

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

State Inventory No. 29-01141 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 Scotten Building

other names/site number Downtown Survey Map # J-163

2. Location

street & number 716-722 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) south 80' of west 77'10" of Lot 925

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

<i>If Non-Eligible Property</i>		<i>If Eligible Property, enter number of:</i>	
Enter number of:		Contributing	Noncontributing
—	buildings	<u>1</u>	—
—	sites	—	—
—	structures	—	—
—	objects	—	—
—	Total	<u>1</u>	—

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title
N/A

Historical Architectural Data Base Number

6. Function or Use

Historic Functions (Enter categories from instructions)

03A04: Social / fraternal hall

11D01: Health care / drug store

02E09: Commerce / furniture store

Current Functions (Enter categories from instructions)

02E: Commerce / specialty store

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

Materials (Enter categories from instructions)

foundation _____

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 716-722 Jefferson Street Site Number 29-01141
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 1915 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, Steve Frevert, Barb Mackey
organization Burlington Historic Preservation Commission date February 11, 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 two-story, dark red brick building with white terra cotta accents. The second story hall is accessed by a central stairs, framed by terra cotta pilasters. A small terra cotta hood is located above the entry, with a terra cotta cornice line above the 720 and 722 storefronts to the west. Similar accents appear to have been removed above the 716 and 718 storefronts to the east. The transom windows have been covered with paneling/signage, and the storefronts have been remodeled. The west (722) storefront has been replaced by an overhead garage door. Terra cotta squares accent the upper corners of the storefronts. The center section of the second story is accented by a raised and stepped parapet. Centered on this section is a set of three shorter one-over-one-light double-hung windows with a higher terra cotta sill that continues under the one-over-one-light double-hung windows to either side. A terra cotta "Scotten" name plate is found centered on the frieze, with a "1915" date plate on the parapet. The second story windows to either side of the center section, above the 716 and 722 storefronts, five window sections with transoms, alternating one-over-one-light double-hung windows (1/3/5) with large single-light windows (2/4). Terra cotta squares accent the corners of the window openings. Additional terra cotta accents are found on the pilasters. The west side along Jefferson also has white terra cotta accents. The first story has three one-over-one-light double-hung windows and a rear side entry. The second story is divided into four bays by brick pilasters with terra cotta accents. The south three bays have a large center window flanked by one-over-one-light double-hung windows with transom windows, and the rear/north bay has a smaller set of windows.

8. Narrative Statement of Significance

The Scotten Building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1915 by Burlington native and Chicago businessman Samuel C. Scotten. The construction marked development of the west section of Jefferson Street, encouraged by Scotten with additional improvements and lighting as well. Various businesses operated in the four storefronts, and the second story was utilized as a hall for the Knights of Columbus from 1915 until around 1955. Despite some storefront alterations, the building is a good example of the architectural design of the 1910s in downtown Burlington, particularly the use of the terra cotta accents. This history and architecture contributes to the significance of the historic district. The building may also be individually eligible under Criterion B for its association with Samuel C. Scotten and/or the Knights of Columbus, and/or eligible 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).

Samuel C. Scotten previously owned the south portion of Lot 925 in the 1890s and then moved to Chicago, becoming a successful businessman there. He continued to maintain interests in Burlington, and he reacquired the south 80 feet of Lot 925 in the early 1910s, constructing a building at 712-714 Jefferson on the east 47 feet for Jacob B. Gabeline's agricultural implements in 1912. In March 1915, he made plans to construct a residence in Burlington on Jefferson west of Central ("Sam Scotten Builds Here," *Hawk-Eye*, March 4, 1915, 18). In spring 1915, Scotten hired architect William Weibley to

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design a large, two-story building on the west 78 feet of the lot. A notice for bids appeared in *Construction News* on May 1, 1915 for a "store and loft" building at 8th and Jefferson in Burlington; bids due to Burlington architect William Weibley in the Tama Building by May 30, 1915. The property was owned by S.C. Scotten, 39 Board of Trade Building, Chicago. The building was noted as 80 by 80, two stories with basement, hollow tile, face brick, and terra cotta trim. Excavation for the foundation began in July, and it was anticipated to be occupied by October 1. The *Hawk-Eye* reported on November 28, 1915 that contractor Andy Danielson will have the block completed within a few days. In addition to this building, the article also noted that Mr. Scotten was involved in the improvements and lighting of Jefferson Street west of Central Avenue and had plans to improve N. 8th Street ("New Scotten Building," *Hawk-Eye*, November 28, 1915).

