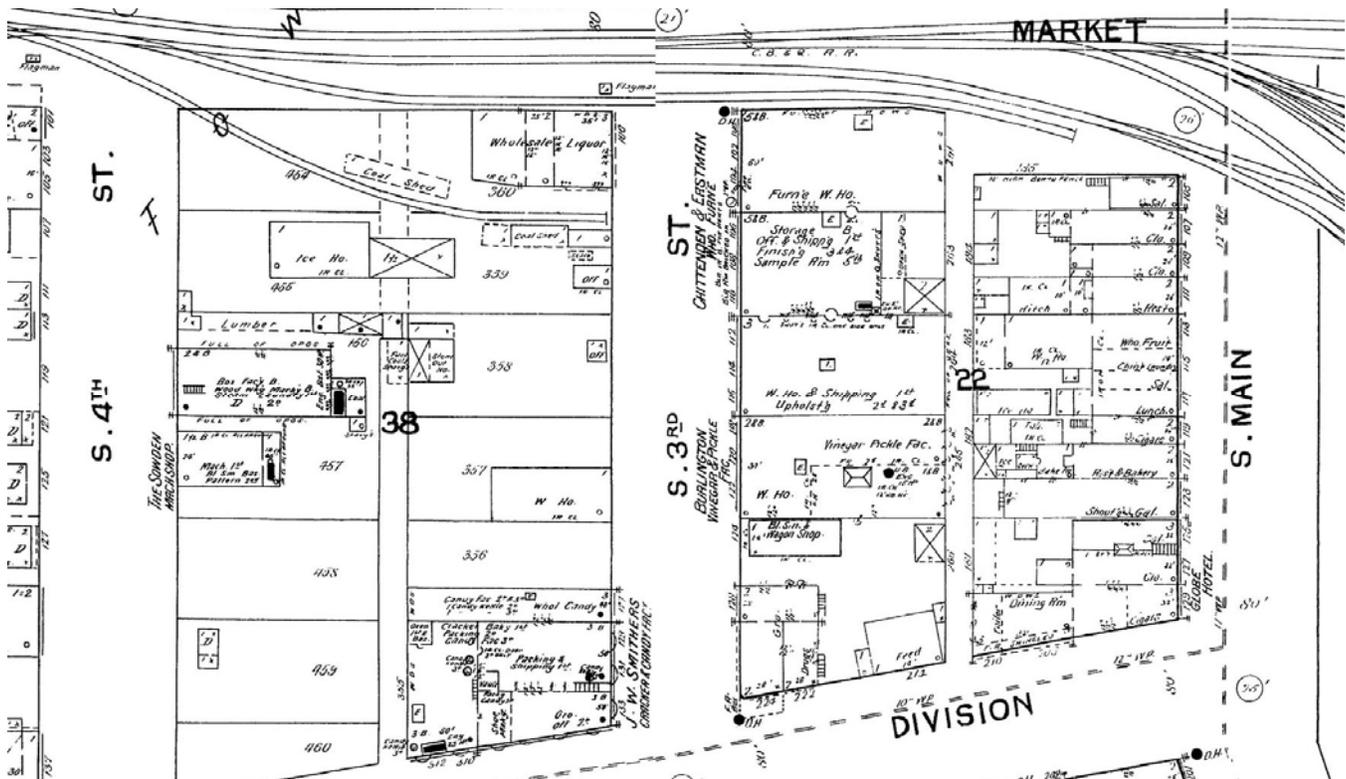
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Buildings A, B, C in 1891 *Souvenir of Burlington*; Burlington Vinegar & Pickle Works at right (later D).



1892 Sanborn map showing three buildings of Chittenden & Eastman.

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Related District Number 29-03522

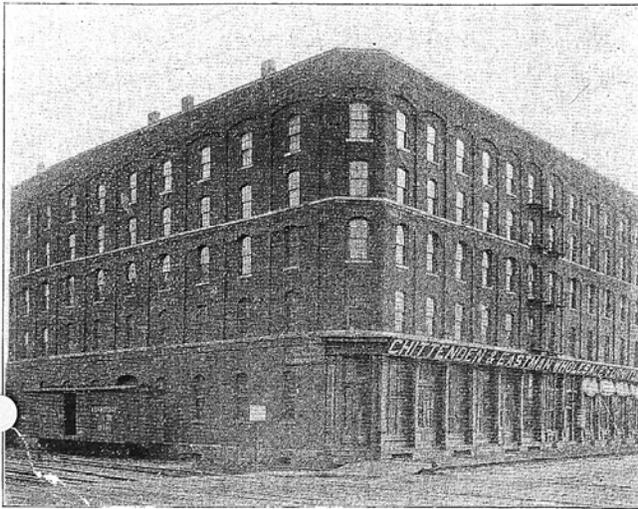
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Chittenden & Eastman Company complex
Name of Property

