

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

State Inventory No. 29-00184 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 Clinton-Copeland Company
 other names/site number 2009-10 Survey Field Site #WH-41

2. Location

street & number 100-102-104 S. 4th 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) 454 – also 455-455A to south

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:	
<input checked="" type="checkbox"/> building(s)	Enter number of:		Contributing	Noncontributing
<input type="checkbox"/> district	—	buildings	<u>1</u>	—
<input type="checkbox"/> site	—	sites	—	—
<input type="checkbox"/> structure	—	structures	—	—
<input type="checkbox"/> object	—	objects	—	—
	—	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

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E02: Commerce/Specialty Store/Confectionery</u>	<u>70: Vacant</u>
<u>10A04: Industry/Manufacturing/Processing (Candy)</u>	
<u>02E11: Commerce/Specialty Store/Grocery</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial/Brick Front</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 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 100-102-104 S. 4th St Site Number 29-00184
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 1905 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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Clinton-Copeland Company

Des Moines

Name of Property

County

100-102-104 S. 4th St

Burlington

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7. Narrative Description

This is a four-story brick building constructed in 1905 that sits immediately south of the railroad tracks on 4th Street. The design of the façade is divided into three vertical sections with brick pilasters stretching from the foundation to parapet. The first story openings on the façade have been modified in that they are filled in with brick and smaller windows (1950s?) or covered (later). A stone water table extends across the lower part of the façade. The upper story windows retain some historic four-over-four-light double-hung sashes. A number of sashes have wood panels in the place of broken glass or have otherwise been covered. Two windows are found in each of the three bays, so the building has six windows on each of the upper three stories. The windows have stone stills and simple brick lintels. A rectangular inset brick panel is found between each pair of second and third story windows and third and fourth story windows. A painted "K" is located between the middle two second story windows, and a painted CE square sign associated with Chittenden & Eastman is found above it between the stories. The K is the building letter designated by C&E after they bought it in 1955. The pilasters are connected with a brick frieze across the top of the building, with dentil work in each bay under this flat frieze. The brick cornice also has brick dentils across the building.

The north side of the building extends along the railroad tracks. It has two large openings, likely associated with loading docks, on the first story. The other two windows are covered. A fire escape runs up the rear (east) half of the building, with an entry on each story. In general the upper stories have four windows plus this entry. The majority of these windows have two-over-two-light double-hung wood sashes. Smaller windows have a two-light sash. A painted CE square sign is also located above the first story at the west end of this side.

The south side of the building has historically faced an open lot. An earlier one-story section attached to the rear part of the first story was demolished by 1952. Three loading dock doors are located on the first story on this side. The first story windows are covered. The six second story windows, five third story windows, and one fourth story window have two-over-two-light double-hung wood sashes, stone sills, and segmental arch brick lintels. A larger painted CE square sign is located at the third story height on the west end of this side.

8. Narrative Statement of Significance

The Clinton-Copeland Company appears to be eligible for the National Register of Historic Places as a contributing building within the Manufacturing and Wholesale Historic District. 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, designating it as building "K" and using it as a warehouse from 1955 to 1996. The building contributes historically and architecturally to this historic district. The Clinton-Copeland Company also appears individually eligible for the National Register of Historic Places under Criterion A for the history associated with the Clinton-Copeland Company as a significant local business in the first third of the 20th century in Burlington. William W. Copeland was a prominent local businessman involved in the Commercial Club and other prominent businesses, and further research

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may be conducted into other extant buildings associated with him. It may also be individually significant under Criterion A for the history associated with the Benner Tea Company, if more research was completed on the growth of the company and related association with this building.

