

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

**State Inventory No.** 29-01101       New     Supplemental  
 Part of a district with known boundaries (enter inventory no.) 29-03685, 29-00001  
 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 Dwight-Naylor Insurance Agency

other names/site number Downtown Survey Map # J-111

**2. Location**

street & number 408 Jefferson 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) west 38' of Lot 532

**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)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

<i>If Non-Eligible Property</i>		<i>If Eligible Property, enter number of:</i>	
Enter number of:		Contributing	Noncontributing
—	buildings	—	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	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 N/A      *Historical Architectural Data Base Number* \_\_\_\_\_

**6. Function or Use**

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

02E: Commerce / specialty store

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

02B04: Commerce / insurance office

**7. Description**

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

09F05: Commercial / brick front

**Materials** (Enter categories from instructions)

foundation      04: Stone

walls (visible material)      03: Brick

roof      08B: Rolled Asphalt

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 type="checkbox"/> Yes <input checked="" 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 408 Jefferson Street Site Number 29-01101  
City Burlington District Number 29-03685

**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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1886  check if circa or estimated date  
Other dates, including renovation  
c.1942, c.1980

**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 L. McCarley, consultant, Davenport research by Hal Morton and Barb Mackey  
organization Burlington Historic Preservation Commission date February 24, 2014  
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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Dwight-Naylor Insurance Agency

Des Moines

Name of Property

County

408 Jefferson Street

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## 7. Narrative Description

This is a one-story brick building with a brick façade that dates to remodeling around 1980. The earlier three-story brick building was reduced to one story around 1942, with the first story then also remodeled. This 1940s façade was then removed and redesigned to the current configuration around 1980. Brick pilasters define three bays on the façade, with a recessed centered double-door entry with transom. The windows to each side have 16 panes. A wide applied frieze extends across the building, creating an upper "parapet" with inset rectangular detail. The building façade also has a wide cornice. This new brick façade wraps around the west corner along the alley. The remainder of this side is the earlier brick wall.

## 8. Narrative Statement of Significance

The Dwight-Naylor Insurance Agency appears to be non-contributing in the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1886, with the upper stories removed in the 1940s. This alteration would fall within the period of significance for the historic district. However, the modern façade remodel from this period was then remodeled again around 1980 to the current appearance. Thus, the integrity of the building and façade dates to this latter remodel, and it is non-contributing within the district. The building is currently listed as non-contributing in the West Jefferson Street Historic District as well (1991, #29-00001). Finally, the building would not be individually eligible for listing under Criteria A, B, or C.

H.W. Starr's heirs bought the property at 408-410 Jefferson in March 1882 from Lyman Cook and wife. In October 1883, Charles Egbert Starr bought the property from the other heirs. A three-story building was constructed in 1886 "filling an unsightly gap of long-standing" (*Burlington Hawk-Eye*, March 19, 1886, 3) for a reported \$8000 (*Burlington Hawk-Eye*, January 1, 1887, 1). The Starr building filled out the "commercial block" from N. 4th Street all the way to the mid-block alley. While the architectural style did not employ the arches that were prominent in both 400-402 Jefferson (Jones Block) and 404-406 Jefferson (Cook Block), the height was similar among floors and on the facade to cornice (*Souvenir of Burlington, Iowa*, 1891).

The 1888 city directory lists the Orchard City Millinery Store at 408 Jefferson, along with the Burlington Typographical Union, and I.O.B.B. Burlington Lodge. The Grand Army of the Republic and Knights of Pythias were also listed at 408 and at 406-410 respectively, in the hall on the third story. This listing for the Knights of Pythias suggests that the third floors may have been connected between 404-406 Jefferson and 408-410. In fact, the 1890 city directory also listed Cook's Block, public halls, blocks, office and buildings, as 404 and 408 Jefferson. Alternatively, the street numbers may be questionable. In 1891, Mort Steece, druggist was listed at 408 Jefferson. The only listing found in the 1892 city directory for this building was Augusta C. Dietrich (or Detrick in later editions), retail milliners. Deterick milliners remained through 1900-01, before relocating to 310 Jefferson. Freedman, Olson & Streed, men's clothing, apparently succeeded A.C. Deterick (Dietrich or Detrick) millinery, at 408 Jefferson, based on an ad in the *Burlington Hawk-Eye* on October 5, 1902. Olson & Streed were still advertising in the *Burlington Hawk-Eye* in 1904 (May 15, 1904).