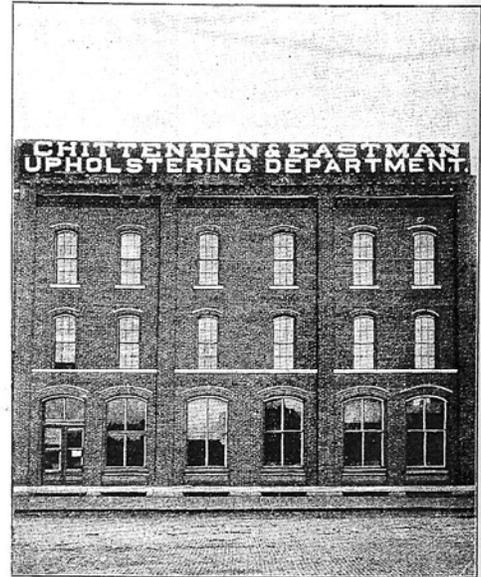
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business. Their trade, which was small at first, has continued to grow until it now extends over a large part of Iowa, Illi



to many millions of dol-
ually. Many of our larg-
ries are the growth of in-
ustries established, but a
years ago and it is safe to
hat the next ten years will

nois and Missouri, and is still growing.
This firm has always shown a liberal
spirit in matters in which the inter-
ests of the city of Burlington were
involved and are looked upon as the
leaders in their line in the southeast-

Buildings A and B and Building C in 1896 *Souvenir of Burlington*.



Burlington Vinegar & Pickle Works (later Building D) in 1896 *Souvenir of Burlington*.

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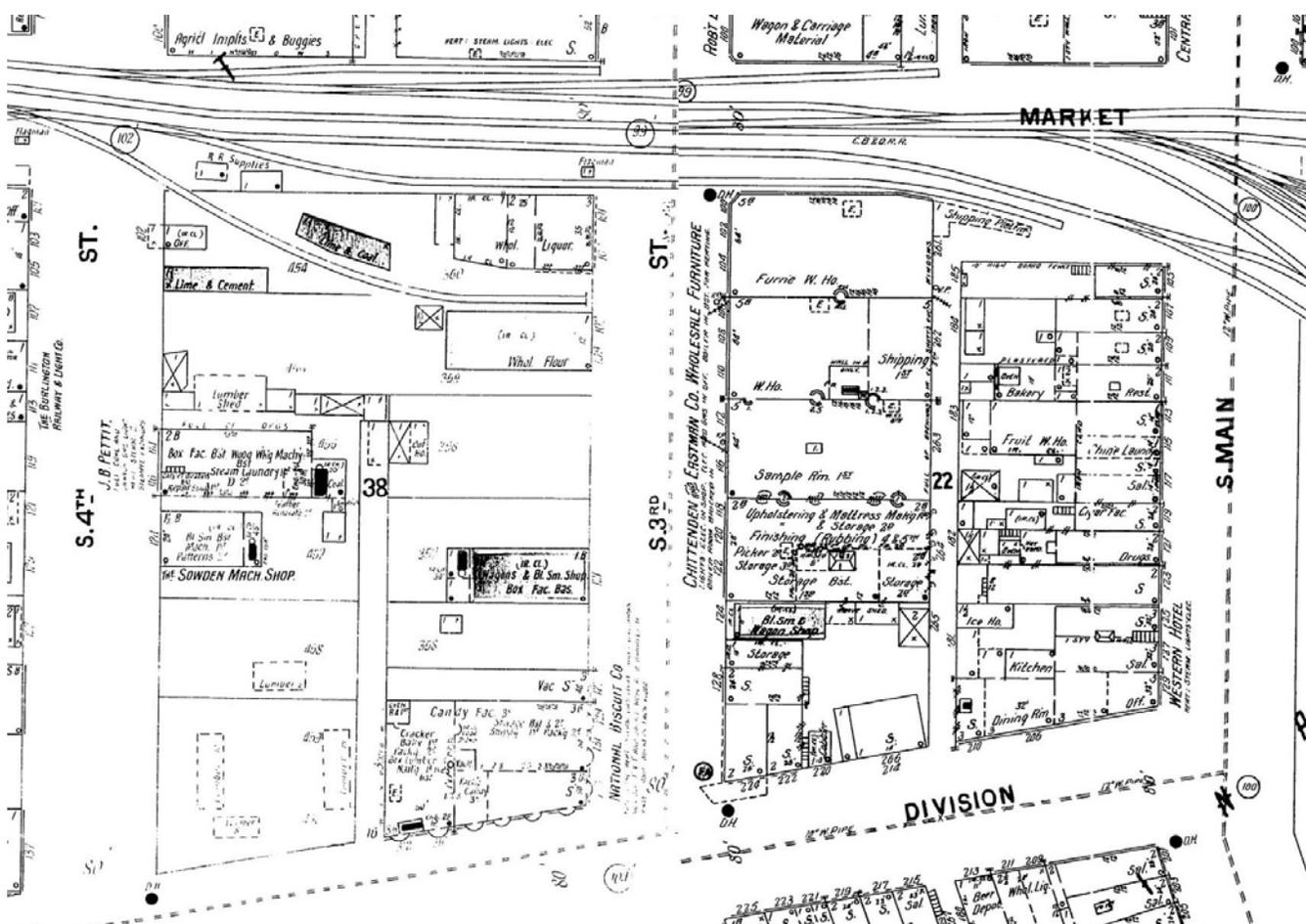
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1900 Sanborn map showing four buildings of Chittenden & Eastman.

