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Intensive Level Historical and Architectural Survey of the "Warehouse District" in Burlington, Des Moines County, Iowa



June 15, 2010

Prepared for:

Burlington Historic Preservation Commission

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1. Executive Summary

The Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Des Moines County, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Burlington. The Burlington Historic Preservation Commission and community leaders have completed historic preservation projects in several areas since the 1970s. A Planning for Preservation study was completed in 1999 to make recommendation for future projects and work. The survey of the "warehouse district" was recommended through this previous work and developed locally with interest in potential redevelopment of buildings in this area. The Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant in September 2009 to conduct this survey. The survey area is centered on 3rd Street from Valley to Elm and the blocks between the Valley and Market from Front to 5th Street.

Burlington, located on the Mississippi River, is of the oldest communities in Iowa and historically one of the largest communities. The town of Burlington was immediately settled after the Black Hawk Purchase was complete on June 1, 1833, and it grew as a river community and crossing point for settlers into Iowa. By 1839, the population was reported as around 1,500. It grew to 4,082 by 1850, and it was the largest community in Iowa. The Chicago, Burlington, & Quincy railroad arrived in 1855, spurring increased development with this second transportation connection. The population grew to 6,706 in 1860 and boomed to 14,930 in 1870 with a railroad bridge across the Mississippi River opening in 1869. Dubuque and Davenport, also river communities with railroad connections, grew similarly in this period, and Burlington was the third largest community in Iowa in 1870. Population continued to grow to 19,450 in 1880 and 22,565 in 1890. In this period, Burlington developed a significant manufacturing and wholesale base. Retail businesses took the opportunity to expand with ready markets in distant states via the river and railroad. The population growth began to level off, reaching 23,201 in 1900. With the growth of other "inland" Iowa communities, Burlington was the seventh largest city in Iowa at the turn of the century. Manufacturing and wholesale houses continued strong in the 20th century. The population grew to 24,057 in 1920 and 25,832 in 1940, then the 11th largest city in Iowa. New industries after World War II and increased migration from rural to urban area led to population growth again, reaching 30,613 in 1950 and 32,430 in 1960.

The purpose of this project was to undertake an intensive level historical and architectural survey of approximately 45 properties relating to the manufacturing and wholesale houses in Burlington south of downtown in the area dubbed the "warehouse district." Research was conducted to develop a historic context relating to this history to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well. A total of 45 historic resources (built by 1965) were surveyed, as well as one later building. Three of these buildings were demolished in May 2010. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, and a statement of significance. A photograph and map accompanies each form. Through this survey, there appears to be an eligible Manufacturing and Wholesale Historic District on the south side of Burlington that includes 31 surveyed buildings with approximately 26 contributing resources and five non-contributing resources. Outside of the contributing resources in this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places.

II. Project Design and Objectives

The Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Des Moines County, Iowa, is part of a phased program of the Burlington Historic Preservation Commission to identify, evaluate, register, and protect the cultural resources of the community. Previously, five historic districts have been listed on the National Register of Historic Places: Snake Alley Historic District (1975), Crapo Park and Arboretum Historic District (1976), Heritage Hill Historic District (1982), Starker-Leopold Historic District (1983), and West Jefferson Street Historic District (1991). A Planning for Preservation study was completed in 1999 to make recommendation for future projects and work. The survey of the "warehouse district" was recommended through this previous work and developed locally with interest in potential redevelopment of buildings in this area. The parcels included in this survey project are outlined on Figure 1. The survey area is centered on 3rd Street from Valley to Elm and the blocks between the Valley and Market from Front to 5th Street.

Previous work in Burlington

The earliest organized survey effort in Burlington dates to a survey by Claudia Smith for the Division of Historic Preservation (State Historical Society of Iowa) in 1976. This survey was not completed. However, several site inventory forms were filled out and filed with the state. A number of the buildings within this survey area were included in this survey effort. It is possible that the preliminary work identified a much larger project than anticipated, as the structure of the second project in 1977 focused more specifically on historic resources. Marlys Svendsen-Roesler completed the *Historic Sites Survey of Burlington* as an effort to locate places associated with significant events, persons, or developments in Burlington's past. It was deliberately focused on historical rather than architectural significance. It was the first "metropolitan" historical survey undertaken by the Division of Historic Preservation, and it set the standard for subsequent survey projects. This survey also identified several historic buildings in this survey area. Of the 45 resources built by 1965, 35 were counted among the surveyed resources in this project. Approximately 23 of these resources were identified as individually eligible or contributing within a potential historic district. A broader "warehouse" district was not evaluated in this project. Svendsen-Roesler developed fourteen historic contexts related to the history of Burlington through this project. These historic contexts were utilized during this survey project.

A number of other surveys and studies have been undertaken in Burlington over the last 30 years since this initial work. While the work did not specifically address the buildings in this area, historic contextual information developed through these projects relate to these resources in some instances. This work was utilized in the development of the historic context for this survey report. Through this research, a number of sites have been listed on the National Register of Historic Places, including five historic districts and 20 individual buildings:

- Snake Alley Historic District - Roughly bounded by Columbia and Washington Sts., Cobblestone Alley, and Service Dr. - May 21, 1975
- Crapo Park and Arboretum Historic District, Bounded by Parkway Dr., Koestner St., Madison Rd., and the Mississippi River, June 3, 1976

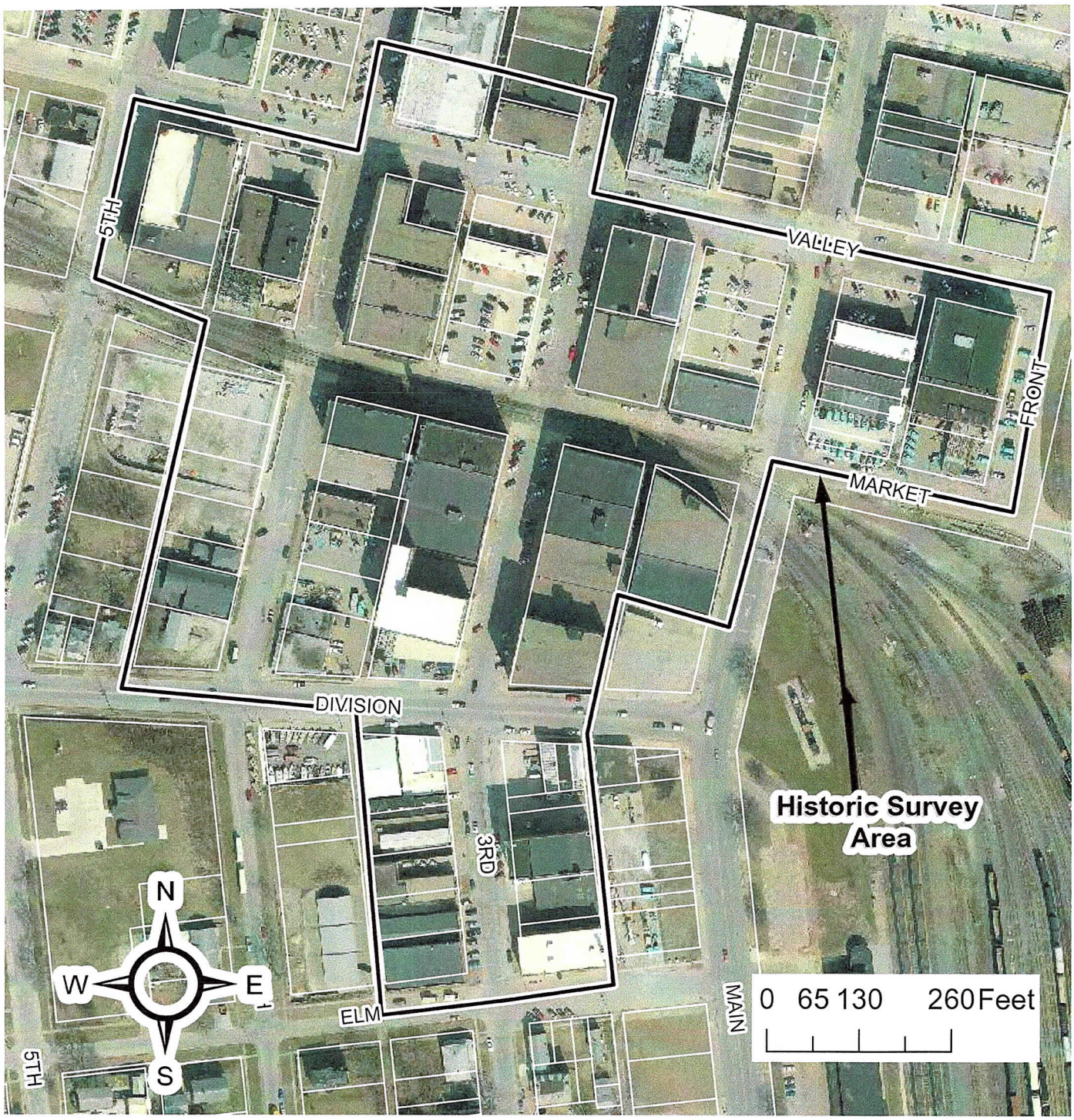


Figure 1. Parcels included in the Intensive Level Survey I of Selected Sites in Burlington.

(map courtesy of City of Burlington)

