

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

**State Inventory No.** 29-03522       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 Manufacturing and Wholesale Historic District  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley 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)    

**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>26</u>	<u>5</u> buildings
<input type="checkbox"/> site	—	sites	—	— sites
<input type="checkbox"/> structure	—	structures	—	— structures
<input type="checkbox"/> object	—	objects	—	— objects
	—	Total	<u>26</u>	<u>5</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 Survey of the "warehouse district" in Burlington, Des Moines County, Iowa      *Historical Architectural Data Base Number* 29-029

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>10G01: Industrial Storage Warehouse</u>	<u>10G01: Industrial Storage Warehouse</u>
<u>10A02: Industry - Factory</u>	_____
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial - brick</u>	foundation _____
_____	walls (visible material) <u>03 Brick</u>
_____	roof _____
_____	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 S. 3<sup>rd</sup> St, N. 3<sup>rd</sup> St, Valley Street Site Number 29-03522  
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  
17: Industry

**Significant Dates**

Construction date 1876-1926  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, Consultant, Davenport, IA  
organization Burlington Historic Preservation Commission date April 15, 2010  
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

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<u>Manufacturing and Wholesale Historic District</u>	<u>Des Moines</u>
Name of Property	County
<u>100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St</u>	<u>Burlington</u>
Address	City

## 7. Narrative Description

The Manufacturing and Wholesale Historic District is a complex of several manufacturing, warehouse, and wholesale buildings located primarily within the 100 and 200 blocks of S. 3<sup>rd</sup> Street, 100 block of N. 3<sup>rd</sup> Street, and 300 and 400 blocks of Valley Street. Some additional buildings are located on adjacent lots. The earliest building dates to 1876, with the last building constructed in 1926. This district characterized by three-story or taller brick buildings. Many of these buildings are large buildings that cover all or part of a city block. The contributing buildings are generally built to the sidewalk line, creating a standard setback and cohesive appearance for the historic district. Overall, there are 31 buildings identified in the historic district, including 26 contributing and 5 non-contributing as outlined on the table below and mapped on page 7.

### Sites included within identified Manufacturing and Wholesale Historic District.

Address State Site # Map/Field Site #	Historic name Construction date – height	NRHP evaluation
100 N. 3rd St State Site #29-00089 Map #WH-22	Garage – Hotel Burlington 1938 - 2 story brick	District: yes – NC Individual: yes - A
115 N. 3rd St State Site #29-00091 Map #WH-31	Ewinger Plumbing and Heating c.1885, c.1925 - 2 story brick	District: yes - C Individual: no
203 N. 3rd St State Site #29-00092 Map #WH-32	Schramm & Schmieg (wholesale dry goods) 1908 - 3 story brick	District: yes - C Individual: yes - A
207-209 N. 3rd St State Site #29-00094 Map #WH-44	Iowa Southern Utilities Office 1926 - 2 story brick	District: yes - C Individual: no
100-104, 108-110 S. 3rd St State Site #29-00117 Map #WH-19a	Chittenden Eastman Company - Buildings A- B (furniture and mattresses) 1876, 1886 - 5 story brick	District: yes - C Individual: C&E complex
101-103-105 S. 3rd St State Site #29-00117 Map #WH-01a	Chittenden Eastman Company - Building J c.1912 - 5 story brick	District: yes - C Individual: C&E complex
107-109-113 S. 3rd St State Site #29-00117 Map #WH-01b	Chittenden Eastman Company - Building F c.1903 - 4 story brick	District: yes - C Individual: C&E complex
112-116 S. 3rd St State Site #29-00117 Map #WH-19c	Chittenden Eastman Company - Building C c.1889 - 5 story (originally 3) brick	District: yes - C Individual: C&E complex
115-117-119 S. 3rd St State Site #29-00117 Map #WH-01c	Chittenden Eastman Company - Building E c.1901 - 4 story brick	District: yes - C Individual: C&E complex
118-122 S. 3rd St State Site #29-00117 Map #WH-18	Burlington Vinegar and Pickle Works (soon C&E Co. - Building D) c.1881, c.1901 - 3 story brick	District: yes - C Individual: C&E complex

# Iowa Site Inventory Form Continuation Sheet

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<u>Manufacturing and Wholesale Historic District</u>	<u>Des Moines</u>
Name of Property	County
<u>100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St</u>	<u>Burlington</u>
Address	City