to the incorporated company. The 1900 Sanborn map shows that they definitely had moved into the two story building at 118-122 S. 3rd Street (Building D, Map #WH-18). The map shows the two corner buildings as warehouses (Buildings A-B). Building C has grown from three stories to five stories since 1892, and it has a sample room in 1900. This building also appears to have upholstery and mattress making and storage on the second story, storage on the third story, and finishing (rubbing) on the fourth and fifth stories. The 1900-01 city directory lists Chittenden and Eastman as wholesale manufacturers and dealers in furniture at 100-112 S. 3rd Street.

Chittenden and Eastman launched building campaign over the next six years that included two large buildings, a new sample building, and a small office building. The four-story brick Building E was completed at 115-119 S. 3rd Street around 1901, after Chittenden & Eastman bought Lot 358 on March 1, 1901. A similarly large four-story brick Building F at 115-119 S. 3rd Street was built around 1903, after Chittenden & Eastman bought the interests in Lot 359 in February and March 1903. Around the same time, C&E built the three-story retail Building G to the east at 113-117 S. Main Street, with three storefront spaces and sample rooms on the second and third stories. Finally, in February 1905, they

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acquired Lot 357, and they built a one-story "fireproof" office at 121-123 S. 3rd Street, referenced in March 1906 as Building H (a letter which would later be assigned to another warehouse building). It was described as a modern and fireproof office building. In 1906, the company occupied 252,000 square feet and employed 275-300 people, along with 20 traveling salesmen. They manufactured mattresses and upholstered furniture, with nearly 450 chairs in their 1905 catalog, which was printed in Burlington. They started in Buildings A, B, and C, and now they occupied Buildings A through H. 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). It may have also been in this period that the third story was added to Building D at 118-122 S. 3rd Street.



**Office building with salesmen, soon after completion around 1906
(Chittenden & Eastman file, Burlington Public Library)**

The 1948 obituary of architect Harry Irvin Goddard notes that he arrived in Burlington in the early 1900s, and he designed several large notable buildings. He was credited with the design of several Chittenden & Eastman buildings, the south wing of the Burlington hospital, Schramm & Schmeig building (1908, 201-205 N. 3rd Street), McConnell building (c.1907, 312-322 Valley), Waterworks office building, Central fire station, West Burlington bank building, Churchill Drug company (this c.1907 building at 100-110 N. 4th Street), and a number of smaller buildings and residences. Around 1910, he

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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). This account then suggests that he designed some or all of these four buildings built in the early 1900s.

In the 1910-11 city directory, Chittenden & Eastman is listed at 100-123 S. 3rd Street. Their three-story sample room building on S. Main Street with the three storefronts included Michael Decker (shoes, 113 S. Main), G.A. Waldin (jewelry, 115 S. Main), and R.B. Sturgeon (117 S. Main). Advertisements in this period marketed their Square Brand mattresses. From 1910 to 1915, at least four additional large buildings were constructed for the company. Building H (I in sequence) was constructed at 107-111 S. Main Street, east of the original building and north of the sample room. Chittenden & Eastman acquired full interest in Lot 184 and 185 by December 1906. The 1952 Sanborn map indicates that this building was built in 1912. The building was designed to maximize lot space along the railroad track with the north wall curved to reflect the curve in the railroad track. Building J was then constructed at 101-105 S. 3rd Street, west of the original building and along the railroad tracks as well. Chittenden & Eastman had acquired this property (Lot 360) in April 1907. One block to the south of their other buildings, Chittenden & Eastman acquired Lot 349 at 231 S. 3rd Street in September 1913. The *Burlington Hawk-Eye* reported on September 23, 1913 (page 4) that Chittenden & Eastman building on Third at Elm was making rapid progress. They would use this building through 1922, and it was then remodeled with an additional story added for Burlington Buick Company (see #29-00123). By March 1915, Chittenden & Eastman acquired full interest in all of Lot 356, and they built the large six-story brick Building M at 125-127 S. Third Street.

