

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

State Inventory No. 29-00089 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 (29-00001)
 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 Garage – Hotel Burlington
 other names/site number 2009-10 Survey Field Site #WH-22

2. Location

street & number 100 North 3rd 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 259 & Lot 260

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 checked="" type="checkbox"/> building(s)	Enter number of:		Contributing	Noncontributing
<input type="checkbox"/> district	—	buildings	<u>1</u>	—
<input type="checkbox"/> site	—	sites	—	—
<input type="checkbox"/> structure	—	structures	—	—
<input type="checkbox"/> object	—	objects	—	—
	—	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)	Current Functions (Enter categories from instructions)
<u>02E05: Hardware Store (Wholesale)</u>	<u>14D06: Parking Garage</u>
<u>10G01 Industrial Warehouse</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / Brick Front</u>	foundation <u>04: Stone</u>
	walls (visible material) <u>03 - Brick</u>
	roof <u>08B: Asphalt / Rolled</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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 N. 3rd Street Site Number 29-00089
City Burlington District Number 29-03522
(29-00001)

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 1938 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 Georgette Allen, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA
organization Burlington Historic Preservation Commission date March 31, 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

Page 1

Hotel Burlington – garage

Des Moines

Name of Property

County

100 N. 3rd Street

Burlington

Address

City

7. Narrative Description

This building is a two-story parking garage with a storefront constructed in 1938 for the Hotel Burlington. The storefront is located in the southwest corner of the building, facing 3rd Street. Plate glass windows define this area. The north half of the building has two overhead single-car garage doors on the south half of the first story of this half. The doors appear historic. A pedestrian door is located immediately north of these garage doors. These entries have soldier brick lintels. A window opening with louvered vents is located north of the entry, with a similar opening above it on the second story. The second story has seven window openings, including this vent. Three are centered on the building, with two at either end. The six windows with sash appear to retain original metal sashes with a tilt six-light panel. The windows also have soldier brick lintels. A large rectangular basket-weave brick panel is centered under the center three windows, with a sign and two lights in the middle. The two windows on the first story and four windows on the second story of the south elevation has sash similar to the façade. Likewise, nine windows are found on the first story of the rear (east), and two windows and a louvered vent window opening are found on the second story. The rear elevation is exposed tile block construction.

8. Narrative Statement of Significance

The garage for the Hotel Burlington appears to fall within the boundary for the Manufacturing and Wholesale Historic District centered on 3rd Street from Valley to Elm streets. However, it does not contribute to the history and architecture of this manufacturing and wholesale district. The building is connected to the Hotel Burlington at 208 N. 3rd Street. Retail/commercial businesses are located on the north portion of this block, between the garage and the hotel. With an expanded retail/commercial district along Jefferson Street, this building would likely contribute to this expanded district with these connecting buildings and the direct association of this building with the hotel. It would contribute historically and architecturally to this potential expanded historic district. Additionally, the garage appears to be individually eligible for the National Register of Historic Places under Criterion A as an excellent example in the evolution of businesses and buildings to accommodate the automobile in the 1930s. The integrity of the building as a parking garage is high on the exterior. With further examination of the interior, the garage may also be individually significant under Criterion C as an early surviving example of a parking garage.

City directories and Sanborn maps show that an earlier three story brick building at 100 N. 3rd Street was listed as Robert Donahue's Wholesale Hardware and Carriage business from the 1880s and into the 1930s. The business is listed in the 1881 city directory as Donahue and McCash Wholesale Dealers - Iron and Heavy Hardware. By the 1892 city directory, 100-104 North 3rd are listed as Robert Donahue Hardware. The 1931 Sanborn map continues to depict Robert Donahue's Iron and Hardware business at this location.