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The 1887 and 1888 city directories list James L. Ellery, musical instruments at 410 Jefferson. A notice in the *Burlington Daily Hawk-Eye* on March 11, 1887 indicates this store was the dealer for the W.W. Kimball Co. The Domestic Sewing Machine Co. was also at 410 (*Burlington Daily Hawk-Eye*, March 18, 1887, 3; *Burlington Daily Hawk-Eye*, April 2, 1887, 3). The Society for Decorative Arts also used space in the Starr building for exhibition space (*Burlington Hawk-Eye*, June 25, 1887, 1). On the upper stories were Sons of Veterans (3<sup>rd</sup> floor), United Workmen, and the Burlington Water Co. (410 ½). By April 1889, Orchard City Millinery had been replaced by Bennet's Millinery Store (*Burlington Daily Hawk-Eye*, April 9, 1889, 3). In 1890, Matthew's Shoe Emporium was selling discount shoes at 410 Jefferson (*Burlington Hawk-Eye*, October 5, 1890, 7). John Bird, attorney and notary public, and CW. Cram, allopathic physician and surgeon were also listed at 410 Jefferson. Cram was also listed the next year at 410. G.H. Leiwe, musical instruments was listed for a year in 1894, followed by a listing at 407 Jefferson. D.E. Hertzler & Bro., retail boots & shoes, and William Ruckenbrod, shoemaker were listed at 410 Jefferson from 1896-97 through 1898-99, before relocating west to the newer 412 Jefferson. However, G.H. Leiwe returned to 410 Jefferson from 1900-01 through 1909-10.

The 1887 directory also lists P. Henry Smyth & Son, attorneys at 408½ Jefferson, but the street number probably should have been 406 ½ Jefferson (Smyth used the 408 number as early as 1883 - three years before the building was constructed "filling an unsightly gap of long standing", and the city directories were inconsistent from year to year between the two street numbers for P. Henry Smyth, as well as M.H. Davis confectionery. P. Henry Smyth & Son was probably one of the first tenants in the new Lyman Cook building (404-406 Jefferson) in 1883, and may never have had an office at 408 Jefferson. Based on newspaper postings, P. Henry Smyth & Son moved into 408 from the Starr House, 323 N. Fourth St., in fall 1883 (*Burlington Hawk-Eye*, November 20, 1883, 1; *Burlington Hawk-Eye*, October 1, 1884, 8).

David McDill, allopathic physician & surgeon, was listed at 408 ½ Jefferson from 1893 through 1896-97 before relocating to 501 Jefferson. I.S. Shontz & Arthur Waugh, jewelers, were listed at 410 Jefferson from 1893-1894, when they moved across the street to 407 Jefferson. H.F. Steinle, physician & surgeon was listed only in 1893, before relocating to the southeast corner of Fifth & Jefferson. From 1894 through 1896-97, A.W. Dana, dentist, was listed before relocating to the Tama Building. Joseph Stott, dentist, was listed at 408 ½ Jefferson from 1898-99 through 1902-03 before relocating to 212 N. Fourth. Florence Patrick, regular physician and surgeon, was listed at 408 ½ Jefferson from 1898-99 through 1902-03.

By the 1907-08 city directory, the Davis Confection Company had moved into 408 from 406 Jefferson. Davis would remain at 408 Jefferson until it closed in 1928. The company had been located by Minnie H. Davis in the adjacent 406 Jefferson since 1884, and it was continued after her death. By 1930, 408 Jefferson was converted into the C & S Market, meats. By 1933, the same space was listed as Lantz Floral Co.

George H. Leiwe, picture frames, was replaced at 410 Jefferson around 1910 by Fred W. Buser, art store, and Lindley A. Potts, watchmaker. By the 1913-14 city directory, Buser and Potts were replaced by Mauro & Wilson Co., bookstore & office supplies. Mauro & Wilson became Burlington Book Co. from

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1916-17 through 1918-19. In June 1919, Maud R. Starr won a judgment against P.B. Beamer, d.b.a. Burlington Book Co. for \$700 and forcing a sheriffs sale of Beamer's stock of books, stationery fixtures and property kept and used in the first floor and basement of 410 Jefferson (*Burlington Hawk-Eye*, June 4, 1919, 11). Following the demise of Burlington Book Co., John B. Allen refurbished 410 and opened a Federal Bakery - a bakery where all of the operations were arranged to be visible to passers-by (*Burlington Hawk-Eye*, June 13, 1919, 10). Clayton R. Lind started as manager at Federal Bakery, and he bought it around 1922, changing the name to Lind's Bakery. It operated here until December 1933 when he moved to 506-508 Jefferson.

