

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

**State Inventory No.** 29- 01638  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) \_\_\_\_\_  
 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 Commercial building

other names/site number 2009-10 Survey Field Site #WH-28

**2. Location**

street & number 213-215 Valley

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) 257 (E38.5') 258 (E38.5' N50')

**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 Enter number of:	If Eligible Property, enter number of:	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	<u>1</u>	— buildings
<input type="checkbox"/> district	— sites	—	— sites
<input type="checkbox"/> site	— structures	—	— structures
<input type="checkbox"/> structure	— objects	—	— objects
<input type="checkbox"/> object	— Total	<u>1</u>	— Total

**Name of related project report or multiple property study** (Enter "N/A" if the property is not part of a multiple property examination).  
 Title Intensive Level 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)

02G: Commerce/Restaurant - 1st floor

03C01: Social/Civic/Volunteer (Heritage Trust)

01D: Domestic/Hotel - 2nd & 3rd floors

**7. Description**

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

**Materials** (Enter categories from instructions)

09F05: Commercial / Brick Front

foundation 04: Stone

\_\_\_\_\_

walls (visible material) 03: Brick / 02D: Plywood

\_\_\_\_\_

roof 08B: Asphalt / Rolled

\_\_\_\_\_

other 15: Terra Cotta Entablature

**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  
City Burlington

Address 213-215 Valley

Site Number 29-01638  
District Number (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

1870  check if circa or estimated date

Other dates, including renovation  
c.1916

**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 Feb. 20, 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>Commercial building</u>	<u>Des Moines</u>
Name of Property	County
<u>213-215 Valley</u>	<u>Burlington</u>
Address	City

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## 7. Narrative Description

This is a three-story brick commercial building that was likely constructed around 1870 with a complete façade remodel dating to around 1916. The storefront has been remodeled since this period, with a center entry and side upper-story entry installed. The white terra cotta accents the dark red brick. Terra cotta ornamentation extends across the building above the storefront and across the parapet. The windows are paired in three sets on the second and third stories. The paired six-over-single-light double-hung windows share a terra cotta sill. The third story windows also have a shared terra cotta lintel with keystone. The parapet is curved with terra cotta coping as well. The east side elevation is exposed and reveals the earlier construction of the building. The double-hung windows have segmental arch brick lintels and stone sills, typical of the mid to late 19<sup>th</sup> century.

## 8. Narrative Statement of Significance

This hotel / commercial building does not appear to relate to the significance and history associated with the Manufacturing and Wholesale Historic District centered on 3<sup>rd</sup> Street from Valley to Elm streets. However, the history of the building is related to the retail/commercial area along this block and to the north. With an expanded retail/commercial historic district along Jefferson Street, this building would likely contribute to this expanded district. It would contribute historically and architecturally to this potential expanded historic district. Additionally, the building may be individually eligible for the National Register of Historic Places under Criterion C for the c.1916 remodel of the façade. The façade remodel is one of a series in Burlington dating to this period. With more information and comparison of related buildings, it may have architectural significance for an individual nomination.

The building on this site appears to date back to the 1870s, though the current appearance dates to the 1920s. Hugel & Johnson, a copper, tin, and sheet rock business were listed here in 1870 (21 Valley), 1871 (19 Valley), and 1874 (213 Valley). Hugel is listed on Jefferson in 1869, so 1870 is the earliest known business associated with this building. The German *Iowa Tribune* opened on the west half in 1874. A number of businesses operated here for short periods of time in the 1870s and 1880s. In the 1880s, Thomas Harper “started out upon an independent business venture, opening an oyster house at No. 213 Valley street. He afterward removed to the Odd Fellows building, where he conducted a restaurant” (Antrobus 1915: 166). The 1885 and 1886 directories list 213 (and 215 Valley) as being the Harper House (Harper and Dombough). The 1886 Sanborn map also shows it used as Harper Hotel, with a hall on the third story. It is possible that the building was constructed around 1885 for use as a hotel, with the previous uses in an earlier building. In 1887, the hotel became the Gorham House. The 1892 Sanborn map shows the building as the Boston Hotel, which had closed. C.L. McCash transferred the property (E 38.5 feet of Lot 257) to Mary McCash in 1893. In 1900, the east half (213) is the saloon of David E. Mull, and the west half (217) is vacant. In 1904, the building was sold to W.H. Coulter. Charles G. Low operated a saloon here from 1906 to 1910. In 1912, 213 is vacant and Bert and Alma Wasson operated a bowling alley and lived in 215. In 1915, a saloon returned to 213, and 215 is occupied by Hotel Primo. In 1916, the building was vacant. McCash sold it to the Moehn Brewing Company in 1907. They owned it for 18 months, selling it to Burlington Realty in 1908.

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Commercial building

Des Moines

Name of Property

County

213-215 Valley

Burlington

Address

City

It was likely during the time that Burlington Realty owned the building from 1908 to 1916 that the façade was updated to the current appearance. The property went through four owners in the next few years, bought by Barney Niemann in 1916, then Elmer Able & wife in 1918, then J.W. DeBach in 1918, and finally by M. Phelan in 1919. It is possible that the work was completed in 1916 when the property is listed as vacant and after Niemann bought the property. B.F. Goodrich Rubber Company moved into the building by 1918 in 213, and it utilized both 213 and 215 storefronts in 1920. The Hotel Central operated on the upper two stories, associated with 215, from 1918 to 1933. In 1922, the tire store became Wentworth Tire Service. In 1924, it was listed at 213 and American Optical Company and F.A. Hardy Company was at 215.



1920s – building on left (Des Moines County Historical Society)

The Auto Eat Restaurant was at 213 from 1926 to 1942. Burch's Recreational Parlor opened in 215 by 1928. The upper story hotel became the Iowa Hotel from 1933 to 1947. A number of businesses associated with bus lines opened in 215 by 1938 and stayed until 1943. The Green Mill Restaurant opened at 213 in 1942, followed by Tiny's Café by 1951. Ingersoll Shoes moved here by 1961. The

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<u>Commercial building</u>	<u>Des Moines</u>
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Appel Tavern opened in 215 by 1945, followed by Tuckers Inn by 1955. The Zephyr Hotel operated upstairs from 1945 until 1971.

In the 1920-21 directory, it is listed as being the location for BF Goodrich Tires.

The 1931 Sanborn map shows hotel rooms on the second and third floors. The 1930 directory lists the Central Hotel at 215 ½ Valley. Auto Eat Restaurant is listed at 213 and Burch's Recreation Parlor is listed at 215 in 1930.

In the 1951 city directory, it was the location of Tiny's Café. Thus, it is shown as a restaurant in 1952 with hotel rooms on the second floor.

Courthouse deed records show that it was involved in a sheriff sale in 1945 and was purchased by Lawrence and Lola Diewald, known local restaurant owners. Barngrover Realty purchased it in 1954. It was in the Coffin family throughout the late 1960s and into the 1980s. It was a saloon in 1977 and owned by the Coffin family (Site Inventory Form).

The current owner is the Heritage Trust which purchased this property for its Preservation Station in 2008 from the Coffin family (courthouse documents). It is being restored.

## 9. Major Bibliographical References

*Biographical Review of Des Moines County, Iowa.* Chicago, IL: Hobert Publishing Company, 1905.

*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.

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  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 29-01638  
Related District Number (29-00001)

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Commercial building  
Name of Property

Des Moines  
County

213-215 Valley  
Address

Burlington  
City

**Photograph (digital image)**



**Building, looking southwest  
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 29-01638  
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Commercial building  
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**Façade of building, looking south  
November 2, 2009  
R.L. McCarley**