The completed building had four storefronts along Jefferson and the Knights of Columbus Hall on the second story. The 1916 city directory lists druggist Charles J. Froid in the corner at 722 Jefferson, and Farmers & Merchants Bank in the next room at 720 Jefferson. J.B. Gabeline was listed as president, and August White (sic) was listed as vice president. Farmers & Merchants Bank was formed in 1916 and was originally located here, later moving to the Iowa State Saving Bank building at 3rd and Jefferson after they closed. Both 716 and 718 Jefferson are listed as vacant. The 1920 city directory continues to show the same tenants in the Scotten Building, with 716 and 718 still vacant.

Samuel C. Scotten died on August 6, 1920 in Chicago at age 68. He was born in Burlington on October 31, 1851, and he was educated in the local schools. In 1878, he moved to Chicago and entered the grain and commission business. He was reportedly the largest board of trade operator in the Chicago pit prior to James C. Patton, the wheat king. He also engaged in other lines of business and investments. Locally, he was a director of the Burlington Savings Bank and real estate investor. He had worked for additional investments and improvements for Burlington, including street grading and improvement, with mixed local support ("Burlington Loses a Loyal Friend in the Death of Sam C. Scotten," *Hawk-Eye*, August 7, 1920, 6).

After his death, the Scotten Building, as well as the adjacent building to the east at 712-714 Jefferson, transferred in fall 1922 to the T.L. Parsons Company, a holding company run by the Walsh family. The deed was recorded on March 5, 1923. The 1926 city directory then lists Frank A. Bawman selling furniture at 716 Jefferson, the Grand Union Tea Company at 718 Jefferson, a vacant space at 720, and a branch of the Sutter Drug Company at 722 (their main store was at 307-309 N. 3rd Street). In fall 1926, the new Brown Lynch Scott Company opened in the 720 Jefferson space. The 1928 city directory lists the same stores as in 1926, with Brown Lynch Scott Company (auto accessories) at 720 Jefferson. The Knights of Columbus Hall is listed on the second story through the 1920s and 1930s. The 1930 directory continues to list Frank Bawman selling furniture at 716 Jefferson and the branch of Sutter Drug Company at 722 Jefferson, with 718 and 720 vacant.

Businesses in the Scotten Building then turned over in the 1930s. In 1935, 716 was vacant, the Des Moines County Commissary was listed at 718, and the Iowa Liquor Store No. 23 was in a combined 720-722 space. The Iowa Liquor Store continued to be listed at 720-722 in 1937, with both 716 and 718 vacant. By 1940, McKay's Cut Rate Drugs opened at 718 Jefferson. The 1942 city directory then lists the tavern of Arthur Hultgren at 716 Jefferson, a vacant store at 718 Jefferson, and the Iowa Liquor

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Store at 720-722 Jefferson. On March 25, 1942, the T.L. Parsons Company sold the building to Perry L. Hays. He owned it until his death, and the building then was sold back to T.L. Parsons Corporation. The Walsh family then continued to own this building through the late 1970s.

Businesses in the building were then more stable through the end of the 1940s, 1950s, and 1960s. Arthur Hultgren continued to operate his tavern at 716 per the 1945 city directory. By 1947, the Sears Roebuck & Co Farm Store opened across the multiple storefronts of 712-714 and 716-718 Jefferson, with the department store continuing to operate at 515 Jefferson. They continued to be listed at 712-718 Jefferson through the 1950s and 1960s. The space at 720-722 Jefferson is noted as vacant in 1947. By 1951, Culligan Soft Water Service opened here, run by Harold L. Morton, president. It continued to operate here through 1963. In the late 1960s, offices for Checker Cab, Yellow Cab, Package Delivery, and Budget Rent-A-Car were listed at 720 Jefferson, with Superior Ambulance Service at 722 Jefferson. The Knights of Columbus continued to use the hall on the second story into the 1950s, with several other clubs listed as meeting in this space as well (including Catholic Youth Club, Daughters of Isabell, Hawkeye Natives Auxiliary, Royal Neighbors of America No. 2368, and TeDeum International). They are last listed here in 1955. By 1957, Electric Design and Manufacturing Corporation (meter manufacturers) is listed at 718 ½ Jefferson, with Fred F. Bulmahn, president, and Charles H. Walsh, secretary-treasurer. This second story space is then listed as vacant in the 1960s.

The building currently houses Riverview Designs and Tim Scott's Wood Products and Antique Tools. The upper level is vacant.

