

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

**State Inventory No.** 29-01636  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) \_\_\_\_\_  
 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 Lagomarcino & Grupe Company (wholesale fruit)  
 other names/site number Rand & Coolbaugh's Block, 2009-10 Survey Field Site #WH-27

**2. Location**

street & number 101-111 Valley 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) 44 & Lot 43 & LOT 43A – addition on Lot 42

**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>1</u>	—
<input type="checkbox"/> district	—	sites	—	—
<input type="checkbox"/> site	—	structures	—	—
<input type="checkbox"/> structure	—	objects	—	—
<input type="checkbox"/> object	—	Total	<u>1</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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>09C11: Agriculture/Storage / Fruit &amp; Produce</u>	<u>02A01: Commerce/Business/Office</u>
<u>01D: Hotel</u>	<u>02A06: Commerce/Business/Machine</u>
_____	<u>10G01: Industry/Storage/Warehouse</u>

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05H: Victorian/Renaissance</u>	foundation <u>04C: Stone/Limestone</u>
_____	walls (visible material) <u>03: Brick</u>
_____	roof <u>08B: Asphalt/Rolled</u>
_____	other _____

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

**8. Statement of Significance**

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 101-111 Valley St. Site Number 29-01636  
City Burlington District Number \_\_\_\_\_

**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 1868  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

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

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

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

**9. Major Bibliographical References**

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

**10. Geographic Data**

**UTM References** (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title David Roed , Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA  
organization Burlington Historic Preservation Commission date 03-03-10  
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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Lagomarcino-Grupe Company

Des Moines

Name of Property

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101-111 Valley St

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## 7. Narrative Description

This is a three story, 14 bay, brick commercial building with four storefronts historically. The first story has been altered. The arch windows remain for the 14 windows on the second and 14 windows on the third stories. Historic photographs show six-over-six-light double-hung windows in these openings originally. The second story windows have replacement sashes in a number of openings, though the arch top has been incorporated into the design of the new window. The ghost of the painted Lagomarcino sign remains between the second and third stories. The parapet has brick arch corbelling across the façade (north). The west and east sides have arch windows on the second and third stories as well. The east side, facing Front Street, has a large entry near the center of the first story, which was a loading entrance for the railroad switch. Brick corbelling is also found across the top of the east wall as well. The rear (south) has segmental arch windows. The majority of the windows are covered. One-story additions have been constructed on the rear of the building. Additions across the rear are shown on the 1952 Sanborn map.

## 8. Narrative Statement of Significance

This building associated with the Lagomarcino-Grupe Company from 1892 to 1964 appears to be individually eligible for the National Register of Historic Places under Criterion A for this significant association. Andrew Lagomarcino started his fruit business in Burlington around 1875. He took on partner William H. Grupe in 1885, and the company moved to the east half of this building in 1892. They expanded into the entire building in 1907. By 1915, the company had ten branches and they were known as the "largest fruit house in the middle west outside of Chicago." They continued to operate out of this building as their headquarters into the 1960s. In 1964, the company consolidated with Benner Tea Company, and this building was vacated by 1966. The building does not appear to fall within any identified historic districts. Though the history is related to that of the Manufacturing and Wholesale Historic District, the demolitions and new construction between this building and the district have separated it from the continuity of this district.

The property at 101-111 Valley Street has had a varied and colorful past. The location was the site of Orchard City Mills, run by Putman, Olmsted & Co., manufacturers of "Atlantic Cable" and Orchard City Flour (City Directory 1859 pg 89, City Directory 1862 pg 59). They owned the Lot 44 (this property) as well as Lot 45 (to north, northwest corner of Front (Water) and Valley). They are listed at the corner in 1859, 1862, and 1866 – the last specifically at the southwest corner of Valley and Water. Thus, it appears that this flour mill would have been demolished for the current building.

The current building appears to have been built in 1868, as or after E.D. Rand and wife transferred half interest in Lot 43 to W.F. Coolbaugh on July 17, 1868. A quit claim deed on March 22, 1869 also transferred part interest the property from E.D. Rand to William Carson. In spring 1872, Rand & Carson transferred half interest in the east half to Coolbaugh, who transferred half interest in the west half to Rand & Carson. It appears that each party then owned half of the building. Coolbaugh then sold the east half of the property to Luke Palmer on April 8, 1872, and Rand continued to own the west half until his death when it was then passed onto C.W. Rand who owned it until his death in the 1890s.

