

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

State Inventory No. 29-01105 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-00001
 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 Gillies-Dreher Building

other names/site number Downtown Survey Map # J-118

2. Location

street & number 419-421 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) E 39' of W 1/2 of Lot 608, N'20 of W 1/2 of 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

1 — buildings
 — — sites
 — — structures
 — — objects
1 — 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)

02E02: Commerce / confectionery

02G02; Commerce / restaurant/bar

02E: Commerce / specialty 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 419-421 Jefferson Street Site Number 29-01105
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

Significant Dates

Construction date 1871 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 18, 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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7. Narrative Description

This is a three-story brick Italianate building constructed in 1871 between two two-story buildings constructed in 1867. The storefronts on the first story appear to have been remodeled in the 1970s. The 419/east storefront has a large recessed section with the entry and large windows. A display window is located to the east, extending out to the sidewalk. The upper story entry is located in the middle of the building. The 421/west storefront has a recessed entry to the right and large storefront windows, and it has a shingle awning. The second story has seven windows, three on each half and one on the center stairs. The arch windows have connected brick arches and a continuous stone sill. The sashes have been replaced with one-over-one-light double-hung windows with arch transoms. The six windows on the third story have been boarded over. They also have connected brick arches and a continuous stone sill. Decorative brickwork extends across the frieze/parapet, typical of Italianate building constructed in this post-Civil War period in downtown Burlington. Each end and the center have a larger brick "bracket" with smaller brick "brackets" extending across the width.

8. Narrative Statement of Significance

The Gillies-Dreher Building appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1871 during a period of construction along this section of Jefferson. It was occupied by various businesses through the years, including saloons, restaurants, a music store, and department stores. From the 1930s to early 1960, B&F Coffee Shop operated at 419 Jefferson and Waugh Bros Radio and Electric operated at 421 Jefferson. This history contributes to the significance of the district. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001). It does not appear that this building is likely individually eligible under Criteria A, B, or C.

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. In 1867, L.M. Runyan and D.C. Redding built the block at 413-415-417 Jefferson, and a similar building was constructed further west at 423 Jefferson ("Buildings," *Hawk-Eye*, March 21, 1867, 4). Thus, this east 39' of the west half of Lot 608 remained vacant and in Hedge's ownership. No building was noted here when fire struck the Lawrence House (formerly Sunderland House) to the east on June 22, 1868 ("Destructive Fire," *Hawk-Eye*, June 23, 1868, 4). On December 5, 1868, Thomas Hedge sold the part of Lot 608 associated with 419 Jefferson to William Gillies, and Gillies also bought part of Lot 609 to the south. Similar to Hedge, Gillies was a partner in a successful planing mill in Burlington. On November 5, 1870, Thomas Hedge sold the part of the lot associated with 421 Jefferson (east ½ of west 39' of Lot 608) to J.B. Morris. In January 1871, the *Hawk-Eye* noted that William Gillies was building next to the Runyan Block (*Hawk-Eye*, January 9, 1921, 12), and Morris likely built his half at the same time. By April 28, 1871, William Gillies advertised a store for rent at 87 Jefferson (early address for 419 Jefferson). J.B. Morris then sold the 421 section to Conrad Dreher on July 17, 1871. Thus, while the two halves reflect joint construction and design,

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they were built under separate owners and maintained under separate ownership. The building has a center staircase, which appears split between the two halves. By 1890, the listing for Runyan Block includes the five storefronts from 413 to 421 Jefferson. Thus, this 1871 three-story building appears to have become an extension of the 1868 two-story block in references of this period.

The original occupant of the 419/east section was Root & Ripley, a clothing and fancy goods store. Dr. Martelle's Dental Rooms advertised at 87 Jefferson over Root's clothing store on July 19, 1871, and Root & Ripley had several ads at 87 Jefferson in fall of 1871. By 1876, 419 Jefferson is the location of the music store of C.H. Whiting, selling music, musical Instruments, pianos, and organs. Miss A.C. Deterick is a dress maker at 419 ½ Jefferson. In 1880, the Y.M.C.A. operated in a hall over 419 Jefferson (*Hawk-Eye*, April 13, 1880, 4). Professor Gustave Heyner is listed as a music teacher at 419 Jefferson in 1883, and there are nine music teachers in Burlington. By 1890, Charles H. Biklen moved his confectionery from 413 Jefferson to 419 Jefferson, listed as selling candy and running a restaurant here. He lived on an upper story. He continued to be listed with a restaurant and confectionary here in 1892. By 1896, Charles H. Biklen bought the Bonanza Store from J.E. Gurney and moved it from 421 to 419 Jefferson. He expanded to include space to the east at 417 Jefferson by 1902, listed as running the Bonanza Department Store at 417-419 Jefferson. The 1907 directory continues to list the Bonanza Bargain Store at 417-419 Jefferson. The 1912-13 city directory then lists C.H. Biklen Company at 417-419, a department store run by H.L. Biklen, president; W.C. Biklen, vice president and manager; and L.M. Biklen, secretary and treasurer. The Gillies family continued to own this half of the building through the 1910s. The 1916-17 city directory lists the J.C. Penney Company at 419 Jefferson. J.C. Penney opened their first two stores in Iowa in April 1916, store #89 in Fort Madison and store #90 in Burlington. Thus, this was the first location for the company in Burlington, as well as one of their first locations in Iowa. They then moved to larger quarters at 405-407 Jefferson in 1918.