The organization to construct the Hotel Burlington was organized on September 27, 1909, with plans submitted to stockholders on April 21, 1910. The seven-story hotel opened on February 6, 1911 at 208

Iowa Site Inventory Form

Site Number 29-00089

Related District Number 29-03522

(also 29-00001)

Continuation Sheet

Page 2

<u>Hotel Burlington – garage</u>	<u>Des Moines</u>
Name of Property	County
<u>100 N. 3rd Street</u>	<u>Burlington</u>
Address	City

N. 3rd Street at the northeast corner of 3rd Street and Valley (State Site #29-00093, Listed on NRHP in 1983). Two stories were added to the hotel in 1926 (*Burlington Hawk-Eye*, July 10, 1962, 79).

On February 9, 1937, the Donahue property was purchased by R.E. and Ruth Pettigrew. The following article then appeared in the *Daily Hawk-Eye Gazette* on September 20, 1938:

A garage will be completed for Hotel Burlington at Market streets by late November, R. Pettigrew, manager, reported today. The garage, with one story and basement, will be erected on the site of the old Robert Donahue building. Razing of this building started yesterday and will be completed within three days. Paul Gross, who operates a machine shop at 106 N. Third street in a part of the old Donahue building, will remain at his present location for the time being, this to be razed last. He will have new quarters in the new structure opening off Market street.

The garage will house approximately 110 automobiles, and storage by the hour, day or night will be available to hotel patrons. Arrangements with other services will be made so that patrons will have full service available to them, although not offered at the garage. Mr. Pettigrew, looking ahead to the time when the hotel could own a garage, thus increasing the service to its patrons, purchased the Donahue building for this purpose.

Carl Nelson has the contract for erection of the new building, which will be only a block south of the hotel.

("Hotel Plans Garage Here," *Daily Hawk-Eye Gazette*, September 20, 1938, 2).

In the 1940 directory, 100 N. 3rd is listed as a hotel garage. The Pettigrews transferred the property to their company, Valley Street Realty in February 1944. It continued to be listed as the hotel garage in the 1945 city directory. They continued to own it until 1967.

The 1947 city directory places Buhmeyer Auto Sales at this location, listed at 100-20 N. 3rd Street. Subsequent directories in 1954 and 1955 list them at 100-108 N. 3rd Street only. This trend continues for the storefront space for the next occupants. The 1957 through 1960 city directories list Drees Oldsmobile at 100-108. Several tenants were here from 1961 to 1963, including Tucker's Wrecker Service, Chick's Custom Shop, Burlington Service Garage, Ray's Paint and Body Shop, and Pep's Wheel and Frame.

By 1964, Archer Motor moved into this location. On December 28, 1967, John Archer purchased the building. He sold it to the City of Burlington in 1998, who then sold it to MetroPlains properties.

Continuation Sheet

Page 3

Hotel Burlington – garage	Des Moines
Name of Property	County
100 N. 3 rd Street	Burlington
Address	City