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An advertisement for the office of the *Iowa Tribune* at No. 7 Valley Street in the 1876 city directory references it as the in Rand & Coolbaugh's Block.

In 1869 the current building is in place with the following businesses listed in the city directory:

- 1- Delahaye, Purdy and Co. - Distillers, Rectifiers, and wholesale dealers in Brandy, Gin, Wine, Bourbon and Rye Whisky, &c. (City Directory 1869 Ad. pg unknown – see ad)
- 3- Schmitt and Hunter - Cigar Manufacturing (City Directory 1869 pg 137)
- 5- Chamberlin & Co. - Groceries, also see 1872 Ad (City Directory 1869 pg 141)
- 5- Lasell & Co. - Hats, Caps, Furs & Straw (City Directory 1869 pg 142)
- 5- S. Schmitt - Ice Cream Saloon (City Directory 1869 pg 143)
- 7- Wm Bell & Co. - Dry Goods & Notions City Directory 1869 pg 139)
- 7- Snow & Vogt - Book & Job Printers (City Directory 1869 Ad. Pg unknown – see ad)
- 9- A. Freeman Agency – Allentown Line, Freight & Transportation Lines, National Line, Union Line (City Directory 1869 pg 15)
- 11- Althof & Hirsch - Liquor Dealers and Rectifiers (City Directory 1869 pg 144)

In 1872 many of the same businesses are still in place with the addition with the Iowa Tribune Company at No. 7 on the 3<sup>rd</sup> floor specializing in Book and Job Printing in German and English (City Directory 1876-77 Ad). Rand and Coolbaugh's Block continues to provide a multitude of various products to Burlington until near the turn of the century. By 1883, 107-111 was associated with the wholesale grocery business of Tolleton, Bell & Company, which became Bell, Smith & Segner by 1886. The 1890 city directory lists M.H. Gahegan with wholesale fruit and produce at 107. The Sanborn Maps of 1886 show that in addition to the mercantile stores on the first floor, that the 2<sup>nd</sup> and 3<sup>rd</sup> floors provide space for hotel rooms for the main Hotel Duncan across the alley at the southeast corner of Valley and Main. The 1892 Sanborn map shows wholesale fruit at 101-105, wholesale produce at 107, and wholesale commissions at 111. Hotel rooms associated with the adjacent Hotel Duncan were located on the second and third story, along with a printer on the third story of 101-105. The 1892 city directory lists L.G. Zaiser, wholesale fruit, at 109-111 Valley, and Conrad Lutz as the printer (City Directory 1892 pg 310, Sanborn Map 1892).

In 1892, Andrew Lagomarcino moved his wholesale fruit and commission business, A. Lagomarcino & Co., from 112-114 N. Main St to 101-105 Valley. He started business in a building on Main Street near the railway track around 1875. He was building on Lot 183 (113-115 S. Main) in 1877 (*Burlington Hawk-Eye*, April 17, 1877, 8). In 1885, he formed a partnership with W.H. Grupe, and in 1887 they removed to larger quarters on Main Street (112-114 N. Main). The continued growth of their business necessitated another move in 1892 establishing their business at Valley and Front Street (Antrobus 1915: 473). In February 1896, the east half of the building/property was transferred from Luke Palmer to A. Lagomarcino and W.H. Grupe (Transfer Book 1 pg 7). Lagomarcino expanded by opening branch houses starting with a branch in Cedar Rapids in 1894. A store then opened in Creston in 1901 and Davenport in 1903 (Antrobus 1915, Vol. 2: 472). In 1903, the property transferred from A. Lagomarcino and wife to the Lagomarcino-Grupe Company, as the company incorporated.