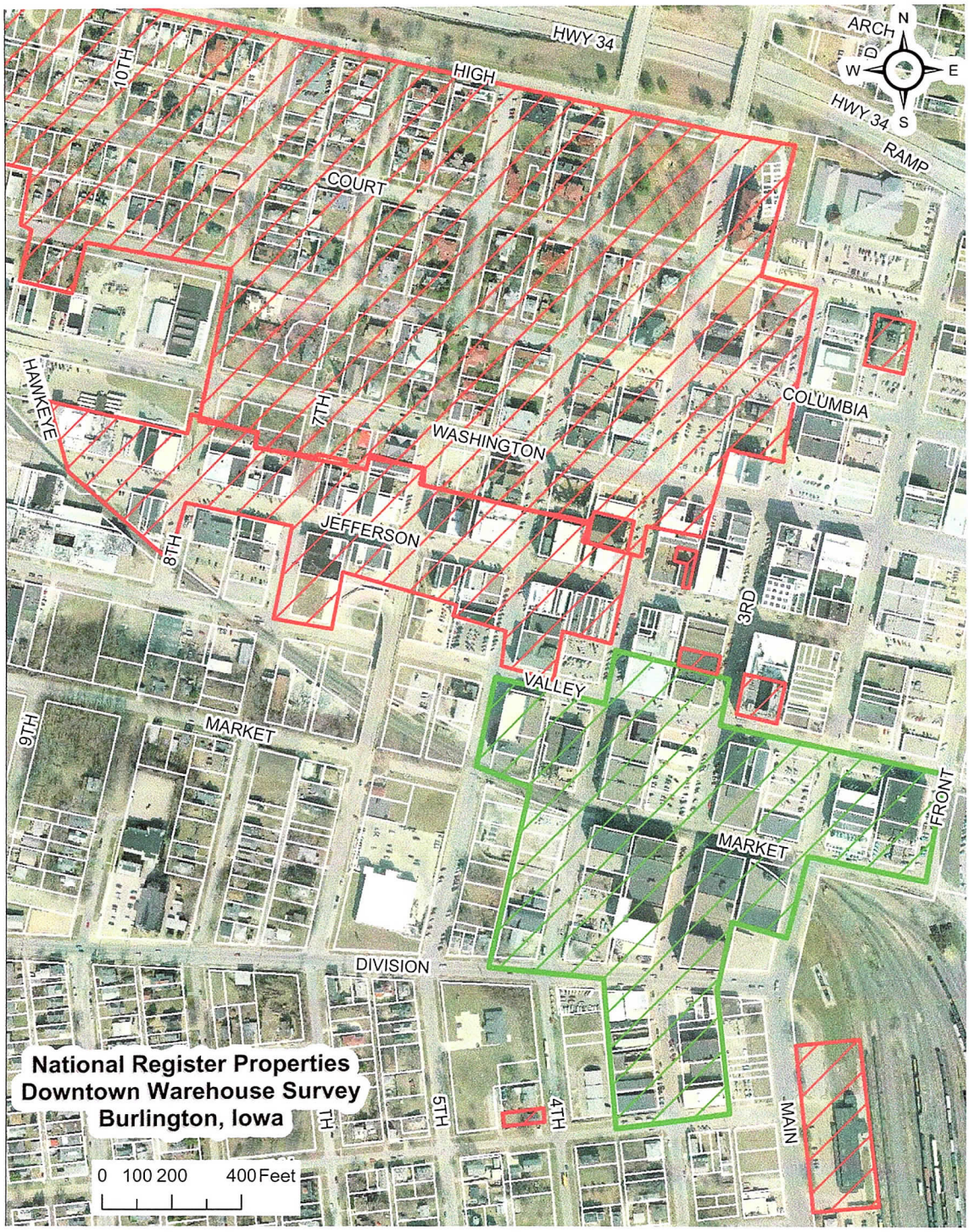


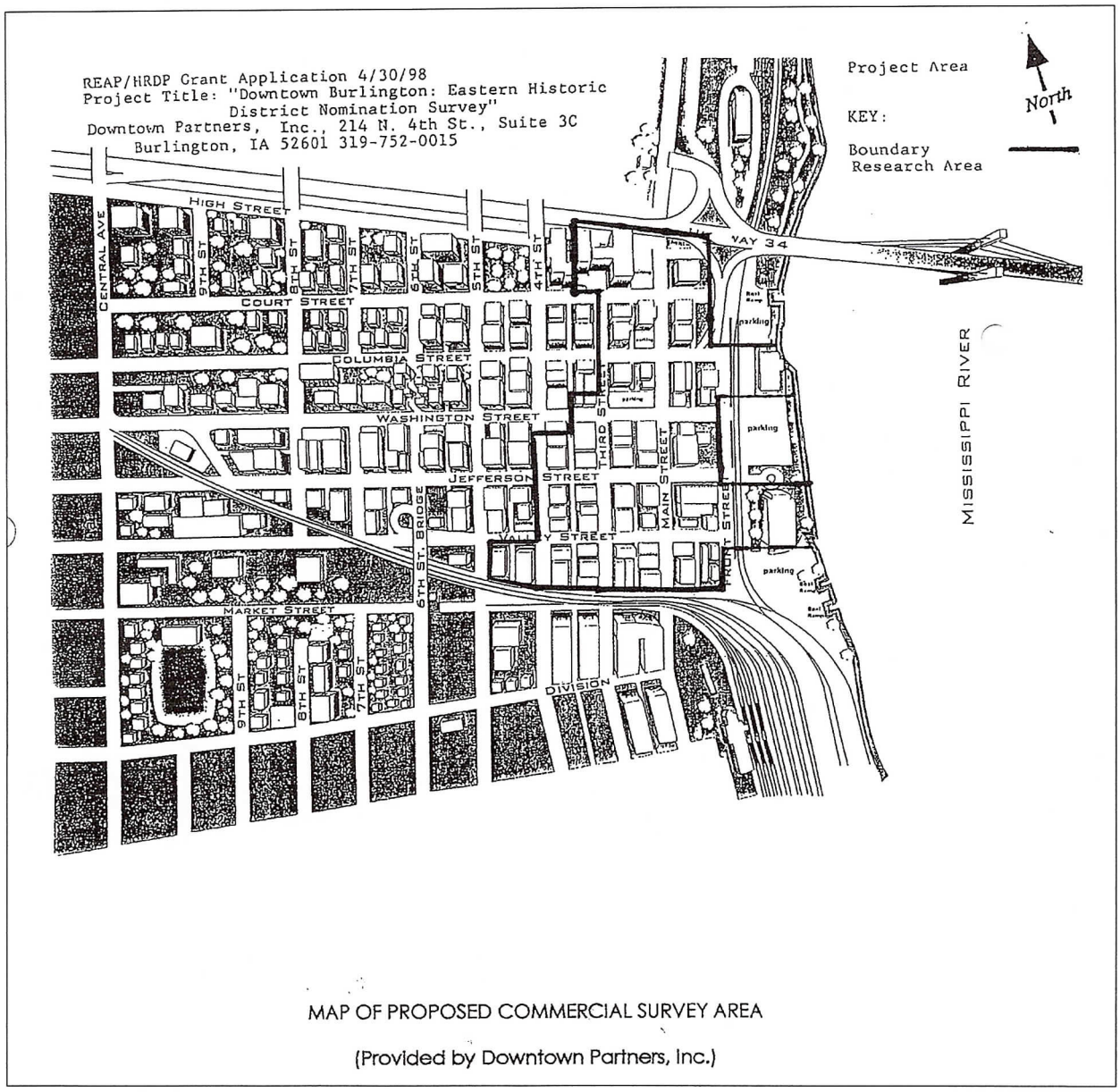
Figure 2. National Register properties in relationship to "warehouse district" survey area.

(map courtesy of City of Burlington)

(Heritage Hill Historic District is the large district on the north half of the map; West Jefferson Street Historic District extends through the middle of the map)

- Heritage Hill Historic District - Roughly bounded by Central Ave., High, 3rd, and Jefferson Sts. - December 21, 1982
- Starker-Leopold Historic District - 101, 111 Clay and 110 Grand Sts. - February 2, 1983
- West Jefferson Street Historic District - Roughly the 400 to 800 blocks of Jefferson St. - April 9, 1991
- Snake Alley, N. 6th St., bet. Washington and Columbia Sts., September 6, 1974
- Burlington Public Library, 501 N. 4th St., March 27, 1975
- Burlington and Missouri River Railroad Passenger Station, 237 S. 4th St., October 22, 1976
- First Congregational Church, 313 N. 4th St., November 21, 1976
- German Methodist Episcopal Church, 7th and Washington Sts., September 22, 1977
- Mary Darwin House, 537 Summer St., January 24, 1980
- Augustus Caesar Dodge House, 829 N. 5th St., January 25, 1980
- Church of St. John the Baptist, 712 Division St., February 26, 1982
- Jagger-Churchill House, 201 Spring St., March 5, 1982
- Hedge Block, 401-407 Jefferson St., October 7, 1982
- Burlington, Cedar Rapids & Northern Freight House, Front and High Sts., January 27, 1983
- James M. Forney House, 401 Cedar, September 22, 1986
- Hotel Burlington, 206 N. Third St., December 31, 1987
- Union Hotel, 301--311 S. Main St., April 22, 1993
- The Capitol Theater, 211 N. Third St,. November 22, 1996
- Cascade Bridge, S. Main St. over Cascade Ravine, June 25, 1998
- Flint River Bridge, 155th St. over Flint R., June 25, 1998
- Schramm Building 212 Jefferson St. March 12, 1999
- Chicago, Burlington and Quincy Station, 300 S Main St., February 4, 2002
- Des Moines County Court House, 513 N. Main St., August 28, 2003

In 1998, the Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant to conduct a Planning for Preservation study. Molly Myers Naumann was hired to coordinate the project and completed the project report in July 1999. Four goals were set for the project: preservation training for the commission, continuing education for city officials and the public, prioritize preservation needs and goals, and identifying resources for future projects. Previous survey and nomination work was reviewed, and several meetings were held to gather community input and share recommendations. Five historic contexts, based on chronological periods, were identified and defined during the project. The primary recommendation for a future project focused on the development of these historic contexts and survey of two areas: the central business district east of the established historic districts and the residential neighborhood known as Saunderson Heights (or West Hill, Washington Heights). This residential area developed after North Hill and a number of Irish and Swedes settled in the area. Additional work to follow the completion of this initial recommendation included a survey of South Hill, North Hill north of US 34, nomination of properties to the National Register of Historic Places, and ongoing effort at public education as related to preservation.



MAP OF PROPOSED COMMERCIAL SURVEY AREA

(Provided by Downtown Partners, Inc.)

Figure 3. Commercial area recommended for survey work in 1999 (Naumann 1999: 28).

Following these recommendations, the Burlington Historic Preservation Commission received a Certified Local Government (CLG) grant in 2001 to conduct an intensive level survey of the Saunderson Heights Neighborhood in Burlington. This area was historically known as Washington Heights or West Hill. Molly Myers Naumann again coordinated the project and completed the survey report in August 2002. The survey identified 154 historic resources. No historic district was identified. The report developed the previously defined historic contexts in relation to this area.

The commercial area identified in the 1999 report was not surveyed at the time of the Saunderson Heights project, nor has it been surveyed in a separate project since 2002. The southern four blocks of the area were included in this intensive survey of the "warehouse" district.

In 2001, the area surveyed as the "warehouse district" was identified during a survey to comply with Section 106 for a proposed telecommunications antenna ("cell tower") on the roof of the Farmers & Merchants Bank at 218 N. 3rd Street. Patricia Eckhardt completed the architectural survey of the resources within one-half mile of this location for Groundwater Service & Supply, Inc. Resources previously listed on the National Register of Historic Places were identified, as well as two potential historic districts in the area. The first was the residential neighborhood on North Hill north of US 34. The second was a Valley Street Industrial/Warehouse Historic District along Valley Street and south along 3rd Street. This area was the result of the development of multi-story brick buildings along the railroad tracks for industrial and wholesale uses. The evaluation in the report notes the significance of these buildings within the landscape of Burlington and recommends a survey to better identify boundaries for a historic district.

Survey objectives and structure

The intensive level historical and architectural survey of the "warehouse district" in Burlington initiated the first specific survey for this area, intended to position the commission and community to undertake a future nomination of historic properties, specifically a historic district, to the National Register of Historic Places (NRHP). The goal of this intensive level survey was to research and evaluate the historic resources in this area. Products of the survey include a survey report following the Multiple Property Documentation format (including a historic context developed for the warehouse district), a summary of the survey results, and recommendations for future nomination of a historic district and/or individual properties. Additional products include an Iowa Site Inventory form with photographs for each resource or complex identified.

