

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

State Inventory No. 29-00121  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 29-03522  
 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 Burlington Vinegar & Pickle Works Warehouse

other names/site number Modern Electric Co.; 2009-10 Survey Field Site #WH-09

**2. Location**

street & number 225 S. Third

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) 350 N 59 feet

**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>	—
<input type="checkbox"/> district	—	sites	—	—
<input type="checkbox"/> site	—	structures	—	—
<input type="checkbox"/> structure	—	objects	—	—
<input type="checkbox"/> object	—	Total	<u>1</u>	—

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)

02H: Commerce/Trade - warehouse

02E: Commerce/Trade – specialty store (electric supply)

**Current Functions** (Enter categories from instructions)

02F: Commerce/Trade – retail center (thrift store)

**7. Description**

**Architectural Classification** (Enter categories from instructions)

09F05: Commercial – brick front

**Materials** (Enter categories from instructions)

foundation 04C - limestone

walls (visible material) 03 - brick

roof 08A – asphalt shingle

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)

Yes  No  More Research Recommended

A Property is associated with significant events.

B Property is associated with the lives of significant persons.

C Property has distinctive architectural characteristics.

D Property yields significant information in archaeology or history.

County Des Moines Address 225 S. Third Site Number 29-00121  
City Burlington District Number 29-03522

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

05: Commerce

**Significant Dates**

Construction date 1892  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 Steve Frevert, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA  
organization Burlington Historic Preservation Commission date 28 February 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: \_\_\_\_\_

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Burlington Vinegar & Pickle Works

Des Moines

Name of Property

County

225 S. Third

Burlington

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## 7. Narrative Description

This is a two-story, three bay, brick building constructed around 1892. The false façade with parapet hides the gable roof of the building and creates a taller presence on 3<sup>rd</sup> Street. The gable roof is indicated on the Sanborn maps as well. The first story is raised on the stone foundation with a central double-door entry. New doors are installed in the segmental arch opening. The transom has been covered. The large segmental arch window to the north (right) has non-historic six-over-six-light double-hung sashes. The first story to the south was modified to accommodate a garage door historically (seen on 1977 photo). It now has storefront windows, with the remaining space filled with paneling. The second story has three two-over-two-light double-hung windows with segmental brick arch lintels. The tall parapet is decorative with brick corbelling and end pilasters. Segmental arch openings are found on the exposed portion of the north side, though the majority of this side is covered by the shed-roof brick addition for a garage. It has a garage door and pedestrian door on the east side. Similar to the adjacent buildings, this building is built into the slope of the site, with the upper story at the level of the alley. The rear of the building is clad in metal siding. A historic garage door is centered on the building, providing direct access to the upper story. This extended section was built between 1931 and 1952 according to the Sanborn maps.

## 8. Narrative Statement of Significance

The Burlington Vinegar and Pickle Works Warehouse appears to be eligible for the National Register of Historic Places as a contributing building in the Manufacturing and Wholesale Historic District. It contributes historically and architecturally to this historic district. The building at 225 S. 3<sup>rd</sup> appears to have been constructed for a secondary building, likely warehouse, for the Burlington Vinegar and Pickle Works at 118-122 S. 3<sup>rd</sup> Street. It was later utilized briefly as a site of the Third Street Box Company and then warehouse for Chittenden & Eastman furniture company. Modern Electric was located here from 1915 to the 1930s.

A foundation for a brick building is indicated here on the 1892 Sanborn map. Carrie Scarff sold the property to F.A. Smith and H. Weinrich on March 21, 1892. Assuming that construction continued on the foundation indicated in 1892, the building appears to have been constructed as a warehouse or secondary manufacturing site for the Burlington Vinegar and Pickle Works, located one block north at 118-122 S. 3<sup>rd</sup> Street. The design of the façade is similar to an 1896 historic photo of the building at 118-122 S. 3<sup>rd</sup> Street, perhaps suggesting a unified use.

Burlington Vinegar and Pickle Works incorporated in 1881, with F. A. Smith, President; and H. Weinrich, secretary and general manager. Weinrich started the business in 1876 by himself and was the first to manufacture pickles commercially in Iowa. By 1888, their products included cider, vinegar, pickles and sauerkraut, preserves, jellies and mincemeat. They had branch houses in Fort Madison, Sandusky, and Kansas City. Their business extended across Iowa, Kansas, Nebraska, Missouri, Minnesota, and Wisconsin (*Portrait and Biographical Album of Des Moines County* 1888: 762). The Sanborn maps for 1886 and 1892 show Vinegar and Pickle Factory and warehouse at 118-122 South Third, one block to the north. In the 1892 city directory, the Burlington Vinegar & Pickle Works is listed

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at 118 South Third. In 1896, the business was supported by products from 400-500 farmers, with 10,000 new barrel shipped annually. The facility employed 40 people, with a branch house in Kansas City (*A Souvenir of Burlington* 1896: 72). By 1900, the Burlington Vinegar & Pickle Works moved to new facilities at Central and Osborn.



**Main building at 118-122 S. 3<sup>rd</sup> Street - 1896 Souvenir of Burlington - page 72**

The building at 225 S. 3<sup>rd</sup> Street is listed as vacant on the 1900 Sanborn map. This would then be consistent with the move for Burlington Vinegar & Pickle Works. In 1904, the Third Street Box Company, organized in 1896, moved to 223-227 S. 3<sup>rd</sup> Street from 123 S. 3<sup>rd</sup> Street. They produced 800 boxes daily and were beginning to already outgrow this space (*Burlington Evening Gazette*, March 24, 1906, sec 3, p 1). The 1907 and 1908 city directories list the Third Street Box Company at 223-227 S. Third Street. The address does not appear in city directory listings for the next few years.

