

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

State Inventory No. 29-01098 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-0001
 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 Hedge-Carpenter-Gregg-Bonar Block

other names/site number Hedge Block, Downtown Survey Map # J-114, 115

2. Location

street & number 401-407 Jefferson Street

city or town Burlington vicinity, county Des Moines

Legal Description:(If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original City Block(s) _____ Lot(s) east 87' of Lot 531, also of Lot 530 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>	— buildings
<input type="checkbox"/> site	— sites	—	— sites
<input type="checkbox"/> structure	— structures	—	— structures
<input type="checkbox"/> object	— objects	—	— objects
	— Total	<u>1</u>	— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title N/A Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02A01: Commerce / office building

02E: Commerce / specialty stores

05B: Education / college

02B: Commerce / professional office

02A: Commerce / business

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation 04: Stone

06E: Late Gothic Revival

walls (visible material) 03: Brick

roof 08B: Rolled Asphalt

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 401-407 Jefferson Street Site Number 29-01098
City Burlington District Number 29-03685

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

05: Commerce
02: Architecture

Significant Dates

Construction date 1881 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 Rebecca L. McCarley, consultant, Davenport research by Inez Metzger and Barb Mackey
organization Burlington Historic Preservation Commission date February 13, 2014
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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Hedge-Carpenter-Gregg-Bonar Block

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7. Narrative Description

The Hedge-Carpenter-Gregg-Bonar Block was built per the design of Charles A. Dunham through the collaborative efforts of four Burlington businessmen in 1880-81. The corner section (401), financed by Thomas Hedge, is more elaborate than the three sections to the west, though the entire limestone façade reflects High Victorian Gothic details. The corner at 4th and Jefferson is chamfered, and a decorative gable and tower is found on the parapet of this section. The first story of 401 has recently been restored per historic photographs of the original design. The upper story entry with limestone gable at the west end of this section remains intact, with this entry bay reflected on the second and third stories and terminating in a gable on the parapet. A similar entry between the 405 and 407 sections had a similar upper story entry that was removed with a storefront remodel by the 1940s, with the entry bay reflected on the second and third stories and terminating also in a gable on the parapet. This gable includes the names of the two financiers of these sections, Gregg & Bonar. The storefronts were remodeled prior to a 1940s photograph, which indicates some uniformity with the remodel. The current designs of the 403, 405, and 407 sections appear to have been completed prior to a 1977 photograph. Each of the four sections has three double-hung windows on the second and third stories, plus the two entry bays. The upper stories include decorative limestone pilasters, hoods, and cornice.

The east side facing 4th Street is constructed of St. Louis pressed brick. The lot slopes to the south/rear, with increasing amounts of the limestone foundation exposed. Small high windows are found along the first story, with a side entry toward the rear and a larger segmental arch window. A limestone band spans the building between the first and second stories. The upper stories are divided into five bays, with two one-over-one-light double-hung segmental arch windows in each of the north three bays. The second bay from the north is accented with a taller third story, limestone pilaster, and Gothic arch. The fourth bay is broader with four windows on each story and a gable centered over the middle two windows. The south bay has a single window on each story, with a turret on the corner.

The south side reveals the taller gable roof of the 401 (east) section. The limestone foundation is exposed across this elevation, with entries direct into the basement. The first, second, and third stories have three double-hung windows on each of the four sections, with some original wood sashes, some replacement sashes, and some panels covering windows.

8. Narrative Statement of Significance

This block at 401-407 Jefferson was listed on the National Register of Historic Places (NRHP) in 1982 as the "Hedge Block," though it was actually built through the combined efforts of four businessmen. Thus, the Hedge-Carpenter-Gregg-Bonar Block would be a more appropriate historic name, also distinguishing this property from other properties constructed downtown by Thomas Hedge. In addition to its individual listing, the property is listed as contributing in the West Jefferson Street Historic District (1991, #29-00001). The Hedge-Carpenter-Gregg-Bonar Block also appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). A brief summary of its history is included below.

