

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

**State Inventory No.** 29-01239  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) \_\_\_\_\_  
 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 David's Block  
 other names/site number 2009-10 Survey Field Site #WH-24

**2. Location**

street & number 106-108 N. Main St  
 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) 94 N29½'; Lot 94 N29½' S30½'

**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>	— buildings
<input type="checkbox"/> site	— sites	—	— sites
<input type="checkbox"/> structure	— structures	—	— structures
<input type="checkbox"/> object	— 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 Intensive Level Survey of the "warehouse district" in Burlington, Des Moines County, Iowa Historical Architectural Data Base Number 29-029

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E03: Commerce/Specialty/Dry Goods (wallpaper)</u>	<u>02E10: Commerce/Specialty/Appliance (TV, Camera)</u>
<u>02E: Commerce/Specialty / musical instruments</u>	_____
<u>02E09: Commerce/Specialty/Furniture</u>	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>05H: Victorian/Renaissance</u>	foundation <u>04C: Stone/Limestone</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 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 106-108 N. Main St Site Number 29-01240  
City Burlington District Number \_\_\_\_\_

**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 1866  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 David Roed , Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA  
organization Burlington Historic Preservation Commission date 03-03-10  
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>David's Block</u>	<u>Des Moines</u>
Name of Property	County
<u>106-108 N. Main St</u>	<u>Burlington</u>
Address	City

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## 7. Narrative Description

This is a three-story brick Italianate building with two storefronts (106-108). It sits with two other three-story buildings on N. Main Street constructed around the same period. Other adjacent buildings have been demolished. The first story has been altered. It was noted as altered in 1976, and the photograph from this time appears to show a structural glass storefront. This storefront has since been covered or removed. The upper story windows were boarded up in 1976. Six windows are found on the second and third stories. Panels have since been inserted to simulate two-over-two-light double-hung windows. The building retains its Renaissance Revival window hoods. The cornice is simple, and it appears from the 1896 sketch that simple brackets may have been removed. Segmental arch windows openings are found on the rear of the building.

## 8. Narrative Statement of Significance

David's Block was evaluated as eligible in 1978, apparently based on the historic significance of the building. Similar alterations were completed by this period, but the 1976 survey form notes that enough of the original style remains intact to convey the historic significance of the building and Renaissance Revival style of the block. It was also noted that this building could be attractively restored. The building continues to potentially have integrity issues for individual listing on the National Register of Historic Places. However, the Guest Piano Company is a significant local business that operated in this building generally from 1886 to 1940. The building likely retains sufficient significance to convey this significance. Thus, it appears individually eligible for the National Register of Historic Places under Criterion A. It does not appear to fall within any identified historic district. It has been separated from the Manufacturing and Wholesale Historic District by demolitions and new construction. Likewise, it has been separated from the more historic retail/commercial area along Jefferson.

This building appears to have been built around 1866 by John S. David, a prominent business man who developed many businesses in the city. In the 1850s, he was a wholesale grocer on Water Street between Columbia and Jefferson. The block of N Main from 106-110 was then called: David's Block – Public Hall, Offices and Buildings (1890 City Directory pg 311). A reference is noted in newspapers as early as 1872. He owned the north half of this Lot 94 prior to 1866. John S. David bought the south half of Lot 94 on July 30, 1866. It is possible that the building was constructed prior to this date, but the unified architecture on both halves suggests full ownership of the lot at time of construction. He continued to own all of Lot 94 until his death. Mary E. David et al then sold the north and south halves of Lot 94 separately on August 5, 1885.

Early businesses in this building include Kendall & Hough – Wholesale groceries at address 8 (1872 City Directory Ad). A note in the *Burlington Daily Hawk-Eye* on July 21, 1871 states that they have moved their wholesale grocery business to David's Block, No. 8 Main Street. This was followed by E. Chamberlain – Wholesale groceries and tea @ 106 (1876-77 City Directory Ad & pg 62). An ad in the *Burlington Daily Hawk-Eye* on April 20, 1880 lists Wyman & Rand at 106 and 108 Main Street – carpets, furniture, wallpaper, and curtains. J.H. Wyman and Company was listed at 16 N. Main in the 1871 city directory, which appears to be 116 N. Main per an April 26, 1877 newspaper ad. By 1882,

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they built a new building at Jefferson and 4<sup>th</sup> Street. The business was established by J.H. Wyman in 1869, and he was joined by Charles W. Rand in 1879.

