

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

State Inventory No. 29-03685 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 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 Downtown Commercial Historic District
 other names/site number _____

2. Location

street & number 100-800 blocks of Jefferson, parts of adjacent blocks east of 4th Street from Columbia to Market
 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) _____

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:	
<input type="checkbox"/> building(s)	Enter number of:		Contributing	Noncontributing
<input checked="" type="checkbox"/> district	—	buildings	<u>108</u>	<u>13</u> buildings
<input type="checkbox"/> site	—	sites	—	<u>1</u> sites
<input type="checkbox"/> structure	—	structures	—	— structures
<input type="checkbox"/> object	—	objects	—	— objects
	—	Total	<u>108</u>	<u>14</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>02A: Commerce – businesses</u>	<u>02A: Commerce – businesses</u>
<u>02E: Commerce – specialty stores</u>	<u>02E: Commerce – specialty stores</u>
<u>02D: Commerce – financial institutions</u>	<u>02D: Commerce – financial institutions</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial - brick</u>	foundation <u>04 Stone 10B Concrete</u>
<u>05B: Italianate 05G: Romanesque</u>	walls (visible material) <u>03 Brick</u>
<u>06C: Classical Revival 07C: Chicago</u>	roof <u>15C01 Rubber membrane</u>
<u>08: Modern</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 100-800 blocks of Jefferson, adjacent blocks east of 4th St Site Number 29-03685
City Burlington District Number _____

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 1865-1967 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 Lawin McCarley, Architectural Historian
organization SPARK Consulting date February 25, 2013
street & number 17 Oak Lane telephone 563-324-9767
city or town Davenport state Iowa zip code 52803

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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<u>Downtown Commercial Historic District</u>	<u>Des Moines</u>
Name of Property	County
<u>100-800 blocks of Jefferson, adjacent blocks east of 4th Street from Columbia to Market</u>	<u>Burlington</u>
Address	City

7. Narrative Description

The Downtown Commercial Historic District is a composed primarily of brick commercial buildings in downtown Burlington. It is located on the blocks to the west of the Mississippi River. Commercial development in downtown Burlington started parallel to the river on the blocks along Front and Main Streets, and then it extended along the Hawkeye Creek valley west along Jefferson Street. Thus, the historic commercial downtown is largely shaped by topography – the lower land east of 4th Street from Columbia to Market and the valley along Jefferson from 4th Street to the railroad tracks in the 800 block. The railroad tracks extended west along Market Street, spurring more industrial and manufacturing uses along this corridor in the blocks to the south of Jefferson Street. Buildings related to this history were previously listed on the National Register of Historic Places (NRHP) in June 2012 in the Manufacturing and Wholesale Historic District. Likewise, buildings constructed on the hill and hillside to the north of the downtown area were primarily residential, religious, and governmental in character. They were previously listed on the NRHP in 1982 in the Heritage Hill Historic District. Thus, the Downtown Commercial Historic District is defined by its predominantly commercial buildings, and the boundary has been drawn to encompass the buildings related to this aspect of Burlington's history. The recommended boundary for the Downtown Commercial Historic District includes 65 properties included in the 2012-13 survey of the east section of downtown, as well as nine buildings from the 2009-10 warehouse district survey and 48 properties in the West Jefferson Street Historic District. Overall, there are 122 resources identified in the historic district, including approximately 108 contributing and 14 non-contributing resources as outlined on the table on the following pages and mapped on page 14.

The Downtown Commercial Historic District falls within the original plat of Burlington, with square blocks overlaid on the topography of the land. Primary development was anticipated along the north-south roads parallel to the Mississippi River, with north-south alleys bisecting the blocks platted to be at the rear of the building lots. This layout continues to define downtown Burlington, with the cross-development west along Jefferson resulting in alleys opening onto this main commercial corridor rather than located at the rear of the lots. Brick commercial building range from simple one-story buildings to a large number of three and four story buildings to a handful of buildings at heights above six feet. Taller buildings are located along Jefferson in the 200 to 500 blocks and in the adjacent blocks along N. 3rd Street, with primarily two or three story buildings on the adjacent blocks east of 4th Street and west along Jefferson Street. Buildings encompassing the three periods of historic commercial development from 1865-1894, 1895-1929, and 1930-1967 are found within the boundary. Buildings on blocks throughout the survey area reflect a mix of these periods, and these three periods together convey the full significance of the commercial development of downtown Burlington. The area to the east of 4th Street reflects a mix of these three periods, while the blocks to the west of 4th Street saw fewer improvements in the middle of the 20th century and largely are composed of two and three story buildings constructed prior to 1930. A concentrated effort to improve the appearance of downtown east of 4th Street spanned from the late 1930s to the 1960s, resulting in new buildings (including several related to financial institutions), new facades, and storefront improvements. This later history is significant in the development of downtown Burlington. The contributing buildings are generally built to the sidewalk line, creating a standard setback and cohesive appearance for the historic district.

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The blocks within the district were historically and continue to be dominated by commercial/retail buildings, with businesses operating in storefront spaces and often on the upper stories as well. A number of historic “office” buildings are also found in this area. All types of commercial and professional businesses were found historically within this historic district, and it is these uses that define the historic district. A handful of buildings with historic wholesale and manufacturing uses also fall within the district boundary and are noted as contributing to the development of the district, within blocks otherwise primarily commercial/retail in nature. Likewise, buildings for fraternal organizations were constructed on these blocks and contribute to the history of the district, with groups often meeting on an upper level of a commercial building prior to constructing their own buildings. Government uses within the district boundary are directly related to commercial businesses, including the post office and police/fire protection. Other governmental buildings related to the functions of the government fall outside the district boundary, located on the hill to the northwest and north.

While the buildings east of 4th Street were included in the 2012-13 survey project and fully assessed, the buildings west of 4th Street along Jefferson that fall within the earlier West Jefferson Street Historic District have only been preliminarily evaluated for their status within this more comprehensive Downtown Commercial Historic District. Final building evaluations will be completed during the National Register of Historic Places nomination process.

