

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

State Inventory No. 29-03660 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 29-03685
 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 Goodyear Service Center
 other names/site number Downtown Survey Map # DT-23

2. Location

street & number 400 N. Main 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) 84

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 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>14D09: Automotive service or repair</u>	<u>14D09: Automotive service or repair</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>08: Modern</u>	foundation <u>04: Stone 10B: Concrete</u>
_____	walls (visible material) <u>15H: Synthetic Stucco</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 type="checkbox"/> Yes <input checked="" 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 324 N. Main Street Site Number 29-03660
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)

Significant Dates

Construction date 1955 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 Kristin Lampe and Barb Mackey, volunteers Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date December 17, 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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

Goodyear Service Center

Des Moines

Name of Property

County

400 N. Main St

Burlington

Address

City

7. Narrative Description

This is a one-story L-shaped concrete block structure built in 1955 as a Goodyear Service Center, and angled corner facing the intersection of Main and Washington at the southwest corner of the building. Historic photographs show that the west section of the building was clad in porcelain steel tiles, white with black accents at the bottom. The concrete block construction was exposed on the east side and for the east section of the building for the service bays, setback from Washington for customer parking. The characteristic tiles were covered with a synthetic stucco material in the 1990s, obscuring this key 1950s material and feature of this building. The six large windows along the west/Main street side were also replaced with new windows, not extending as far north of as the old windows. Two smaller windows are now located on the north end of the west side. The upper half of the building facade bears the Goodyear Tires logo and the name of the business, Billups Tire & Service. The angled southwest corner was retained as the entry. The windows along the south side of this west retail section were also replaced, and there is a Goodyear sign above them. The portion of the property east of this section along on Washington Street is occupied by a parking lot and driveway for access to the service garage at the rear of the building, stretching to the east from the north end of the west retail section. The wall facing east onto this lot is painted concrete block and bears the business name along the upper third of the wall. The service bay section faces south toward Washington Street. It has a metal-framed commercial entry door at the left, near the corner of the "L" in the building, with a 12-light window with a concrete sill to its right. Two large roll-up garage doors are centered on this wall. To the right/east, there is one steel access door, one double door also of steel, and another 12-light window. The Goodyear logo and another mounted sign are on the top half of the building. The north wall is partially obscured by the building next door at 408 N. Main. The rear portion of this wall is constructed of brick, remnants from a structure that has since been removed from the adjoining lot. The rear wall contains three 12-light windows with concrete sills. Below these are two small basement windows. The parking/driveway area is elevated and there are also basement windows visible below it.

8. Narrative Statement of Significance

The Goodyear Service Center falls within the recommended boundary for the potential Downtown Commercial Historic District, but it is counted as a non-contributing building within the district. While the gas station history would contribute to the significance of the district, the later exterior cladding has obscured the original cladding and significantly impacted the historic integrity of the building. With these changes, it does not retain sufficient integrity to be counted as contributing within the district.

This building was erected in 1954-55 by Terminal Realty in accordance with plans from the Goodyear Corporation. Goodyear Service Center had previously occupied the first floor and basement of the previous building on the lot, which burned down in March of 1950. L&M Motor Sales was using it as a car lot at the time. The plans were developed by Goodyear from their headquarters in Akron, Ohio. It was noted to be a new type of building for the company, designed to serve as a model for other new Goodyear stores across the country. Construction was anticipated to state by September 1, 1954. The building was one-story with a basement, built of masonry construction clad in porcelain on steel. The retail store stretched along Main Street, with large glass windows. An open court would be available

Iowa Site Inventory Form Continuation Sheet

Site Number 29-03660

Related District Number 29-03685

Page 2

Goodyear Service Center

Des Moines

Name of Property

County

400 N. Main St

Burlington

Address

City

for parking on the property on the Washington Street side as well. Retread and recap facilities were located in the basement. Terminal Realty granted a 25-year lease on the building to Goodyear, and the appliance dealer and service center remained there until 1975 ("New Business Building Here," *Burlington Hawk-Eye Gazette*, August 13, 1954, page 1). Construction lagged over the winter, and the building opened in spring ("New Manager Goodyear Service," *Hawk-Eye*, January 13, 1955, 4). It was noted as moved from 114 Court to Main and Washington in June. R.J. Mills as the first manager at this location. The store had a retail department, tire department including recapping, wheel alignment service, and auto accessories ("Goodyear in New Store," *Hawk-Eye*, June 14, 1955, 5).