In 1879, James A. Guest opened his business in pianos and organs, a business that would last until 1940. General James Guest bought out the business of Paul Lange in Lange & Van Meter and then in 1905 the business was incorporated as the Guest Piano Company. This developed into one of the largest businesses of its kind in the west, with branch houses established in Des Moines, Cedar Rapids, Marshalltown, Muscatine, and Ottumwa, Iowa as well as in Quincy, Illinois (Antrobus 1915: 398). The business keeps a full stock of Musical Goods of all kinds and the latest sheet music, music and instruction books, as well as the top brands of pianos (*Commercial & Statistical Review of the City of Burlington* 1882: 134). On August 5, 1885, Mary David sold the south half of the building to L.M. Guest and A.R. David.

In the 106 side of the building, Wm & E. Osborn, dealers in wholesale and retail paper and stationery, setup business on N. Main by 1883, although they have been in business since 1856 (1883-1886 City Directories). It carries a complete stock of all lines of papers, envelopes, and fancy stationery, blank books, etc. There are four traveling salesmen and 15 workers (*Commercial and Statistical Review of the City of Burlington* 1882: 123). On August 5, 1885, Mary David sold the north half of the building to N.B. Luce and M.E. Smith. The 1886 Sanborn map indicates wholesale wallpaper at this location at 106 N. Main Street, with musical instruments at 108 N. Main Street.

The 1886 city directory lists James A. Guest, musical instruments at 108 N. Main Street. However, by 1892, directories list them at 106 N. Main Street instead, in the north half of the building. In November 1905, the business incorporated as the Guest Piano Company (Antrobus 1915: 398). Directors were James A. Guest, president; Charles A. Schlichter, vice president; and Lyman D. Guest, secretary and treasurer. Around 1913, The Guest Piano Company moved to a location on Jefferson for a few years before moving back, and in its place Gulick and McFarland Furniture took up residence from 1916-1921 (1916-1921 City Directories). In 1924, The Guest Piano Company returned to 106 N. Main Street. They continue to be listed here until 1940.

After Guest moved into 106, the Conner Mercantile Company, a manufacturer of overalls, started business in 108 N Main by 1892. They remained at this location until around 1900 (1900-01 City Directory). The 1892 Sanborn map shows a music store on the first story of 106, with wholesale millinery on the second and third stories. The overall factory is indicated on the third story of 108, with storage on the first and second stories. The 1900 Sanborn map notes storage in both 106 and 108. The 108 storefront appears to then have been vacant for a few years in the early 1900s, though it was likely continued to be used for storage.

Leyda & Company, Marble and Granite Monuments, moved into 108 N. Main by 1910 (1910-11 City Directory). They were listed as exclusive agents for "Montello" granite, the only granite with shows lettering plainly for all times (1920-21 City Directory Ad pg 51). They remained there until 1940, when they incorporated with Burrus and Metz to become Leyda, Burrus and Metz on Osborn Street (1940 City Directory). The 1931 Sanborn map shows marble works at 106 N. Main Street.

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<u>David's Block</u>	<u>Des Moines</u>
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With the building open in 1942, Flynn & Boyle Furniture moved in first into 106 only, but by 1947 they occupied both 106 and 108 until the mid 1960's (1942-1966 City Directories). They also purchased the building from Lyman Guest et al in November 1946. The 1952 Sanborn map shows furniture and storage for 106-108 N. Main Street.

## 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

*History of Des Moines County, Iowa*. Chicago, IL: Western Historical Company, 1879.

*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 29-01240  
 Related District Number \_\_\_\_\_