The Burlington Historic Preservation Commission worked with a consultant (Rebecca Lawin McCarley) to undertake this intensive level historical and architectural survey of the "warehouse district" in Burlington and prepare the survey report. The proposed survey area includes the "warehouse district" in Burlington, roughly defined as from Front to 5th streets and Valley to Elm streets. This area was outlined in the 2009 CLG grant application, and it is depicted on Figure 1. This neighborhood included approximately eight blocks with at least 32 properties built by 1960. The buildings within this area are primarily commercial and industrial. Individual buildings as well as complexes of associated buildings were anticipated to be identified. The purpose of this survey was to evaluate these historic resources for their eligibility for the National Register of Historic Places as individual buildings and as contributing buildings in a historic district. Potential historic districts, including contributing structures, were identified during the survey.

In addition to the survey work, a historic context was developed and included in the survey report. This historic context assisted in the evaluation of the identified resources. It focuses on the commercial and industrial history in Burlington, concentrated on the history associated with buildings in this survey area within the community framework. Property types found within the survey area include primarily industrial properties, as well as manufacturing complexes and a few commercial buildings.

Methodology

The methodology for the Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior's *Standards for Identification and Evaluation* as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985).

The methodology for this survey and evaluation of the "warehouse district" included a combination of field survey and archival research. The work for this project was divided between an architectural historian consultant (Rebecca Lawin McCarley) serving as Principal Investigator and local commission members and volunteers (referenced as commission). The primary responsibility of the consultant was project supervision and the development of the survey report. The report follows the format of a Multiple Property Documentation form, though nomination preparation is not included within this current project. Additionally, the consultant trained the commission to conduct the survey of the warehouse district and to research the history of each historic resource. The commission conducted the majority of the research for the Iowa Site Inventory forms, as well as assisting in research for the historic context as needed. The consultant took digital photographs of all the buildings within the survey area to submit with the Iowa Site Inventory forms and report. The consultant prepared the draft and final survey reports, including the historic context, survey results, mapping, and recommendations.

The project began with a windshield survey of the area previously defined to identify the historic resources in this area. It was difficult to determine the exact number of buildings, as a number were associated with industrial complexes or represented additions to earlier buildings. Field site numbers were assigned for 44 buildings, and the area was divided into seven sections. Folders were prepared for each historic resource in the survey area. The consultant held training sessions for the commission on research and documentation techniques, utilization of library resources, and completion of the Iowa Site Inventory Forms. The commission then conducted site-specific research on each historic resource and prepared partial draft Site Inventory Forms. At the same time, the consultant researched and developed the historic context for the project. The consultant then reviewed and revised the Site Inventory Forms for additional required information, wrote the architectural descriptions, and made the final evaluation of each resource based on the research and historic context developed during this project. The historic significance of each property was recorded on the individual Iowa Site Inventory Forms and summarized in this report.

Research for the historic context and each historic building utilized local, county, and state resources. These resources included, but were not limited to, city directories, Sanborn fire insurance maps, other historic maps and aerial views, county and local histories, newspapers, previous survey reports, and historic photographs. Research into historic photographs and postcards was particularly tailored to determine the historic appearance of some buildings that had been modified.

The timeline for the project was approximately nine months, extending from October 2009 to June 2010. This CLG grant was awarded late with surplus grant funds.

Overview of survey results and products

As a result of the intensive level historical and architectural survey of the "warehouse district" in Burlington, 45 properties with extant historic resources (built by 1965) were surveyed, as well as one later building. Properties typically consist of a manufacturing or wholesale house building or a complex of related buildings. A handful of commercial properties, a house, and a historic gymnasium were also identified in the survey area. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, a statement of significance, map, and inserted digital black and white photograph. A survey area map was created to show the location of all the buildings identified during this survey. Each property was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a historic district. Through this survey, there appears to be an eligible historic district on the south side of Burlington that includes 31 surveyed properties with approximately 26 contributing resources and five non-contributing resources. Outside of the contributing resources in this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places. A few properties on the north side of the survey area may contribute to an expanded commercial district further east on Jefferson.

Through this intensive survey project, the survey report was developed that includes elements of a Multiple Property Document (MPD) nomination form with an introduction, discussion of the historic contexts and property types, survey results, and recommendations. Additionally, an Iowa Site Inventory form was created for each property, as noted above. One set of the survey forms, as well as the survey report, was submitted to the State Historic Preservation Office. The other set of survey forms and additional copies of the survey report were retained in Burlington. It is anticipated these products of this reconnaissance level survey will be stored at City Hall. A copy of the survey report will also be placed in the Burlington Public Library and with the Des Moines County Historical Society. This will provide for public access under controlled conditions and the information will be readily available for community planning and economic development purposes.

Finally, the next phase of this project is recommended to be the nomination to the National Register of Historic Places of the historic district and other properties identified as likely eligible in *Section V: Survey Results.* Further recommendations are summarized in *Section VI: Recommendations*.

III. Historic Context and Associated Property Types

Historic contexts have been completed for more than 18 themes in Burlington's history over the last 35 years. The most recent work (Naumann 1999) suggested further development of themes within chronological periods: Early Settlement (1833-c.1856), Community Prosperity and Growth (c.1857-c.1890), Stability and Civic Pride (c.1890-1929), Depression and War (1929-c.1945), and Times of Change (c.1945-). The framework of these general periods contributed to the development of the following historic context. This historic context focuses on industrial interests in Burlington and the development of wholesale businesses, often in combination with manufacturing of some scale. It is not a comprehensive history of manufacturing and wholesale houses in Burlington. The historic context has been developed to provide a framework and background contextual information for the properties within the survey area.

Manufacturing and Wholesale Houses in Burlington, 1833-c.1965

Burlington, located on the Mississippi River, is of the oldest communities in Iowa and historically one of the largest communities. The town of Burlington was immediately settled after the Black Hawk Purchase was complete on June 1, 1833, and it grew as a river community and crossing point for settlers into Iowa. By 1839, the population was reported as around 1,500. It grew to 4,082 by 1850, and it was the largest community in Iowa. The Chicago, Burlington, & Quincy railroad arrived in 1855, spurring increased development with this second transportation connection. The population grew to 6,706 in 1860 and boomed to 14,930 in 1870 with a railroad bridge across the Mississippi River opening in 1869. Dubuque and Davenport, also river communities with railroad connections, grew similarly in this period, and Burlington was the third largest community in Iowa in 1870. Population continued to grew to 19,450 in 1880 and 22,565 in 1890. In this period, Burlington developed a significant manufacturing and wholesale base. Retail businesses took the opportunity to expand with ready markets in distance states via the river and railroad. The population growth began to level off, reaching 23,201 in 1900. With the growth of other "inland" Iowa communities, Burlington was the seventh largest city in Iowa at the turn of the century. Manufacturing and wholesale houses continued strong in the 20th century. The population grew to 24,057 in 1920 and 25,832 in 1940, then the 11th largest city in Iowa. New industries after World War II and increased migration from rural to urban area led to population growth again, reaching 30,613 in 1950 and 32,430 in 1960.

Settlement period in Burlington, 1833-1855

Prior to the acquisition of the land through the Black Hawk Purchase in 1833, Simpson S. White and Amzi Doolittle scouted a site for a future town during their work on a trading post for the American Fur Company. Thus, when the land was opened to Euro-American settlement on June 1, 1833, White immediately returned to the site they had located to build a cabin and make a claim. The site for Burlington was selected as it was a valley along Hawkeye Creek between the bluffs that fronted the Mississippi River. Natural features created an excellent place for a steamboat landing, and the valley was large enough for a large town to develop. The creek provided water for industrial development, and the hillsides provided additional space for residential growth as the community size increased. In September 1833, Dr. William R. Ross shipped goods from Quincy, Illinois, to Simpson White, and Ross constructed a building to

conduct a general store. The edge of a street was surveyed, and other buildings soon were constructed along this general block. The first survey of the town to create a plat occurred in December 1833, and the town was named Burlington in early 1834 after the town in Vermont (*History of Des Moines County* 1879: 468-71, 478; *Portrait and Biographical Album of Des Moines County* 1888: 726-27; Brower 1982: 8; Naumann 1999: 6).

Development of Burlington through the 1830s was significant, and the town was selected as the site for the territorial capitol in 1838 after the formation of the Iowa Territory. While log houses were the most common, the first frame houses were constructed in spring of 1834. A lawyer, David Rorer, built the first brick house in Burlington in July 1836. Through action by the federal government, Burlington was officially surveyed in July 1836 at the same time as Fort Madison, Belleview, Dubuque, and Peru. This survey respected streets already laid out and stipulated size of lots and public squares. In spring 1837, Burlington was incorporated (*History of Des Moines County* 1879: 472, 474, 493-94; *Daily Hawk-Eye Gazette,* September 2, 1938, 4, 26; *Portrait and Biographical Album of Des Moines County* 1888: 727; *A Souvenir of Burlington* 1896: 5). Burlington was described in 1837 as:

> a village of some three hundred inhabitants, occupying houses mostly of a single story, and even of a single room, constructed of logs or slightly-built frames. Not more than two of the whole number were composed of more substantial materials, and even these have long since vanished before the advance of superior improvement. A small opening had been made, extending a few squares up and down the river, and a still less distance perpendicularly from the shore; but the hills around, now crowned with comfortable and tasteful residences, were then covered with the unbroken primeval forest.
> (*History of Des Moines County* 1879: 476-77)

The population of Burlington was estimated to be around 1,200 in 1838. It provided retail businesses for local residents as well as for settlers crossing the Mississippi River and moving further west (Figure 4). It also served as a trade center for residents within a day's trip of the community. The first newspapers in Burlington started in 1837, and the *Iowa Patriot* was launched in June 1839. It would soon become the *Hawk-Eye and Patriot* and finally just the *Hawk-Eye* by 1843 (*Portrait and Biographical Album of Des Moines County* 1888: 705; *History of Des Moines County* 1879: 478; Naumann 1999: 6). The *Patriot* noted in July 1839:

> The city is supposed to contain about 1,600 inhabitants having had 1,200 at the taking of the census in June 1838. It is the largest town in the Territory except Dubuque, and perhaps exceeds that. It has one large church, well built of bricks, for the Methodists. The private residences, with few exceptions, are at present small, incommodious and unsuited to the climate; as might be expected in a country acquired but six years from the Indians, and among a people accustomed to live in denial of the luxuries and conveniences afforded by well-built buildings. Burlington is a town of much business, being the port for Des Moines, Henry, Jefferson, and part of Van Buren Counties, comprehending a population of nearly 15,000. It has three large brick stores of three stories each, one other smaller brick store, four dwellings of the same material, and some dozen or more other stores and shops. It has also two weekly newspapers. (*History of Des Moines County* 1879: 478)