The 1955 city directory lists Goodyear Service Center at 400 N. Main, with Royce J. Mills as manager in 1955 and 1957. The 1960 directory notes Stanley E. McCarger as manager of the Goodyear Service Center, and he continued to be listed in 1963 and 1965. The 1963 Sanborn fire insurance map shows the L-shaping concrete building at the corner, with parking on the lot along the Washington/south side. By 1970, William L. Tuttle was manager of the business.

In April 1976, Ron Billups leased the building from Terminal Realty and opened Billups Tire & Wheel Center. He started working for Goodyear in this building in 1964, and then went on to work out of the Des Moines office opening up franchises. He was returning to Burlington to operate his own store. He planned to carry Uni-Royal tires as well as sport wheels and to provide exhaust and alignment work ("A Downtown Tire Store Opens Apr. 1," *Burlington Hawk Eye*, March 28, 1976, page 32). He also purchased the former Shell Service Station to the south at 324 N. Main (#29-03659) for additional space in 1980. Billups purchased this building at 400 N. Main in 1989. In the 1990s, the porcelain steel tiles on the west and south were clad in a synthetic stucco. Billups Tire & Service continues to be run by Ron Billups here in 2012.

9. Major Bibliographical References

City Directories, Burlington, Iowa, various dates. On microfiche at the Burlington Public Library

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of collected historic photographs of downtown Burlington.

Deed records, per transfer books at Des Moines County Auditor's Office.

Newspapers, various titles and editions. Particular special editions utilized:

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, 1963.

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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03660
Related District Number 29-03685

Page 3

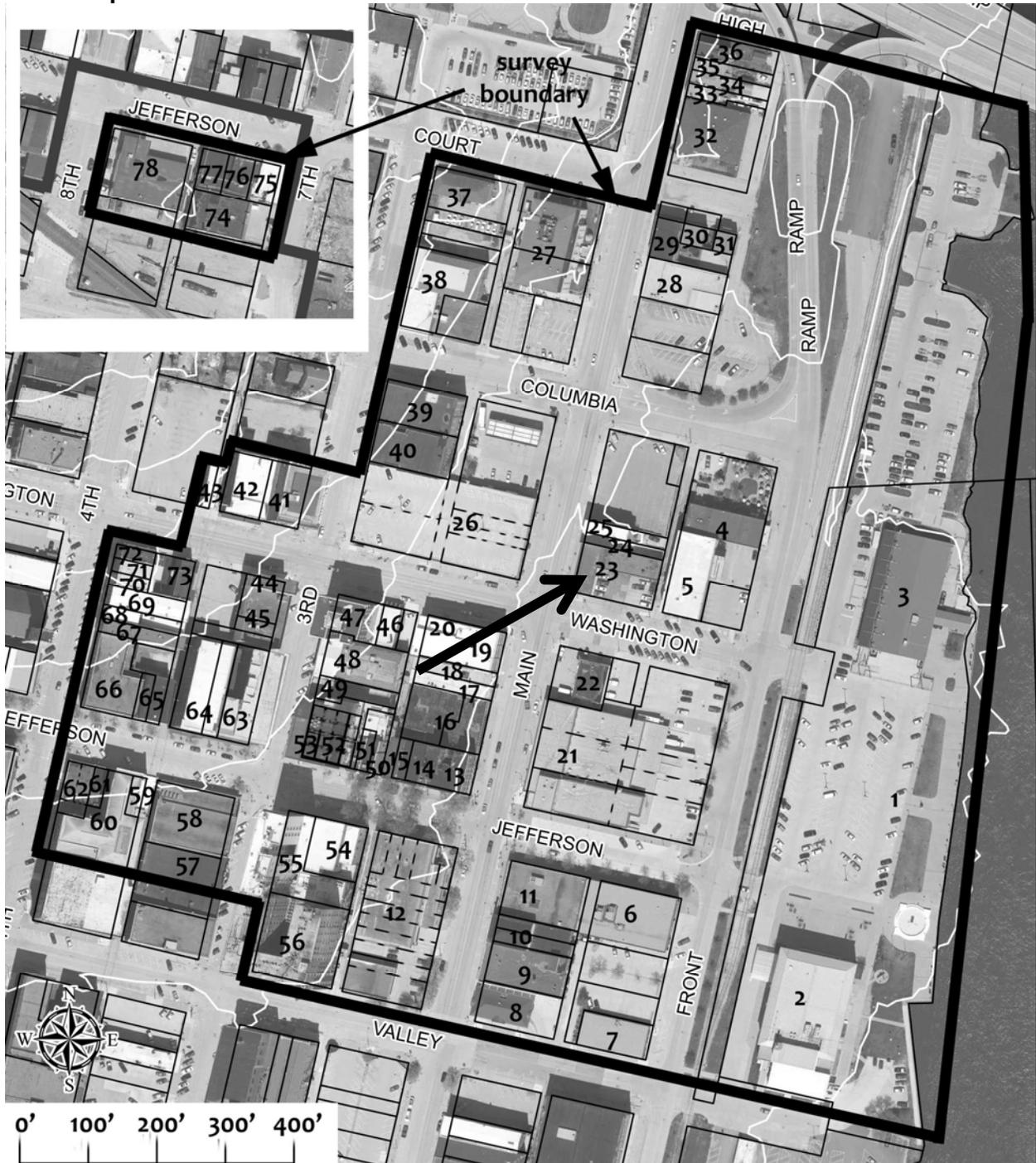
Goodyear Service Center
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Des Moines
County