It is noted in the 1915 *History of Des Moines County* that Henry A. Beck, general contractor, built the Chittenden & Eastman warehouses. He was recognized as one of the most prominent contractors in Burlington, having started to land his own contracts around 1898. He also built other local large buildings, such as the Y.M.C.A., Y.W.C.A., Schramm & Schmiege store, Moehn Brewery, water company offices, and Hertzler & Boersch department store (Antrobus 1915, Vol. 2: 178-79). It is unknown at this time which or how many Chittenden & Eastman warehouses that Beck may have built, but this 1915 reference suggests at minimum the latest buildings in the building campaign.

The 1915 *History of Des Moines County* notes that:

Something of the development of the business may be indicated in the fact that the sales originally amounted to about fifteen thousand dollars annually but now bring in a return of nearly two million dollars. The growth has been continuous and substantial and the house enjoys a most enviable reputation among its customers and among the manufacturers from whom they purchase goods not made in the Burlington plant. Each department has at its head a member of the company who is especially interested in that line and there is a friendly rivalry to see who can make the best showing. They issue a catalogue of about seven hundred pages, ten by fourteen inches, in which are shown the most complete and best selling lines of goods that can possibly be brought together by men of long experience in manufacturing and buying with the advantage of ample capital and an enormous outlet for goods. Their motto has ever been "the best goods for the money." The company manufactures an exceedingly tasteful and well made line of upholstered goods, for which they have won an enviable reputation. No factory in the country can excel their mattress

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department, for the building has been especially designed for the purpose for which it is used and is perfect in its convenience and sanitary arrangements. Carrying an immense stock on hand, the company is ready to meet any order at almost a moment's notice. Within twenty-four hours after an order is received shipment is oftentimes made. The house is today recognized as the world's largest furniture distributors. The plant covers a large acreage and most of the buildings are five stories in height. They have an extensive selling force and they employ skilled and competent workmen, while each department is under the care of capable managers. At the head of the credit department is R. J. Cowles; of the mail order department, C. J. Schenck; of the chair department, E. G. Disque; of the sales department, W. H. Plock; of the upholstery and mattress department, H. C. Jordan and C. A. Dufify. The officers of the company are: H. W. Chittenden, president; E. P. Eastman, vice president; W. B. Eaton, secretary; R. S. Schramm, treasurer; and H. Roberts, auditor.
(Antrobus 1915, Vol. 2: 445-46)

Two years later (in 1917), a 48,000 square foot showroom reportedly opened in downtown Burlington (Greenland).

The 1920-21 city directory lists 101-124 South Third as Chittenden & Eastman, Furniture Manufacturers, with the main office for the company located at 123-129 S. 3rd Street. Officers included 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 for 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 ("C. & E. Tells Architect to Design Big Building," *Hawk-Eye*, January 31, 1923, 1). The company bought Lots 265 and 266 officially in February 1923, and they built the large six-story brick Building R at 124-134 S. 3rd Street. This building was roughly across the street from their other recent six-story building, and the buildings together anchored the south end of the complex. A reference notes that Davenport architects Temple & Burrows designed the "Chittenden & Eastman sales building, as well as the new six-story warehouse of the C. & E. Co., now under construction." They had designed the Burlington High School in 1910, the water company office, the original Hotel Burlington, and the addition to the Hotel Burlington in 1923 in Burlington as well ("Planning of Hotel Burlington Called for Great Skill and Experience," *Burlington Hawk-Eye*, April 8, 1923, section 2, page 9). The sales building was likely the six-story Building M, built around 1915 at 125-127 S. 3rd Street, noted in 1931 as a sample and sales house.

With Chittenden & Eastman consolidation of operations, by 1924 their building in the block to the south at 231 S. 3rd Street was occupied by Burlington Buick Company, and they sold Burlington Buick Company the building in 1927. Prior to the consolidation, they lost considerable stock – 70 carloads of bedroom and dining room furniture – in the brick three-story warehouse owned by John Blaul at 226 S. 3rd Street ("Fire Destroys Warehouse," *Burlington Hawk-Eye*, April 14, 1923, 1). Edward Eastman died in 1925 but Chittenden & Eastman carried on and continued to prosper. By 1928, Chittenden & Eastman was recognized as a catalyst for Burlington's economic prosperity. Around this time the company was 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 (Greenland).