By 1903, second floor flats were being advertised over 410 Jefferson for \$20 per month (*Burlington Hawk-Eye*, March 18, 1903, 5). The 1904-05 city directory listed two residents at 408 ½. One of those, Mrs. Sarah Duke, was then listed at 410 ½ Jefferson from 1906 through 1909-10. Dr. A.H. Vorwerk, County Physician, was listed in the directory at 410 ½ Jefferson from 1904-05 through 1912. Dr. E.W. Smith, dentist, had an office at 410 ½ Jefferson from 1908-09 through 1910-11 before relocating to 313 ½ Jefferson.

In December 1933, Maud Rowan Starr became the owner of the building (transferred from the estate of Charles Egbert Starr). In September 1935, the estate of Maud Starr sold the building to Clifton S. & Egbert C. Hadley. The 1935 city directory has entirely new listings for both 408 and 410. The Matthias Co., floor coverings and paints, was listed at 408 from 1935 to 1940, and the Gabeline Co., radios and electric supplies was at 410 in the same timeframe. Gabeline Co. also sold Maytag washers, refrigerators and gas ranges. 408 ½ was listed as vacant from 1928-1942. Both companies had relocated by the 1942 city directory.

Henry C. & Ida Crocker bought the building in September 1941, transferring the property to Homer Building Corp. in December 1941. Since the 1942 directory lists 408, 408 ½ and 410 Jefferson as "vacant", it seems probably that this is the timeframe when the upper stories were demolished. The central staircase was also removed, creating a third center rental space, which apparently was listed as a second business at 408 in the 1943 directory, and it was listed as 408 ½ in the 1945 and 1947 directories. The upper stories were clearly gone by a 1949 photograph. From the 1951 directory through 1958, there were only 2 listings, one at 408 and one at 410. The building was listed as 408-410 Jefferson from 1960 to 1965 and then simply as 408 Jefferson.

From 1942 through 1977, 408 Jefferson has been home to shoe shops. Lane's Shoes opened in March 1942 (*Burlington Daily Hawk-Eye-Gazette*, March 13, 1942), and was superseded by G.R. Kinney Co., shoes, in 1951. In 1943, the middle section of the building was occupied by Hat Land. From 1945-1947, this space was the Better Value Shops. From 1943-1951, 410 Jefferson was the Cotton Shops. From 1955-1958, it was Andes Candies. Kinney's Shoes then expanded into the entire building from 1959 to 1977. In February 1966, Homer Building Corp. sold the property to Sol. J. Landau and Sylvia Israel.

The Dwight Naylor Insurance Agency bought the building from Landau & Israel in April 1977, and moved into the space in 1977, becoming the Naylor Agency around 1985, the Montgomery-Naylor Agency in 1989, and then Burlington Insurance Agency in 1992. Since 1991, 408 Jefferson has also

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been home to peripheral businesses to the insurance agency, including Hutchcroft Real Estate (farm real estate), Roger Shulz, C.P.A., and River City Design (t-shirt operation). There was a modernization of the storefront in 1980, resulting in the current configuration (Brower, March 1988 survey form).

## 9. Major Bibliographical References

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

Brower, Steven. *West Jefferson Street Historic District*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. Listed on April 9, 1991.

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

Deed records, per transfer books at Des Moines County Auditor's Office.

Downtown Partners, Inc., a Division of the Greater Burlington Partnership, Burlington, Iowa. Collection of scanned historic photographs of downtown Burlington.

Newspapers, various titles and editions. Particular special editions utilized:

- Burlington Evening Gazette*, March 24, 1906
- Daily Hawk-Eye Gazette*, September 2, 1938
- Burlington Hawk-Eye Gazette*, August 4, 1942
- Burlington Hawk-Eye*, July 10, 1962
- Burlington Hawk-Eye*, July 4, 1976

*Perspective Map of the City of Burlington, IA*. Milwaukee, WI: American Publishing Co., 1889.

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

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

Smith, Claudia, and Marie Landon. 1976 survey of sites in Burlington. Iowa Site Inventory forms prepared on file at State Historic Preservation Office, Des Moines, IA.

