

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

State Inventory No. 29- 00094  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 Iowa Southern Utilities office

names/site number 2009-10 Survey Field Site #WH-44

**2. Location**

street & number 207-209 N. 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) 366 except north 20' 63/100

**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)

02A01: Office Building

08A03: Playhouse (Capital Theatre owns the bldg)

02E: Commerce / Specialty store

**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

roof 08B: Asphalt / Rolled

other Bricked-up Windows!

**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 checked="" 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 207-209 N. 3rd Street Site Number 29-00094  
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  
17: Industry

**Significant Dates**

Construction date 1926  check if circa or estimated date  
Other dates, including renovation 1950s

**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

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Iowa Southern Utilities – office/store

Des Moines

Name of Property

County

207-209 N. 3<sup>rd</sup> Street

Burlington

Address

City

## 7. Narrative Description

The Iowa Southern Utilities office/store is a two-story brick building that was remodeled for use by this company with a new façade in 1926. The brick façade is trimmed with Bedford stone details. The storefront appears to have been remodeled after this period, with small tiles that appear to date to the 1950s. The large storefront windows are angled to the entry at the north end of the façade (east). The paired second story windows are connected with a stone stringcourse that also serves as the sills. The windows are framed with stone detail, and a floating lintel is located above each set. The window opening have been filled with brick. The stone details continue on the frieze with a cornice, dentils, and stone medallions with carved detail.

## 8. Narrative Statement of Significance

The Iowa Southern Utilities office/store appears to be eligible for listing on the National Register of Historic Places as a contributing building in the Manufacturing and Wholesale Historic District centered on 3<sup>rd</sup> Street from Valley to Elm streets. The building is associated with the power sub-station building located at 115 N. 4<sup>th</sup> Street and thus linked to the district. The building may also contribute in an expanded Jefferson Street commercial/retail historic district. While the windows have been filled with brick, the overall brick and stone detailing, massing, and detail of the building remains visible. Thus, it retains sufficient integrity as a contributing building under Criterion A. The alterations to the windows and storefront, however, have impacted the integrity of the building for individual eligibility to the National Register of Historic Places.

A two-story brick building was located at 207-209 N. 3<sup>rd</sup> Street by the 1880s. The 1886 Sanborn map and city directories show 207 N. 3rd was Buick Photo and Commercial Bank (Zaiser, Pres.) and 209 N. 3rd was the location of Miss S. Ducklew & Co. (Dressmaker and Millinery). T.G. Harper's restaurant was located at 207 and Carl O. Schweickhardt's Model Bakery was located at 209 from around 1902 to around 1919. The bakery continued until 1924, with the Burlington Security Company located at 207 from 1922 to 1926. In 1926, the office of the Iowa Southern Utilities Company was located at 209.

In fall 1926, the building at 207-209 N. 3<sup>rd</sup> Street was taken over completely by Iowa Southern Utilities Company. The building was remodeled, and a new front was installed. Thus, the appearance and integrity of the building dates to this work in 1926. The *Burlington Hawk-Eye* edition on October 31, 1926 dedicated a special section for the new Iowa Southern Utilities facilities in Burlington. This building, as well as the power sub-station at 115 N. 4<sup>th</sup> Street (State Site #29-00134), is depicted and described. The newspaper notes "The office building at 209 North Third street has been completely refinished until now the two floors of the Iowa Southern Burlington offices are located and equipped in the most efficient manner. To stand at the heart of Burlington's business district which is nearby the new building and view the 40 foot front of the new office building with its dark toned red appearance, its spacious display windows, and observing the hustling business that goes thru its doors, any citizen of Burlington who is interested at all in the benefits derived from public utilities, will be thrilled with the spectacle" ("Building is Completely Modern in Every Detail," *Burlington Hawk-Eye*, October 31, 1926, I.S.U. edition, 1). A gas and electrical retail store opened on the first story on October 30, 1926. The

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Iowa Southern Utilities – office/store

Des Moines

Name of Property

County

207-209 N. 3<sup>rd</sup> Street

Burlington

Address

City

store was located in a space 40 by 60 and featured all new fixtures. Two large storefront windows were available for displaying products. The second story served as headquarters for the local office of the Iowa Southern Utilities company. The floor included executive offices, sales offices, and accountants' offices ("Retail Store Newest Branch for this City," *Burlington Gazette*, October 30, 1926, 1; "I.S.U. Opens New Home Office," *Burlington Hawk-Eye*, October 31, 1926, 1).