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Per the 1982 nomination form: "Thomas Hedge, Sr., E.H. Carpenter, John M. Gregg and Wesley Bonar joined together to build the Hedge Block as an investment. They hired local architect Charles A. Dunham to provide the design. Dunham designed the Hedge Block when he had been practicing for fifteen years. After a ten-year apprenticeship with Burlington architect A.G. Bassett, Dunham established his own office (for a time in partnership with Mr. Jordon) in 1865; he was active until 1907, designing a variety of buildings in a variety of styles ranging from the Victorian Gothic to the Stick Style. Since several of his larger commissions (Warren County Courthouse, Burlington High School, Old Main at Iowa State) are not extant, the Hedge Block emerges as an even more important representative of this Iowa architect's work."

Thomas Hedge, Sr., E.H. Carpenter, John M. Gregg, and Wesley Bonar were all prominent and successful Burlington businessmen in their own right. Two articles in the *Hawk-Eye* announced the initial construction of the Hedge Block. An article on August 14, 1880 (page 4) stated that "Mr. (Thomas) Hedge had bought a lot from (W. B.) Lawrence house property, and will unite with Messrs. Carpenter and Gregg in putting up a business block with a three story front on Jefferson, and basement." The article concerning the initial construction of the Hedge Block in page 4 of the August 18, 1880, addition of the *Hawk-Eye* begins by mentioning Mr. C. A. Dunham as the architect who had been given instructions by Mr. Hedge and his three partners to "put up the building at once." Mr. M.W. Boner has been added to the previous article's list of partners in this construction. This article further describes the buildings as being three stories with the store rooms on the first floor being eighty feet deep. The second story was designed to contain numerous office suites.

An article from the *Burlington Hawk-Eye* on August 6, 1881, page 4, entitled "The Latest and Toniest - The New Block on the Corner of Fourth and Jefferson the Finest in the State -- A Credit to Its Builders and to Burlington" describes the block under construction. The foundation had been laid in October 1880, with stone work started in December (by August Stenstrum) and brick work started in late May 1881 (by Frank Orm). The article notes:

The building now in process of construction will stand above any now in existence in the state, and compare most favorably with any out of the state. The entire block is 87x110 feet, the smaller measurement being the Jefferson street frontage. The buildings are entirely constructed of brick except the fronts, which are built of cut stone, that being the feature that pre-eminently distinguishes the block. Four separate individual interests are represented by as many buildings on this corner. The corner is owned by Mr. Thomas Hedge, Sr., next to whom comes Mr. E.H. Carpenter, then Mr. J.M. Gregg, and on the extreme west Mr. Wesley Bonar. The three last named gentlemen own each a frontage of twenty feet for the entire depth of the block, and erected buildings three stories in height with nine-foot basements. These three buildings are constructed much alike, presenting on the front the appearance of a single building. The entire corner was intended by its owners to furnish store rooms on the first floor, and to be utilized as offices in the second and third stories. The first floor and basement of Mr. Carpenter's building are occupied by Major A.A. Perkins' china store. The second floor is divided into offices, as yet incomplete and unleased. The third floor will be occupied by the Orchard City Business College when all arrangements are complete. The buildings owned by Messrs. Gregg and Bonar are incomplete throughout as yet, but only in the matter of finishing, and will soon be ready for occupation. The upper floors with the exception of the rear of each third, will be occupied by offices, for which they are especially adapted. The rears are fitted up and designed for service as halls, or lodge rooms, and will certainly prove satisfactory as such. The entire front presented by these three buildings is of a pleasingly elegant appearance, and stamps the block as possessing unrivalled attractions as a business location, in these days when so much depends upon location.

