

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

State Inventory No. 29-01104 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 Runyan Block

other names/site number Downtown Survey Map # J-117

2. Location

street & number 413-415-417 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 half of Lot 608 and east 1/2 of north 20' Lot 609

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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

| Contributing | Noncontributing |
|--------------|-----------------|
| <u>1</u> | — |
| — | — |
| — | — |
| — | — |
| <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
N/A

Historical Architectural Data Base Number

6. Function or Use

Historic Functions (Enter categories from instructions)

02E011: Commerce / grocery

02E12: Commerce / butcher

02E05: Commerce / hardware; 02E17: cigar store

Current Functions (Enter categories from instructions)

02E: Commerce / specialty store

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

05B: Italianate

Materials (Enter categories from instructions)

foundation 04: Stone

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)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Des Moines Address 413-417 Jefferson Street Site Number 29-01104
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 1867 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 17, 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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| Runyan Block | Des Moines |
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7. Narrative Description

This is a two-story brick block with three storefronts. The upper story entrance was historically located between the two west (415 and 417) storefronts, adding a 10th window on the second story. The building was built jointly by two owners in 1867, and it then was owned by three separate parties throughout most of the 19th century and 20th centuries. It was generally referred to as Runyan's Block, in reference to the owner of the east third (413), who financed the construction of 413 and 415. The storefronts have all been remodeled at various points. The east/413 storefront has a setback entry at the left with two large display windows to the right and the transom area covered in paneling. The middle/415 storefront dates to a later remodel, with a recessed entry to the right and two large windows to the left. The west/417 was remodeled to a more historic appearance in the 2000s, with a centered recessed entry with large window to either side and transom windows. The six segmental arch second-story windows on the east/413 and middle/415 sections appear to retain original six-over-six-light double-hung wood sashes. The east window on the west/417 section retains an identical window, while the remaining three windows have replacement six-over-six-light double-hung windows (not actual arch). The windows share a continuous sill band, and a band of brickwork extends across the building at the height of the top sashes. The frieze/parapet is tall, creating a taller appearance for the two story building. Large brick rectangles are found across the frieze, with small brick "brackets" between each rectangle and large brick "brackets" between each building section.

8. Narrative Statement of Significance

The Runyan Block appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1867 during a period of construction along this section of Jefferson. Each of the three storefronts have typically had an individual business, with Bazley's Cash Market (meats) at 413 Jefferson from around 1915 to 1960, Charles Haffner's hardware and tinware store at 415 from around 1895 to 1942, and B&F Cigar Store at 417 from around 1927 to 1970. The building is a good example of a basic two-story Italianate building constructed during a period of construction in Burlington following the end of the Civil War in 1865, retaining original brickwork and windows. This history and architecture contributes to the significance of the district. The building does not appear likely to be individually eligible under Criteria A, B, or C. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

On July 4, 1866, Thomas Hedge advertised business lots along 97.5 feet of Jefferson Street west of the Lawrence House (401-407 Jefferson) for sale. The same ad appeared in subsequent editions (*Hawk-Eye*, August 16, 1866, 2; *Hawk-Eye*, September 18, 1866, 1; *Hawk-Eye*, October 27, 1866, 1). Thomas Hedge was a partner in the lumber, lath, and shingle business of Gilbert, Hedge, and Company, and he began to invest in real estate after the Civil War. The grocery stock of L.M. Runyan was lost due to a fire on January 16, 1867 in the 300 block of Jefferson across the alley from the Barret House, Runyan occupying a building owned by Dr. Seth S. Ransom. Thomas Hedge also owned part of the block impacted ("Destructive Fire," *Hawk-Eye*, January 17, 1867, 4). On March 17, 1867, the *Hawk-Eye* reported that T. (Thomas) Hedge sold the east 39' of Lot 608 and north 20' of the east 39' of Lot 609 to

