

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

**State Inventory No.** 29-03679       New     Supplemental  
 Part of a district with known boundaries (enter inventory no.) 29-03679  
 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 McCash-Waggoner Block  
 other names/site number Downtown Survey Map # DT-76

**2. Location**

street & number 705 – 707 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) \_\_\_\_\_ Lot 924 – East ½ of West 78' (middle 39')

**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**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E03: Commerce/dry goods (clothing)</u>	<u>02E10: Commerce/Trade appliance sales and service</u>
<u>14D09: Transportation/automotive service or repair</u>	_____
<u>02G04Commerce/Trade/tavern</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>10B: Concrete</u>
_____	walls (visible material) <u>03:brick</u>
_____	roof <u>15C01: synthetics (EPDM)</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 705 – 707 Jefferson St. Site Number 29-03679  
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 1855  check if circa or estimated date  
Other dates, including renovation c.1930

**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 Mary B. Luttenegger, volunteer Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date October 24, 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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McCash-Waggoner Block

Des Moines

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## 7. Narrative Description

This is a two-story double-storefront brick building. The building has a stone foundation. The brick façade was remodeled/added in the early 20<sup>th</sup> century, perhaps the early 1930s. The storefront was then remodeled from the original configuration of two stores into one store with a center entry. This configuration appears present on the 1952 Sanborn map, indicating work completed by this time. The center entry is flanked by windows with transoms across the top. A large storefront window with transom is located on either side of the center bay. The second story has five one-over-one-light double-hung windows, with the configuration dates to the façade remodel resulting in a center window and two windows to each side. Each has a stone sill and no lintel detail, typical of the 1920s or 1930s. At the far right edge of the building is a large white and blue glass sign advertising Direct Maytag, the current occupant.

## 8. Narrative Statement of Significance

The McCash-Waggoner Block appears to contribute historically and architecturally to the potential Downtown Commercial Historic District. This block was excluded from the West Jefferson Street Historic District due to its early 20<sup>th</sup> century brick façade. This cladding falls within the period of significance for the Downtown Commercial Historic District, and it is significant among efforts to improve buildings downtown in this period. At this time, it does not appear that the building would be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The core of this building was constructed between 1850 and 1855. In 1850, George Gearhart sold Lot 924-east 39' to Daniel Doffelmeyer for \$135.00 (Deed book 15, p 121). Daniel & Virginia Doffelmeyer sold Lot 924-east 39' to Wm D. McCash on June 3, 1855 for \$1,700 (Deed book 19, p625). Newspaper ads reference the McCash Block on Jefferson between 7<sup>th</sup> and 8<sup>th</sup> Street, and a note was included in the March 14, 1894 *Hawk-Eye* that the block was receiving a fresh coat of paint. In 1886 this block (701-711 Jefferson) appeared on the first Sanborn map for Burlington. In the Burlington city directory of 1886, 705 Jefferson housed a barber shop run by a Mr. Meinard. In 707 Jefferson, there was a Book & Stationery store run by M. Sutter. The 1892 city directory has the jewelry store of C. F. Anderson listed at 705, and G. Darelus has a restaurant at 707. In 1893, the estate of Mary McCash transferred the east 39' of the west 78' to W.D. McCosh and daughter Grace. The 1900-01 city directory lists a Chinese laundry with Fong Shew as owner in 705 Jefferson and 707 Jefferson as vacant. By the 1910-11 city directory, 705 Jefferson still has the Chinese laundry run by Mr. Fong Shew, and there is a bicycle shop run by Joseph Miller and his wife Bertha in 707 Jefferson. He moved his bicycle shop to the Grimes Block in 1915.

In 1913, ownership began to change. Grace McCash owned the full McCash Block (701-711 Jefferson in 1910, selling the east third (39', 701-703) to Joseph Cannella (Deed book 112, p.50). Grace McCash transferred this portion of the property (middle 39' or east half of west 78') to Cyrenius McCash, trustee, on March 12, 1913. The remainder of the McCash block – west 78' of Lot 924 – was the sold at auction in December 1913 to Milton M. Dayton for \$11,000, with proceeds split among the heirs. This portion was then sold to Henry Koestner on December 18, 1913. The 1916 city directory list Albert Falick with

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a clothing and second hand store at 705 Jefferson, living with wife Mary on the second story. Newspaper ads suggest that he expanded into 707 as well in 1919, with a sign hung for both storefronts in July 1919. In 1920-21 city directory, it shows a clothing store run by Mr. Albert Falick at 705-707 Jefferson, with Albert and Mary living on the 2<sup>nd</sup> story of 705. There were 13 clothing stores in Burlington at the time. Henry Koestner sold it to Albert Falick on December 26, 1922 (Transfer book 13, p.245). In September 1925, the property was put up for auction after Falick went bankrupt (*Hawk-Eye*, September 18, 1925, 11). The 1926 city directory lists 705-707 Jefferson as vacant.

