

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

State Inventory No. 29-001660 New Supplemental
 Part of a district with known boundaries 29-00005 (listed), 29-03685 (potential)
 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 Robert W. Harding Cleaners
 other names/site number Harding Cleaning Co., Downtown Survey Map # DT-43

2. Location

street & number 312 Washington 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) 441 – east 17'4"

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 Enter number of:	If Eligible Property, 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 Intensive Level Historical and Architectural Survey of "East" Downtown Burlington, IA *Historical Architectural Data Base Number* 29-034

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02A08 – laundry or dry cleaner</u>	<u>01C05 -- garage</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04C - limestone</u>
_____	walls (visible material) <u>03 - brick</u>
_____	roof <u>15C01 rubber membrane</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 type="checkbox"/> Yes <input checked="" 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 312 Washington Street Site Number 29-01660
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 1909 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

R.W. Harding

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 Hal Morton, commission member Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date November 29, 2012
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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Robert W. Harding Cleaners
Name of Property

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7. Narrative Description

This is a two-story, brick commercial building with a flat roof. It faces Washington Street to the south, with an alley along the east side. There is a band of decorative corbelled brick "brackets" across the top of the front. The corbelling wraps around the west side by 2 to 3 feet, and the east side by 5 to 6 feet, above a side door. The stone foundation is raised in this portion of the east side under the side entry as well. At the time that the building was listed as contributing in the Heritage Hill Historic District in 1981, the storefront was noted as significantly altered with large windows and siding, and the upper story was clad in shingle siding around the windows. Work has been completed on the building since this date. The first story has again been modified, with a paneled garage door installed under four transom windows. The siding on the second story has been removed, restoring the brick façade. The two second story windows have one-over-one-light double-hung wood sashes, stone sills, and jack arch brick lintels.

On the east (alley) side, there is a pedestrian door at the front/south corner with a two-light transom, and a second story window above it that matches the two on the front. To the north of the front bay, there are three double-hung segmental arch windows with stone sills that are covered with plywood on the first story and two one-over-one-light double-hung segmental arch windows with stone sills on the second story. The rear of the building was constructed as a separate building (noted as "cleaning" on the 1931 Sanborn map), with a 2 foot gap originally between the two buildings. The passageway was generally covered in boards flush with the side walls, giving the appearance of a single building. Within the last ten years or so, the current owner replaced the boards with brick similar to what was used for both buildings, making it truly a single building. The rear portion has a poured concrete foundation while the front/south has a limestone foundation, perhaps reusing the foundation of the earlier frame building on the site. Along the alley on the east side, this rear section has a new single-car garage door (replacing an older one in the same location) and a pedestrian door with a segmental arch opening at the rear/north corner. Above these openings on the second story, there is a center "hay mow" door covered with plywood with a one-over-one-light double-hung segmental arch window with stone sill on either side.

The west side of the building sits below the finished height of the parking lot to the west, originally the site of Marion Hall and the Y.M.C.A. No openings are found on the first story, and two one-over-one-light double-hung segmental arch windows with stone sills are found on the second story of the rear section.

Two additional one-over-one-light double-hung segmental arch windows with stone sills are found on the second story of the rear/north elevation.

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8. Narrative Statement of Significance

The Robert W. Harding Cleaners building appears to contribute to a potential Downtown Commercial Historic District. The building appears to have been built around 1900 as a dyeing and cleaning facility, perhaps the first in Burlington built specifically for this purpose. It is the only building with a business of this type to retain integrity of its appearance from the 1910s and 1920s. Dry cleaning businesses were associated with this building through 1967, also making it perhaps the extant building longest associated with this type of business in the downtown area. This history contributes to the commercial significance of the potential Downtown Commercial Historic District. The building was listed within the Heritage Hill Historic District in 1981, though demolition of the Y.M.C.A. to the west has now somewhat disconnected it from that historic district. The integrity of the building is good, despite the replacement of the storefront with a garage door. The overall design of two-story brick commercial building, segmental arch windows, and brick detailing across the cornice is clearly visible, and it retains sufficient integrity as a contributing building within a historic district.