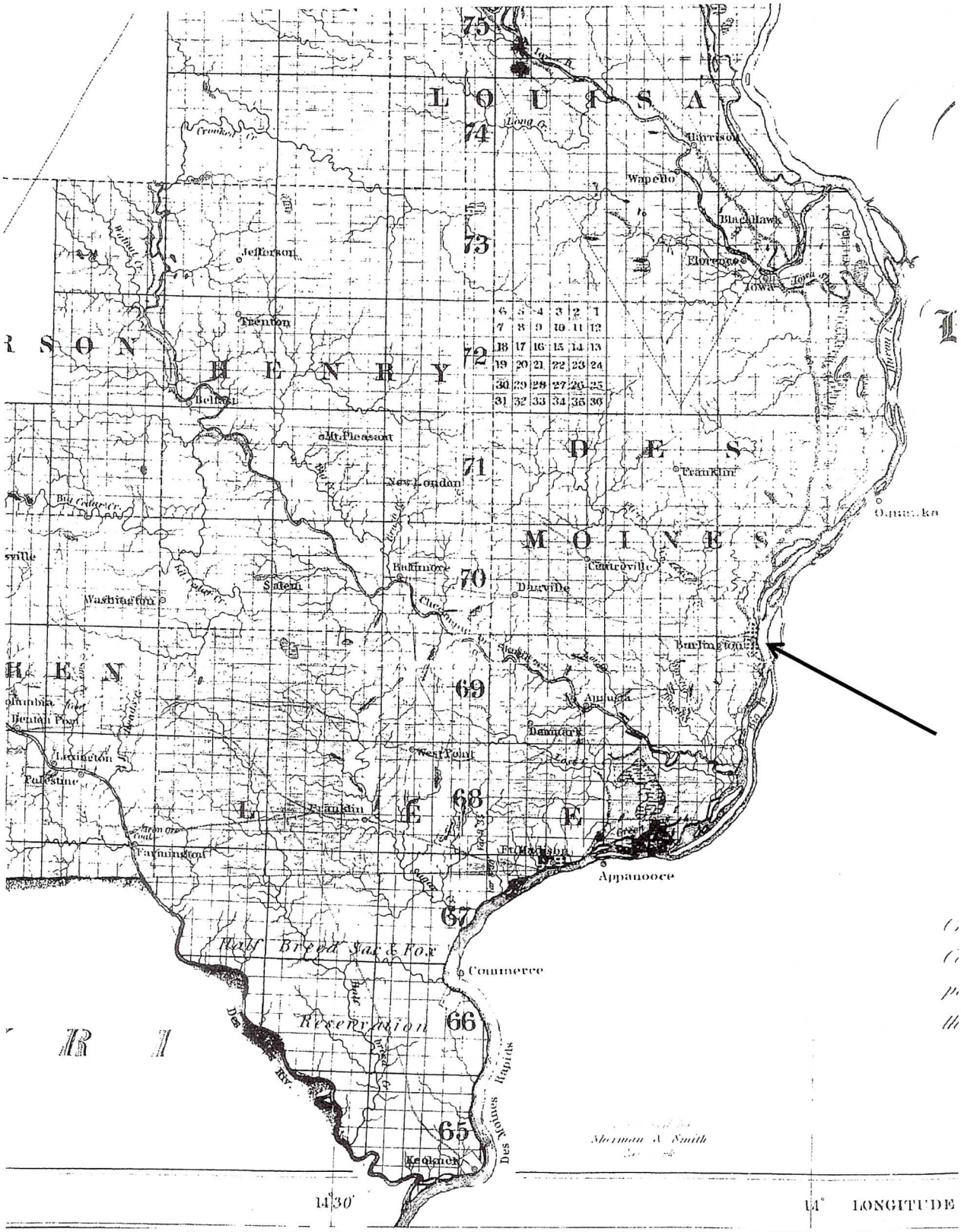


Figure 4. Part of the Map of the Surveyed Part of Iowa, with Burlington indicated (Williams 1840).

The initial construction in Burlington faced the Mississippi River, and then it extended west within the Hawkeye Creek valley. The road traveled by settlers to the west was Jefferson Street, and it became the focus of additional commercial and industrial development over the next decades. Transportation focused on the Mississippi River during the 1840s, providing opportunities for import and export of products and goods. Improvements to the river in this period focused on the rapids south of Burlington where the Des Moines River entered the Mississippi River. After the territorial capitol moved to Iowa City in 1842, Burlington further developed as a regional trade center. By August 1845, the population was reportedly around 3,000 with more than 150 buildings constructed in 1844 and through the summer of 1845. By 1847, the community imported salt, iron, stoves, and general merchandise, and it exported oats, corn, wheat, beans, flaxseed, barley, flour, whisky, pork, hay, and dry hides. Pork packing was an important industry in this period. The town had 524 steamboat arrivals in 1847, bringing over 13,000 passengers to Burlington (Naumann 1999: 6; Svendsen 1977: 18; Brower 1991: 8:4; *History of Des Moines County* 1879: 481-82).

With the Mississippi River providing access to points to the north, south, and east, improvements on transportation corridors to the west began by the late 1840s. In 1847, the Burlington and Mount Pleasant Plank Road Company organized to build a road from Burlington to Mount Pleasant in Henry County. The city of Burlington invested around $20,000 in the project, and the toll road was completed in 1851. The road consisted of oak planks laid on stringers, and problems with deteriorating timber began with the heavy traffic in the 1850s (Svendsen 1977: 21; Naumann 1999: 6).

In 1850, Burlington had a population of 4,082, and it was the largest community in Iowa. In 1851, the city limits were expanded. The area along the river was the commercial core of the city. Residential development extended up the surrounding hills - Prospect or South Hill to the south of South Street, West Hill to the west of Boundary or Central Avenue, and North Hill to the north of business district. A modern school system was established in the community, with the completion of North Hill School in 1852 and South Hill School in 1853. German immigrants began to arrive in large numbers in this period, organizing the Germania Mutual Aid Society in March 1851 and the Burlington Turnergemeinde in fall 1852. To further protect against fire, the city bought its first fire engine in 1852. Pork packing continued to be prevalent in this period, and other industry also began to develop. In 1853, D. Winter started a planing mill and sash/door/blind factory, which would continue into the 1880s. It was one of the first factories of this type in Iowa (Svendsen 1977: 2; "City School System Born in Year 1849," *Daily Hawk-Eye Gazette,* September 2, 1938, 14; *History of Des Moines County* 1879: 505, 586; *Portrait and Biographical Album of Des Moines County* 1888: 761).

Community prosperity and growth, 1855-1875

Residents of Burlington understood the importance of transportation routes to their prosperity and growth, and they saw the increased prevalence of railroads by the 1850s. In 1853, they incorporated the Burlington and Missouri River Railroad, which was formed as a sister company to the Chicago, Burlington, and Quincy Railroad (CB&Q). In 1855, the CB&Q reached a point on the Mississippi River across from Burlington in Illinois. The Burlington and Missouri River Railroad received a land grant in 1856, and they built west from Burlington to Mt. Pleasant. The CB&Q also reached Quincy in 1856. The Burlington and Missouri River continued west to Ottumwa by 1859, which remained the terminus until after the Civil War. Other railroad companies also organized to build lines connected to Burlington, such as the Peoria & Burlington Railroad in 1858 (Svendsen 1977: 22; Naumann 1999: 6; *History of Des Moines County* 1879: 484).

The result of the arrival of the railroad in Burlington was increased commercial development, trade, and industry. The 1856 business directory notes that Burlington had a strong pork trade in hogs, pork, and lard, and it had a strong grain trade in wheat, oats, corn, rye, and flour. Additionally, over 7.2 million feet of lumber were sold; wholesale dry goods business amounted to $300,000; retail dry goods business amounted to $285,000; wholesale groceries amounted to $477,000; hardware business amounted to $209,000; and drug companies totaled $150,000 in receipts. The total of all business sales was $1,421,000 (*History of Des Moines County* 1879: 482). Three breweries produced 200 barrels of beer per week. Industries included two plow factories (one producing 3,500 plows in 1855), a carriage factory, planing mill, sash/door/blind factory, seven brick yards, three saw mills, and three iron foundries. The total value from manufacturers was $175,000 (*History of Des Moines County* 1879: 483).

The 1859 directory notes the continued prominence of Burlington in trade and industry in this period. The list of goods traded at Burlington included dry goods, groceries, hardware, stoves, manufactured shoes, furniture, lumber, shingles, lath, vinegar, and lager beer. They also exported flour, wheat, corn, cattle, and hogs. The top eleven grossing industries in Burlington were brick ($420,000), iron work and machinery ($226,300), plows ($110,000), harness and saddles ($86,000), sash and shingles ($75,000), tin/copper/iron ($58,200), barrels and cooperage ($57,900), clothing and millinery ($40,500), crackers/cakes/bread ($36,500), carriages and wagons ($31,000), oils/soap/candles ($31,000). Other industries included furniture, marble works, cut stone, vinegar and beer, lime, confections, boots and shoes, starch factories, matches, and cigars and tobacco (*History of Des Moines County* 1879: 485-87). The directory notes:

> The business portion of the city is mostly limited to the lower districts, skirting the river and the banks of the Hawk-Eye, whose bed divides the city about midway, running east and west; the hills on either hand are, for the most part, crowded with dwelling houses - many of them ornamental and extensive. It contains fourteen churches namely: Three Presbyterian, two Baptist, two Methodist, two Catholic, two German Reformed, one Lutheran, one Episcopal, and one Congregational...There are two large public schoolhouses; one situated on the north, and the other on the south hill, each capable of accommodating from four to six schools...The conformation of the surrounding country insures to Burlington a prominent position among the business places of this section of the Union. For nearly twenty miles above and below, on either side of the river, the formation of its banks precludes the establishment of a rival town of any importance; thus an

> extensive section of the finest and most fertile country in the world must forever remain tributary to this point.
> (*History of Des Moines County* 1879: 484)

Industrial growth continued in the 1860s after the Civil War. Many businesses started in this period would continue and evolve through the end of the 19th century and into the 20th century. Earlier businesses were formally incorporated in this period as they continued to prosper. For example, C.P. Squires started a drug business in 1856, and he incorporated as C.P. Squires & Company, focusing on retail and wholesale trade. C.F. Schramm and F. Schmieg started Schramm & Schmieg as a retail dry goods business in 1863, converting to a wholesale business by 1882. The carriage manufacturing firm of Bennett & Frantz organized in 1864, with the business dating back to 1841. The lumber company of Gilbert, Hedge & Co organized in 1865, drawing on pine lands in Wisconsin and a sawmill on the Chippewa River for their raw product. In 1866, Charles B. Quick organized the Union Furniture Company on Valley Street near the railroad, moving further west along the tracks in 1868. H. Bailey & Company also started manufacturing furniture in 1866, and they would become Todd, Pollock, & Granger in 1873 before Henry W. Chittenden started working for the company as salesman in 1875 (*Portrait and Biographical Album of Des Moines County* 1888: 760-61, 766, 772; Antrobus 1915, Vol. 2: 444; *A Souvenir of Burlington* 1896: 72). The wholesale seed house of N.J. Burt & Company began in 1868, and it grew to be the "only exclusive wholesale seed store" in Iowa by 1888 (*Portrait and Biographical Album of Des Moines County* 1888: 767).