Sites included within identified Downtown Commercial Historic District.

Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
200-400 N. Front St Map/Field #DT-01 State #29-03645	Riverfront Park - 1930s, 1970s, 1990s - later fountain and memorial, 1950 Statue of Liberty moved here in 2000	Preliminary district status: Non-contributing site (objects)
200 N. Front St Map/Field #DT-02 State #29-00965	Memorial Auditorium 1938-39 - Modern / Art Deco - 5 story reinforced concrete	Preliminary district status: Contributing (A and C)
400 N. Front St Map/Field #DT-03 State #29-00962	Municipal River Terminal 1928 - industrial - 1 story tile block / concrete piers	Preliminary district status: Contributing (A)
106-110 Washington St (also 415 N. Front) Map/Field #DT-04-05 State #29-01657	Drake Hardware Company c.1903 - early 20th century commercial / Classical Revival - 3 story brick	Preliminary district status: Contributing (A)
115 Jefferson St Map/Field #DT-06 State #29-03647	Hawkeye Bank & Trust 1983 - modern (1980s) - 2 story brick	Preliminary district status: Non-contributing
100 Valley St Map/Field #DT-07 State #29-03648	Office building 1980 - modern (1980s) - 1 story brick	Preliminary district status: Non-contributing
200 N. Main St Map/Field #DT-08 State #29-03649	Burlington Bank & Trust Motor Bank 1962 , 2009 (roof) - Modern bank - 1 story limestone/granite	Preliminary district status: Non-contributing

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Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
208-212 N. Main St Map/Field #DT-09 State #29-01243	Arion Theater 1946 - modern (1940s) - 2 story brick - buff	Preliminary district status: Contributing (A)
214-216 N. Main St Map/Field #DT-10 State #29-01244	Commercial building c.1870 , c.1986, c.2000 - Italianate (clad) - 3 story brick - clad in panels	Preliminary district status: Non-contributing
222 N. Main St Map/Field #DT-11 State #29-03650	Burlington Bank & Trust Company 1960-61 - Modern bank - 1 story limestone/granite	Preliminary district status: Contributing (A and C)
201 Jefferson St Map/Field #DT-12 State #29-01083	First National Bank 1974 - Modern bank - 2 story concrete	Preliminary district status: Non-contributing
200-204 Jefferson St Map/Field #DT-13 State #29-01082	German American Savings Bank / National Bank 1885 , 1913, 1958 - Classical Revival / Modern - 4 stories brick	Preliminary district status: Contributing (A and C)
206-208 Jefferson St Map/Field #DT-14 State #29-03651	John H. Witte & Sons Drug Store c.1885 - Romanesque (simple) - 3 story brick	Preliminary district status: Contributing (A and C)
210 Jefferson St Map/Field #DT-15 State #29-03652	David Building c.1870 (c.1885) - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
307-313 N. Main St Map/Field #DT-16 State #29-03653	National Bank of Burlington Drive-In Bank 1958 - Modern bank - 2 story steel with fins	Preliminary district status: Contributing (A and C)
315 N. Main St Map/Field #DT-17 State #29-03654	Burlington Beauty Academy c.1870 , c.1950, 2012 - Italianate / Modern - 2 story brick - stucco	Preliminary district status: Non-contributing
317 N. Main St Map/Field #DT-18 State #29-03655	Raynolds & Churchill Drugs c.1870 - Italianate - 2 story brick	Preliminary district status: Contributing (A and C)
319-323 N. Main St Map/Field #DT-19 State #29-03656	Fraternal Order of Eagles 1928 - Classical Revival - 3 story brick	Preliminary district status: Contributing (A and C)
205-207 (-211) Washington St Map/Field #DT-20 State #29-03657	Clara C. Strong Building c.1886 - Romanesque - 3 story brick	Preliminary district status: Contributing (A and C)
300 N. Main St Map/Field #DT-21 State #29-03658	Post Office (Federal Building) 1958 - Modern - 2 story brick	Preliminary district status: Contributing (A and C)
324 N. Main St Map/Field #DT-22 State #29-03659	Shell Service Station 1930 , c.1976, 1989 - gas station - 1 story concrete block	Preliminary district status: Non-contributing

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400 N. Main St Map/Field #DT-23 State #29-03660	Goodyear Service Center 1955 , 1990s - Modern - 1 story porcelain steel tiles clad in synthetic stucco	Preliminary district status: Non-contributing
408 N. Main St Map/Field #DT-24 State #29-01245	Allen Building 1873 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
410 N. Main St Map/Field #DT-25 State #29-03661	Boesch Building 1873 - Italianate (modified) - 3 story brick	Preliminary district status: Contributing (A)
401 N. Main St Map/Field #DT-26 State #29-03662	Parking garage 1976 , 1998	Preliminary district status: Non-contributing
500-506 N. 3rd St Map/Field #DT-38 State #29-03668	Thomas Motor Company c.1911 , 1930, 1948 - Early 20th century commercial, Moderne - 2 story brick	Preliminary district status: Contributing (A and C)
418-424 N. 3rd St Map/Field #DT-39 State #29-03669	Bennett and Frantz Carriage Works 1873 - Italianate (simplified) - 3 story with basement brick	Preliminary district status: Contributing (A)
412-416 N. 3rd St Map/Field #DT-40 State #29-03670	Remey Building (Moose Lodge) 1915-16 , 1927 - Brick with terra cotta - Late Gothic Revival - 3 story brick	Preliminary district status: Contributing (A and C)
300-304 Washington St Map/Field #DT-41 State #29-03671	Elks Building 1883 , 1907 - Romanesque - 4 stories brick	Preliminary district status: Contributing (A and C)
306-310 Washington St Map/Field #DT-42 State #29-03672	Elks Club 1920 , 1942 - Craftsman - 2 story brick	Preliminary district status: Contributing (A and C)
312 Washington St Map/Field #DT-43 State #29-01660	Robert W. Harding Cleaners c.1909 (1920?) - Late Victorian - 2 story brick	Preliminary district status: Contributing (A)
323 N. 3rd St Map/Field #DT-44 State #29-03673	Lahee Building c.1865 , c.1920s - Classical Revival (remodel from Italianate) - 4 stories brick	Preliminary district status: Contributing (A)
315-321 N. 3rd St Map/Field #DT-45 State #29-03674	Mississippi Valley Savings and Loan Association 1953 , 1966 - Modern - 3 story smooth stone panels	Preliminary district status: Contributing (A and C)
215 Washington St Map/Field #DT-46 State #29-03675	George Boeck Building c.1875 , 1989 - Italianate (modified) - 1 (was 3) story brick	Preliminary district status: Non-contributing
320-324 N. 3rd St Map/Field #DT-47 State #29-00098	Medical Arts Building 1925-26 - Chicago School (tall commercial building) Beaux Arts details - 7 story brick	Preliminary district status: Contributing (A and C)
314 N. 3rd St Map/Field #DT-48 State #29-00097	Palace Theater 1948 - Modern - 1 story concrete panels (cast "stone")	Preliminary district status: Contributing (A and C)