In 1898, William W. Copeland and a Mr. Clinton organized and incorporated the Clinton-Copeland Candy Company (Antrobus 1915: 104). Copeland was previously in the wholesale fruit business in Burlington and expanded his interests with this company. The company was located at 113 N. 3rd Street in 1900. In December 1902, the land was purchased at lot 454 455-455A to south (Transfer Book 1, pg 59) and the company erected 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). In 1906, Copeland bought out Clinton. According to the 1910-1911 City Directory, pg 94, the main purpose of the company was defined as manufacturing confectioners and jobbers. The Clinton-Copeland Candy Company produced C.C.C. (Triple C) brand candy in this 36,000 square foot building. The candy included Holly chocolates and hard goods ("Clinton-Copeland Candy Company," *Burlington Evening Gazette*, March 24, 1906, sec 3, p 3). According to the 1931 Sanborn map, the basement was used for chocolate dipping, the 1st floor held the offices and shipping, the 2nd floor was the cream candy factory, and 3rd floor was storage. They manufactured "Holly Brand" chocolates which were distributed in the national market. The firm ceased operation in the late 1930's due to competition of larger national brands (Hawkeye's History of Burlington, *Burlington Hawkeye*, July 10, 1962). The company was last listed here in the 1937 city directory.

In July 1939 the land was sold to Benner Tea Company (Transfer Book 7 pg 111), a wholesale fruit and produce company (City Directory, 1940 pg 392). In 1899, A.J. Benner started the Home Tea Company, which became the Benner Tea Company in 1908. It originally dealt in wholesale tea, coffee, and spices. By 1915, the company had four branches in Iowa. The Benner Tea Company expanded its operations by opening a supermarket in Burlington in 1939. They appear to have thus acquired this building on S. 4th Street as a warehouse. The company added 33 stores to their grocery chain over the next 20 years, located within 100 miles of Burlington. The city directories from 1940 to 1947 list the produce department or fruit house of the Benner Tea Company at this location. The 1952 Sanborn map continues to indicate the building used for wholesale groceries. 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 wholesale space on the north side of the tracks at 413-425 Valley Street (see forms for State # 29-01641).

Starting in 1951, the City Directory lists several others companies and uses in this building as well, including Terminal Realty Co., Kelly Sand Co., Cash Coal Co., Concrete Bldg Products, and Storm Freightways (pg 8). Storm Freightways continued to be listed here in 1953. The Benner Realty Company sold this property to an investment company in October 1953. This company then sold it to Terminal Realty Company in July 1955, who immediately sold it to Chittenden & Eastman Company.

The majority of the buildings associated with Chittenden and Eastman Company were located immediately to the east of this building, on both sides of the 100 block of S. 3rd Street (see form for State #29-00117). They appear to have used this building as a warehouse for wholesale or

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manufactured products. This building appears to have been the last one built or bought for the company for its operations in this section of Burlington. In 1962, Chittenden & Eastman celebrating its 96th year in Burlington, and their complex of buildings had 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 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 S. 3rd Street was used to expand furniture production ("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).

Chittenden & Eastman continue to use this building as storage until they sold it to CMM Co., L.C. in April of 1996 (Transfer Book 13, pg 111). The company continued to operate in Burlington until May 2003 when production was relocated to Missouri, and they sold their Burlington facilities (Fields, Ron, "Another Loss for B-ton," *Hawk Eye*, May 4, 2003). The building is currently empty and for sale.

9. Major Bibliographical References

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

Biographical Review of Des Moines County, Iowa. Chicago, 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

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

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

Vertical files, Burlington Public Library, Burlington, Iowa.

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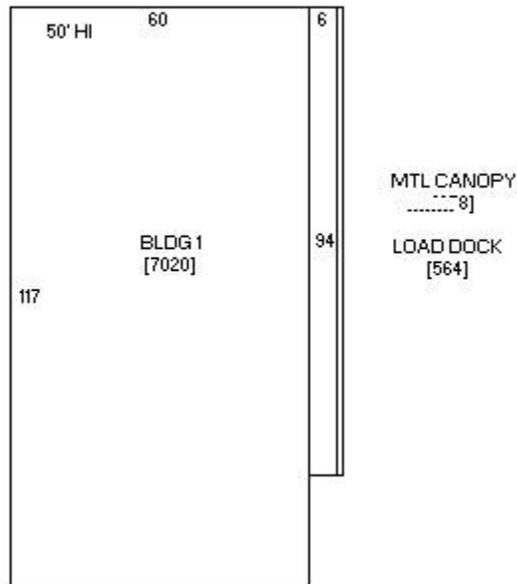
100-102-104 S. 4th St
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Burlington
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Location map



