

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

**State Inventory No.** 29-01114  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 Forney and Mellinger Building – East

other names/site number Downtown Survey Map # J-130

**2. Location**

street & number 512 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 20' (1/3) of east half of Lot 745

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property		
	If Non-Eligible Property	If Eligible Property, enter number of:	
	Enter number of:	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> district	— sites	—	— sites
<input type="checkbox"/> site	— structures	—	— structures
<input type="checkbox"/> structure	— objects	—	— objects
<input type="checkbox"/> object	— 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)
<u>02E: Commerce / specialty store – sewing machines</u>	<u>70: Vacant</u>
<u>02E: Commerce / specialty store – shoes</u>	_____
<u>11D01: Healthcare / drug store</u>	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04: Stone</u>
<u>05B: Late Victorian / Italianate</u>	walls (visible material) <u>03: Brick</u>
_____	roof <u>08B: Rolled Asphalt</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 512 Jefferson Street Site Number 29-01114  
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 1883  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 Kay Weiss, commission member  
organization Burlington Historic Preservation Commission date May 8, 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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Forey and Mellinger Building - East

Des Moines

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## 7. Narrative Description

Brothers-in-law J.M. Forney and Samuel Mellinger worked together in 1883 to build two identical three-story brick business buildings in the west half of the 500 block of Jefferson to “bookend” a smaller, older two-story brick building located in the middle of the half block. The east building of the pair, located at 512 Jefferson, retains the original decorative brick, stone, and tile work, as well as most of the metal cornice. The triangular parapet section of the metal cornice deteriorated and was removed (see historic photos and 522 Jefferson). The storefront was remodeled for Singer Sewing Machine Company in the late 1940s or 1950s during a period of modernization of downtown business buildings. Smooth metal panels were applied over the earlier transom area and along the main columns. The recessed entry is located to the west/left, with large storefront windows to the east/right. This storefront treatment wraps around the east corner. The second story has three one-over-one-light double-hung wood windows with small transom windows. The windows were likely replaced in the early 20<sup>th</sup> century. The windows are divided by brick columns with stone accents, and they have a stone lintel band. Blue and white tile work stretches across the brick wall above the second story windows and below the third story windows. These three third story windows have two-over-two-light double-hung wood sashes. Additional panels with blue/tan/white tile work are located on the frieze, and similar panels accent the building’s brick pilasters on both upper stories. The metal cornice includes double end brackets and large middle brackets connected by gentle arches with additional small brackets within each arch. The east side of the building along the alley is seven bays, and it has three brick pilasters (chimneys). The first story originally had a rear side entry with full arch, and two small windows are near the center of this elevation. The second story originally had two single window openings, four double window openings, and a circular window above the rear side entry. Stone bands extend across the side above and below the second story windows. The windows are covered, with smaller windows in two of the larger openings. The third story has three single windows, three paired windows, and a single window. Decorative brick corbeling continues along the frieze/parapet on this side as well. Two original segmental arch one-over-one-light double-hung wood windows are found in the rear half of the second and third stories on the west side elevation, as well as an added window on the second story. The rear also has a one-over-one-light double-hung wood window on each story.

## 8. Narrative Statement of Significance

The east Forey & Mellinger Building appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1883 by J.M. Forney and Samuel Mellinger, along with a twin building at the west end of this half block at 522 Jefferson (see Iowa Inventory #29-01120). The building may also be individually eligible under Criterion A for its association with the Singer Sewing Machine Company or under Criterion C for its architecture. Further research and assessment of the interior would be required for full individual evaluation. The building is currently listed as contributing in the West Jefferson Street Historic District (1991, #29-00001).

Brothers-in-law J.M. Forney and Samuel Mellinger acquired lots 744 and 745 on the west half of the north side of the 500 block of Jefferson in September 1866, including an existing two-story, four-storefront brick building. They were retired from the saw mill business by this point, investing in real

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estate over the next decades. They worked together in 1883 to build two three-story brick buildings to "bookend" this older building located in the middle of the half block. They ran a notice in the *Hawk-Eye* on April 5, 1883 that they were contemplating building two modern business houses, three stories high, and wished to consult with prospective tenants on the plans and construction ("Wanted, Tenant," *Hawk-Eye*, April 5, 1883, 1). The *Hawk Eye* reported on June 28, 1883 that contractor J.P. Walton from Muscatine had been hired by Mellinger and Forney to raise the block of brick stores on Jefferson street, and that the raising by about 100 jackscrews and 20 men was going well, without any fractures or injury to walls or plaster ("City Briefs," *Hawk-Eye*, June 28, 1883, 8). By November 25, 1883, Mellinger and Forney advertised two storerooms for rent, 20 by 80, as well as two halls of same size and a number of office spaces, all heated by steam (*Hawk-Eye*, November 25, 1883, 1). In December, it was reported that "Mellinger and Forney have erected two brick business houses, 20 x 80 feet, three stories, with improvements to three other buildings, containing in new buildings sixteen rooms, between Fifth and sixth Streets, north side of Jefferson" (*Hawk Eye*, December 25, 1883, 8). Burlington's building boom in 1883 was noted in the *Waterloo Courier* on January 2, 1884, and the \$20,000 new buildings of Mellinger and Forney were included ("Goings-On in Iowa," *Waterloo Courier*, January 2, 1884, 4).