Industrial development in Burlington received an additional boost with the completion of the CB&Q bridge across the Mississippi River in 1869. The CB&Q railroad also established shops in Burlington at this time, in conjunction with the Burlington & Missouri River railroad. The railroad shops quickly became the leading employer in Burlington, with 378 employed combined by 1870. They would continue to be the largest employer in town until the 1930s. The completion of the bridge spurred additional development of seven railroad lines into Burlington, and increased the connections and markets for manufactured and wholesale goods distributed from Burlington. By 1872, 19 firms employed 10 or more people. The lumber industry was the second largest employer in 1870 with 127 people employed, founded by implement and carriage factories (72), a cigar and tobacco firm (69), and iron works (40). The early prominence of pork packing and flour milling decreased significantly by this time. The Murray Iron Works was organized from the foundry of Charles Hendrie in 1870, and it would quickly grow over the next decade. Brewing also continued in Burlington with the Casper Heil Brewing Company organized in 1872 after the purchase of the Bauer & Schafner Brewery and the Western Steam Brewery organized in 1873 (*History of Des Moines County* 1879: 522; Svendsen 1977: 23, 44-45, 50-51; Antrobus 1915, Vol. 2: 240)

The 1873 map of Burlington shows the development of the town in relation to the Mississippi River and Hawkeye Creek (Figure 5). The platted blocks closest to the river on the east are generally parallel to the water, thus adjusting at slight angles to the north and south in relation to each other. Hawkeye Creek extends inland from Front near Division angling northwest to Jefferson around 8th Street. The railroad line follows this creek bed into the city. Industrial growth in the 1860s and 1870s focused on this land along the creek and railroad. Union Depot is located on Main Street near Division, with the railroad bridge significantly further south.



Figure 5. Burlington in 1873 (Andreas 1873).

As Burlington and its associated industries developed in the 1870s, the city began to develop amenities and organizations for its residents. The Burlington Board of Trade formed on February 1, 1873 with Philip Crapo, M.R. Derby, A.A. Perkins, and J.E. Nishet as officers. This organization served as a "commercial club" or chamber of commerce to promote business interests and growth in the community. The fire department, a paid organization since 1871, fought its largest fire in downtown Burlington on June 19, 1873 when 49 buildings were destroyed in a four block area from Washington to High and Front to Third streets. Brick yards were busy with rebuilding efforts over the next few years. Plans formulated for a water works system, finally complete in June 1878 with 157 fire hydrants. In November 1873, Burlington was designated a city of the first class, due to its size and development. Also in 1873, the Burlington Street Railway organized, with a two mile route complete in January 1874. The West Hill and West Avenue Railway then completed a route in September 1875, almost concurrently with the North Hill Street Railway Company. In 1876, the Main Street and Prospect Hill Street Railway Company completed their route (*Portrait and Biographical Album of Des Moines County* 1888: 753; *History of Des Moines County* 1879: 496, 507, 510, 514, 517-20). With this network of street railways, residential neighborhoods were connected with the commercial and manufacturing businesses downtown. City limits were extended again in 1876.

Rise of large manufacturing and wholesale businesses, 1875-1900

A number of manufacturing and wholesale businesses that would be successful into the 20th century formed in the late 1870s. John Blaul, who opened a retail grocery in 1856, expanded his business and opened a wholesale grocery house in 1874. His sons joined the business in 1882. Andrew Lagomarcino arrived in Burlington in 1875 and started the first fruit import business in Burlington on Main Street. The business would expand to a partnership with W.H. Grupe in 1885. The wholesale grocery business of Biklen, Winzer & Company organized in 1875, located at 110 N. Main Street (State Site #29-01240, Map #WH-25). By 1888, their business area extended through Iowa, Illinois, and Missouri. The Derby Flouring Mill started in a three-story building in 1876, continuing a long established type of industry in Burlington. Henry W. Chittenden became a partner in the furniture business of Todd, Pollock, & Granger in 1877, which had moved to a new large five story brick building south of the railroad tracks on 3rd Street (100-104 S. 3rd Street, State # 29-00117, Map #WH-19a). The firm became Pollock, Granger & Chittenden, and then it became Granger & Chittenden in 1881. Acres, Blackmar & Company incorporated in March 1879, manufacturing blank books and conducting general printing. They were the largest manufacturer of this type in Iowa by 1888 (*Portrait and Biographical Album of Des Moines County* 1888: 763-65, 771; Antrobus 1915, Vol. 2: 445, 472; Svendsen 1977: 96).

Three lumber companies organized in this period, and woodworking and furniture businesses continued to grow in number. The Burlington Lumber Company incorporated in 1877, tracing its roots back to the 1840s lumber partnership of Rand & Carson. The company developed a specialty in bridge timber for railroad companies. In 1879, E.D. Rand also incorporated the Rand Lumber Company. The company ran five branch yards within a 200 mile radius by 1888 and was also connected with the Keithsburg Lumber Company and the Carson & Rand Lumber Company of Keokuk. Wyman & Rand was also incorporated in 1879 as wholesale and retail dealers in carpets, furniture, wallpaper, window shades, curtains, mirrors, mantels, and tiling.

The Wyman-Rand Carpet Company and Northwestern Manufacturing Company were also associated with C.W. Rand. In April 1880, the Cascade Lumber Company incorporated from persons associated with Gilbert, Hedge & Company (*Portrait and Biographical Album of Des Moines County* 1888: 766, 771-72). With the strong presence of German woodworkers, Burlington developed as a strong furniture manufacturing center. The Union Furniture Company, B. Wolf & Ita Company, Burlington School Furniture Company, Quick & Sons Company, and J.A. Smith & Son School Furniture Company operated in Burlington at this time. The largest companies were the Northwestern Furniture Company (later Leopold Desk Company), North Western Cabinet Company, and Todd, Pollack, and Granger Company (later Chittenden & Eastman) (Svendsen 1977: 48).

The 1879 history of Des Moines County notes the prominence of Burlington's industrial base. Their success was partially attributed to the connections offered by the eight railroads into Burlington: Chicago, Burlington & Quincy; Toledo, Peoria, & Warsaw; Burlington, Carthage, & Quincy; Burlington & Missouri River; Burlington, Cedar Rapids, & Northern; Burlington & Keokuk; Burlington & Southwestern; Burlington & Northwestern; Rockford, Rock Island & St. Louis (*History of Des Moines County* 1879: 519-22). The history noted:

> Burlington is well situated for becoming a great commercial and manufacturing city. With lines of railroad radiating in every direction, bringing to her warehouses the products of near and distant portions of the country; with the Mississippi River at her door, ready to float upon its bosom such products as seek a Southern market; with a wealth of timber suited to manufacturing purposes near at hand; with inexhaustible coal deposits within easy reach either to the east or west; and with the great South and West as an unfailing market for either manufactured articles or surplus breadstuffs; it does appear as if promising future opened before the city; and it is not unreasonable to believe that within a few years these expectations may be realized. (*History of Des Moines County* 1879: 590)

In 1880, the population of Burlington had grown to 19,450, a significant increase from 14,930 in 1870. A total of 35 companies employed 10 or more people in Burlington. The lumber industry was the largest industrial employer with 201 in their workforce, followed by furniture manufacturing with 143 and a large number employed in iron/metal works. Moderate sized industries included food processing firms, breweries, cigar factories, and brick yards (Svendsen 1977: 45). The CB&Q railroad shops moved to West Burlington in this period, about three miles to the west of the Mississippi River. The town was incorporated, including the 1000 acres of land leased by the railroad. The community grew to 300 residents by 1888, and the railroad shops employed 1,400 men (Svendsen 1977: 2, 46).

The *Commercial and Statistical Review of the City of Burlington, Iowa* published by J.L. Spalding in 1882 included a review of 39 manufacturing interests in Burlington, in addition to mercantile interests and miscellaneous businesses. Overall, the city had 14 manufacturers of implements/carriages/wagons, four furniture factories, three mattress factories, two planing mills, four lumber mills, two cooper shops, 11 cigar manufacturers, six saddlery businesses, four foundries or machine shops, five breweries, three shirt factories, two linseed oil mills, two flour mills, three pork packers, two brick yards, two soda water businesses, and two blank book manufacturers. Numerous other individual business types were also listed. The manufacturers selected for inclusion with profiles included: Bennett & Frantz (carriages), Bishop Brothers

Printing Company, George Boeck (pork packing), Burlington Wheel Company, John Burg & Sons (wagons), Burlington School Furniture Company, Burlington Cutlery Company, Burlington Shirt Factory, Burlington Linseed Oil Company, Burlington Wire Mattress Company, H.W. Chittenden (furniture), John Dailey (boilers), Duplex Spring Bed Company, Embalming Burial Case Company, Henry Ewinger (plumbing and gas fixtures), Peter Fawcett (boiler and sheet metal), Funck & Hertzler (implements), Hawkeye Manufacturing Company (buggies and wagons), Hawkeye Barb Wire Fence Company, Kuhn & Sons (brooms), C. Mathes (lard oil and soap), C. Mathes & Brother (mineral water and soda water), Murray Iron Works, Pioneer Linseed Oil Company, Ray Plow Company, George Schmittel (mattresses), Joseph S. Schott (saddles/harnesses/collars), J.W. Smither (crackers/cookies), Steinbrecher, Dehn & Lau (pork packers), Stewart & Hayden (plumbing and gas fixtures), The National Mills (Derby Mills), George S. Talbott (boots and shoes), Union Furniture Company, Vinegar & Pickle Works, C.R. Wigert (mineral water), Thomas Wilkinson & Company (paint), Robert Wolf (walnut furniture), N. Woodward (wigs), and Woven Wire Mattress Company (Spalding 1882: 70-74, 90-159).