This masonry building replaces at least two earlier buildings according to the Sanborn Insurance Maps. A postcard from after the 1907 addition of the Elks Building to the east continues to show an earlier two-story side-gable frame building on this lot, indicating construction after this date. Mary R. Remey and husband sold the property to Robert W. Harding on December 4, 1907. The 1908-09 city directory shows a residential listing at this address, indicating the earlier house on this lot still at the time that the directory was compiled. By 1910, Robert W. Harding is listed as a "dyer" at 312 Washington, with his residence at the same location. Thus, this building appears constructed around 1909. R.W. Harding is listed as one of two entries under "dyers and cleaners" in the 1910 city directory, with Burlington Cleaners and Dyers as the other at 319-321 N. 3rd St (demolished/remodeled). Harding advertised dry cleaning and pressing services at 312 Washington by September 14, 1913. He was involved in a cleaning accident in his "up-to-date cleaning establishment at 312 Washington Street" on November 7, 1914, further indicating that this building was likely fairly new at this time ("Robert W. Harding is Badly Burned by Naptha," *Hawk-Eye*, November 8, 1914, 34). City directories continue to list Robert W. Harding through 1921. An ad for R.W. Harding at 312 Washington on April 3, 1921 suggests dry cleaning or dyeing draperies, portiers, comforts, blankets, curtains, etc. as part of spring cleaning (*Hawk-Eye*, April 3, 1921, 4).

On April 4, 1921, Robert Harding sold the building to Bessie D. Isett, and the business was sold to George and Bessie Isett at the same time. The company was incorporated to continue under the same name, listed in city directories and newspaper ads as the R.W. Harding Cleaning Company by 1922. George Isett is listed as manager in 1922, and then proprietor by 1924 through 1930. The number of dry cleaners listed grew to nine by 1930. The 1931 Sanborn map shows a two-story store building connected with a two-story rear building noted as "cleaning" with a small passageway between the two sections.

In 1933, Harding bought back the building from Isett. Barry Cleaners is listed at 312 Washington in 1933 city directory. In 1935, Robert W. Harding is again listed as a cleaner and dyer at 312

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Washington. By 1937, Robert was no longer mentioned in the City Directory, with Harding Cleaners listed as run by Toby Herman who also lived in this building.

R.W. Harding Cleaners was taken over by Raymond and Pearl Gross by 1940. Five listings were included in the 1940 city directory under cleaners, including Bacher's Laundry and Dry Cleaning Co (212 N. Main), Camp Laundry (406-410 N. 3rd St), Sickels Laundry and Dry Cleaning (315 N. 3rd St), and White Star Laundry and Cleaners (118 S. 4th St). This building at 312 Washington is the only extant building that retains its appearance from this period among this set of buildings. In 1942, Mrs. Pearl Gross changed the name to Diamond Cleaners. It appears that Pearl remarried in 1942 (to Allen Harrington) and again in 1943 (to Floyd Crozier), while remaining manager of Diamond Cleaners in both years in the city directories. Pearl Harrington bought the building from Harding in September 1946. By 1955, Edward T. O'Dea was listed as the manager of Diamond Cleaners. Pearl Harrington and Floyd Crozier sold the building to James Robert Kennedy on January 14, 1955, and then he sold it back to Pearl Crozier on August 31, 1955. Miller-Diamond Cleaners is listed here by 1958, run by Richard L. Smith. Richard L. Smith is listed as president of Miller-Diamond Cleaners in 1964 with another cleaners location at 1230 South Main Street. He is listed here along with Edward T. O'Dea in 1959 and 1960, and then only he is listed again in 1961 and 1962. He is then listed as president in 1964.

Around 1950, Sickels Laundry Company moved from 3rd Street to a new building at 219 N. 7th Street. In 1965 and 1967, they are listed at this address on 7th Street as well as in this building at 312 Washington. They then reverted to only the listing on 7th Street.

In November 1967, the Burlington Y.M.C.A. bought the building from Pearl and Henry Bench. They were located on this block to the northwest of this building. This sale appears to have ended the nearly 60 year association of this building with a cleaning business. In 1969, Slim-Way reducing salon is listed here. In 1970 and 1973, the building was used by Verstrat Specialty Sewing. Taco John's is then listed here in 1974 to 1977. J & I Gift Center was here in 1978. It was vacant in 1979.

The Y.M.C.A. sold the building to Social Service Center in 1982. From 1981 through 1983, the building housed the Mane Connection Beauty Shop followed by the Hairitage Styling Salon from 1984 to 2000. Social Service Center sold the building to Douglas Beck in February 2003. The building has been vacant from retail use since the early 2000s, although Doug Beck has renovated the building in recent years for use as a hearse garage (Mr. Beck is a funeral director with Prugh Funeral Home at 317 North 4th St.).

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9. Major Bibliographical References

Advertisement for Diamond Cleaners, Burlington Hawkeye-Gazette, August 4, 1942.

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

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 collected historic photographs of downtown Burlington.

Heritage Hill Association. *Heritage Hill Historic District*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. February 1981.