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

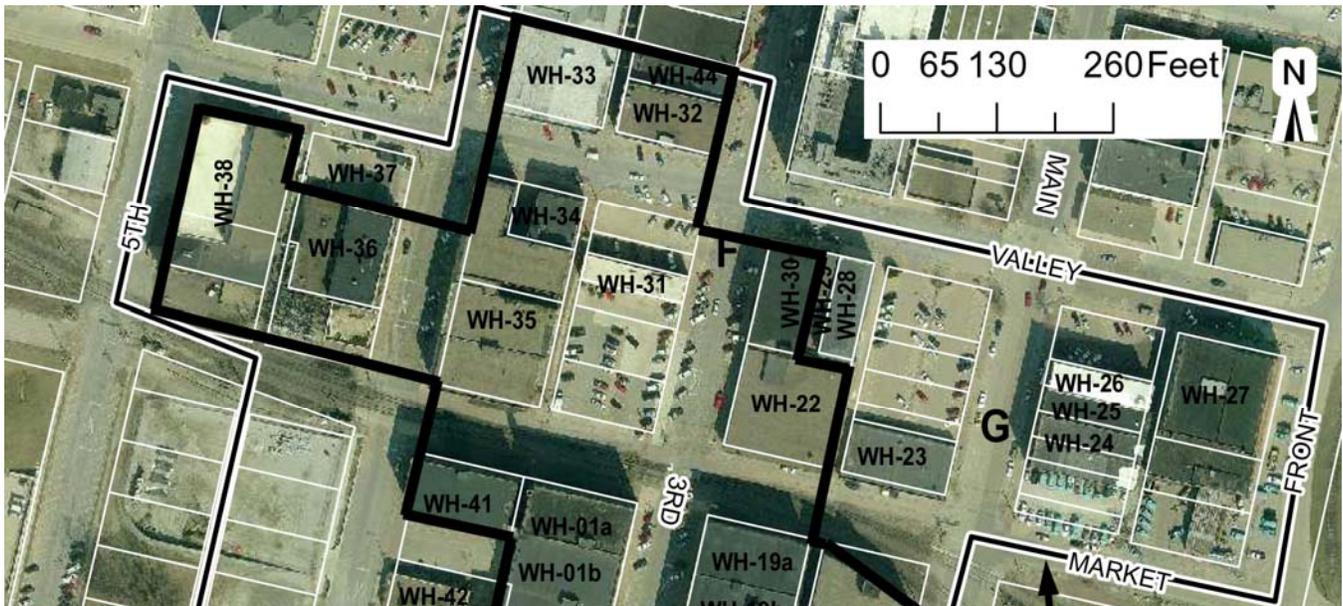
History of Des Moines County Iowa and Its People. Chicago, IL: S.J. Clarke Publishing Company, 1915.

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

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

Vertical files, Burlington Public Library, Burlington, Iowa.

Location map

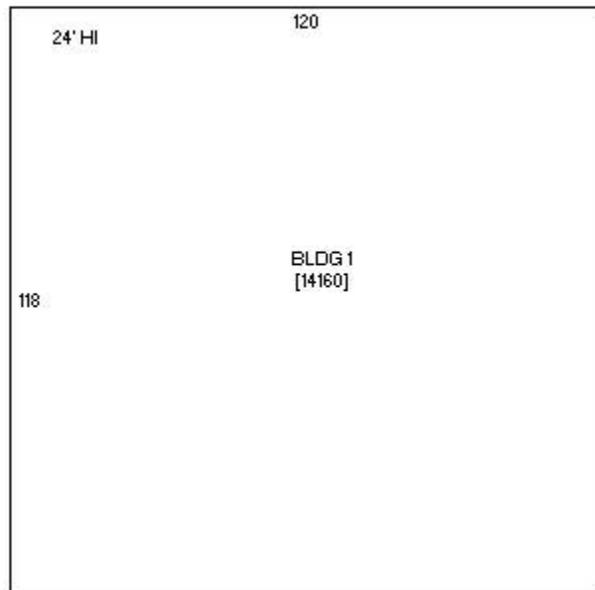


Continuation Sheet

Page 4

<u>Hotel Burlington – garage</u> Name of Property	<u>Des Moines</u> County
<u>100 N. 3rd Street</u> Address	<u>Burlington</u> City

Building plan (from assessor's website)