Building plan (from assessor's website)



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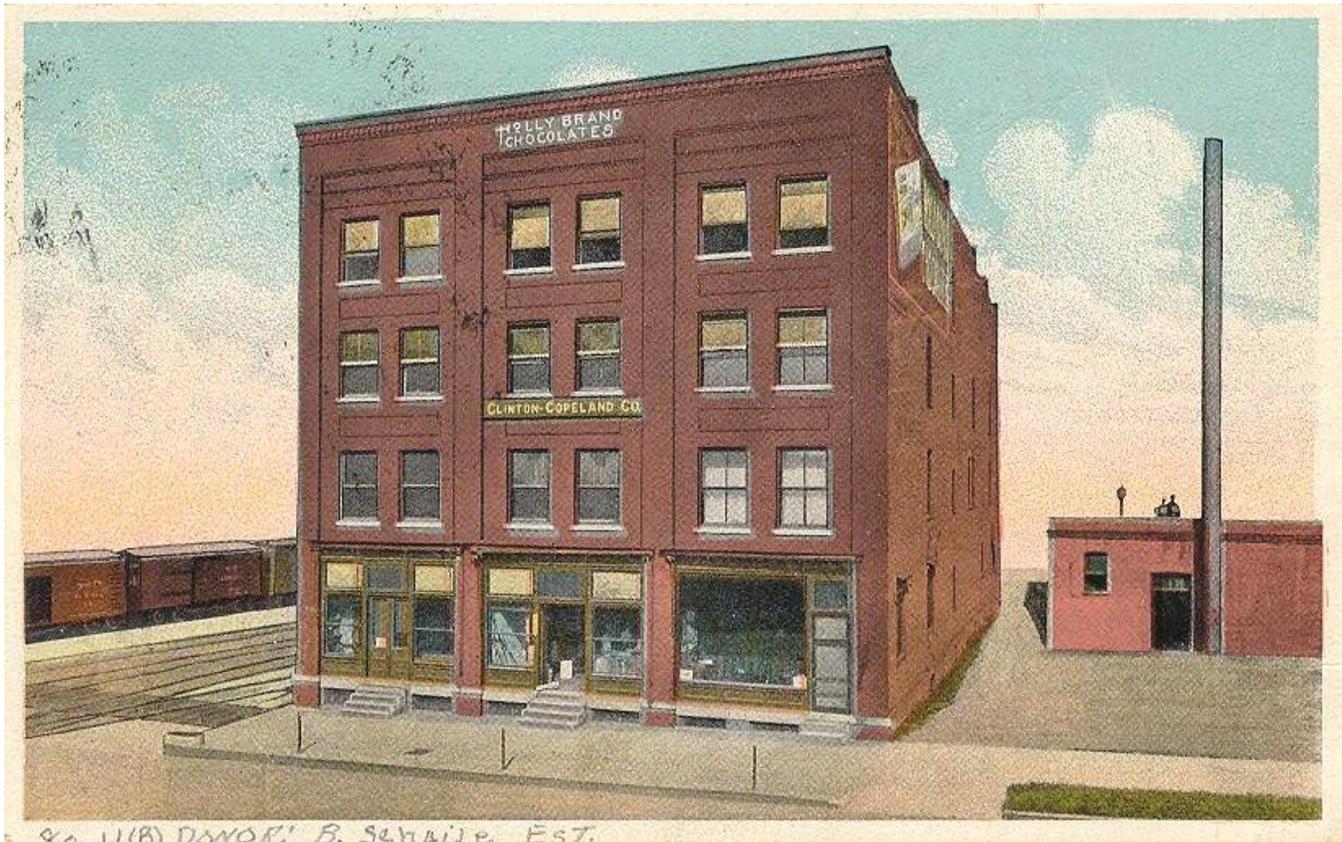
Clinton-Copeland Company
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Burlington
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Historic image



Postcard of building in early 1900s (Des Moines County Historical Society).

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Photograph (digital image)



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

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

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