A number of these businesses incorporated or evolved in the early 1880s. For example, the Burlington Vinegar and Pickle Works incorporated in 1881, producing cider, vinegar, pickles and sauerkraut, preserves, jellies and mincemeat in a two-story brick building at 118 South 3rd Street (State Site #29-00117, Map #WH-18). The business grew out of the pickle business of H. Weinrich and had branch houses in Fort Madison, Sandusky, and Kansas City by 1888. Schramm & Schmieg shifted from retail to wholesale dry goods around 1881, and it became Schramm, Schmieg, & Company in 1888 with the addition of C.F. Schramm's son Arthur. John Blaul's wholesale grocery business likewise became John Blaul & Sons in 1882, and the sons continued the business after his death in 1885. By 1888, they expanded to manufacture spices and carried a large line of teas. James W. Smither bought the cracker factory of Phillip Hoerr in 1882 and expanded as a manufacturer of crackers and candies as well as wholesale dealer in crackers, candies, foreign fruits, and nuts. Henry W. Chittenden operated the long-running furniture business solo starting in 1882, and then added E.P. Eastman, who worked as his bookkeeper, as a partner, creating Chittenden & Eastman Company. In 1886, they added a five story addition at 108-110 S. 3rd Street as a twin to their first building at the corner (State Site #29-00117, Map #WH-19b). In 1886, the Northwestern Furniture Company incorporated with C. W. Rand, President, and Carl A. Leopold, Secretary, Treasurer and General Manager to manufacture desks, sideboards, and bookcases. Jaggar & Simpson also reorganized as the Burlington Linseed Oil Company in 1886 to manufacture pure raw and boiled linseed oil, oil cake, and oil cake meal, and screened and ground flax seed at 3rd Street and Elm (*Portrait and Biographical Album of Des Moines County* 1888: 761-62, 765-66; *A Souvenir of Burlington* 1896: 72; Antrobus 1915, Vol. 2: 445).

The 1886 Sanborn map shows a variety of commercial and industrial uses in the four blocks between Valley and Market/railroad tracks from Front to 5th Street as well as in the blocks to the south (Figure 6). In the four blocks along the north side of the tracks, the map shows E.C. Spalding & Company (coal yard), Hotel Duncan, wholesale groceries, wholesale hardware, Harper House, Rob Donahue (carriages), Burlington Fuel Company yard, shoe factory, door/screen factory, Burlington Steam Supply Company, and several smaller businesses. The four extant commercial buildings between Front and Main are depicted on this map as well. The two blocks south of the railroad tracks (Market) are most heavily developed with



Figure 6. "Warehouse district" survey area in 1886 (Sanborn Map Company 1886).

commercial businesses along Main Street facing the railroad and river, extending south to Elm and the Union Depot. This development has been assisted with the burying of Hawkeye Creek through a sewer project after 1878, reclaiming some land within these blocks. The factories of Chittenden & Eastman (State Site #29-00117, Map #WH-19a), the Burlington Vinegar & Pickle Works (State Site #29-00117, Map #WH-18), and the Burlington Wire Mattress Factory (demo) are found on the 100 block of S. 3rd Street, with dwellings in the 200 block and the factory of the Burlington Linseed Oil Works at the corner with Elm (State Site #29-00122, Map #WH-11).

The railroads, particularly the CB&Q, continued to play a large role in the prominence of Burlington in this period. By 1888, 4,655 miles of railroad were owned, controlled, and operated by the Chicago, Burlington & Quincy and the Burlington, Cedar Rapids & Northern, running to 61 of Iowa's 99 counties with stops at 773 cities in Iowa, Missouri, Nebraska, Kansas, Minnesota, and Colorado. The CB&Q shops in West Burlington employed 1,400 men to build and repair engines, freight cars, and other related parts (*Portrait and Biographical Album of Des Moines County* 1888: 713). The 1888 history of Des Moines County noted:

> Without doubt Burlington is one of the best points in the West for manufacturing purposes. Having a perfect network of railroads radiating in nearly every direction, with the mighty Mississippi affording cheap transportation, where can a better point be found? Much is being done in this direction, while much more remains to be done. Already the manufacturing products of Burlington amount to millions of dollars annually, and as a special manufacturing point it is yet in its infancy. All who have located here are doing well and are hopeful of the future.
> (*Portrait and Biographical Album of Des Moines County* 1888: 758)

The community and business leaders of Burlington reorganized the body promoting industry and commerce in town with the formations of the Commercial Club on August 18, 1887. The goal of the initial 50 members was "to promote the commercial interests of Burlington by the social intercourse of the members, a free exchange of views, and by organized efforts." They recognized the role of the railroads, manufacturers, mercantile establishments, and financial institutions in the growth and prosperity of the town, and they strove to fully support them. They hoped to "secure the co-operation of our business men, and the approval of the public in general" by promoting public welfare in a commercial sense and uniting commercial concerns and interests through persistent effort (*Portrait and Biographical Album of Des Moines County* 1888: 752).

Community leaders also strove to further advance Burlington in the late 1880s and into the 1890s with public improvement projects. The Burlington Water Works installed 20 miles of mains and 214 fire hydrants by 1888. The fire department served the community through seven hose stations throughout the city. Road improvements in town began with replacing wood trestle bridges across valleys with stone culverts and bridges. Eleven miles of new sewer were also installed by 1896. Roads throughout town had macadam paving in the 1880s, and the first experiment with brick occurred in 1887 at the intersection of Main and Jefferson. With its success, Jefferson was paved with brick from Front to 7th and then continued onto other main streets. The local Granite Brick Company supplied the bricks. By 1896, Burlington had 10 miles of brick streets, 7.43 of macadam, 1.46 of limestone blocks, and .11 miles of granite for a total of 19 miles paved. The town was served by two main street railways in this period, the

original Burlington Street Railway and the Union Street Railway, created by a merger of the smaller neighborhood lines. Donations by Philip Crapo led to the completion of the Burlington Free Public Library in 1893 and the establishment of Crapo Park by 1896 (*Portrait and Biographical Album of Des Moines County* 1888: 755-56; *A Souvenir of Burlington* 1896: 12, 89; "First Brick Paving in Burlington," *Daily Hawk-Eye Gazette,* September 2, 1938, 21; "Burlington's Treasure House," *Daily Hawk-Eye Gazette,* September 2, 1938, 28).

The industrial area near the railroad tracks along Market Street is depicted on the 1889 *Perspective Map of the City of Burlington* (Figure 7). The two and three story commercial buildings facing the river and railroad to the east along Main Street are clearly visible. The two five-story buildings for Chittenden & Eastman one block west on S. 3rd Street are also clearly visible. A mix of two or three story buildings and larger buildings are found throughout the remainder of the blocks near the tracks. The four blocks north of the tracks have more concentrated development by this period than 3rd Street south of the tracks.

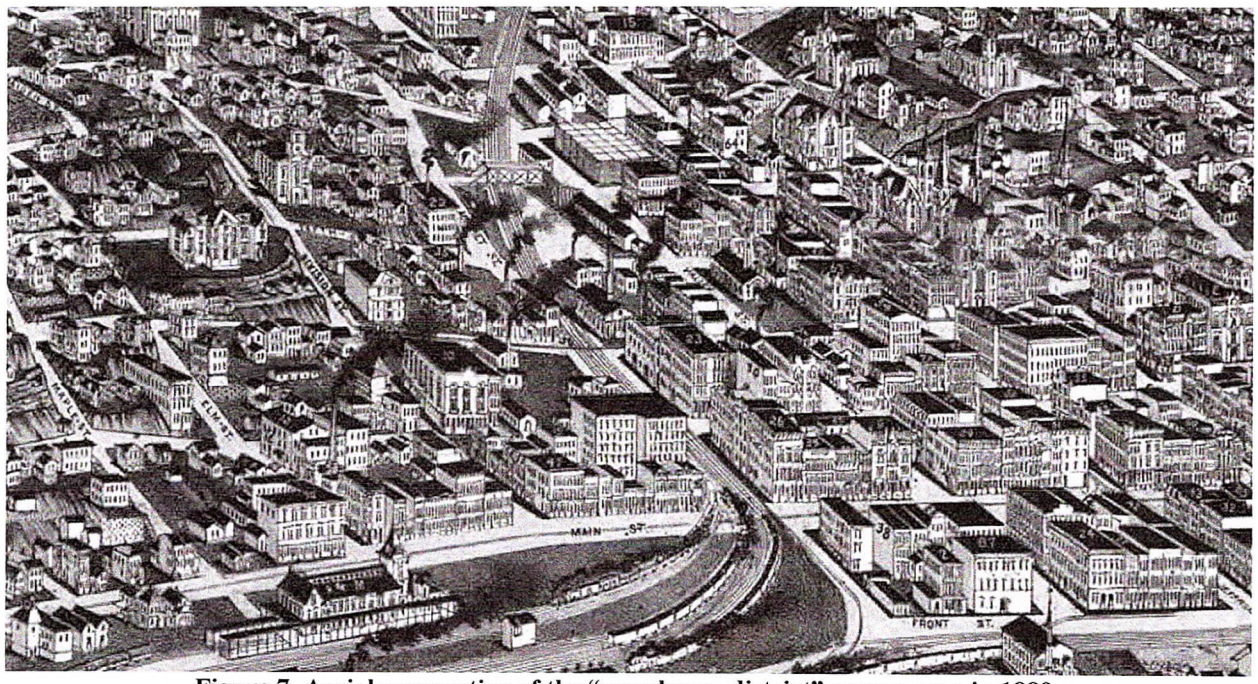


Figure 7. Aerial perspective of the "warehouse district" survey area in 1889 (*Perspective Map of the City of Burlington, IA* 1889).

Businesses in Burlington continued to form, grow, and evolve over the next few years. In 1889, E. A. Florang organized the Burlington Basket Company at Court and Front streets. A merger of the C.P. Squires & Company and Reynolds & Churchill Company in 1889 created the Churchill Drug Company, a wholesale drug company that would be successful in Burlington well into the 20th century. The Iowa Soap Company started in 1891 on Front Street near Union Depot, later moving to Valley Street. Drake Hardware incorporated in 1891 to conduct wholesale business of hardware (Antrobus 1915, Vol. 2: 116, 176; Svendsen 1977: 97)

The 1892 Sanborn map depicts the development of the area near the railroad tracks along Market by this time with continuing and new commercial and industrial uses (Figure 8). Commercial and wholesale businesses define the four blocks on the immediate north side of the railroad

tracks. Manufacturing interests include the Burlington Plating Works (demolished), Rob Donahue Carriage Works (demolished), J.L. Kelly & Company (demolished), and Burlington Steam Supply Company (demolished). A number of manufacturing and wholesale businesses are located on S. 3rd Street south of the railroad tracks, including the three buildings associated with Chittenden & Eastman (furniture) (State Site #29-00117, Map #WH-19a-19b-19c), Burlington Vinegar & Pickle Works (State Site #29-00117, Map #WH-20), J.W. Smithers (crackers and candy) (demolished), and the Burlington Linseed Oil Company (State Site #29-00122, Map #WH-11). In 1892, John Blaul & Sons constructed their large wholesale grocery house at Valley and 5th Street, expanding to include a canning factory by 1895 (State Site #29-01641, Map Map #WH-38). Also in 1892, Lagomarcino-Grupe Company moved to Valley Street at Front and began to significantly expand their wholesale fruit company (State Site #29-01636, Map #WH-27). They opened branch houses in Cedar Rapids in 1894, Creston in 1901, and Davenport in 1903 (Antrobus 1915, Vol. 2: 156-57, 472).