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The crowning glory of the entire row, however, is the corner block, owned by Mr. Hedge. It is as yet incomplete, but already has developed enough of its beauty to command unlimited admiration from all observers. An idea concerning its appearance may be gained from the cut presented herewith, which also shows the other buildings. The front is of crystalized limestone, ornamented with the most elaborate carvings, and with the additional merit of being solid as the hills from which the rock comes, the entire height of the front being two feet in thickness and containing blocks whose weight is over two tons. The side, or, more properly, the Fourth street front, is St. Louis pressed brick, ornamented with a variety of cut stone work, making as handsome a wall as can be imagined. Two entrances are afforded on Jefferson street and one on Fourth. The truncated corner, which the most of our citizens have selected as the situation of the main entrance door is only a fancy window site and will not prove a suspicion of an entrance, the main door being immediately west of it. Access is gained to the second and third floors by a stairway next to Mr. Carpenter's building, which is a partnership affair. Between this and the main entrance is an enormous plate glass window, measuring over eleven by thirteen feet. The window and doorway are elaborately finished in cut stone, ornamented with fine carving and relief figures. On either side of the corner window stands a massive column which is superbly chiseled from solid stone, and supports a little balcony above, whose attractions are most obvious when made a part of an office. The upper story north windows are splendidly set off by the artistic tracery carved in the enduring rock that surrounds them, and are so disposed as to admit the most light possible and be at once pleasing and (convenient?). The Fourth street front is less magnificent in its appearance, but still is in entire keeping with the rest of the block. The upper windows are enriched with elegant stone work in carved arches, side columns, and sills. The first story contains a number of small high windows to accommodate the purpose of making this a store room. Near the south end is a large plate glass window, flanked by two narrower panel like plates and all set solidly in a cut stone casing. Near this, and north of it is a door, intended as the Fourth street entrance to the store. The chimneys instead of passing up the inside or within the wall are ran up the outside showing their outline to the top, where they will be richly finished in keeping with the remainder of the exterior. The object of this arrangement is to provide for the possibility of fire-places being inserted later. As it now stands, all the heating will be done by steam, but changes which may be made are thus provided for. The second and third floors are to be used for the present, at least, as the location of the Orchard City Business College, which diverts the building from its original intention, as the owner and architect designed it for an office building. The only means of access to the second and third floors at present is by the Jefferson street stairway. In case of removal of the school and subsequent division into office rooms a stairway will be ran to the second floor on the east, commencing about the center of the block, and terminating on the little balcony now seen, which will form the landing. The staircase will be supported near the center by the cut stone corbel, now useless save as an ornament supposed by some of our townpeople to be designed as a resting place for a statue of the owner, the architect, or perchance, the Goddess of Liberty. The chimneys mentioned above are also corbelled into the wall with pleasing effect. Stone gables richly ornamented front upon Fourth street, at the top of the wall, leading to the otherwise heavy and imposing structure more of the graceful aspect presented by the carved front. At the southeast corner is situated a cut stone column built solidly into the angle and rising some distance above it, terminating in a cone of pure white stone. The roof is formed in two ridges, one parallel with Jefferson street, joined at right angles at its center by the ridge parallel with Fourth street. This gives it the appearance of being tipped back from both streets and being flattened above, which illusion is only fairly dispelled by a view from the south. The roofing material will be black Pennsylvania slate, and the roof itself will tower some distance above the other buildings, bearing upon all its ridges an elegant cresting of cast iron in beautiful designs.

The front walk is stone, the Fourth street side simple planking. Under this, on both sides is a complete system of vaults for storing purposes. The interior of the building will be neatly, yet simply finished. The flooring being of yellow pine, and the first story being ceiled with the same, the other stories are finished in plain white plaster, which is more appropriate than any showy ornamentary could be made. Water, gas, and

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steam heating apparently is thoroughly supplied throughout, and no pains have been spared to make all arrangements and appointments complete.