A variety of businesses were listed at 512 Jefferson through the end of the 19<sup>th</sup> century and into the 20<sup>th</sup> century. The 1883 city directory lists John Steinbrecher selling boots and shoes at 512 Jefferson. The 1886 Sanborn fire insurance map shows a flour and feed store on the first story, which is listed as run by Lorenz Seuffert in the 1886 city directory. The Sanborn map also shows a repair shop in the basement and a church using the hall on the third story. The bakery next door at 514 appears to be using at least part of the second story. The 1890 city directory lists Steinbrecher & Hertzler selling shoes at 512, as well as Pettit & Clark, grocers. The upper story (512 ½) includes Dr. Holmquist and the Ostrander Dancing Academy. By 1892, only Pettit & Clark, grocers, are listed at 512. The 1892 Sanborn map lists the store as vacant and a hall on the third story. The 1896 city directory lists Henry G. Fickon, carpets and furniture, at 512 Jefferson. In July 1899, interest in all of the buildings from 512 to 522 Jefferson was transferred from the Forney family to Samuel Mellinger.

By 1900, druggist J.W. Price has moved into the space, also selling paints and oils. The Independent Institute of Osteopathic and Magnetic Healing is noted at 512 ½ Jefferson. The 1900 Sanborn map shows a drug store on the first story and hall on the third story. J.W. Price, druggist and art supplies, continues to be listed here in 1902. The 1906 city directory lists M.E. Reynolds, mercantile store, at 512 Jefferson. Apartments appear to have been developed on the second story by this date, with four residents listed. Residents continue to be listed at 512 ½ Jefferson through the 1910s and 1920s, and the 1929 Sanborn map shows a two-story garage attached to the rear of the building. The first story store space is listed as vacant in 1912, 1916, and 1920.

On November 30, 1917, Frank H. Mellinger et al sold the east halves of Lots 744 and 745 (512 and 514-516 Jefferson) to Bankers Block Company (west half sold to Burlington Railway and Light Company, owned by Walsh family). They continued to own the buildings until 2011. The 1924 city directory lists Tradehome Shoes at 512 Jefferson, and they continued to be listed here in 1926 and 1928. The 1930 city directory lists Union Clothing Company at 512 Jefferson. Louis Mecke and Mrs. A.L. Smith are listed at 512 ½ Jefferson in the 1920s and 1930s. The storefront space was again vacant in 1933 and 1937, with R.H. Taeger there in 1935.

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The Singer Sewing Machine Company store was listed here by the 1940 city directory, and they were the only such dealer listed in town. They had previously operated for many years one door to the west at 514, where they had been located from 1906 into the 1930s. They continued to operate here through the 1940s, 1950s, and 1960s. Likely in the late 1940s or early 1950s, the storefront was modernized for Singer, with smooth stone panels installed. The work was completed prior to a 1961 photograph. Singer Sewing Machine Company was still listed at 512 Jefferson in the 1970 city directory. Work was completed on the Singer Company at 512 Jefferson in 1976, as the street was reworked for the outdoor mall improvements ("Jefferson St. wearing fresh face," *Burlington Hawk-Eye*, July 4, 1976, sec 6, p 1).

In April 2011, Downtown Partners (Main Street organization) acquired the property from Bankers Block Company, as well as the two buildings to the west. The façade of the middle building (514-516-518-520) was uncovered, and the interiors of all buildings were cleaned out. The parcels were replatted with each building (east/middle/west) on its own parcel. Downtown Partners then sold the east parcel to Lonnie and Cynthia Schuyler on August 30, 2012, and they then acquired the two parcels to the west as well. They transferred the parcels to their LLC, Sky & Sea Properties, on February 27, 2013. They are working on redeveloping the block.