Address State Site # Map/Field Site #	Historic name Construction date – height	NRHP evaluation
121-123 S. 3rd St State Site #29-00117 Map #WH-02	Chittenden Eastman Company - Office (H) c.1905 - 1 story brick	District: yes - C Individual: C&E complex
124-134 S. 3rd St State Site #29-00117 Map #WH-17	Chittenden Eastman Company - Building R 1923 - 6 story brick	District: yes - C Individual: C&E complex
125-127 S. 3rd St State Site #29-00117 Map #WH-03	Chittenden Eastman Company - Building M c.1915 - 6 story brick	District: yes - C Individual: C&E complex
209 S. 3rd St State Site #29-00119 Map #WH-06	Farmers Motor & Supply Company c.1914 - 2 story brick	District: yes - C Individual: no
215 S. 3rd St State Site #29-03501 Map #WH-07	Commercial building c.1986 - 1 story brick	District: yes - NC Individual: no
216-220 (220-222) S. 3rd St State Site #29-00120 Map #WH-13, WH-12 addition	Iowa Biscuit Company 1914-15 - 5 story brick	District: yes - C Individual: yes – A, C
217 S. 3rd St State Site #29-03502 Map #WH-08	Salvation Army 1963 - 2 story brick	District: yes - NC Individual: more research
225 S. 3rd St State Site #29-00121 Map #WH-09	Commercial building c.1892 - 2 story brick	District: yes - C Individual: no
228-230 S. 3rd St State Site #29-00122 Map #WH-11	Gardner & Gould Candy Company c.1880, 1910 - 3 story brick	District: yes - C Individual: yes - A
231 S. 3rd St State Site #29-00123 Map #WH-10	Burlington Buick Company 1913, c.1927 - 3 story brick	District: yes - C Individual: no
100-122 N. 4th St State Site #29-00136 (not 135) Map #WH-35	Churchill Drug Company c.1907, 1920 - 4 story brick	District: yes - C Individual: yes – A, C
115 N. 4th St State Site #29-00134 Map #WH-36	Iowa Southern Utilities Company (power plant) 1926 - 3 story brick	District: yes - C Individual: more research
100-102-104 S. 4th St State Site #29-00184 Map #WH-41	Clinton-Copeland Company (candy) 1905 - 4 story brick	District: yes - C Individual: yes - A
308 Division St State Site #29-03499 Map #WH-04	Commercial Building c.1964, 1972 - 1 story metal	District: yes - NC Individual: no
301-303-305 Division St State Site #29-03500 Map #WH-05	Commercial building c.1890, 1970s - 1 story metal clad (brick)	District: yes - NC Individual: no

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Manufacturing and Wholesale Historic District	Des Moines
Name of Property	County
100-200 blocks S. 3 <sup>rd</sup> Street, 100 block N. 3 <sup>rd</sup> Street, 300-400 blocks Valley St	Burlington
Address	City

Address State Site # Map/Field Site #	Historic name Construction date – height	NRHP evaluation
107-109-111 S. Main St State Site #29-00117 Map #WH-20	Chittenden Eastman Company - Building H (I in sequence) 1912 - 5 story brick (curved north wall)	District: yes - C Individual: C&E complex
113-115-117 S. Main St State Site #29-00117 (complex), 29-01259 (ind) Map #WH-21	Chittenden Eastman Company - Building G c.1903 - 3 story brick	District: yes - C Individual: C&E complex
223 Valley St State Site #29-01640 Map #WH-30	F.L. & G.L. Unterkircher (undertakers) (later factory of Schramm & Schmiegl Dry Goods) 1896, 1920 - 4 story brick	District: yes – C Individual: yes - A, C
317 Valley St State Site #29-01635 Map #WH-34	John H. Ebert & Son (wagon manufacturers) c.1900 - 3 story brick	District: yes - C Individual: yes - C
413-425 Valley St State Site #29-01641 Map #WH-38	John Blaul and Sons (wholesale grocery) 1892, 1903 - 3 story, 4 story brick	District: yes - C Individual: yes – A, C
312-322 Valley St (also 200-208 N. 4th) State Site #29-00137 Map #WH-33	S.R. & I.C. McConnell (wholesale saddlery) c.1907 - 5 story brick	District: yes - C Individual: yes – A, C