The promotional pamphlet, *A Souvenir of Burlington,* noted in 1896 that it is "safe to predict that the next ten years will see a vast increase in the manufacturing business in Burlington" (*A Souvenir of Burlington* 1896: 65). A number of commercial, manufacturing, and wholesale businesses were highlighted with short company histories in the booklet. Within the area south of Valley to the railroad tracks and south on 3rd Street, a number of businesses were included. Chittenden & Eastman is noted as having "built up a business in extent and character second to none in the country" in furniture over the last 14 years. They were now located in four large buildings on S. 3rd Street (State Site #29-00117, Map #WH-19a-b-c, WH-20) comprising 124,800 square feet (*A Souvenir of Burlington* 1896: 65). Copeland & Martin organized in 1888 as a fruit wholesale business in the 100 block of Valley (State Site #29-01636, Map #WH-27). Schmieg, & Company incorporated as such as a wholesale dry goods business in 1888, and they continue to operate from 110 N. Main (State Site #29-01240, Map #WH-25). The Burlington Vinegar & Pickle Works continued to operate at a new location as Chittenden & Eastman expanded into their building on 3rd Street. Other businesses in this area included J.L. Kelley & Company (wholesale and retail business in buggies, surries, wagons, bicycles, harnesses, and miscellaneous items) at 102-104 N. 4th (demolished), Robert Donahue Iron & Hardware at 100-104 N. 3rd (demolished), and James W. Smither (candy and crackers) at 129-131 S. 3rd (demolished).

Community leaders continued to advance improvements within Burlington and to increase services offered to residents. The street railway became an electric line by 1896 with the establishment of the Burlington Electric Street Railway Company (officers: E.C. Walsh, Col. G.H. Higbee, C.H. Walsh, John T. Remey – also Dr. J.J. Ransom and J.W. and M.A. Walsh). The lines are noted on the 1896 map of Burlington along with the main railroad tracks through town (Figure 9). Essentially the same group of men also formed the Burlington Electric Light Company in 1892 (officers: M.A. Walsh, J.W. Walsh, C.H. Walsh, John T. Remey) and the Burlington Improvement Company in 1895 (officers: Col. G.H. Higbee, E.C. Walsh, C.H. Walsh, John T. Remey – also Dr. J.J. Ransom and J.W., M.A., A.E. Walsh). The purpose of the improvement company was to build railways, gas, electric light, steam heat, and factories. With a new gas plant constructed in 1895, they then organized the Burlington Gas & Fuel Company as well (*A Souvenir of Burlington* 1896: 88-89). The Commercial Club became the Commercial Exchange in 1899, to "promote the business interests of Burlington and to adopt such means as will best secure this result" (Antrobus 1915, Vol. 1: 503).

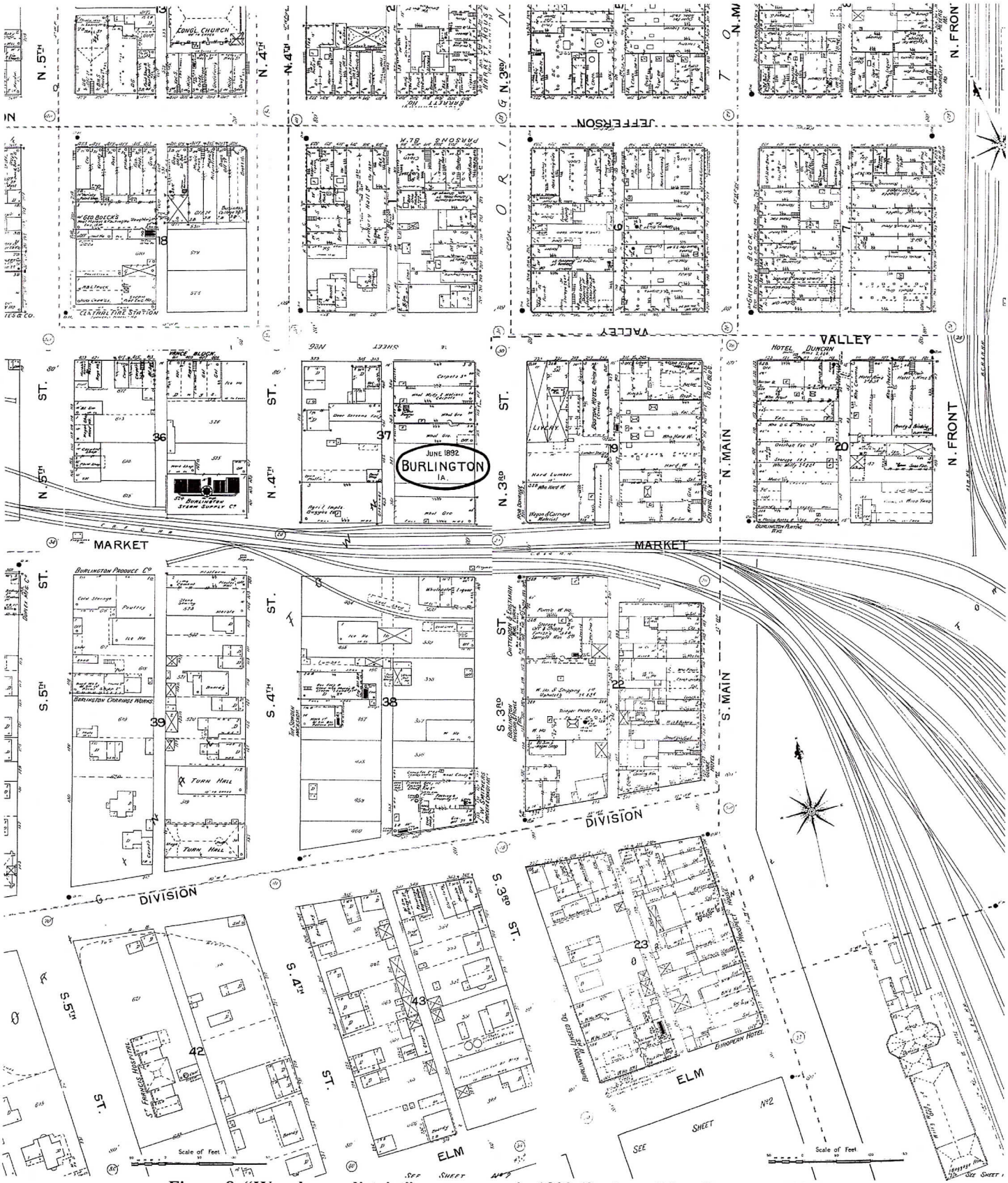


Figure 8. "Warehouse district" survey area in 1892 (Sanborn Map Company 1892).



Figure 9. Burlington in 1896 (Gould City Directory, 1896).

New and prosperous manufacturing and wholesale businesses, 1900-1930

By the turn of the century, Burlington's population began to hold nearly steady as commerce and industry supported an existing base. The population grew slightly from 22,565 in 1890 to 23,201 in 1900, and it reached 24,057 by 1920. Through this period, a large number of established manufacturing and wholesale houses continued to expand and prosper. Smaller industries closed, with workers shifting to the growing factories. The lumber industry declined in this period as pine lands on the Upper Mississippi River were depleted. Furniture manufacturing, however, remained strong in Burlington with the Chittenden & Eastman, Charles Buettner, Burlington School Furniture Company, Rand & Leopold Desk Company, Hawkeye Furniture Company, and Union Furniture Company operating in town. The Northwestern Cabinet Company organized as well in 1901 to manufacture desks and cabinets. New business arrived with the new pearl button industry along the Mississippi River as the Mississippi Pearl Button Company was established in Burlington in 1901 by a Philadelphia company associated with the underwear industry (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 5).

The 1900 Sanborn map shows a variety of commercial and industrial uses in the four blocks between Valley and Market/railroad tracks from Front to 5th Street as well as in the blocks to the south along S. 3rd Street (Figure 6). Many businesses remain the same from the 1892 map. The new three story brick building built by undertakers F.L. & G.L. Unterkircher in 1896 at 221-223 Valley is depicted (State Site #29-01640, Map #WH-30). The S.R. & I.C. McConnell Company, manufacturers and wholesale dealers of harnesses and saddlery, was located directly to the north at 3rd and Valley (demolished). The new building for John Blaul & Sons is depicted at the southeast corner of Valley and 5th Street (State Site #29-01641, Map #WH-38). Chittenden & Eastman expanded facility on the east side of S. 3rd Street is shown, with upholtry and mattress departments, warehouse, and sample room (State Site #29-00117, Map #WH-19a-b-c, WH-20). The National Biscuit Company was located in the old J.W. Smithers cracker factory at 3rd and Division (demolished). The American Linseed Oil Company had a number of vacant warehouses further south at 3rd and Elm as well (State Site #29-00122, Map #WH-11).

Around the turn of the century, a number of "food products" industries started in Burlington that were successful through the first half of the century. In 1899, A.J. Benner started the Home Tea Company, which became the Benner Tea Company in 1908. As noted previously, the National Biscuit Company took over the space on S. 3rd Street. E.T. Gardner and E.C. Gould, who had worked for J.W. Smithers, saw a market for fine chocolates. They launched the Gardner & Gould Company on June 1, 1900 to manufacture candy and sell confectioners' supplies at 217 Washington. They quickly outgrew this facility and moved in March 1904 to old linseed oil company buildings at 223 S. 3rd Street (State Site #29-00122, Map #WH-11). By 1906, their Fern Brand of chocolates was known across the country with 45-60 people employed as well as six salesmen in Iowa, Illinois, Nebraska, Missouri, and Kansas. The company incorporated in 1907. The Clinton-Copeland Candy Company incorporated in 1899 to produce chocolates and hard candy stamped with the C.C.C. (triple C) brand. In 1905, their business required relocation to a larger building as well, and they constructed the four story brick building on S. 4th Street



Figure 10. "Warehouse district" survey area in 1900 (Sanborn Map Company 1900).

immediately south of the railroad tracks (State Site #29-00184, Map #WH-41). By 1906, they employed 75 people to produce Holly chocolates and hard goods ("Gardner & Gould," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 1; Antrobus 1915, Vol. 2: 348, 353; "Clinton-Copeland Candy Company," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 3; Svendsen 1977: 52). Two local breweries, the Moehn Brewing Company (1903) and Casper Heil Brewing Company (1904) also incorporated in this period (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 11, 14).

Established businesses in this area also evolved and expanded in this period as well. John Blaul & Sons incorporated in February 1903, and they constructed a large addition on the east side of their building at 421-425 Valley (State Site #29-01641, Map #WH-38). In 1906, they had a canned goods plant on the north side of Burlington as well. In 1904, the wholesale dry goods business of Schramm & Schmieg incorporated with Frederick Schmieg as president, Charles F. Schramm as vice president, and Arthur Schramm as treasurer. In 1906, Charles F. Schramm died, and son Arthur became vice president and niece Margaret Teuscher became secretary and treasurer. The Lagomarcino-Grupe Company incorporated in 1904, and they opened additional branches in Dubuque and Clinton in 1905. Their building at 101-105 Valley had cold storage and fruit ripening rooms, and the Linmoneri Lemon and Better Brand Orange were their exclusive specialties (Antrobus 1915, Vol. 2: 157, 472; John Blaul's Sons Co," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 2; "Woman is Executive Chief of Business," *Hawk-Eye,* September 20, 1920, 33; "Lagomarcino-Grupe Co," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 3).