In 1910, F.A. Smith sold his interest in this property to H. Weinrich. He then sold the property to Chittenden & Eastman in 1912. The property to the south at 227-231 S. 3<sup>rd</sup> Street was purchased by the Chittenden & Eastman Co. on September 12, 1913 (Transfer Book 7, p. 87). It is not listed in the 1913-14 city directory, but 225-231 S. 3<sup>rd</sup> Street is listed as warehouse space for Chittenden & Eastman in 1915. The building to the south continues as such to 1922. Thus, it seems that they may have bought this building for additional space and then bought the building on the corner. The majority of the buildings associated with Chittenden & Eastman's furniture business were located on the block to the north of this building, the 100 block of 3<sup>rd</sup> Street. This more distant location appears to then have been abandoned with the construction of additional buildings near their original furniture factory at 100-104 S. 3<sup>rd</sup> Street (see more history on State #29-00117). They also bought the building at 118-122 S. 3<sup>rd</sup> Street and remodeled it for their factory in the early 1900s.

In 1915, C&E sold this building to Modern Electric Co. (Transfer Book 7, p. 87). The company moved here, listed first in the 1916 city directory. They were previously located at 127 S. 3<sup>rd</sup> Street. Their 1906

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ad indicated that they manufactured Burlington telephones and also sold telephone materials and electrical supplies (*Burlington Evening Gazette*, March 24, 1906, sec 3, p 4). They continue to be listed here through the 1935 city directory.

Like other buildings on the block, it is served by an elevated alley, being built into the hillside. This provides separate access to the second floor from the rear. Blacksmith Edward Hagerty is also listed at the address in the 1924 and 1926 city directories. In 1930, the Burlington Transportation Company is listed here, with Modern Electric at the rear. Hedricks Motor Transfer Line was listed here in 1933 to 1938. Ramsey's Transfer Service and Hannibal Quincy Truck Line, occupied the building in 1940.

The building was used as storage by Iowa Southern Utilities from about 1942 to 1951 (city directories). From 1955 to 1957 it was used for television manufacturer Welco Mfg., and Antennae Designs Inc. occupied the building from 1958 to 1960 (city directories). After several years of vacancy, it was used for storage by National Research Bureau in the middle of the 1960s (city directories).

The Salvation Army thrift store has operated from the building for several decades; they are currently preparing to vacate the building.

## 9. Major Bibliographical References

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

*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

*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.

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
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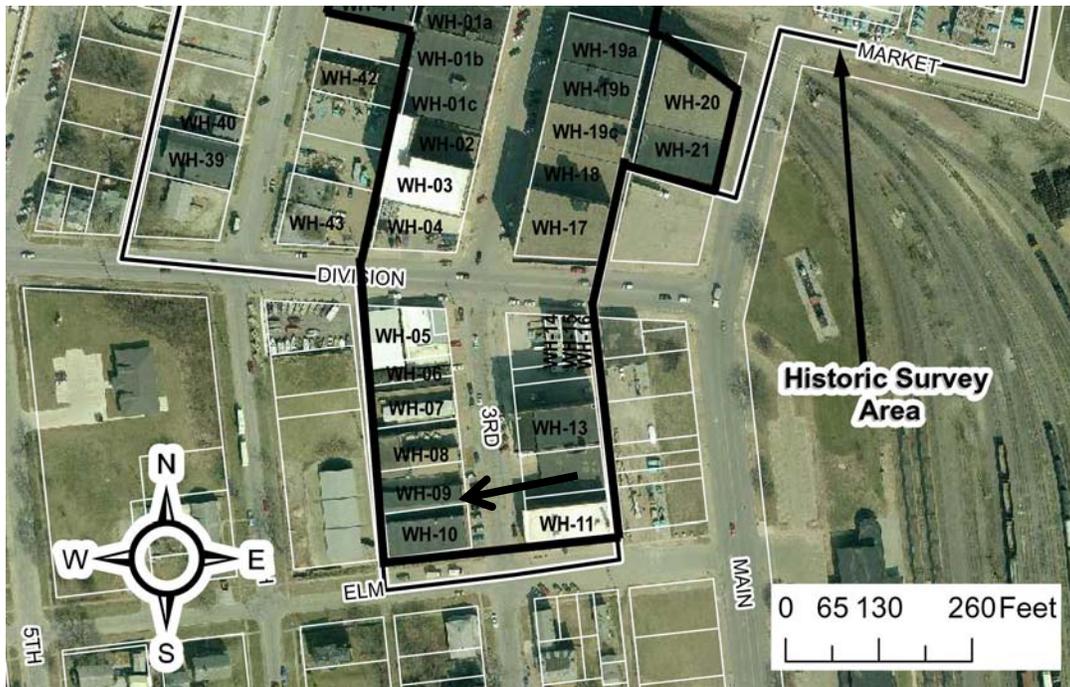
Burlington Vinegar & Pickle Works  
 Name of Property

Des Moines  
 County

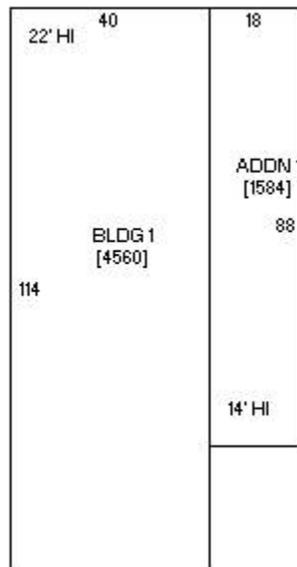
225 S. Third  
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**Location map**



**Building plan (from assessor's website)**



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**Photograph (digital image)**



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