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Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
308 N. 3rd St Map/Field #DT-49 State #29-00096	Bock's Flower Shop 1924 - Brick with terra cotta - 2 story brick	Preliminary district status: Contributing (A and C)
212 Jefferson St Map/Field #DT-50 State #29-03144	Schramm Building / P.A. Andre Shoe Company 1878-79 - Victorian Gothic - 3 story brick	Preliminary district status: Contributing (A and C)
214 Jefferson St Map/Field #DT-51 State #29-01085	Denise Building 1879 - Victorian Gothic - 3 story brick	Preliminary district status: Contributing (A and C)
216-222 Jefferson St Map/Field #DT-52-53 State #29-01086	J.S. Schramm & Company 1884, 1895, 1900-01, 1939, 1947, 2005 - Moderne - 4 story brick - buff	Preliminary district status: Contributing (A)
213-219 Jefferson St Map/Field #DT-54 State #29-01084	Eklund's Ready to Wear c.1860 (213), 1871 (215-219), 1963 façade - modern (1960s) - 2 story with aluminum façade	Preliminary district status: Contributing (A)
221-223 Jefferson St (also 214-218 N. 3rd) Map/Field #DT-55 State #29-01087	Iowa State Savings Bank 1912-13, 1966 storefront - Chicago School (tripartite) - 8 story brick	Preliminary district status: Contributing (A and C)
206 N. 3rd St Map/Field #DT-56 State #29-00093	Hotel Burlington 1910-11, 1923, 1931 - Renaissance Revival - 9 story brick	Preliminary district status: Contributing (A and C)
211-213 N. 3rd St Map/Field #DT-57 State #29-00095	Capitol Theater 1937 - Moderne / Art Deco - 2 story brick / terra cotta	Preliminary district status: Contributing (A and C)
301-311 Jefferson St Map/Field #DT-58 State #29-01089	F.W. Woolworth Company 1958 - modern (1950s) - 1 story brick - buff	Preliminary district status: Contributing (A and C)
313 Jefferson St Map/Field #DT-59 State #29-01091	Paule Jewelry Company 1891, 1967 storefront - Romanesque - 3 story brick	Preliminary district status: Contributing (A and C)
315-317 Jefferson St (also 212-214 N. 4th) Map/Field #DT-60 State #29-01093	Wyman & Rand Company (Riepe-Peterson Clothing Co) 1904, 1965 - modern (1960s) - 3 story brick	Preliminary district status: Contributing (A)
319 Jefferson St Map/Field #DT-61 State #29-01094	Burlington Federal Savings & Loan Association 1952 c.1965 - upper demo - Moderne - 1 story (top 2 removed) brick	Preliminary district status: Contributing (A and C)
323 Jefferson St Map/Field #DT-62 State #29-01096	Burlington Federal Savings & Loan Association 1963 - Modern bank - 1 story brick - buff	Preliminary district status: Contributing (A and C)
300-304 Jefferson St (also 305 N. 3rd St) Map/Field #DT-63 State #29-01088	Tama Building 1896, 1916 - Classical Revival / Chicago - 5 story brick - buff	Preliminary district status: Contributing (A and C)

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Downtown Commercial Historic District

Des Moines

Name of Property

County

100-800 blocks of Jefferson, adjacent blocks east of 4th Street from Columbia to Market

Burlington

Address

City

Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
308-310 Jefferson St Map/Field #DT-64 State #29-01090	Chittenden & Eastman Commercial Building 1895-96 - Classical Revival / Chicago - 4 story brick - buff	Preliminary district status: Contributing (A and C)
312-314 Jefferson St Map/Field #DT-65 State #29-01092	Hedge-Ransom-Palmer Block 1867 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
318-322 Jefferson St (also 310 N. 4th) Map/Field #DT-66 State #29-01095	Kresge Building 1933 - 20th century commercial - 2 story brick - buff	Preliminary district status: Contributing (A and C)
312 N. 4th St Map/Field #DT-67 State #29-00139	Benner Tea Company c.1892 - Romanesque - 2 story brick - buff	Preliminary district status: Contributing (A and C)
314 N. 4th St Map/Field #DT-68 State #29-00141	Citizens Water Company 1914-15 - Classical Revival - 2 story glazed white tile	Preliminary district status: Contributing (A and C)
316 N. 4th St Map/Field #DT-69 State #29-00142	Isaac Prugh & Son Undertaking c.1892 - Italianate (simplified) - 2 story brick	Preliminary district status: Contributing (A and C)
318 N. 4th St Map/Field #DT-70 State #29-00144	Mecke Building 1874 - Italianate (simplified) - 3 story brick	Preliminary district status: Contributing (A)
320 N. 4th St Map/Field #DT-71 State #29-00145	Bonar Building 1874 - Italianate (simplified) - 3 story brick	Preliminary district status: Contributing (A)
322 N. 4th St Map/Field #DT-72 State #29-00146	Langerbeck Building 1874 - Italianate (simplified) - 3 story brick	Preliminary district status: Contributing (A and C)
313 Washington St Map/Field #DT-73 State #29-01661	Unterkircher House / Jennie Coulter Day Nursery c.1855 (1907 to commercial) - res - Second Empire (house) - 2 story brick	Preliminary district status: Contributing (A)
219 N. 7th St Map/Field #DT-74 State #29-03677	Sickels Laundry and Dry Cleaning c.1948, 1961, 1966 - modern (1950s) - 1 story brick / concrete block	Preliminary district status: Contributing (A)
701-703 Jefferson St Map/Field #DT-75 State #29-03678	McCash-Cannella Block c.1925 (c.1855 core) - early 20th century commercial - 2 story brick	Preliminary district status: Contributing (A and C)
705-707 Jefferson St Map/Field #DT-76 State #29-03679	McCash-Waggenger Block c.1927 (c.1855 core) - early 20th century commercial - 2 story brick	Preliminary district status: Contributing (A and C)
709-711 Jefferson St Map/Field #DT-77 State #29-03680	Bennett Tire and Battery Company c.1924 (c.1855 core) - early 20th century commercial - 2 story brick	Preliminary district status: Contributing (A and C)