The original occupant of 421 Jefferson then appears to have been the restaurant/saloon of Conrad Dreher, after purchasing this property in July 1871. The 1873 Andreas atlas directory lists Conrad Dreher as a restaurant owner. On April 28, 1877, C. Dreher advertised beer and extra lunch at 421 Jefferson (*Hawk-Eye*, April 28, 1877, 8). He is listed as operating a saloon at 421 Jefferson in the 1876 and 1883 city directories. The 1879 county history lists Conrad Dreher, Teutonia Hall, 421 Jefferson. In 1883, N.G. Bouquet also operated a billiard hall at 421 Jefferson. The 1886 Sanborn map shows that the building included a rear ell west to 5th Street at that time. This rear section has been demolished and a parking lot is currently there. Dreher appears to have retired, and the 1886 Sanborn map shows a variety store here. This appears to be the store of Joseph E. Gurney, who was previously located at 302 Jefferson. His "Fair" or "Specialty Store" was noted in 1882 as having a wide variety of goods, including Foreign and American Fancy Goods, Vases, Toilet Sets, Albums, Plated Ware, Jewelry, Cutlery, Glassware, Lamps, Traveling Bags, Hats, Jackets, Pictures, Musical Instruments, Baby Carriages, and articles of *vertu*. He bought goods in large lots to sell at lower prices (Spalding 1882: 89). By 1892, the Bonanza Store, run by J.E. Gurney, is listed at 421 Jefferson, and variety store is indicated on the use on the 1892 Sanborn map. J.E. Gurney is also listed as living at 421 ½ Jefferson. By 1896, the store was back to its original use, with Benjamin Hasselman running a saloon at 421 Jefferson. He continues to be listed here in 1900 and 1902. The Dreher heirs transferred interest in this building to Francis P. Walz on December 12, 1900. John Walz is listed as owner of the saloon here in 1907, and there are also upper story listings for the Masonic Hall (colored) and

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residence of Mrs. Agnes Lamb (colored) and Frank and Mattie Lamb (colored). Adams Express Company is then listed here in the 1910 and 1912 city directories. John J. Walz, husband of Francis P. Walz, is again listed as running a saloon here in 1916. Owl's Hall is listed on one of the upper stories.

The 1920 city directory lists the cigar business of Carlson-Williams Company at 417-419 Jefferson and confectioners John Lazio and J. Vincent Masulli at 421 Jefferson. They continued to operate here respectively without partners per the 1926 city directory, with J.H. Williams Company (cigars and bakery) at 417-419 Jefferson and James V. Masulli at 421 Jefferson. Elizabeth Gillies et al sold the 419/east half to H.S. Rand on August 30, 1922. Rand then sold it to Francis Pauline Walz on October 1, 1923. Thus, both halves were under the same ownership. She continued to own the building into the 1940s.

The 1930 city directory lists the restaurant of John S. Mitchell at 419 Jefferson. By 1935, R.G. Birkenstock and G.W. Falgren operated the B&F Coffee Shop here, in conjunction with their cigar business to the east at 417 Jefferson. Elda Kemp is listed as managing the B&F Coffee Shop in the 1940 city directory. On April 28, 1941, Roy G. Birkenstock bought the 419 half from the heirs of J.P. Walz (Augusta C. Loerty et al). The two listings are then combined by the 1945 city directory, with B&F Cigar Store listed at 417-419 Jefferson, offering retail cigars, tobacco, beer and soft drinks, eight pocket billiard tables, and fine sandwiches. The restaurant component likely continued to operate in the 419 section, and B&F Coffee Shop is then listed individually again by 1951. George W. Fahlgren and A.J. Nickelsen were then associated with the business, and Nickelsen was then replaced by Jack Beaber and M.C. Fahlgren by 1947. By 1955, George W. and M.C. Fahlgren are listed as partners in B&F Cigar Store at 417-419 Jefferson, with Mark and Bernice Welch managing the B&F Coffee Shop at 419 Jefferson. B&F Cigar Store continues to be listed at 417-419 Jefferson in 1957, with the Fahlgrens then running the Pink Pig restaurant at 419 Jefferson. It is listed here into the 1960s, last listed in 1963. The estate of Roy B. Birkenstock then sold the property to George Ganakes on July 3, 1965. In 1965, Pearl Optical has opened at 419 Jefferson, and it continued to operate here into the 1970s. The property transferred from George & Dorothy A. Ganakes to Dixie Ganakes on July 14, 1981 and then from Nickolas Ganakes to the State Central Bank on January 22, 1990. Marcia A. Stiefel (current owner) bought it from the bank on October 30, 1990.