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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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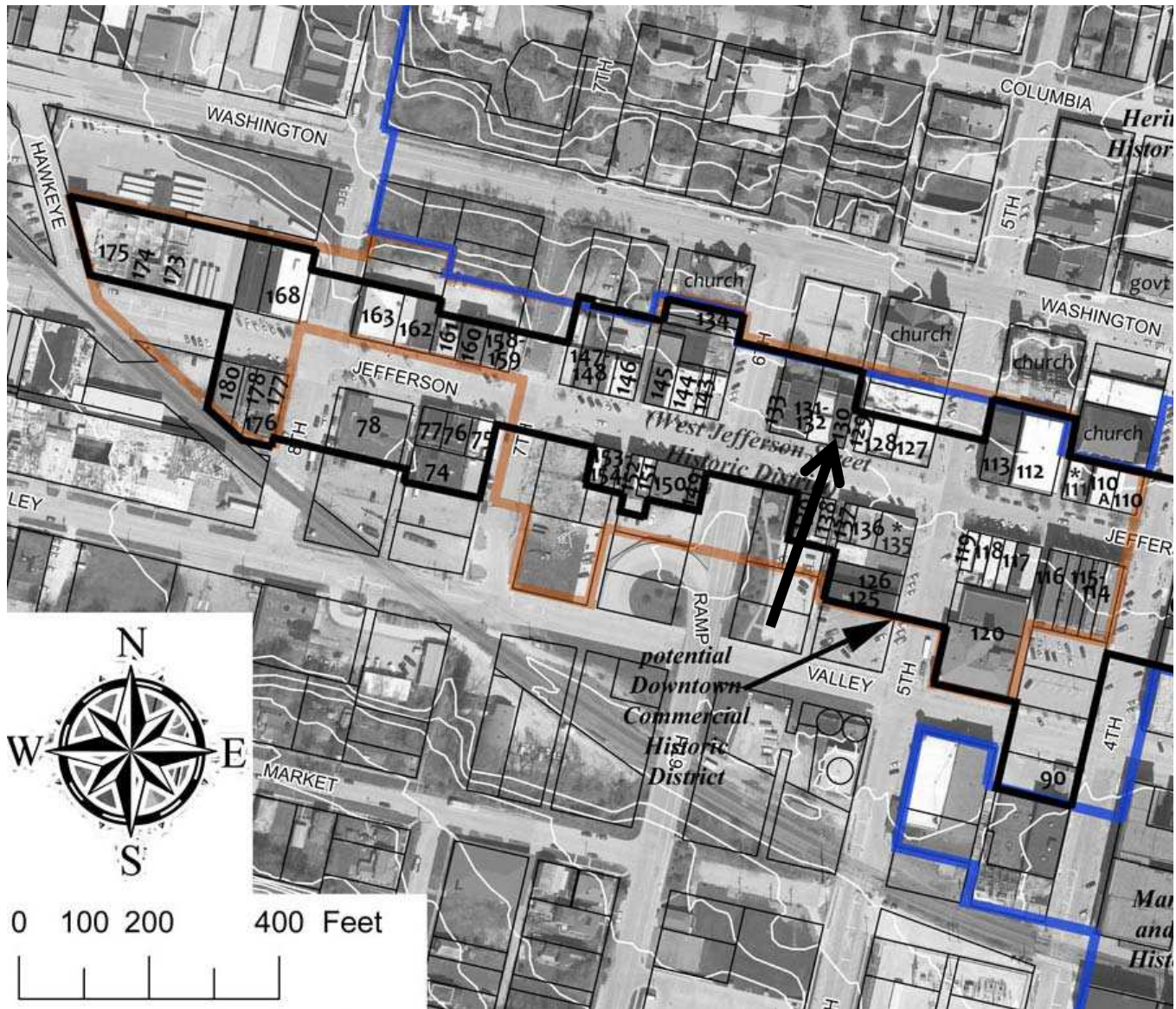
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**Location map**



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

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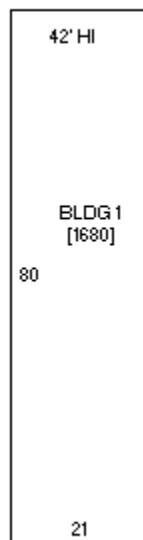
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## Building plan (from assessor's website)





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## Historic images



West half of north side of 500 block of Jefferson in 1920s (Downtown Partners)

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514-516      512      510      508-506      504-500 Jefferson

North side of Jefferson in 1937 (Downtown Partners)

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**Middle building and east building (512) in 1961 (Downtown Partners)**

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North side of 500 block of Jefferson in late 1970s (Downtown Partners)

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West half of north side of 500 block of Jefferson in 1977 (Downtown Partners)

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**Digital photographs**



Photograph 29-01114-001 – South and east elevations, looking northwest (McCarley, January 14, 2014).

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Photograph 29-01114-002 – Detail of upper stories, looking northwest (McCarley, January 14, 2014).

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Photograph 29-01114-003 – North and west elevations, looking southeast (McCarley, January 14, 2014).