William Copeland moved Copeland & Martin, a wholesale fruit and oysters business, to 107-109 Valley by 1896 as well. Mr Copeland established his large fruit and commission business soon after arriving

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<u>Lagomarcino-Grupe Company</u>	<u>Des Moines</u>
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in Burlington around 1887, and in 1903 he purchased his partner's interest and became sole proprietor (Antrobus 1915: 103). He also organized and incorporated the Clinton-Copeland Candy Company at 100-104 S. 4<sup>th</sup> St (Antrobus 1915: 104). In 1906 Copeland & Martin Wholesale Fruits moved across the street, leaving Lagomarcino-Grupe Company to expand into the entire building at 101-111. In 1907, the Lagomarcino-Grupe Company bought the west half of the building from John J. Fleming. The 2<sup>nd</sup> and 3<sup>rd</sup> floors remained the overflow of the main hotel across the alley, which changed to the Hotel Delano around 1900 (Sanborn Map 1900, 1931).

Lagomarcino-Grupe Company continued to expand and grow through the first decades of the 20<sup>th</sup> century. They opened branch houses in Dubuque and Clinton in 1905 and in Ottumwa in 1906. In 1906, they were noted as having six wholesale houses in Iowa. The main business was located at 101-105 Valley in Burlington, with a railroad switch serving the property. The 28,800 square foot space provided old storage and fruit ripening rooms. They had two exclusive specialties – the Linmoneri Lemon and Better Brand Orange (*Burlington Evening Gazette*, March 24, 1906, sec 3, p 3). Branch houses opened Keokuk in 1911, and Estherville and Centerville in 1914. By 1915, the company had ten branches and they were known as the “largest fruit house in the middle west outside of Chicago.” They had 200 employees and 60 traveling salesmen. They processed 1500 carloads of fruit and vegetables annually. The company also sold soda fountains and supplies, as well as operating three ice cream factories in conjunction with the business. They also had a separate house for fish and oysters. The headquarters and home office were located in this building at Burlington (Antrobus 1915, Vol. 2: 472). By September 1915, the company also advertised offices in St. Louis and Kansas City. The wholesale fruit company also dealt in vegetables, produce, nuts, oysters, cheese; fountain supplies, confections, soft drinks, and cigars (“Lagomarcino-Grupe,” *Dubuque Telegraph-Herald*, September 12, 1915, sec 3 p 2). City directories continue to list the company at 101-111 Valley Street through the 1920s. William H. Grupe was secretary-treasurer at the time of his death on December 15, 1931.

After the death of Andrew Lagomarcino, his son Paul became president. A biography of Paul Lagomarcino in 1931 notes that the Lagomarcino-Grupe Company (wholesale dealers in fruits, vegetables and ice cream) comprises perhaps the largest organization of its kind in the Mississippi River Valley, operating branches and supply houses at Davenport, Clinton, Cedar Rapids, Ottumwa, Burlington, Muscatine, Keokuk, Creston and Iowa City. The headquarters continued to be located at Burlington, though Paul lived in Davenport. His four brothers were also connected with the business (Harlan 1931).

Lagomarcino-Grupe Company continued to be listed at 101-111 Valley Street through the 1930s, 1940s, and 1950s. In the 1940's, Lagomarcino-Grupe starting manufacturing Ideal Ice Cream, sold at 111 Valley (City Directory 1940 pg 448, City Directory 1942 Ad. no pg number – see ad., 1952 Sanborn Map). An ad in 1956 indicates they were distributors of Budweiser as well (*Burlington Hawk-Eye Gazette*, May 26, 1956, 8). In 1962, they continue to be listed in the wholesale fruit business, with branches in Burlington, Iowa City, Ottumwa, Quincy, and Galesburg.

Lagomarcino-Grupe Company was consolidated with Benner Tea Company in 1964. Initially the branches of Lagomarcino-Grupe Company at Burlington, Iowa City, Ottumwa, and Quincy were

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maintained ("2 Food Distributors Plan to Consolidate," *Waterloo Daily Courier*, April 24, 1964, 1). However, the building at 101-111 Valley Street is listed as vacant in 1966. Transfer Records show the building was sold on December 9, 1970 by Lagomarcino-Grupe to Benner Tea Co., then to George Coffin on December 14, 1970. It has remained in the Coffin family ever since (Transfer Book 13 pg 14).

Former employees of Lagomarcino-Grupe later held annual picnics and reunions (*Burlington Hawk-Eye*, September 19, 1982, 19).

## 9. Major Bibliographical References

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

*Burlington Hawk-Eye*, various articles and dates. On microfilm at the Burlington Public Library.