400 N. Main St
Address

Burlington
City

Location map



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

Iowa Site Inventory Form Continuation Sheet

Site Number 29-03660

Related District Number 29-03685

Page 4

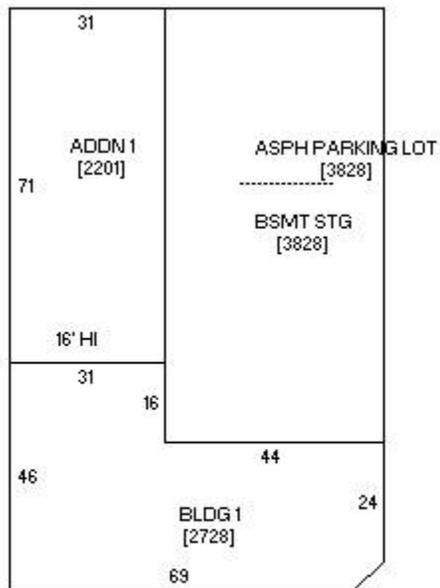
Goodyear Service Center
Name of Property

Des Moines
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400 N. Main St
Address

Burlington
City

Building plan (from assessor's website)



Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 29-03660
Related District Number 29-03685

Page 5

Goodyear Service Center
Name of Property

Des Moines
County

400 N. Main St
Address

Burlington
City

Historic images



Building in 1977 (Downtown Partners collection).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03660
Related District Number 29-03685

Page 6

Goodyear Service Center
Name of Property

Des Moines
County

400 N. Main St
Address

Burlington
City

Digital photographs



Photograph 29-03660-001 – West elevation, looking northeast (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03660
Related District Number 29-03685

Page 7

Goodyear Service Center
Name of Property

Des Moines
County

400 N. Main St
Address

Burlington
City



Photograph 29-03660-002 – South and east elevations, looking northwest (McCarley, June 20, 2012).

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-03660
Related District Number 29-03685

Page 8

Goodyear Service Center
Name of Property

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County

400 N. Main St
Address

Burlington
City



Photograph 29-03660-003 – South elevation, looking north (McCarley, June 20, 2012).