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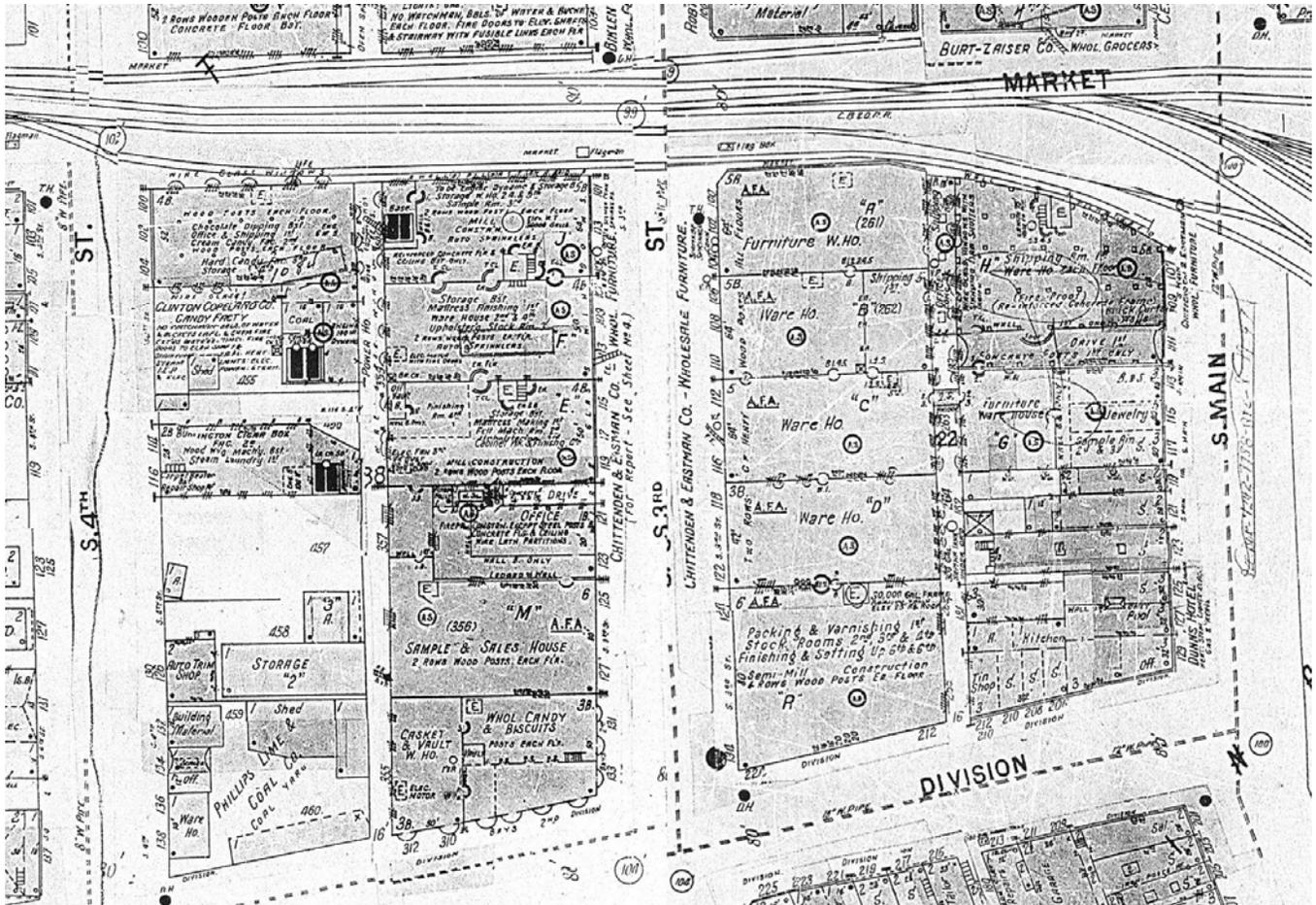
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1931 Sanborn map showing twelve buildings of Chittenden & Eastman.