No firm information was located on the date of the façade remodel, which appears to date to the 1920s or 1930s. Henry C. Koestner was listed as president of Burlington Sanitary Milk Company in 1920, and he may have completed the improvements as early as between 1914 and 1922. If the façade remodel was completed by Falick, it would likely have been done around 1923 after he bought the building, unless Koestner completed it for him when the clothing store expanded to both storefronts in 1919. However, it is more likely that Bert Waggener renovated while he owned the property from 1925 to 1940. The façade may have been remodeled in 1927 when Bennett Tire and Battery Company expanded into this building, or remodeled as part of the conversion to a tavern in the early 1930s. The 1952 Sanborn map appears to show a center entry, which does not appear indicated on the 1931 Sanborn map. This would suggest a later remodel date.

On November 24, 1925, Albert Falick and wife sold this property to Bert F. Waggener (Transfer book 7, p. 244). Bennett Tire and Battery Company was organized in 1917, starting in the storefront to the west at 711 Jefferson. The company grew rapidly, and they expanded into quarters to the east at 709 Jefferson. The 1920 city directory lists them at 709-711 Jefferson. In 1925, they expanded to the west for their battery department and to provide drive-in service. The 1926 city directory lists Bennett Tire and Battery Company at 709-711 Jefferson. The company sold Goodyear tires. By 1926, they had a chain of stores, including locations in Fort Madison, Keokuk, Clinton, and Ottumwa (“Bennett Co. is Expanding,” *Burlington Hawk-Eye*, July 18, 1926, 16). In September 1927, Bennett Tire & Battery negotiated a lease on the former Falick building east of their quarters. The interior was remodeled for the retail sales department, which sold Goodyear Tires and Willard Batteries (“Tire Company Leases Former Falick Building,” *Hawk-Eye*, October 1, 1927, 4). The 1928 city directory then lists the company at 705-717 Jefferson, expanded into the storefronts in this portion of the block. N.N. Bennett is president, V.N. Bennett is vice president, and M.M. Eppers is secretary. In the 1930 city directory, Bennett Tire & Battery Co. continued to be listed at 705-717 Jefferson. The 1931 Sanborn map shows the four storefronts from 705 to 711 connected, with the office at 711 and a one-story building across the alley to the west at 713-715 for tire service (extending onto Gilbert-Hedge Company’s lumber yard). In 1931, they moved to the southeast corner of Jefferson and 7<sup>th</sup> Street, where they are listed in the 1935 city directory. The 1937 city directory lists Bennett Tire and Battery Co at that corner, 617-619 Jefferson.

After this point, 705-707 Jefferson was then occupied by a tavern from the 1930s into the 1970s. The 1935 city directory lists the Old Heidelberg Inn. In the 1940 city directory, 705 and 707 Jefferson was occupied by Nort’s Place, a tavern run by L. Carlson. On February 2, 1950 the property was sold to Faye Keith by Moda Waggener, wife of Bert Waggener (Transfer book 13, p.245). In the 1951 city directory, Curley’s Place, a tavern, was run by John J. Hiltman at 705 Jefferson and 707 Jefferson was

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vacant. Then the property changed hands again. On August 3, 1957, Betty Keith sold her interest to Charles H. Walsh and on August 7, 1957, Marilyn Waggener sold her interest to Charles H. Walsh (Deed book 229, p.539). Then on December 27, 1957, Charles H. Walsh sold the property to Charjan, Inc. (Deed book 229, p. 543). The city directory for 1960 shows the Blue Moon Tavern at 705 and 707 Jefferson managed by Ora Boughton. There were 44 taverns in Burlington at this time. In the 1970 city directory, 705 and 707 Jefferson were still the Blue Moon Tavern managed by Ora Boughton.

Then on August 31, 1977, Charjan, Inc. sold the property to Fox Appliance & Kitchen Center (Deed Book 342, p.788). The city directory for 1980 shows Fox Appliance & Kitchen center at 705 and 707 Jefferson. In 1990 and 2000 city directory the same business was at 705 & 707 Jefferson. Then on December 6, 2002, Fox Appliance & Kitchen center was sold to Direct Maytag, Inc. (Deed 2002-009241). Direct Maytag, Inc. is located at 705 & 707 Jefferson as of this date.

## 9. Major Bibliographical References

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.