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L.M. (Louis M.) Runyan. This would include the property of 413-415 Jefferson. The *Hawk-Eye* reported on March 21, 1867 that two 80-foot deep stores would be built on this block by Mr. Runyan, with a similar store built to the west by Mr. Redding. Further to the west on the block, another 20' wide store would also be built. Thomas Hedge also had his four-store three-story block at 318-322 Jefferson under construction, in conjunction with Dr. Ransom and Luke Palmer ("Buildings," *Hawk-Eye*, March 21, 1867, 4). Thomas Hedge officially sold the 417 lot (east 19'6" of west 78' of Lot 608 and 20' to south of Lot 609) to D.C. Redding on October 5, 1867. On April 20, 1868, Runyan sold the west part of the lots (415 Jefferson) to M.E. Link. When fire struck the Lawrence House (formerly Sunderland House) to the east on June 22, 1868, damage was reported to the buildings to the west. T.M. Runyan was noted as sustained \$700 damage to his grocery store, with stock and building insured. To the west, M.E. Link sustained \$700 damage to his building, with damages of \$400 to the grocery stock of A.V. Dodge. The next building to the west, owned by Mr. Ridding, was occupied by Caswell & Strong, druggists. Damage was estimated at \$700 as well, with \$1,000 loss to stock. Lauer & Son, further west at the corner, sustained some damage to building and stock (423). The Market House to the south was destroyed. Upper stories along Jefferson were reportedly less affected by the fire ("Destructive Fire," *Hawk-Eye*, June 23, 1868, 4).

While owned by separate people, the joint design and construction of 413-415-417 Jefferson resulted in a unified block, which was later referred to in city directories as Runyan's Block. Louis M. Runyan continued to own the 413 property until his death, and it was inherited by daughter Ella Carpenter and other children who owned it into the early 20th century. The Link family owned the 415 property into the early 20th century as well. D.C. Redding sold the 417 property to Shepherd Leffler on March 2, 1870. C.D. Leffler then sold it to Louise Epstein on August 5, 1885. It then transferred from Louise Epstein to Alvin Epstein in July 1909 (west 1/3 of east 1/2 of Lot 608). By 1890, Runyan's Block is listed under "public halls, blocks, offices, and buildings," including 413-417 Jefferson as well as the three story brick building to the west at 419-421 Jefferson.

In the 1875 city directory, C.H. Biklen, candy manufacturer, occupied 413 Jefferson, selling confectionaries, ice cream and toys. The middle section at 415 Jefferson was occupied by A.V. Dodge, groceries & provisions. Rankin & Dodge were also ice dealers based at 415 Jefferson. A.V. Dodge started his grocery business in 1868, and in 1871 formed a partnership with a Mr. Rankin in the wholesale produce and ice business. In 1875, H. Fischbeck operates a meat market in the west section at 417 Jefferson. Several additional offices are listed at 415 and 417, likely associated with second story spaces accessed by the stairs between the 415 and 417 storefronts. These other businesses include Miss A.C. Teedrick, hoopskirt maker; Dr. S.E. Nixon, homeopathic physician; Mrs. Mary Gibson, dress maker; and Dr. G.W. Davis, eclectic physician and surgeon. In the 1883 city directory, C.H. Biklen continued to be listed as a candy manufacturer at 413 Jefferson, with his ice cream parlor and retail toy store also here. The second hand store of I.S. and J. Shontz is listed at 417 Jefferson. The 1886 Sanborn map indicates a confectionary at 413, fish market at 415, and a second hand store at 417.

A grocery or meat market operated at 413 historically for the longest period of time. In the 1890 city directory, Henry Leicht is listed as a retail grocer at 413 Jefferson and as the proprietor of the Little Market. The Little Market is listed here in the 1892 directory as well, and then C. Leicht is listed as a

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grocer here in 1896. By the 1900 city directory, Henry Droegemeyer moved his boot and shoe store from 417 into 413 Jefferson. He continued to operate this shoe store for several years, last listed here in 1912. Henry Thye acquired this property on March 15, 1915. It then returned to a retail food store. The 1916 city directory then lists Ernest Bazley as operating a meat market here, and Bazley's Cash Market, managed by William Dietz, is listed here in 1920. Bazley's Cash Market continued to be operated by Dietz through 1940, and by 1945 it was operated by Fred C. Schneider, selling fresh and cured meats. Schneider operated it through 1955, and then it was managed a few years by Edward G. Ventz. By 1963, Sherman-William Paint Company operated their store here, remaining here into the 1970s. On March 31, 1964, Theodore J. & Louise P. Behne bought this property from the Thye family. Emma Drebenstedt then bought the property on July 9, 1971, and it transferred to Arthur Drebenstedt in 1975. Anvitas, Inc. purchased this property from the Estate of Arthur A. Drebenstedt, deceased on October 28, 1982. On November 6, 1998, MacArthur & Constance Coffin purchased this property from Anvitas, Inc.