While stores occupied the four first story spaces along Jefferson Street, the Orchard City Business College was the major occupant of the upper stories of the 401 section and third story of the 403 section. This college was run by G.W. Elliot. The 1883 city directory lists Elliott's Business College at 403 Jefferson as the only business college in Burlington. According to the *Commercial and Statistical Review of the City of Burlington, Iowa (CSR)*, G.W. Elliot started the business college in 1879. An advertisement and description of the school includes a list of courses offered at the college's new location in the Hedge Block. The business college employs eight teachers and occupies six rooms over 10,000 square feet on all floors (Spalding 1882: 114). The Orchard City Business College was also mentioned in the *CSR* with the comment that "This flourishing institution is located in Hedge's Block ...". It goes on to mention that Mr. Elliott is the administrator and "the interested reader is referred to the editorial notice in another part of this review" (Spalding 1882: 60). A lithographic illustration of the business school with the words "Orchard City Business College" in upper cases lettering along the eastern side of the building above the second story (Spalding 1882: 21). The 1915 *History of Des Moines County Iowa* provides a biography of both George W. Elliott (pages 467-470) and his son, Charles Edgar Elliott (pages 209-210), one of nine children. The school is referred to as G.W. Elliott's "Commercial College" in this history, with a listing of course offerings that includes penmanship and notation that it is "a good place to send a wayward youth or one who did not respond readily to discipline." G.W. Elliott died on September 14, 1913 after "excessive heat prostrated him" while he attended "a reunion at Gettysburg on the fiftieth anniversary of the battle." His son, C.E. Elliott, was born two years after the opening of Elliott's Business College on September 7, 1883. C.E. Elliott became the president upon the death of his father, and this school was then referred to as Elliott's Business College (Clarke 1915, Vol. 2: 209-210, 467-470). The college is last listed here in the 1912 city directory, with the upper story noted as vacant in 1916.

The 1884-1885 *Iowa State Gazetteer and Business Directory* lists several businesses and tenants of this block. Thomas N. Naudain, dry goods, is listed at 401 Jefferson. The following are listed at 403 Jefferson: Henry O. Browning, lawyer; Wm. B. Culbertson, lawyer; Edwin H. Dorland and Wm. B. Borden physicians; George W. Elliott, proprietor Elliott's Business College; Wm. B. Forden & Co., proprietary medicine; and Albert A. Perkins, crockery. John H. Rollins occupied 405 Jefferson where he sold picture frames. 405 ½ Jefferson is listed as being occupied by the Burlington Society of Decorative Art, Mrs. E.D. Rand, president; George B. Little, physician; John J. Little, dentist; Esther A. Stewart, dressmaker; and Samuel K. Tracy and John M. Mercer, lawyers. Prof. A.J. Goodrich is listed as the Principal of Burlington Music School and Director of Music and Manager at Burlington College, which are located at both 405 ½ and 407 ½ Jefferson. C.J. Dodge and W.W. Dodge, attorneys-at-law and collection agents, have an office at 407 Jefferson. Olof Olson, who sells pianos and organ, and Nellie Woodard, who sells hair goods also have businesses at 407 Jefferson at this time.

The 1890 city directory lists Perkins & Peterson (crockery, glassware, queens ware, etc.) as moved to 401 Jefferson. Price & Wiese (druggists and oil paints) are listed at 403, C.C. Paule (watchmaker and dealer in watches, clocks, and jewelry) is listed at 405, and G.R. Lampard (music dealer) is listed at 407 Jefferson. Dr. George B. Little was noted at 405 ½ Jefferson, and dentist Dr. John J. Little is listed at

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407 ½ Jefferson. Half of the tenants changed by 1892, with Mauro & Wilson (books, stationery, wallpaper) listed at 401, Price & Wiese (druggists and oil paints) at 403, C.C. Paule (jeweler) at 405 (residence also), Liewe & Broderson (picture frames and molding) also at 405, and G.R. Lampard (pianos, organs, music) at 407. 401 and 403 remained the same in 1896. Topping Bros (real estate and loans) was at 405 in 1896, and L.S. Shontz (jeweler) was at 407, also with George W. Leiwe (picture frames and music).