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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
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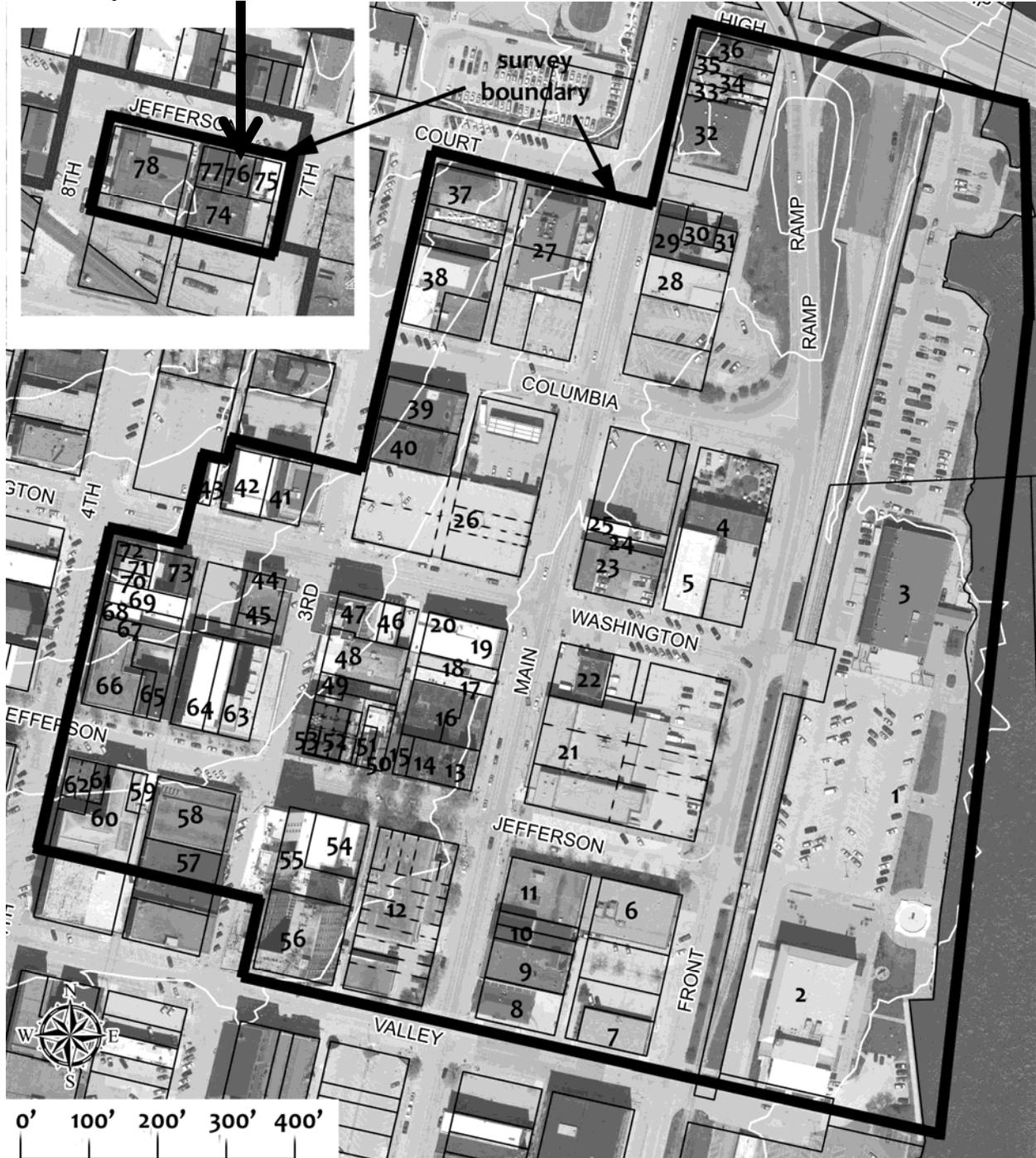
McCash-Waggoner Block  
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**Location map**



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

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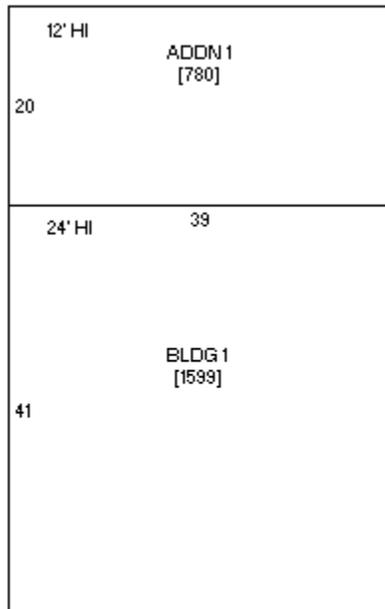
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## Building plan (from assessor's website)



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**Historic images**



700 block of Jefferson in 1950s (Downtown Partners collection)

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**Digital photographs**



Photograph 29-03679-001 – North elevation, looking south (McCarley, June 20, 2012)