Continuation Sheet

Page 5

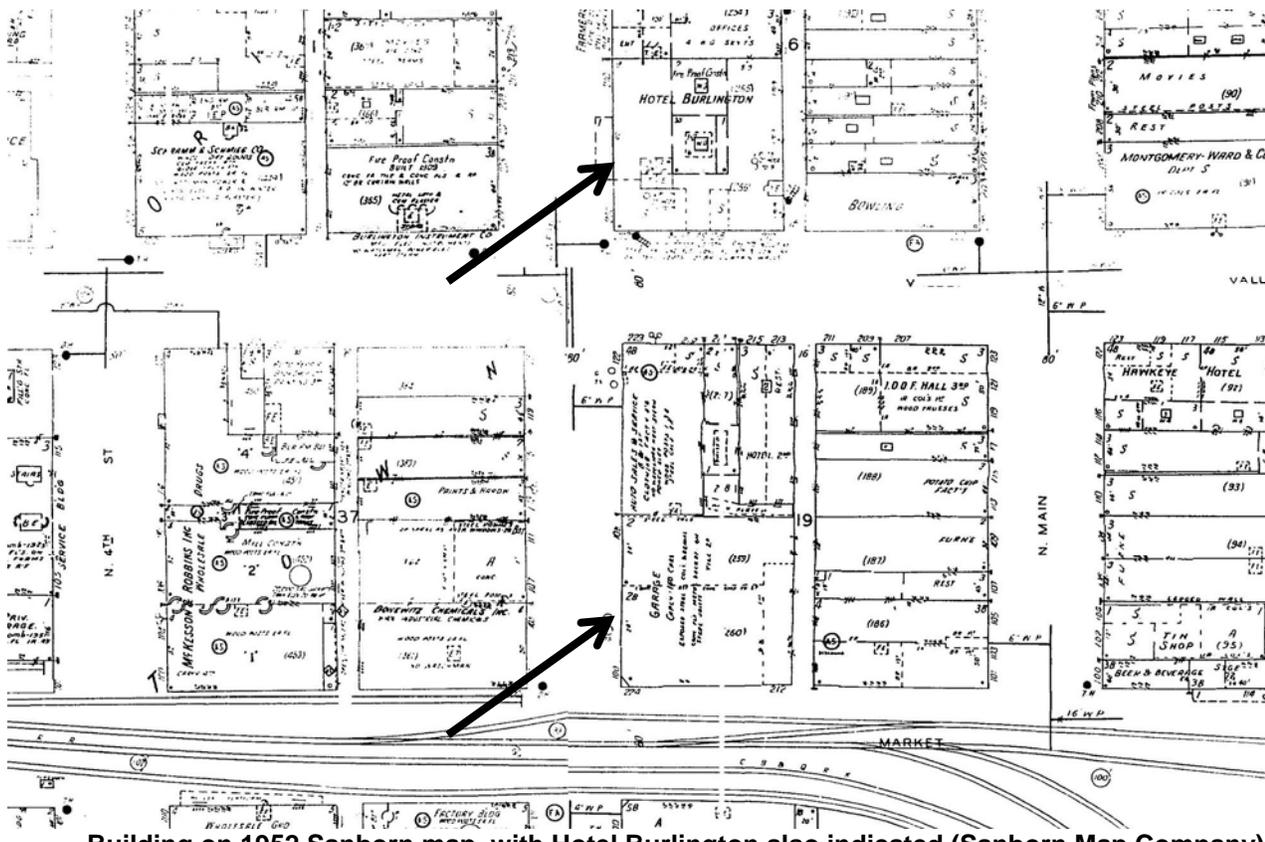
Hotel Burlington – garage
Name of Property

Des Moines
County

100 N. 3rd Street
Address

Burlington
City

Historic image



Building on 1952 Sanborn map, with Hotel Burlington also indicated (Sanborn Map Company)

Continuation Sheet

Page 6

Hotel Burlington – garage
Name of Property

Des Moines
County

100 N. 3rd Street
Address

Burlington
City

Photographs (digital images)



Façade of parking garage, looking southeast
November 2, 2009
R.L. McCarley

Continuation Sheet

Page 7

Hotel Burlington – garage
Name of Property

Des Moines
County

100 N. 3rd Street
Address

Burlington
City



**Façade of parking garage, looking northeast
November 2, 2009
R.L. McCarley**

Continuation Sheet

Page 8

Hotel Burlington – garage
Name of Property

Des Moines
County

100 N. 3rd Street
Address

Burlington
City



Detail of façade of parking garage, looking east
November 2, 2009
R.L. McCarley

Continuation Sheet

Page 9

Hotel Burlington – garage
Name of Property

Des Moines
County

100 N. 3rd Street
Address

Burlington
City



**Rear of building, looking southwest
January 12, 2010
R.L. McCarley**