In the 1900-01 city directory, Mauro & Wilson (books, stationery, wall paper, bicycles, etc.) was listed at 401 Jefferson, the Wonder Store at 403-405 Jefferson, and Chubb Bros. (bakery and confectionery) at 407 Jefferson (J.M. & H.C. Chubb bought this portion on February 22, 1900, and the Chubb family owned it until 1911). Mauro & Wilson remained listed at 401 through the 1912 city directory, and then J.P. Mailandt & Co (tailors and clothing) were listed at 401 from the 1916 to 1930 city directories. The Wonder Store (department store) continued to be listed at 403-405 in 1902 and 1907. The 403 section was then transfer within the Gregg family to daughter Birdenia Reppert on October 1, 1909. These addresses were then split again, with Sutter-Ludman Drug Company listed at 403 and Elite Theatre lists at 405 in 1910. Sutter-Ludman Drug Company continued to be listed at 403 through the 1928 city directory. The Elite Theatre operated here briefly, listed again in the 1912 city directory, with 405 then noted as vacant in 1916. The 407 storefront had more turnover, with milliner Anna Harter in 1902 and 1907, Newell's Rug and Home Furnishing Store in 1910, and Iowa State Savings Bank in 1912. It was also vacant in 1916. Charles Buettner acquired the 407 portion from the Chubb family on March 4, 1911. An article on January 1, 1918 notes that 405 and 407 Jefferson would be remodeled for the J.C. Penney Company, with a new storefront designed by W.F. Weibley. The upper stories would also be remodeled for Buettner Furniture & Carpet Company, providing an additional 40 foot width on two stories east of their building at 411 Jefferson ("Valuable Improvement on Jefferson Street," *Hawk-Eye*, January 11, 1918, 6). J.C. Penney Company then opened in the 405-407 Jefferson spaces, listed here in the 1920 city directory. They soon moved to another location. Farmers & Merchants Savings Bank then moved from the Scotten Building to the 405 Jefferson storefront by the 1926 city directory, remaining here through 1930. They then moved to the old Iowa State Saving Bank building, after that bank closed. In 1924, Buettner Furniture and Carpet Company expanded from their building to the west at 411 Jefferson also into the first story of the 407 Jefferson space (*Burlington Hawk-Eye*, July 4, 1926, sec 6, p 10). On August 17, 1940, the Buettner family also acquired the 405 Jefferson section from Birdenia Reppert (widow). They would continue to operate in this enlarged space into the 1970s. Offices and additional commercial tenants are periodically listed on the upper stories through this period.

The 1935 city directory lists generally a new set of businesses in the block. Johnson-Rasmussen Company (men's clothing/furnishings, tailors) is listed at 401 Jefferson. Andrew M. Rasmussen was president and Gustave H. Johnson was secretary and treasurer. They continued to occupy this space into the 1970s. Rasmussen died by 1950, and the business was continued by Gustave H. Johnson and Mabel Johnson, with Warren A. Long and Russell F. Brust. Long and Brust then took over the business by 1960. Eric A. Anderson, jeweler, is listed at 403 Jefferson in 1935. He remained here through the 1957 city directory. By 1940, he is noted as selling jewelry, watches, diamonds, silverware, Philco radios, and electric refrigerators. He also provided optometrist services. In 1960 and through 1965, Page Jewelers is then listed at 403 Jefferson. Kleinkopf-Weicher Company (investment securities) is

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listed at 405 Jefferson in 1935 and 1940, and then this store is vacant in 1940. The 1942 directory then lists Fischer-Drebenstedt Drug Company at 405 Jefferson, run by Wilbert Fischer and Art A. Drebenstedt. They are last listed here in 1951. The 1955 and 1957 directories then list Nicoson Paint and Wallpaper Company, with Smith-Alsop Paint & Wallpaper Company by 1960 and into the 1970s. As noted, the 407 Jefferson space was occupied by the expanded Buettner Furniture and Carpet Company through the 1930s, 1940s, 1950s, 1960s, and into the 1970s. Offices and additional commercial tenants are periodically listed on the upper stories through this period.