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

Harlan, Edgar Rubey. *A Narrative History of the People of Iowa*. Volume IV. Chicago: American Historical Society, 1931

*History of Des Moines County, Iowa*. Chicago, IL: Western Historical Company, 1879.

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

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

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

*A Souvenir of Burlington*. Burlington: Journal Company, 1896.

Transfer books, Des Moines County Auditor's Office, Burlington, Iowa

Vertical files, Burlington Public Library, Burlington, Iowa.

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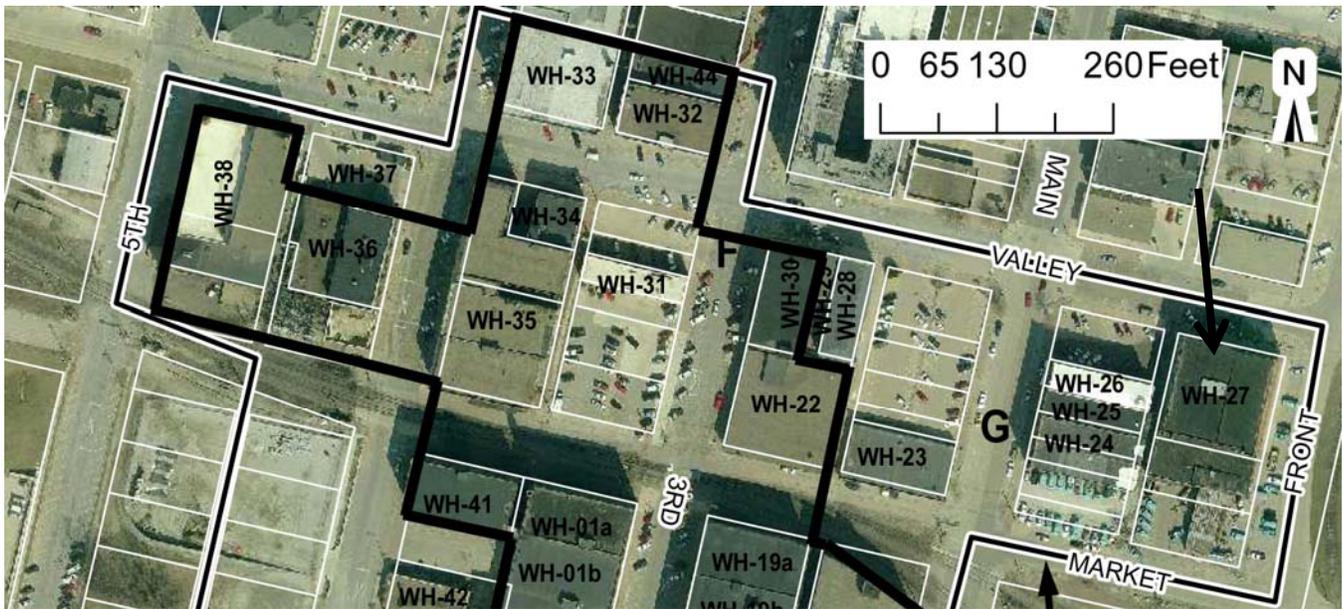
Lagomarcino-Grupe Company  
Name of Property

Des Moines  
County

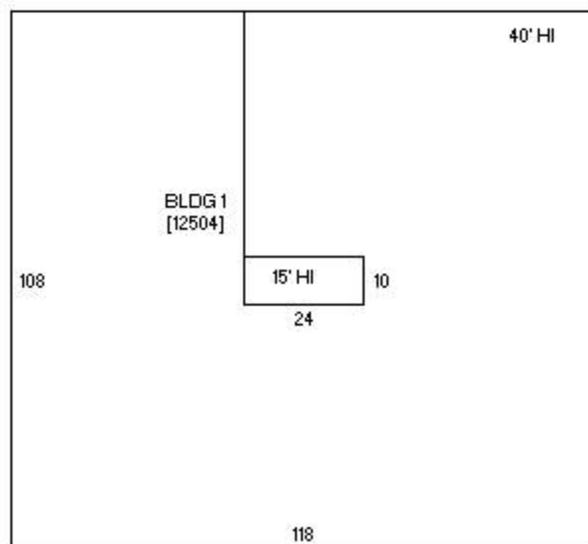
101-111 Valley St  
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## Location map