Vertical files. Files on business/industry as well as individual businesses. Burlington Public Library, Burlington, Iowa.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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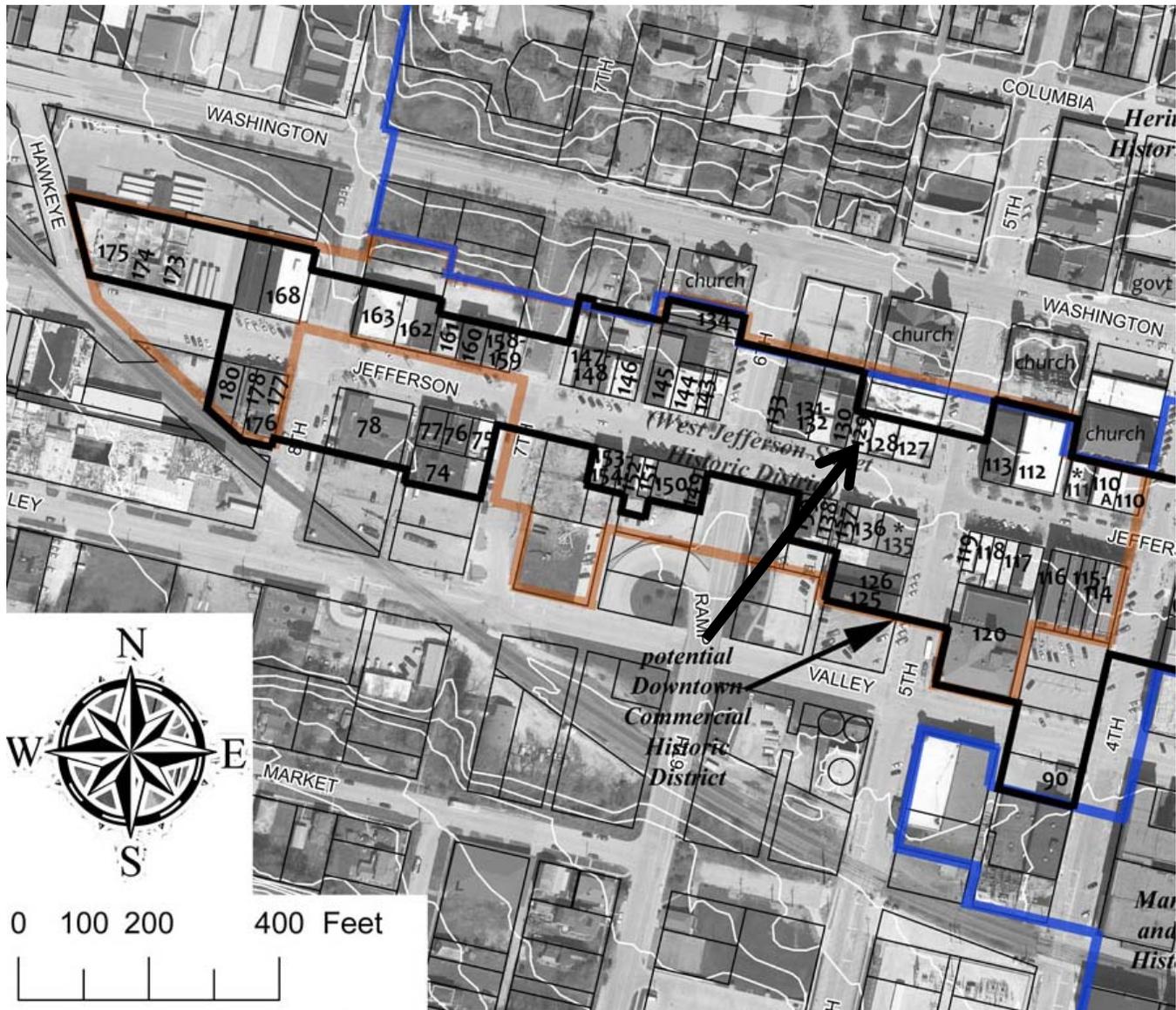
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**Location map**



Base aerial photography by Aerial Services Inc for Des Moines County GIS Commission, March 2010.

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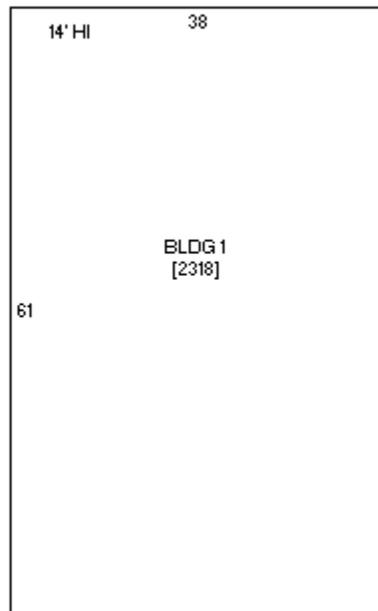
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## Building plan (from assessor's website)



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## Historic images



410 408 406 404 402 400

East half of north side of 400 block of Jefferson (Souvenir of Burlington 1891)

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Looking west at 400 block of Jefferson from 4<sup>th</sup> Street around 1900 (Downtown Partners)

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**North side of 400 block of Jefferson in 1956 (Downtown Partners)**

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**Digital photographs**



**Photograph 29-01101-001 – South elevation, looking northeast (McCarley, January 14, 2014).**