**8. Narrative Statement of Significance**

The Manufacturing and Wholesale Historic District appears to be eligible for the National Register of Historic Places under Criteria A and C. The 26 contributing buildings range from construction in 1876 to 1926. The period of significance extends through at least 1960, as the manufacturing and wholesale uses continued to be prevalent in this area through this time. Burlington grew rapidly in the 19<sup>th</sup> century as an early city in Iowa and benefited from a railroad bridge across the Mississippi River in 1869. The population grew from 14,930 in 1870 to 19,450 in 1880 and 22,565 in 1890. In this period, Burlington developed a significant manufacturing and wholesale base. Retail businesses took the opportunity to expand into wholesale with ready markets in distant states via the river and railroad. Manufacturing concerns found a steady supply of materials and labor, as well as the same market opportunities. Manufacturing and wholesale houses continued strong in the 20<sup>th</sup> century. The population grew to 24,057 in 1920 and 25,832 in 1940, then the 11<sup>th</sup> largest city in Iowa. Many manufacturing and wholesale businesses started in the late 19<sup>th</sup> century continued into the middle of the 20<sup>th</sup> century. This district is significant within this aspect of the commercial/industrial history of Burlington. Additionally, the district is an excellent collection of large manufacturing, wholesale, and commercial buildings in Burlington dating from 1876 to 1926, the height of the rise of these businesses. The district is characterized by three story or taller brick commercial buildings. While few formal architectural styles are associated with these buildings, they are excellent examples of the more functional architecture and “commercial style” of these type of buildings. Many are large-scale buildings, covering all or part of a city block.

# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City

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Additional contextual information and history on this historic district can be found in the accompanying report: *Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Iowa*, submitted by Rebecca Lawin McCarley, June 15, 2010.

## 9. Major Bibliographical References

*Burlington Hawk-Eye*, various articles and dates. On microfilm at the Burlington Public Library.

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

*History of Des Moines County, Iowa*. Chicago, IL: Western Historical Company, 1879.

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

*Portrait and Biographical Album of Des Moines County, Iowa*. Chicago, IL: Acme Publishing Company, 1888.

Sanborn Map Company. "Burlington, Iowa," Fire Insurance Maps. New York: Sanborn Map Company, 1886, 1892, 1900, 1931, 1952.

*A Souvenir of Burlington*. Burlington: Journal Company, 1896.

Transfer books, Des Moines County Auditor's Office, Burlington, Iowa

Vertical files, Burlington Public Library, Burlington, Iowa.