While a meat market operated for a few years at 415 Jefferson, a hardware store was the dominant use of this store within the building historically. In the 1890 city directory, E.W. Gould is listed as the proprietor of the Armour Meat Market at 415 Jefferson. By 1892, J.M. Harper is the owner of a meat market at 415 Jefferson. Interestingly, his residence is in Peoria, IL. The 1896-1897 city directory lists Charles Haffner operating a stove and tinware business at 415 Jefferson. There are nine of these businesses in the city in 1900, with five of them listed in bold print including Haffner. The 1902-03 city directory lists him selling hardware, stoves, and tinware at 417 Jefferson, and he lived on the second story. By 1912, his products include hardware, stoves, furnaces, tin, copper, and sheet iron works. In 1920, Charles Haffner is simply listed at 415 Jefferson with hardware, furnaces, and sheet metal work. There are 11 hardware stores in the city in 1920, with Haffner and five others in bold letters. He continued to be listed here as such through the 1935 city directory. In the 1937 directory, he is listed as Charles Haffner Hardware Company. He is last listed here in the 1942 city directory. 415 is listed as vacant in 1945. In 1947, K&R Market is listed at 415 Jefferson, the "Grocery Store Down Town." It was run by William Kremheller. It continued to be listed here in 1951. In 1955, The River Valley Finance Company was listed at 415 Jefferson. By 1960, Northern Loan Company was listed here and remained as such through 1968. In 1970, Associates Financial Services of Iowa, Inc. was listed at 415 Jefferson. Winona Rundorff and Mary A. Nixon bought this property in 1911. They sold it to Mrs. Winona Ballentine, widow, on September 12, 1925. She owned it until her death, and Avitas, Inc. purchased this property from the Estate of Winona Ballentyne (spelling has been changed in court house documents), deceased on December 29, 1981. On November 6, 1998, MacArthur & Constance Coffin purchased this property from Anvitas, Inc.

Isaac S. Shontz continued to operate his second hand store at 417 Jefferson in 1890. The 1892 city directory then lists him as operating a general store, with watch maker Louis Flindt also at 417. Henry Droegemeyer is listed with a boots and shoes store here in 1896. He moved to 413, and no listing is noted for 417 in 1900. Charles H. Biklen had opened the Bonanza Store, a department store, to the west at 419 Jefferson by 1900, and he is then listed at 417-419 Jefferson by 1902. The Bonanza Bargain Store is listed at 417-419 in 1907. By 1912, it was listed as C.H. Biklen Company, a department store, with H.L. Biklen, president, W.C. Biklen, manager and vice president; and L.M. Biklen, secretary and treasurer. In July 1908, the property transferred from Louise Epstein to Alvin

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Epstein. 417 was then vacant in 1916. In 1920, Evor J. Carlson and Jacob H. Williams operated the Carlson-Williams Co at 417-419 Jefferson, selling cigars. By 1926, J.H. Williams Co. is listed as operating at 417-419 Jefferson, selling cigars and running a bakery. The B&F Cigar Store was then listed at 417 Jefferson in 1928, run by R.G. Birkenstock and G.W. Fahlgren. They continued to operate here into the 1970s. They are intermittently listed as 417-419 Jefferson, though primarily operating B&F Coffee Shop at 419. By 1945, they advertised: "Retail Cigars, Tobacco, Beer and Soft Drinks, Eight Pocket Billiard Tables" and noted "We Serve Fine Sandwiches". The property was sold by Alvin and Blanche Epstein on January 17, 1945 to George W. Fahlgren. By 1960, the city directory listed as B&F Cigar Store at 417 Jefferson and Pink Pig Restaurant at 419 Jefferson. B&F Cigar Store continued to be listed at 417 Jefferson through 1970, though the restaurant component closed earlier. The estate of Elsie Fahlgren transferred the property to Donald Smith and Malcolm Fahlgren on April 4, 1972.

Currently, Country Friends and More (gift shop) operates at 413-415 Jefferson and C Skye Boutique is at 417 Jefferson.

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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.