The 1931 Sanborn map shows the complete complex of buildings associated with Chittenden and Eastman. The original buildings – A through C at 100-116 S. 3rd Street – are depicted as five story warehouses, with shipping remaining at the rear of the first story of Building B. Building D (old Burlington Vinegar & Pickle Works) at 118-122 S. 3rd Street is also a warehouse, now noted with its height at three stories. Building R (built 1923) completes the south end of the east side of the block at 124-134 S. 3rd Street. It has pack and varnishing on the first story, stock rooms on the second through fourth stories, and finishing and setting up on the fifth and sixth stories. The west side of the 100 block consisted of Building J at the north end at 101-105 S. 3rd Street, then Building F, Building E, the office, and Building M at 125-127 S. 3rd Street. A non-associated three-story building sat at the corner. Building J at 101-105 S. 3rd Street had the engine room and storage in the basement, warehouse on second, fourth, and fifth stories, and sample rooms on the third story. Building F at 109-113 S. 3rd Street had storage in basement, mattress finishing on first, warehouse on second and fourth, upholstering stock room on third. Building E at 115-119 S. 3rd Street had storage in basement, mattress making on first, felt machine room on second, and cabinet working and finishing in rear on

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fourth story. The office and business address was then located at 123 S. 3rd Street. Building M at 125-127 S. 3rd Street was noted as the sample and sales house. Then, to the east of the original building on the west side of Main Street, the five story Building H at 107-111 S. Main was noted with a shipping room on the first story and warehouses on the upper stories. Building G at 113-117 S. Main had furniture warehouse in the rear and sample rooms on the second and third stories. The three storefronts had a boots and shoes store (113), jewelry store (115), and store (117).

By the 1930s Chittenden & Eastman offered a truly startling array of products to retailers via sales offices in Burlington, Chicago, and Minneapolis. In addition to every imaginable piece of furniture for homes, offices, hospitals, and hotels, the company sold such items as picnic baskets, birdcages, ironing boards, breadboards, carpet sweepers, humidors, refrigerators, baby strollers, playpens, vacuum cleaners, tapestries, and rugs. A full-page ad in the 1928-29 directory *American Manufactured Furniture*, touted the contents of Chittenden & Eastman's 748-page hardcover catalog, claiming: "It has been aptly described as a veritable encyclopedia of the furniture industry, for there are few items that a dealer needs which he will not find illustrated in this unusual catalog" (Greenland).

In 1938, Chittenden & Eastman Company was described as "America's largest wholesale furniture distributors" with its history printed in *Furniture Digest*. They were "known to the furniture trade as America's largest wholesale distributors of furniture and floor coverings." They manufactured mattresses and upholstered furniture in their 750,000 square feet facility on two city blocks in Burlington. They had received a patent in 1934 for the underconstruction of living room furniture branded as Permalux, and they were known for their Square Brand mattresses. New machinery was recently installed to produce a quilted mattress known as Compress. The company employed around 400 with 20 salesmen. They also were wholesale distributors of household furniture and floor coverings. They had a showroom in St. Paul, MN since 1923. They were strictly a wholesale business, though the general public may enter their showrooms with their local furniture dealer or with a letter of introduction from him. Henry W. Chittenden had retired but continued to be interested in the business ("Chittenden & Eastman," *Daily Hawk-Eye Gazette*, September 2, 1938, 35).

By the 1940s, Chittenden & Eastman had firmly established itself as a leading supplier and manufacturer of mattresses and upholstered furniture, carrying some 120 different lines of goods. During this time, a significant development occurred when the only remaining member of the Eastman family sold his stock to company employees in 1942 (Greenland). This same year, Walter B. Eaton succeeded H. W. Chittenden as company president. He had began with the company in 1881 as an office clerk and advanced to position of general manager in 1923. Eaton served as president until 1947, when he continued as general manager and chairman of the board. He died on April 6, 1948 ("W.B. Eaton, 84, Is Dead After Stroke," *Hawk-Eye Gazette*, April 7, 1948, 1). In January 1949, officers and directors re-elected included: Charles A. Duffy, president; E.B. Gnahn, vice president; E.G. Disque, treasurer; W. H. Plock, secretary; W. S. Cooper, assistant secretary; A.F. Johnson, assistant treasurer; and two additional directors, C. W. Reger and W. P. Clark ("C&E Re-elects Officers, Directors," *Hawk-Eye Gazette*, January 29, 1949, 2).