As noted, the Hedge-Carpenter-Gregg-Bonar Block was listed on the National Register of Historic Places (NRHP) in 1982, recognized for its stone Victorian Gothic architecture.

On March 11, 2008, Hilltop Properties of Burlington, LLC, purchased 401 Jefferson (east 27' of Lots 530 & 531) from Eugene & Ana Delpreore for \$73,000. Owner, Becky Anderson, began to repair the built-in gutters on the rear wall on June 1, 2008. On October 1, 2008, work began on the 1st floor office. In February, 2009, the Berthel Fisher office moves in to first floor after complete renovation according to the Secretary of Interior Standards. The original tin ceiling at 15 feet is exposed throughout the first floor. The three interior offices are built with 9 foot ceiling capped below the 15 foot ceiling, leaving it exposed. Interior glass windows above the conference room and on the south end of the offices leave the ceiling visually exposed from front to back. The back 20 feet of the first story was not completed at this time. The new front for the first story was not completed at this time, awaiting the reproduced stone pieces. In March 2010, three of the four upper story one-bedroom apartments were completed and rented. The two on the third story have 15 foot ceilings and original wainscot with woodwork throughout. The original windows were restored and interior storms installed. The second story has the original hallway and all original doors that opened from the hallway, but some are no longer operational. In November 2010, the remodel of the first story storefront was completed, with reproduced stonework in the style of the original storefront. In May 2011, the first story small office on the south end was completed. In May 2012, the south half of the basement was converted into additional office space for the Berthel Fisher office. The renovation exposed an original store front at the basement level on the SE corner of the basement. This storefront was repaired and left intact.

The Berthel Fisher office continues to operate at 401 Jefferson. Awesm 1 Comic Books and More is at 403, the Tattered Parasol is at 405, and the Paint Pottery Studio is at 407.

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9. Major Bibliographical References

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

Brower, Steven. *West Jefferson Street Historic District*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. Listed on April 9, 1991.

Biographical Review of Des Moines County, Iowa. Chicago: Hobart Publishing Company, 1905.

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

Deed records, per transfer books at Des Moines County Auditor's Office.

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of scanned historic photographs of downtown Burlington.

Newspapers, various titles and editions. Particular special editions utilized:

Burlington Evening Gazette, March 24, 1906
Daily Hawk-Eye Gazette, September 2, 1938
Burlington Hawk-Eye Gazette, August 4, 1942
Burlington Hawk-Eye, July 10, 1962
Burlington Hawk-Eye, July 4, 1976

Perspective Map of the City of Burlington, IA. Milwaukee, WI: American Publishing Co., 1889.

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

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

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

Spalding, J.L. *Commercial and Statistical Review of the City of Burlington, Iowa* (CSR), compiled and published in 1882 by J.L. Spalding & Co., 1882.