The 1930 city directory lists the Square Deal Shoe Company, managed by George C. Mellinger, at 421 Jefferson. However, they were only here briefly before Waugh Bros moved to this location in late 1930 and continued to operate here into the early 1960s. They had started in the Medical Arts building, moving to "King Row" in fall 1930. They were the exclusive General Electric dealers in Burlington ("1930 Proved Big Building Year in Burlington," *Hawk-Eye*, January 4, 1931, 7). In 1935, the Waugh Bros Radio and Electric is listed at 421 Jefferson, run by Harry H. and William J. Waugh. They were dealers for General Electric home appliances, house wiring, fixtures, electrical, Easy washers and ironers, and Stromberg-Carlson radios. They also repaired radios. In 1945, the city directory notes: Dealers for the Complete Line of General Electric Home Appliances and Radios, Also Easy Washers and Ironers, Zenith and RCA Victor Radios and the New Bendix Automatic Home Laundry, Electric Fixtures, Wiring, Appliances and Radio Service, A-B and Detroit Jewel Gas Stoves, Nu-Enamel Enamels, Paints, Varnish, Roper Bottled Gas Stoves, "Dri-Gas The Bottled Cooking Gas," Coal and Wood Cooking and Heating Stoves, Coleman Oil Heaters, Lamps, Irons and Lanterns and Household

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Needs. On February 19, 1945, the heirs of F.P. Walz (Augusta C. Lorey et al.) sold the 421/west half (and rear section that extended west to 6th Street) to Harry H. Waugh & William J. Waugh. In 1955, they are noted as dealers for a complete line of Hot Point appliances; RCA, Victor, and Zenith televisions and radios; Bendix Automatic Washers and Ironers; Roper, Grand, and Dixies gas ranges; "Dri-Gas" cooking gas; Coleman space heaters, floor furnaces, and automatic water heaters; and Blend-Air forced air furnaces. They also sold sporting goods and records, and they serviced televisions, radios, and appliances of all makes. The property transferred from William to Harry on December 31, 1957. The 1960 and 1963 city directories then list Waugh's Appliances at 421 Jefferson. On March 8, 1963, Harry H. & Ruth Waugh sold the property to A.A. Schneiderhahn Co. of Polk County, IA. It was then vacant in 1965. On August 14, 1968, AA. Schneiderhahn Company sold the property to Edwin J. Landwehr and Donald H. Lippert. The 1968 and 1970 city directories list Ace Florist at 421 Jefferson. Edwin J. Landwehr and Donald H. Lippert sold the property to Rodney A. Wittkamp on December 17, 1974. Rodney A. & Deborah L. Wittkamp sold it to Christy L. Nau, single, on November 1, 1992. She then sold it to David A. Stiefel (current owner) on December 16, 1997.

The Stiefel continue to own both halves of this building, as well as the building to the west at 423 Jefferson and a portion of the Runyan Block at 413-415 Jefferson. Currently, Hawkeye Baseball Cards operates at 419 Jefferson and Gifts Etc. operates at 421 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.

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

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*. J.L. Spalding Company, 1882.

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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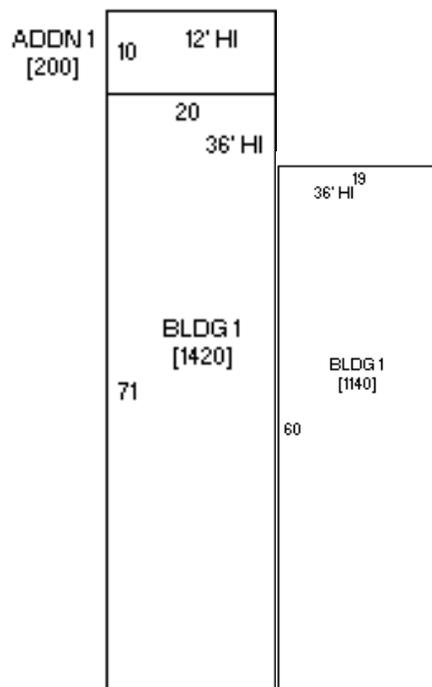
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Building plan (from assessor's website)



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Historic images



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

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400 block of Jefferson, looking east, around 1949 (building 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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Digital photographs



Photograph 29-01105-001 – North elevation, looking south (McCarley, January 14, 2014).