In November 1951, Chittenden & Eastman were noted as one of the long-time industries in Burlington that continued to employ a significant number of people. At this time, they were the fifth largest

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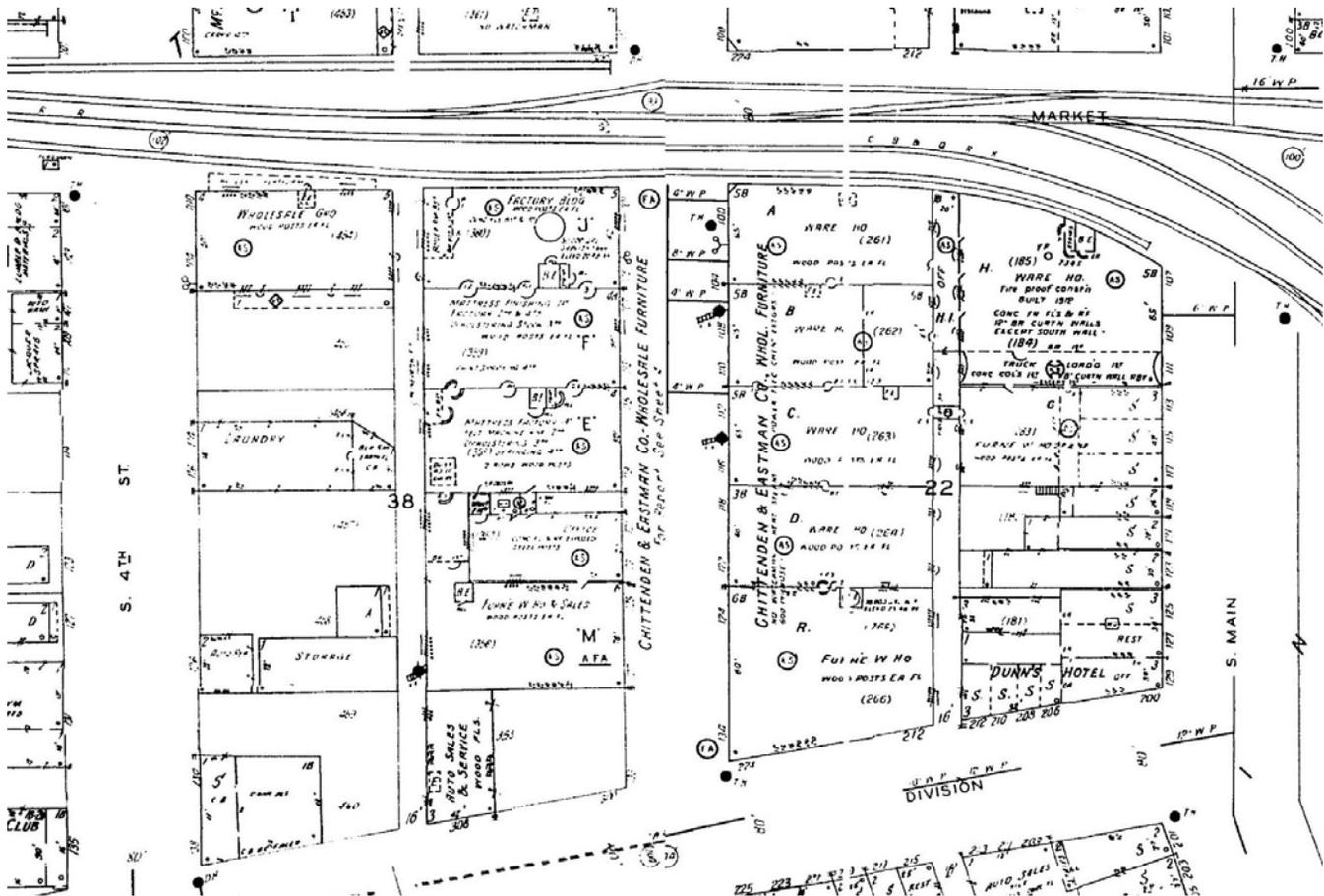
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industrial employer in Burlington, with 250 people ("Burlington's Big Industrial Boom," *Des Moines Sunday Register*, November 4, 1951, 12). The 1952 Sanborn map shows their continued operations in the ten buildings on S. 3rd Street and two buildings on S. Main Street. Most of the buildings were labeled as warehouses, with mattress manufacturing in Buildings E and F and sales in Building M. In July 1955, they bought the building at 100-104 S. 4th Street from Benner Tea Company (wholesale groceries), and it became Building K (see #29-00184).