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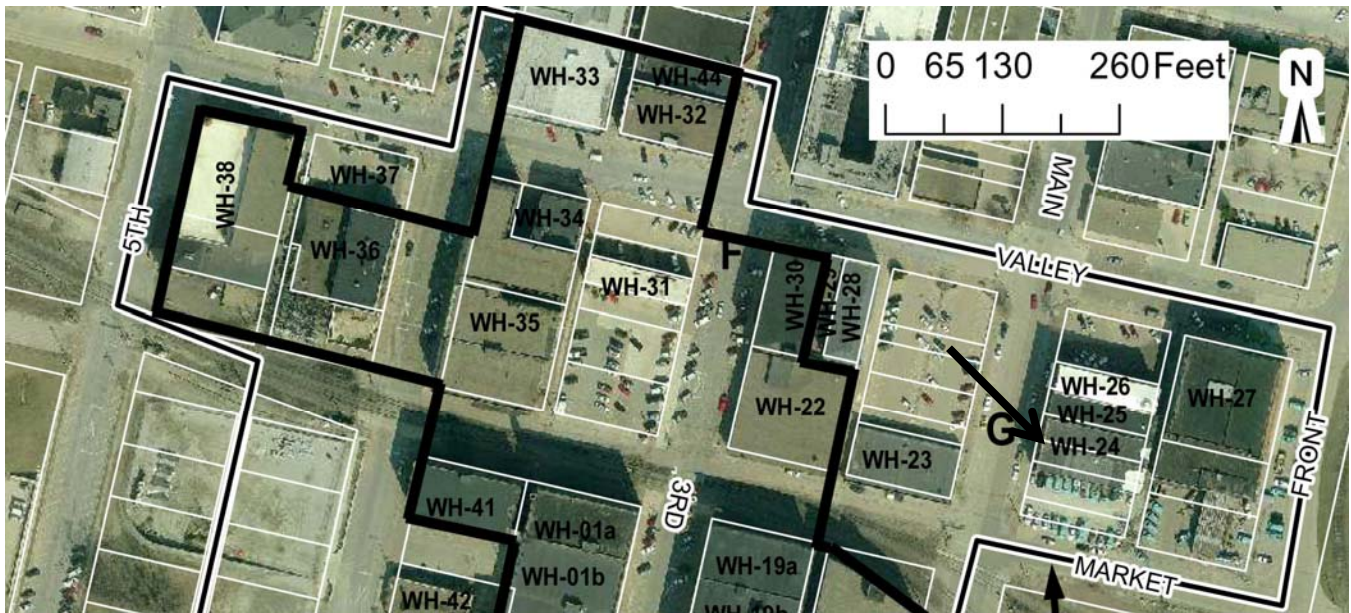
David's Block  
 Name of Property

Des Moines  
 County

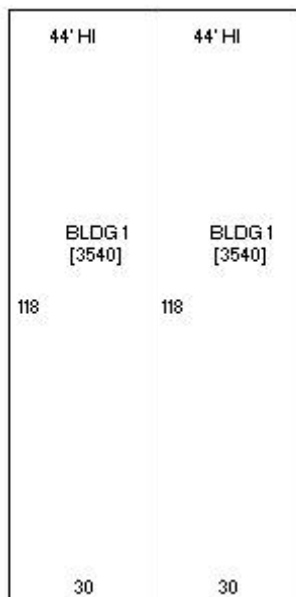
106-108 N. Main St  
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Burlington  
 City

**Location map**



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



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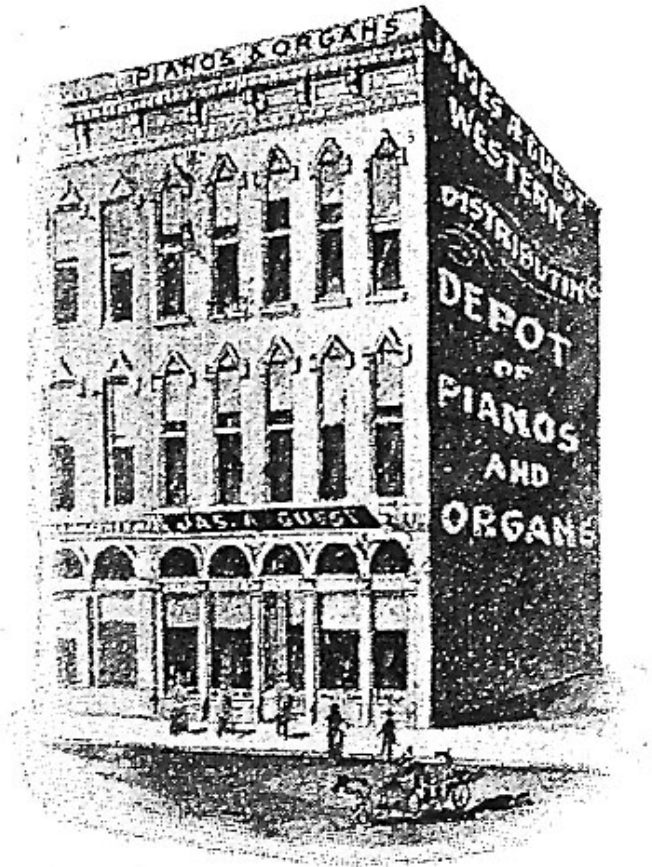
David's Block  
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## Historic photograph



*JAS. A. GUEST'S MUSIC HOUSE.*

James A. Guest's Music House in 1896 *Souvenir of Burlington*, page 71.



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Name of Property

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Address

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**Photograph (digital image)**



**Building, looking northeast  
November 2, 2009  
R.L. McCarley**



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State Historical Society of Iowa  
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**Building, looking northwest  
January 12, 2010  
R.L. McCarley**