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

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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)

| | | | | |
|----|----------------------|----------------|--------|------------------|
| 10 | 12' HI ³⁹ | ADDN1 [390] | 10 | 12' HI |
| | 39 | | 20 | |
| | 24' HI | | 24' HI | |
| 71 | BLDG 1 [2769] | | 71 | BLDG 1 [1420] |

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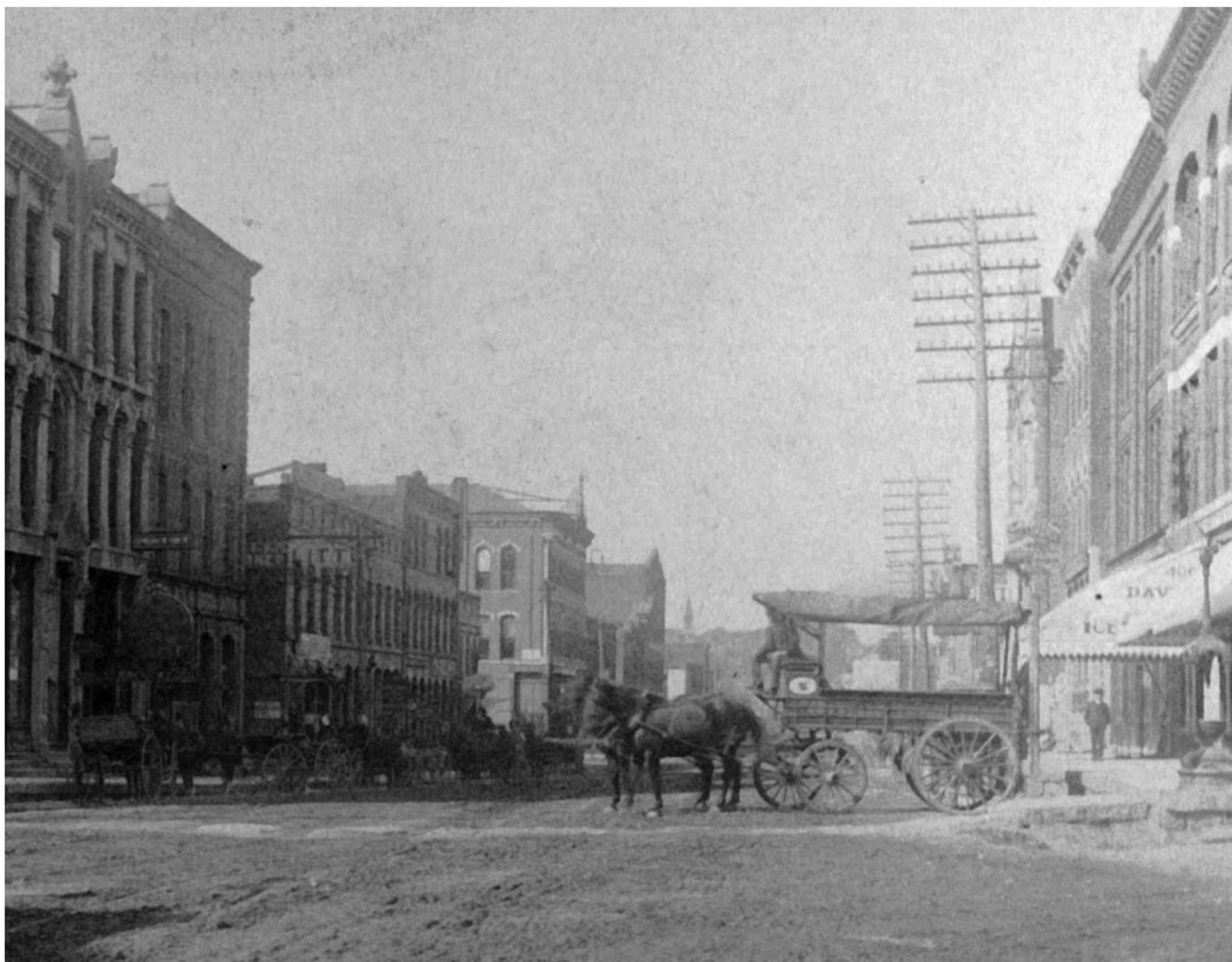
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Historic images



cropped/enlarged view of 400 block of Jefferson in 1890s, looking west (building at left)
(Downtown Partners)

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400 block of Jefferson, looking east, in December 1939 (building at right) (Downtown Partners)

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400 block of Jefferson, looking east, around 1949 (building mid-block at right) (Downtown Partners)

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411 413 415 417 419 421 423

West half of south side of 400 block in 1977 (Downtown Partners)

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417 Jefferson in 1990s (Downtown Partners)

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Digital photographs



Photograph 29-01104-001 – North elevation, looking south (McCarley, January 14, 2014).

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Photograph 29-01104-002 – North elevation, looking southwest (McCarley, January 14, 2014).