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

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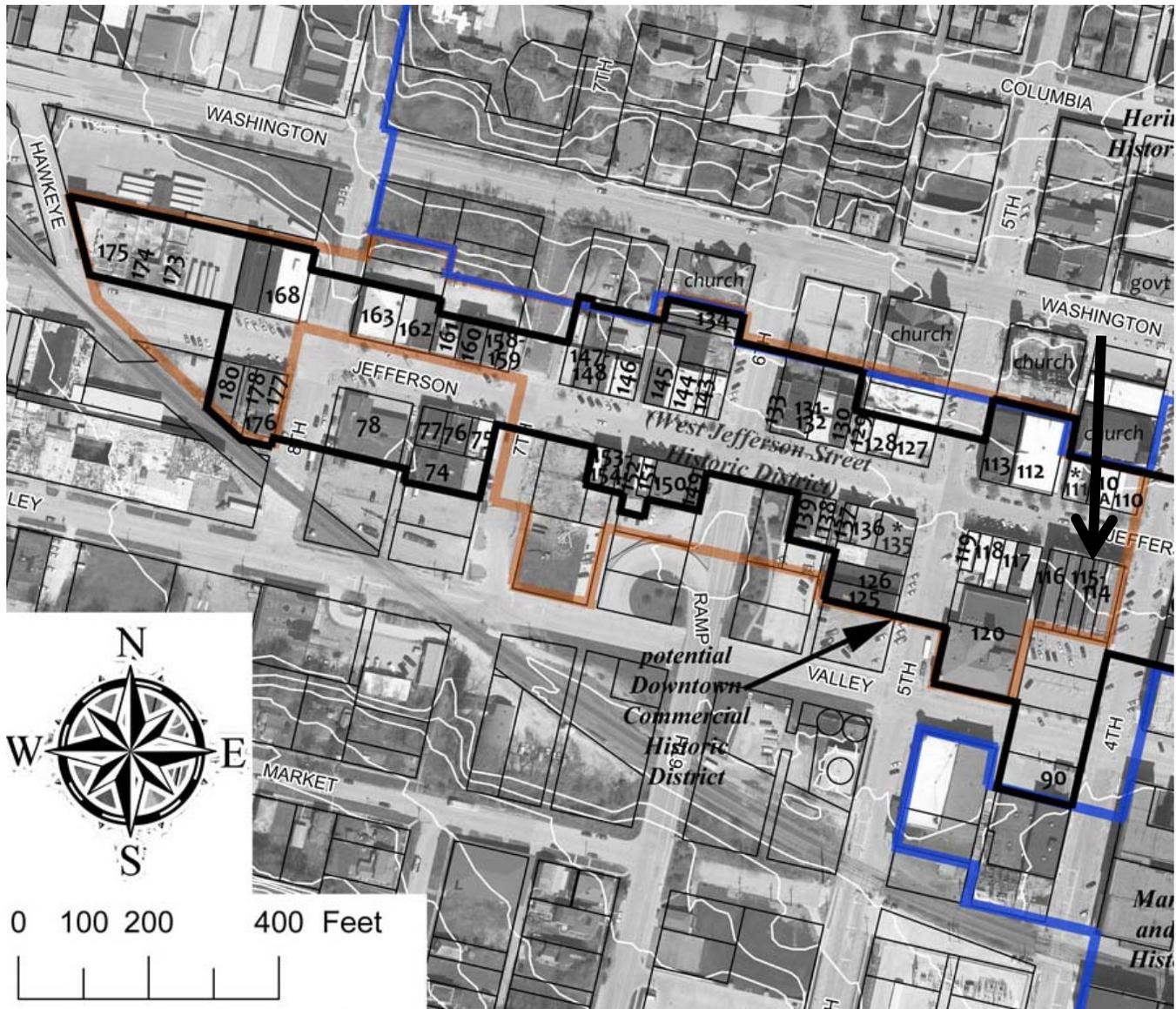
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Location map



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

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Building plan (from assessor's website)

42' HI	40' HI	40' HI	40' HI
BLDG 1 [2970]	BLDG 1 [2200]	BLDG 1 [2200]	BLDG 1 [2200]
110	110	110	110
27	20	20	20

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Hedge-Carpenter-Gregg-Bonar Block
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Historic images



Building around 1900 (Downtown Partners)

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Building in 1940s (Downtown Partners)

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Building in 1977 (Downtown Partners)

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Digital photographs



Photograph 29-01098-001 – East and north elevation, looking southwest (McCarley, January 14, 2014).

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Photograph 29-01098-002 – North elevation, looking south (McCarley, January 14, 2014).

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Photograph 29-01098-003 – East elevation, looking west (McCarley, January 14, 2014).

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Photograph 29-01098-004 – South elevation, looking north (McCarley, July 17, 2013).