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713-723 Jefferson St Map/Field #DT-78 State #29-03681	Firestone Auto Supply and Service Store 1934 , c.2002 - auto store - brick - 1 story brick / metal	Preliminary district status: Contributing (A)
405 Valley St Map/Field #H-90 (WH-37) State #29-03508	Farmers & Merchants Motor Bank c.1960 - Colonial Revival - 1 story Brick	Preliminary district status: Contributing (A)
219-223 Valley St Map/Field #H-91 (WH-30) State #29-01640	F.L. & G.L. Unterkircher (undertakers) 1896 , 1920 - Romanesque - 4 story Brick	Preliminary district status: Contributing (A and C)
217 Valley St Map/Field #H-92 (WH-29) State #29-01639	Electric Appliance Store c.1945 (1955?) (1902) - Modern - 2 story Brick	Preliminary district status: Contributing (A and C)
213-215 Valley St Map/Field #H-93 (WH-28) State #29-01638	Commercial building c.1916 (façade) - Brick with terra cotta - 3 story Brick	Preliminary district status: Contributing (A and C)
100 N. 3rd St Map/Field #H-94 (WH-22) State #29-00089	Garage – Hotel Burlington 1938 - 20th century commercial - 2 story Brick	Preliminary district status: Contributing (A and C)
106-108 N. Main St Map/Field #H-95 (WH-24) State #29-01239	David's Block c.1866 (1878?) - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
110 N. Main St Map/Field #H-96 (WH-25) State #29-01240	N.J. Burt & Company (after 1900 fire) (seed house) c.1869 , 1900 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
112-114 N. Main St Map/Field #H-97 (WH-26) State #29-01241	L.H. Dalhoff & Company (wholesale notions) c.1865 - Italianate - 3 story brick	Preliminary district status: Contributing (A and C)
101-111 Valley Map/Field #H-98 (WH-27) State #29-01636	Lagomarcino-Grupe Company (wholesale fruit) (Rand and Coolbaugh's Block) 1869 - Romanesque - 3 story brick	Preliminary district status: Contributing (A)
400 Jefferson St Map/Field #J-110 State #29-01097	Jones Block 1876 - Italianate - 3 story Brick	Preliminary district status: Contributing
404 Jefferson St Map/Field #J-110A State #29-01099	Lyman Cook Block 1883 - Italianate - 3 story Brick	Preliminary district status: Contributing
408-410 Jefferson St Map/Field #J-111 State #29-01101	Naylor Agency c.1880s , c.1980 - Colonial Revival - 1 story Brick	Preliminary district status: Non-contributing (façade)
412-416 Jefferson St Map/Field #J-112 State #29-01103	Boesch Building 1904 - Classical Revival - 4 story brick - buff	Preliminary district status: Contributing (A and C)
420 Jefferson St Map/Field #J-113 State #29-01106	Gregg Building (Masonic Temple) 1884 - High Victorian - 3 story Brick	Preliminary district status: Contributing (A and C)

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Address	City

Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
401-407 Jefferson St Map/Field #J-114-115 State #29-01098	Hedge Block 2 1881 - High Victorian Gothic - 3 story Stone/brick	Preliminary district status: Contributing (A and C)
411 Jefferson St Map/Field #J-116 State #29-01102	Buettner's Furniture 1914-15 - Classical Revival - 4 story Tile/brick	Preliminary district status: Contributing (A and C)
413-417 Jefferson St Map/Field #J-117 State #29-01104	Runyan Block 1867-68 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
419-421 Jefferson St Map/Field #J-118 State #29-01105	Hedge Building 1871 - Italianate - 3 story Brick	Preliminary district status: Contributing (A)
423 Jefferson St Map/Field #J-119 State #29-01107	Hamm & Mathes Grocery c.1866 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
412-422 Valley St Map/Field #J-120 State #29-01642	Burlington Fire and Police Station 1907 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
211-213 N. 5th St Map/Field #J-125 State #29-00206, 29-00207	Reliable Auto and Rubber c.1920 - early 20th century commercial - 2 story Brick	Preliminary district status: Contributing? (need façade date)
215 N. 5th St Map/Field #J-126 State #29-00208	Commercial building c.1920 - early 20th century commercial - 1 story Brick	Preliminary district status: Contributing? (need façade date)
500-504 Jefferson St Map/Field #J-127 State #29-01108	J.C. Penney Company c.1920 - early 20th century commercial - 2 story Brick	Preliminary district status: Contributing (A)
506-508 Jefferson St Map/Field #J-128 State #29-01110	Alf's White Palace Furniture 1894 - Classical Revival / Chicago - 2 story Brick	Preliminary district status: Contributing (A)
510 Jefferson St Map/Field #J-129 State #29-01112	Commercial building c.1880 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
512 Jefferson St Map/Field #J-130 State #29-01114	Forney & Mellinger Block - East 1883 - Italianate - 3 story Brick	Preliminary district status: Contributing (A and C)
514-520 Jefferson St Map/Field #J-131-132 State #29-01116, 29-01118	Commercial building c.1885 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
522 Jefferson St Map/Field #J-133 State #29-01120	Forney & Mellinger Block - West 1883 - Italianate - 3 story Brick	Preliminary district status: Contributing (A and C)
317 N. 6th St Map/Field #J-134 State #29-00259	Burlington Cadillac Company c.1920 - early 20th century commercial - 1 story Brick	Preliminary district status: Contributing