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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

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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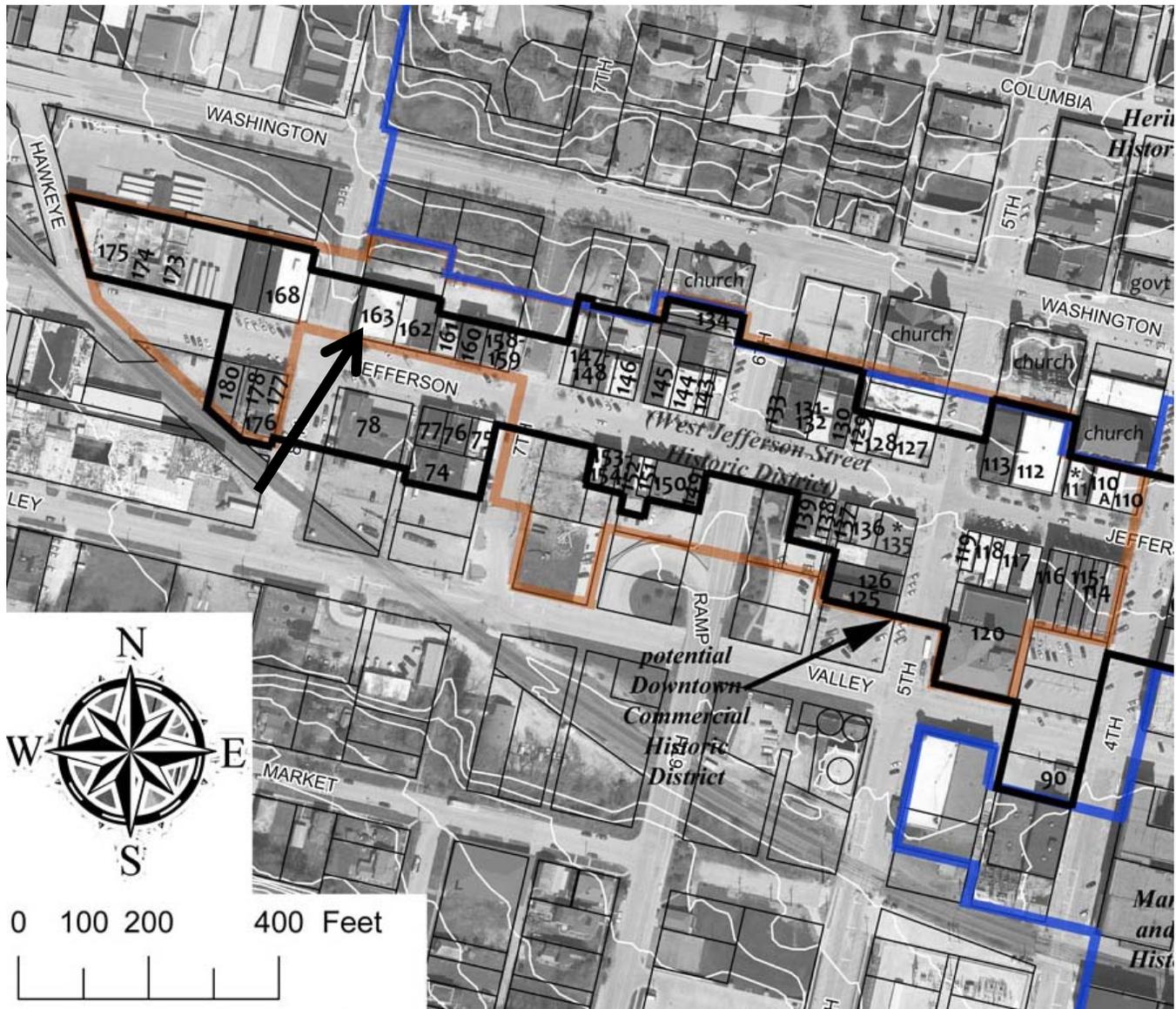
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Location map



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

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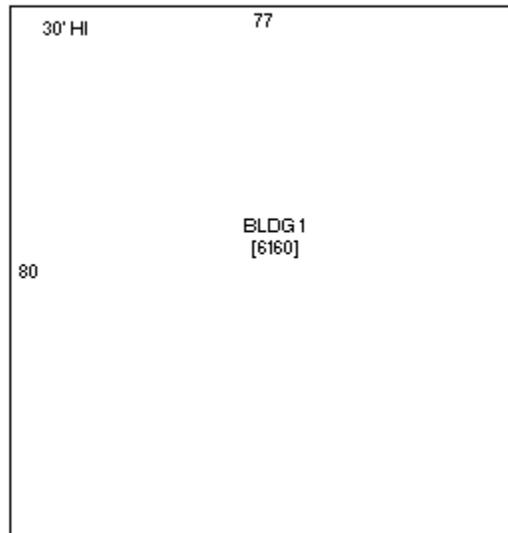
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Building plan (from assessor's website)



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Historic images



Wisconsin Historical Society, Image ID 59242

Building in 1930s (on display at Heritage Center, Burlington)

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Looking east from the 800 block to 700 block of Jefferson in 1956 (cropped/enlarged) (Downtown Partners)

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Digital photographs



Photograph 29-01141-001 – West and south elevations, looking northeast (McCarley, July 17, 2013).

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Photograph 29-01141-002 – South elevation, looking north (McCarley, July 17, 2013).