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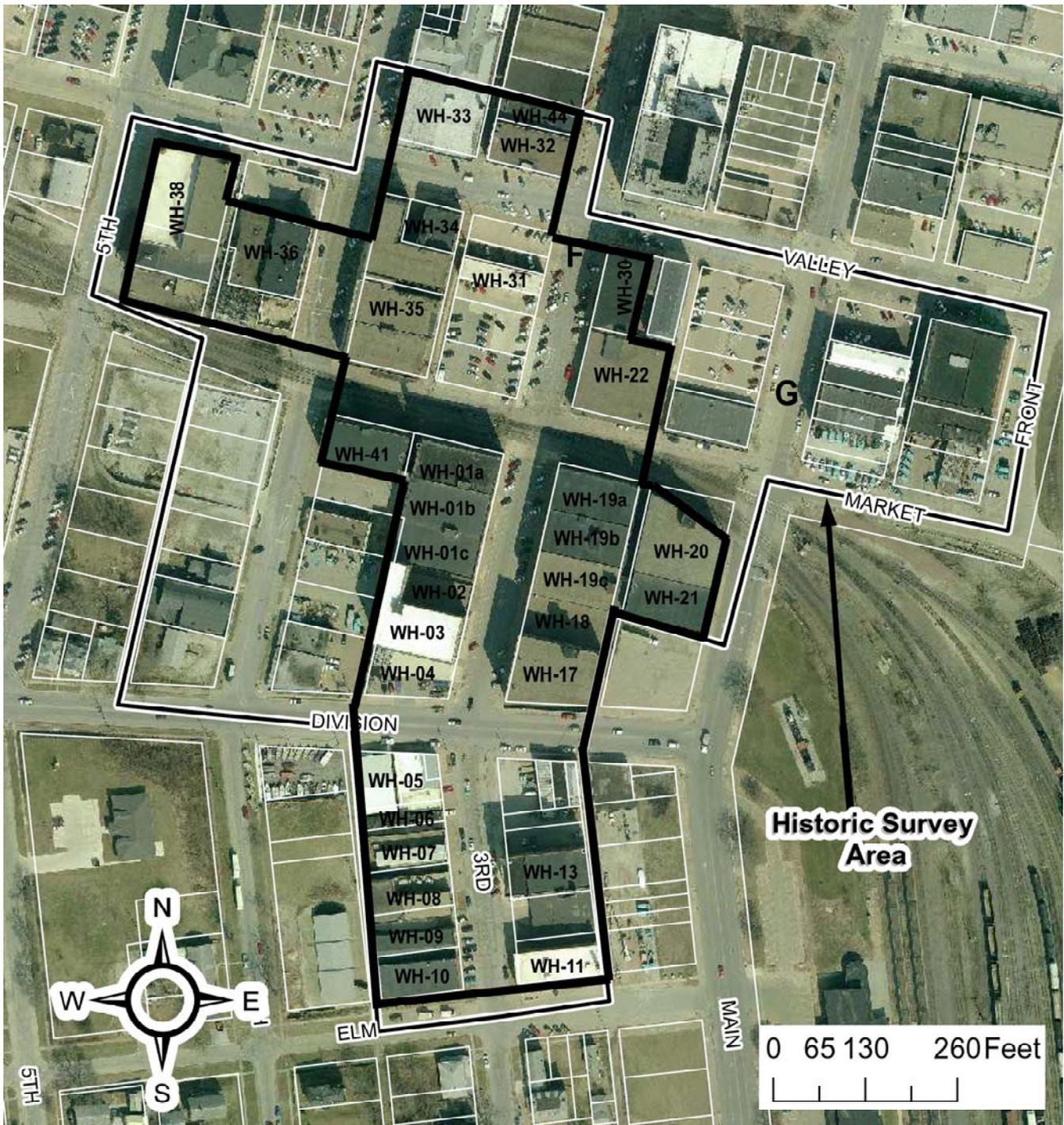
Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City

## Location map – boundary of historic district



# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City

## Photographs (digital images)



South end of historic district looking north on S. 3<sup>rd</sup> Street  
March 9, 2010  
R.L. McCarley

# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



North end of historic district looking south on N. 3<sup>rd</sup> Street  
March 9, 2010  
R.L. McCarley

# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**West end of historic district looking east on Valley Street  
March 9, 2010  
R.L. McCarley**

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**Chittenden and Eastman buildings on east side of 100 block of S. 3<sup>rd</sup> Street  
(Map #19a-b-c, 20, 21), looking southeast.**

**November 2, 2009**

**R.L. McCarley**

# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**Chittenden and Eastman buildings on west side of 100 block of S. 3<sup>rd</sup> Street  
(Map #03-02-01c-b-a), looking southwest.**

**November 2, 2009**

**R.L. McCarley**

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**West side of 200 block of S. 3<sup>rd</sup> Street  
(Map #10-09-08-07), looking northwest.  
November 2, 2009  
R.L. McCarley**

# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**East side of 200 block of S. 3<sup>rd</sup> Street  
(Map #13-11), looking northeast.  
November 2, 2009  
R.L. McCarley**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
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Site Number 29-03522  
Related District Number \_\_\_\_\_

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**North side of 300 block of Valley Street  
(Map #33-32-44), looking northwest.  
November 2, 2009  
R.L. McCarley**

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
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Site Number 29-03522  
Related District Number \_\_\_\_\_

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**South side of 300 block of Valley Street  
(Map #34-35), looking northwest.  
November 2, 2009  
R.L. McCarley**

# Iowa Site Inventory Form Continuation Sheet

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Manufacturing and Wholesale Historic District  
Name of Property

Des Moines  
County

100-200 blocks S. 3<sup>rd</sup> Street, 100 block N. 3<sup>rd</sup> Street, 300-400 blocks Valley St  
Address

Burlington  
City



**South side of 400 block of Valley Street  
(Map #38), looking northwest.  
November 2, 2009  
R.L. McCarley**