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Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
501-505 Jefferson St Map/Field #J-135 State #29-01109	Stein Block 1896-97 , 1980s - modern (1980s) - 1 story (2 stories removed) clad in panels	Preliminary district status: Non-contributing (clad, upper removed)
507-509 Jefferson St Map/Field #J-136 State #29-01111	Gustav Lattner Restaurant and Hasselmann Saloon c.1885 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
511 Jefferson St Map/Field #J-137 State #29-01113	Epstein & Company (hides and pelts) 1885 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
513 Jefferson St Map/Field #J-138 State #29-01115	Hawkeye Tin Shop c.1870 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
515-517 Jefferson St Map/Field #J-139 State #29-01117	Carpenter Block 1896, (c.1880 core) - Victorian - 2 story Brick	Preliminary district status: Contributing (A and C)
602 Jefferson St Map/Field #J-143 State #29-01123	Ray Lind Bakery c.1922 - Modern (1920s) - 1 story Tiles (glazed)	Preliminary district status: Contributing (A and C)
604-606 Jefferson St Map/Field #J-144 State #29-01125	Great A&P Tea Company c.1929 - brick with terra cotta - 2 story brick	Preliminary district status: Contributing (A and C)
608-610 Jefferson St Map/Field #J-145 State #29-01126	Gately's Department Store 1908 - Late Victorian - 2 story Brick	Preliminary district status: Contributing (A and C)
612-616 Jefferson St Map/Field #J-146 State #29-01129	Commercial building c.1890 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
618-624 Jefferson St Map/Field #J-147-148 State #29-01134, 29-01135	Commercial building c.1881 , c.1885 addition - early 20th century - 2 story Brick	Preliminary district status: Contributing (A)
601 Jefferson St Map/Field #J-149 State #29-01122	Ihrer Grocery 1874 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
603-607 Jefferson St Map/Field #J-150 State #29-01124	Rankin & Dodge (ice and fruit dealers) c.1878 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
609 Jefferson St Map/Field #J-151 State #29-01127	Miller Tin Shop c.1870 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
611 Jefferson St Map/Field #J-152 State #29-01128	Beck's Concordia Beer Hall c.1874 - Italianate - 3 story Brick	Preliminary district status: Contributing (A and C)
613-615 Jefferson St Map/Field #J-153-154 State #29-01130, 29-01131	Andy Gantz Saloon and Weil & Hirsch Hides 1873 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)

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Address Map/Field Site # State Site #	Historic name Significant date/s – style, height, walls	NRHP evaluation
700-702 Jefferson St Map/Field #J-158-159 State #29-01136, 29-01137	Commercial building c.1900 - Late Victorian - 2 story Brick	Preliminary district status: Contributing (A and C)
704 Jefferson St Map/Field #J-160 State #29-01138	William Nees Harness Manufacturing c.1920s - early 20th century - 4 story Brick	Preliminary district status: Contributing (A)
708 Jefferson St Map/Field #J-161 State #29-01139	Sears Garage c.1950 - concrete block - 1 story Concrete block	Preliminary district status: Contributing (A)
712-714 Jefferson St Map/Field #J-162 State #29-01140	Gaveline Agricultural Implements 1910 - early 20th century - 3 story Brick	Preliminary district status: Contributing (A)
716-722 Jefferson St Map/Field #J-163 State #29-01141	Scotten Building 1915 - Brick with terra cotta - 2 story Brick	Preliminary district status: Contributing (A and C)
800-804 Jefferson St Map/Field #J-168 State #29-01142, 29-01144	Joy & Company Planing Mill 1869 , 1919 addition - Romanesque - 3 story Stone	Preliminary district status: Contributing (A and C)
826 Jefferson St Map/Field #J-173 State #29-01151	Begolty Blacksmith c.1880 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
830 Jefferson St Map/Field #J-174 State #29-03093	Mathes Building 1892 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
834 Jefferson St Map/Field #J-175 State #29-03094	Funk & Hertzler Wagon Factory c.1876 - Romanesque - 2 story Brick	Preliminary district status: Contributing (A)
211 N. 8th St Map/Field #J-176 State #29-00448	Schlager Beer Delivery c.1895 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
801 Jefferson St Map/Field #J-177 State #29-01143	Cockrell & Turner Grocery c.1874 - Italianate - 2 story Brick	Preliminary district status: Contributing (A)
803-805 Jefferson St Map/Field #J-178-179 State #29-01145, 29-01146	Schlager Beer Agent and Saloon c.1895 - Italianate - 2 story Brick	Preliminary district status: Contributing (A and C)
807 Jefferson St Map/Field #J-180 State #29-01148	State Employment Office c.1957 - modern (1960s) - 1 story Brick	Preliminary district status: Contributing (A)

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8. Narrative Statement of Significance

The Downtown Commercial Historic District appears to be eligible for the National Register of Historic Places under Criteria A for commerce and under Criterion C for architecture. The historical and architectural significance of the district is tied directly to the commercial history and development of Burlington, and it represents the most significant and largest collection of commercial architecture in Burlington. The period of significance covers a century of commercial development in Burlington, from 1865 to 1967. The historic significance of this district is directly tied to three periods of commercial development in Burlington: Community Prosperity and Growth from 1865 to 1894; Commercial Stability and Community Pride from 1895 to 1929; and Focused Community and Building Improvements from 1930 to 1967. Burlington prospered through the period of growth from 1865 to 1894, developing and growing as a result of its railroad connections. This success led to a period of maturity and additional community development with modern commercial buildings from 1895 to 1929. Throughout these decades, the downtown was the heart of commercial activity in Burlington, with competition increasing from development in West Burlington in the latter period from 1930 to 1967. Thus, efforts in this period consciously focused on modernizing and improving the downtown to convey a modern appearance while retaining and attracting new businesses. The significant collection of commercial architecture in the Downtown Commercial Historic District includes brick Italianate and Romanesque buildings from the 1860s to 1880s, modern "tall" building designs with Classical Revival details from 1895 to the 1920s, and more streamlined and simplified modern designs from the 1930s to 1960s. This range of buildings contributes to the architectural significance of the Downtown Commercial Historic District and reflects the ideals of each of these periods of development.