1952 Sanborn map showing twelve buildings of Chittenden & Eastman.

At the annual meeting in January 1954, the board of Chittenden & Eastman elected officers and directors, including a new president. Four others also retired. Edward B. Gnahn, who started working for the company in 1916, was elected as president and general manager. Charles W. Reger was named vice president; Warren P. Clark, secretary; Manford A. Nordstrom, assistant secretary; A.F. Niemann, treasurer; and Norton F. Seeley as an additional director ("E.B. Gnahn New President Chittenden & Eastman Co.," *Hawk-Eye Gazette*, January 30, 1954, 2). Manfred A. Nordstrom was named president in 1960. He held the position for nearly 20 years. Nordstrom joined the company in

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1936. He joined the Navy and came back to Chittenden & Eastman in 1941. In addition to growing the annual company sales from \$15 to more than \$100 million, Nordstrom oversaw a number of key developments, including the construction of a new facility and further expansion (Greenland).

In July 1962, Chittenden & Eastman celebrated their 96th year in Burlington. They have over 750,000 square feet in their facilities and employed 275 people and 23 salesmen. Additionally, they had a sample room in St. Paul, Minnesota that opened in 1927. They were "classified as world's largest wholesale distributor of furniture." They were wholesale dealers and manufactured upholstered furniture and mattresses, including Permalux, Perma-Rest, Restonic. Products were shipped from Burlington (*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).

In March 1972, Chittenden & Eastman Co moved its mattress manufacturing operations from Main and Market streets to a new 90,000 square-foot facility located on a 23-acre site on Roosevelt Avenue. The new building was devoted to the manufacture and distribution of mattresses, allowing Chittenden and Eastman's old plant to expand furniture production. At the time the new plant was built, Chittenden & Eastman employed 315 workers. Prior to its construction, the firm made about 100,000 mattresses per year, comprising approximately one-fifth of gross sales. The new facility allowed for a production increase by as much as 50 percent. A 25-person sales force continued to market the company's own brands, as well as furniture from other manufacturers, to retailers in 18 states (Greenland; "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). In 1975, Chittenden & Eastman completed a 170,000 square-foot addition to its new plant in order to accommodate the need for furniture and mattress storage. The addition increased total usable space to 264,000 square feet. In 1982 the company officials decided to cease the manufacture of furniture and focus exclusively on mattress-making. The company did continue to function as a furniture importer and wholesaler (Greenland). On September 30, 1983, the company sold its original building, as well as the other four buildings on the east side of S. 3rd Street and two buildings on S. Main Street to American Enterprises (Transfer books).

In the early 1990s, Chittenden & Eastman was primarily doing business under the name of its Eastman House division. The company also made private-label mattresses for Thomasville. The company had expanded its market territory to 21 states; operated a chain of six retail stores, and became a King Koil licensee. In 1993, Chittenden & Eastman formed a joint venture that enabled it to enter the New York and New England markets with Connecticut-based Blue Bell Mattress Company. In 1994, Eastman House purchased Aireloom Bedding of El Monte, California. Although furniture once accounted for approximately 80 percent of Chittenden & Eastman's sales, by the mid-1990s this was no longer the case. Mattress sales had nearly tripled between 1989 and 1994. In 1994, Chittenden & Eastman opted to divest its furniture division, as well as its Eastman House Furniture Showcase retail outlets, and focus exclusively on the manufacture of mattresses. At this time, Eastman House produced some

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350,000 mattresses per year (Greenland). In the 1990s, most of the original buildings on S. 3rd Street were sold. On April 15, 1996, the company sold its remaining five buildings along S. 3rd Street as well as the acquired building to the west on S. 4th Street to CMM Co, LC.

It was determined that the Chittenden & Eastman mattress plant built in 1972 was inefficient and the company talked of relocating its manufacturing operation to a newer facility in Burlington, but the move never transpired. In May 2003, Chittenden & Eastman announced that it planned to relocate production to Missouri. Headquarters would remain in Burlington, where some 21 people were employed but the move meant the city would lose approximately 50 manufacturing jobs. In late May, Chittenden & Eastman announced that it had sold its facility (Greenland; Fields, Ron, "Another Loss for B-ton," *Hawk Eye*, May 4, 2003; Fields, Ron, "Eastman Warehouse Sold," *Hawk Eye*, June 15, 2003).

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Location map



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Photographs (digital images)



**Buildings A, B, C, D, and R on east side of S. 3rd Street (Map #19a-b-c, 20, 21), looking southeast.
November 2, 2009
R.L. McCarley**

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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**Buildings A, B, C, D, and R on east side of S. 3rd Street (Map #19a-b-c, 20, 21), looking northeast.
November 2, 2009
R.L. McCarley**

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**Buildings M, office, E, F, J on west side of S. 3rd Street (Map #03-02-01c-b-a), looking southwest.
November 2, 2009
R.L. McCarley**

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**Buildings M, office, E, F, J on west side of S. 3rd Street (Map #03-02-01c-b-a), looking northwest.
November 2, 2009
R.L. McCarley**