## Building plan (from assessor's website)



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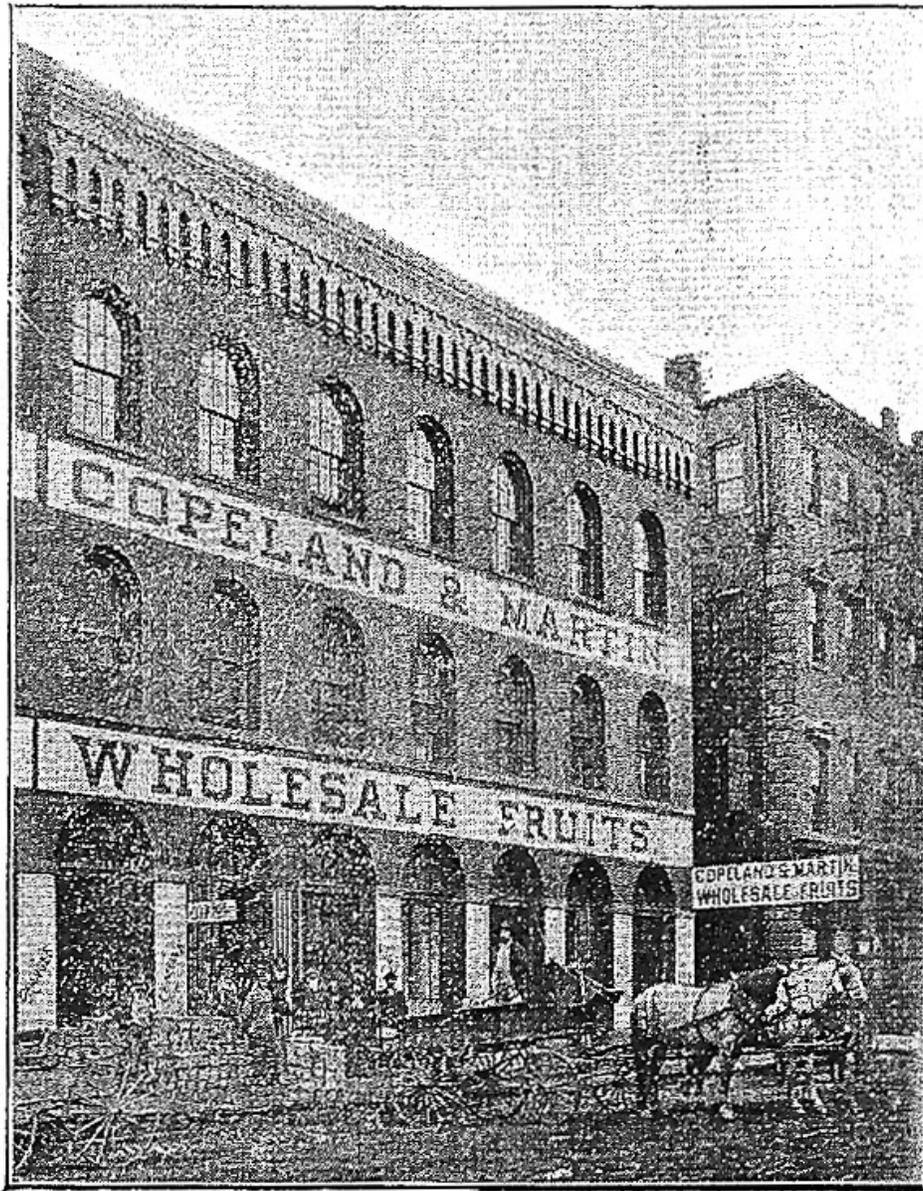
Lagomarcino-Grupe Company  
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## Historic images



Copeland and Martin in 1896 *Souvenir of Burlington*, page 72.

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**Lagomarcino-Grupe Company (Des Moines County Historical Society)**

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## Photograph (digital image)



Building, looking southwest  
November 2, 2009  
R.L. McCarley

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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**Building, looking south  
November 2, 2009  
R.L. McCarley**

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**Building, looking west  
November 2, 2009  
R.L. McCarley**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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**Building, looking north**  
**January 12, 2010**  
**R.L. McCarley**