Development history

Additional contextual information and history on this historic district can be found in the accompanying report: *Intensive Level Historical and Architectural Survey of the East Section of Downtown Burlington, Iowa*, submitted by Rebecca Lawin McCarley, April 2013. The information below is intended to simply provide a quick overview.

The early prominence and commercial success of Burlington prior to the Civil War positioned the community for a period of prosperity and growth in the decades after the war. After the first railroad arrived in 1855, several other railroads were built from and through Burlington, connecting the town to numerous western markets. With the completion of the railroad bridge in 1868, these connections were further enhanced, and additional railroads built lines including Burlington. These connections permitted not only local commercial success but led to the rise of Burlington as a wholesale and manufacturing distribution point through these decades. These large businesses further contributed to the local commercial economy. Retail establishments of every type were found in Burlington in the 19th century, and professional offices were located in downtown Burlington. Buildings constructed in the 1860s and 1870s reflected the Italianate style, complete with arch windows, decorative hoods, and bracketed cornices. Victorian Gothic buildings were also constructed in the 1870s and into the 1880s. By the 1880s, new buildings reflected the Romanesque style with large arches and contrasting decorative details. Several architects practiced in Burlington in this period, providing a high standard of design

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and buildings with intricately designed architectural features. The majority of buildings were three-story brick buildings, with a handful of four story buildings also constructed. The main commercial corridor focused on Jefferson Street from Front to 4th Street in this period, with smaller buildings mixed among the three-story buildings on adjacent streets. The intersection of Jefferson and Main developed as the financial heart of downtown, with banks on three corners. With a strong local economy, prominent businessmen stood out as the community leaders working on community improvement projects and advances in community services through the 1870s and 1880s.

With commercial success through the end of the 19th century, the majority of lots within the downtown area roughly east of 4th Street and further west on Jefferson were developed with buildings by the 1890s. Thus, buildings efforts by 1895 shifted primarily to replacement of earlier substantial brick buildings with modern commercial structures. While construction through the first decades of the 20th century continued to occasionally be spurred by necessity following fire, this period is characterized more by a deliberate effort to replace older buildings with taller, modern buildings. A number of buildings taller than three stories were constructed through this period, reflecting Chicago School and Classical Revival influences. Smaller two or three story buildings were carefully designed, with glazed white terra cotta becoming a favorite façade or accent material by the middle of the 1910s. At the same time, the rise of the automotive industry required buildings adapted to this new commercial enterprise, typically within smaller two story buildings. With commercial/retail businesses and professional offices lining the core of downtown along Jefferson Street, these business types developed on the blocks to the north and along the west section of Jefferson Street. The population of Burlington remained nearly steady through this period, growing slightly from 22,565 in 1890 to 24,057 by 1920 and 26,755 in 1930.

While the previous decades had been marked by improvements to the business district by replacement of older buildings with new, taller buildings, the next decades would be characterized by smaller buildings and a conscious effort to modernize existing buildings. Additional automotive businesses brought their services downtown in one-story gas stations, repair centers, and sales showrooms. Banking across the country was hit hard by the Depression. Through the 1930s, financial institutions were reorganized and created in Burlington, with downtown remaining the center of this activity. Burlington benefited from several public works projects in the late 1930s, including a new courthouse and Memorial Auditorium. Recovery began by this period, witnessed by the first of the downtown façade and storefront modernization efforts to be modern appearances to historic businesses. These efforts continued in the strong economy after World War II and through the 1950s. The population of Burlington, which had fallen from 26,755 in 1930 to 25,832 in 1940, grew to 30,613 in 1950 and 32,430 by 1960. Banking recovered strongly by the 1950s and new types of services were offered, resulting in several financial building projects throughout the downtown, including new banks as well as drive-in facilities. With new industries on the outskirts of western Burlington surging the local economy forward, renewed and focused efforts on improving and modernizing the old Victorian commercial buildings downtown brought new buildings, facades, and storefront to historic business blocks from the 1950s through the 1960s. In addition to banks, large retail/commercial businesses, such as department stores and clothing stores, remained downtown into the 1960s, while several other businesses maintained both downtown and west Burlington locations by this period.