Iowa Southern Utilities stated in 1902 as Citizens' Gas and Electric Company in Centerville, Iowa. In 1918, the company had six stockholders. By 1926, the stock holdings expanded significantly, and the company served 120 communities in 25 counties in southeastern Iowa. The officers included George M. Bechtel, president (Davenport); H.R. Bechtel, secretary (Davenport), E.F. Bulmahn, vice president and treasurer (Centerville), J. Ross Lee, vice president (Davenport), and Frank S. Payne, vice president and general counsel (Centerville). J.W. McElroy served as the general superintendent in Burlington. In addition to supplying gas and electricity, Iowa Southern Utilities also operated 17 city buses in Burlington, each with a capacity of 25 passengers (*Burlington Hawk-Eye*, October 31, 1926, I.S.U. Edition). The street car system was completely replaced by buses by 1929, and the company worked with the city to remove the lines.

This building remained the office and retail store for Iowa Southern Utilities Company for the next several decades. In June 1948, they bought the property from Carl and Caroline Schweickhardt, and they continued to own it through 1994.

## 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.



# Iowa Site Inventory Form Continuation Sheet

Site Number 29-00094

Related District Number 29-03522

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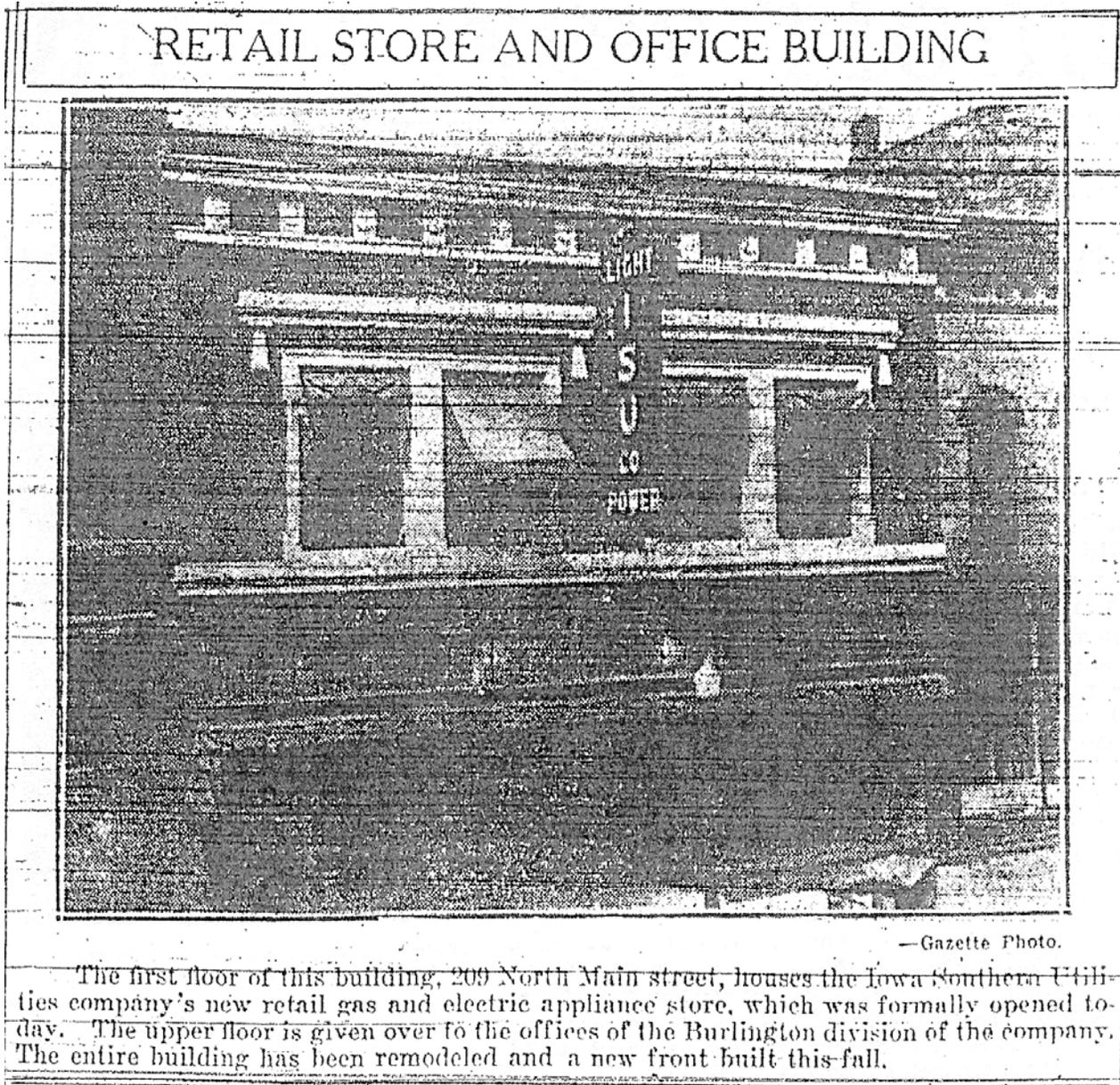
Iowa Southern Utilities – office/store  
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Burlington  
City

## Historic photograph



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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**Photograph (digital image)**



**Façade of building, looking west  
January 12, 2010  
R.L. McCarley**