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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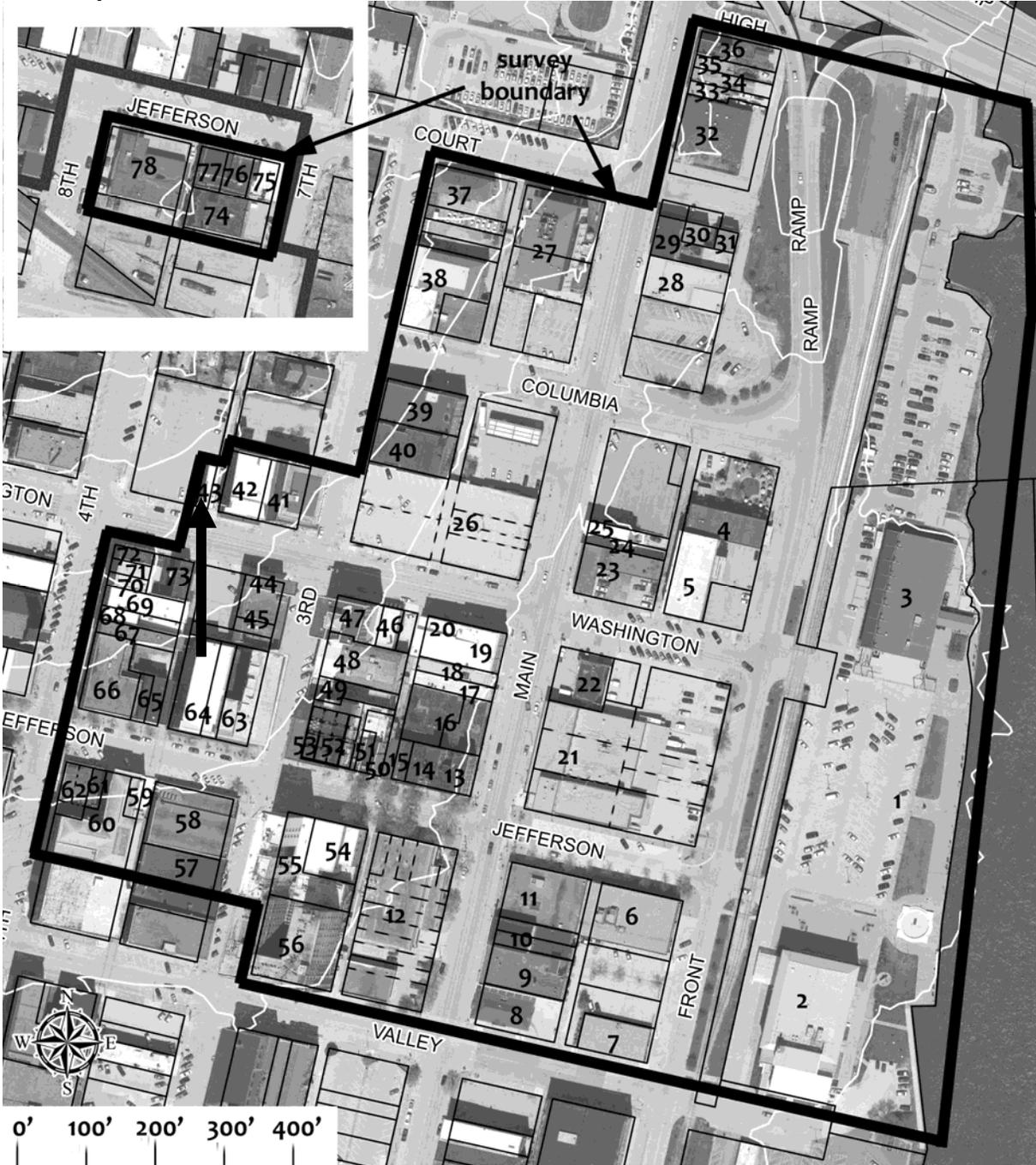
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Location map



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

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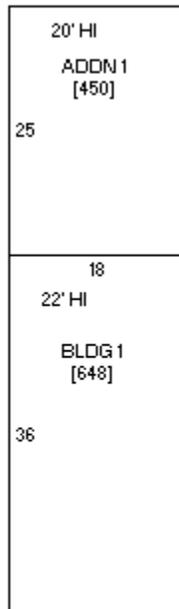
Robert W. Harding Cleaners
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Building plan (from assessor's website)



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Historic images



Postcard from after 1907 addition of Elks Building showing earlier side-gable building on this lot at 312 Washington, next to Marion Hall at far left (Downtown Partners collection).

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Digital photographs



Photograph 29-01660-001 – South and east elevations, looking northwest (McCarley, June 20, 2012).

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Photograph 29-01660-002 – West and south elevations, looking northeast (McCarley, June 20, 2012).

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Photograph 29-01660-003 – North and west elevations, looking southeast (McCarley, November 15, 2012).