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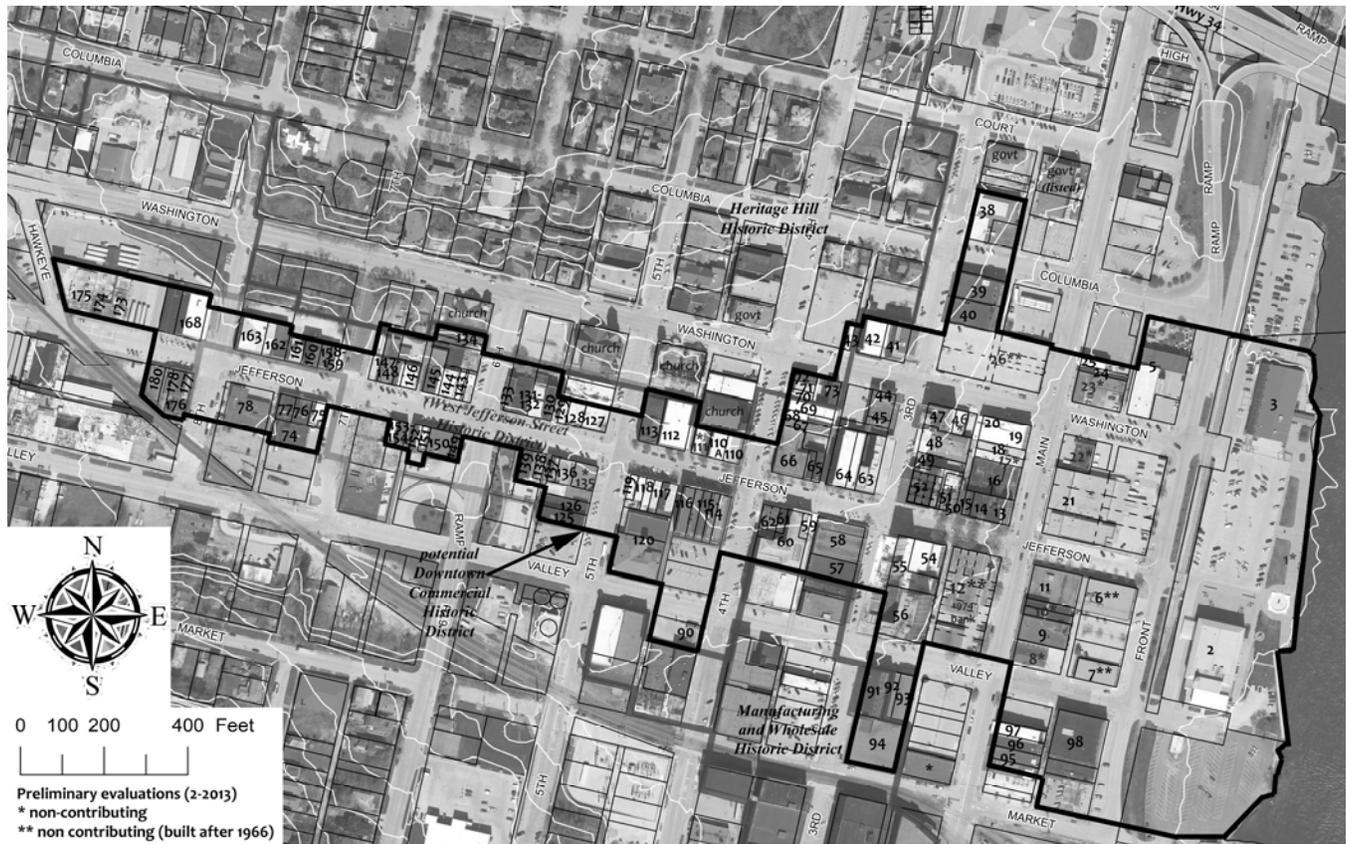
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Location map – recommended boundary of Downtown Commercial Historic District



see enlarged map on following two pages

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

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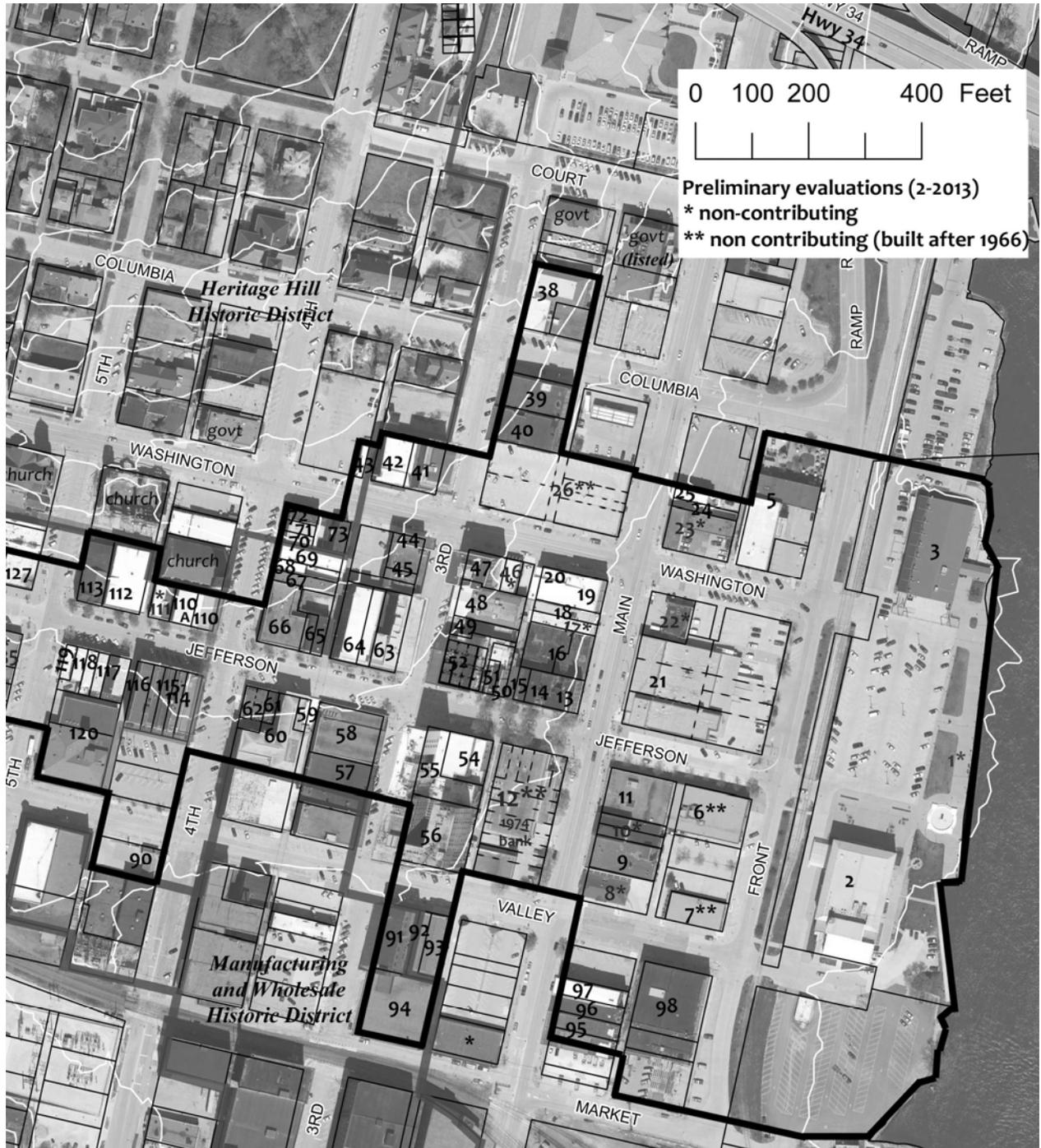
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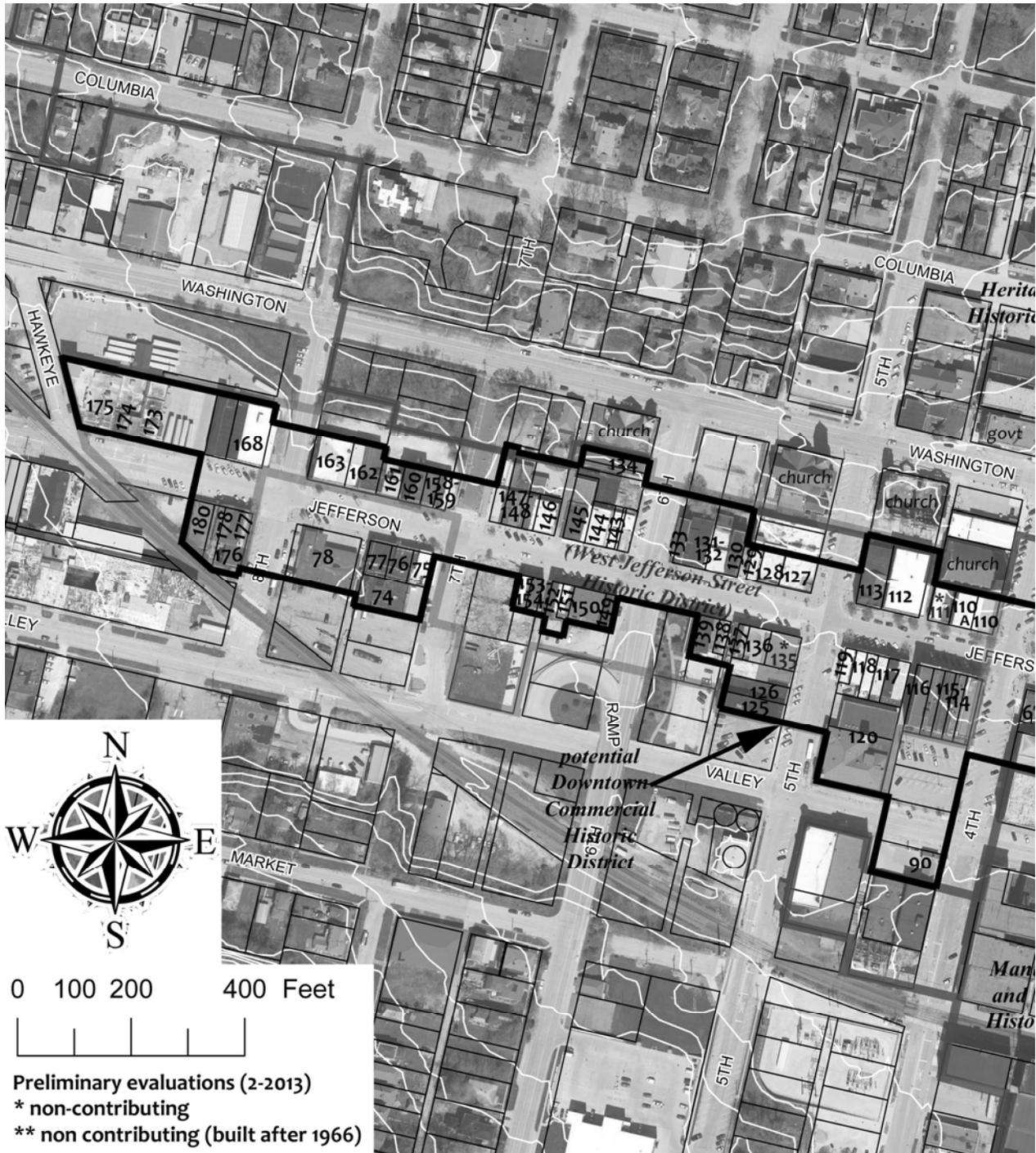
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West half of recommended boundary for Downtown Commercial Historic District

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Photographs (digital images)



**Photograph 29-03685-001 – Southwest corner of Main and Washington Streets, looking southwest
(McCarley, June 20, 2012)**

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**Photograph 29-03685-002 – 100-200 blocks of Jefferson Street, looking west
(McCarley, June 20, 2012)**

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**Photograph 29-03685-003 – 400-200 blocks of N. 3rd Street, looking south
(McCarley, June 20, 2012)**

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Photograph 29-03685-004 – Southeast corner of Jefferson and 3rd streets, looking southeast
(McCarley, June 20, 2012)

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**Photograph 29-03685-005 – 300 block of Jefferson Street, looking northwest
(McCarley, June 20, 2012)**

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**Photograph 29-03685-006 – 200 block of N. 4th Street, looking southeast
(McCarley, June 20, 2012)**

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**Photograph 29-03685-007 – 400 block of Jefferson Street, looking east
(McCarley, November 15, 2012)**

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**Photograph 29-03685-008 – 500 block of Jefferson Street, looking northeast
(McCarley, November 15, 2012)**

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**Photograph 29-03685-009 – 600 block of Jefferson Street, looking east
(McCarley, November 15, 2012)**

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**Photograph 29-03685-010 – 700 block of Jefferson Street, looking northwest
(McCarley, November 15, 2012)**