The Chittenden & Eastman complex (State Site #29-00117) on S. 3rd Street expanded with the construction of buildings E and F to the west on 3rd Street (Map #1b, 1c) and a showroom on S. Main ("G") by 1903 (Map #WH-21). In 1905, building H was complete on S. 3rd Street as well, described as a modern and fireproof office building. In 1906, the company occupied 252,000 square feet and employed 275-300 people. They manufactured mattresses and upholstered furniture, with nearly 450 chairs in their 1905 catalog. They were described as the "largest furniture manufacturers and distributors in the world" ("Chittenden & Eastman Company, *Burlington Evening Gazette,* March 24, 1906, sec 2, p 16). The company would build two additional five-story brick buildings in 1907, one curved to maximize space along the railroad tracks (Map #WH-20) at Main and Market and one across from the original building on 3rd at Market (Map #WH-01a).

In 1906, the *Burlington Evening Gazette* reported that there were 111 factories in Burlington and over 100 individual artisans. Additionally, there were 25 large wholesale houses. The network of railroads through Burlington distributed goods across the country (Figure 11). Over 40 passenger and 40 freight trains left from Burlington daily. The town had a strong wholesale trade in paints, oils, groceries, hardware, sash and doors, notions, dry goods, clothing, produce, pianos, seeds, meats, flour, liquors, grain, paper, feed, and agricultural implements as well as other products. Six banks served the businesses in the community: National State Bank, German-American Savings Bank, Iowa State Savings Bank, Burlington Savings Bank, Merchants National Bank, First National Bank (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 3, sec 3, p 3). The newspaper noted that "Burlington to-day is full of promise for a great future" and described the commercial and industrial interests:

Our merchants, wholesale and retail, have grown up with our town and to-day present an unbroken front of growth and prosperity that has no equal in any town of its size on the globe. Every factory in this whole city…they are largest and more numerous than any other Iowa town, have grown from diminutive size and primitive business until they will compare in size with the greatest and compete with them all in the market of the world…. A Burlington product is famous in every market it reaches, just by the name. In no community does machinery have a better name than the product of Murray Iron Works. Burlington furniture is sold from the Mississippi River to the Pacific coast. The Leopold Desk Company sends its product to every civilized country between Greenland's icy mountains and India's coral strand. The Burlington Wheel Works are as famous in England as America. Burlington buttons are sold in every European city and Burlington baskets are found in every part of the United States. When you start a factory, the mere knowledge that your product is made in Burlington is sufficient to make its reputation. (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 1)

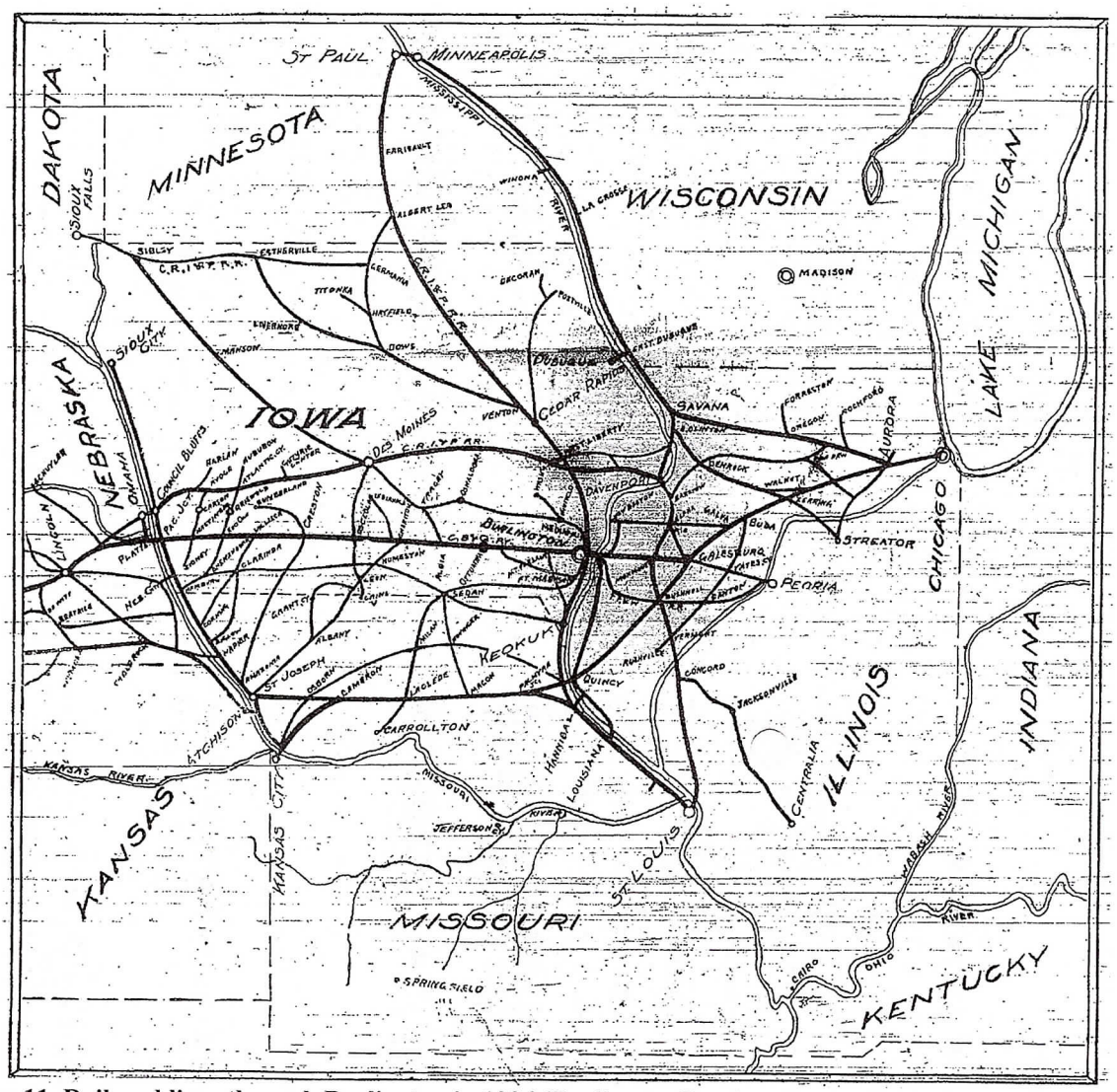


Figure 11. Railroad lines through Burlington in 1906 (*Burlington Evening Gazette,* March 24, 1906, sec 2, p 1).

A number of additional large factories and warehouses were built in Burlington over the next ten years. Two of these buildings extended onto the north side of Valley Street, towards the commercial district and away from the railroad tracks. In 1908, S.R. & I.C. McConnell Company, manufacturers and wholesale dealers in harnesses and saddlery, moved to their new building at 200-206 N. 4th Street (State Site #29-00137, Map #WH-33). Schramm & Schmieg Wholesale Dry Goods construct a large building immediately east of this site around the same time, and it was to be the first reinforced concrete building in Burlington (State Site #29-00092, Map #WH-32). In 1909, they expanded by purchasing the overall business of O'Connor Mercantile Company. Margaret Teuscher became president of the company in 1912, after Arthur Schramm moved west in 1910 and Frederick Schmieg died in 1912 ("Woman is Executive Chief of Business," *Hawk-Eye,* September 20, 1920, 33). Soon after the completion of these buildings, the Churchill Drug Company expanded their facilities in Burlington with the construction of a large building at 100-122 N. 4th Street along the railroad tracks (State Site # 29-00136, Map #WH-35). The Iowa Biscuit Company started in 1907 in part of the old linseed company building on S. 3rd Street. They were successful and constructed a large five story factory immediately north at 214-220 S. 3rd Street in 1914-15 (State Site #29-00120, Map #WH-13). They could process up to 100 barrels of flour daily for the manufacture of crackers and cakes with 50-100 people employed in 1915 (Antrobus 1915, Vol. 2: 486). To their south, the Gardner and Gould Candy Company expanded and improved the old linseed factory at the corner in 1910 (State Site #29-00122, Map #WH-11). The Hotel Burlington was also constructed at the northeast corner of Valley and 3rd Street in 1910-11, with an additional two stories added in 1926 (*Burlington Hawk-Eye,* July 10, 1962, 79).

Burlington experienced the forward march of progress in the 1910s as old industries closed, new organizations formed, and transportation evolved. In 1910, A.J. Hartman built an airplane at the CB&Q roundhouse in West Burlington and became the first to fly a plane in Iowa (Svendsen 1977: 24). With northern Midwest forests depleted, the Burlington Lumber Company closed its mill in 1911, followed by the Rand Lumber Company in 1913 (Svendsen 1977: 48). The Commercial Exchange became the Greater Burlington Association (GBA) in 1915, and the Social Service League formed from two earlier societies ("Chamber of Commerce First Formed in 1855," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 15; *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 2, p 13).

The rise of automobile traffic began to diminish the importance of the railroad connections in Burlington, though the railroad continued to play a prominent role in transportation through the 1930s. The automobile brought new businesses to Burlington in the 1910s, such as the Farmers Motor & Supply Company who moved to a new building at 209 S. Third in 1915 where they sold and serviced Buicks (State Site #29-03522, Map #WH-06). Chittenden & Eastman Company continued to expand their facilities, with a new six-story building at 125-127 S. 3rd Street (State Site #29-00117, Map #WH-03) and a two-story building much further south at 231 S. 3rd Street in 1915 (State Site #29-00123, Map #WH-10). They used this latter building for about six years and then sold it as they focused operations on the block to the north. The Farmers Motor & Supply Company moved to this building at 231 S. 3rd Street in 1922, remodeling it for automotive purposes and then adding a third story for a painting department (State Site #29-00123, Map #WH-10). They changed their name to the Burlington Buick Company in this period as well ("Burlington Buick Company," *Burlington Hawk-Eye,* December

11, 1927, 12). The increased need for an automobile connection across the Mississippi River led to the formation of the Citizens Bridge Company, headed by James A. MacArthur, in 1915. The company raised funds for the construction of the MacArthur Bridge across the Mississippi River, completed in 1917 (*Burlington Hawk-Eye,* July 10, 1962, 6, 33).

Established businesses continued to grow in Burlington through the 1910s. The Lagomarcino-Grupe Company was reported as the "largest fruit house in the middle west outside of Chicago" in 1915 (State Site #29-01636, Map #WH-27). They had ten branch houses by 1915 and employed 200 with an additional 60 traveling salesmen. They also sold soda fountains and supplies, and they operated three ice cream factories in conjunction with the fruit business. They also had a separate house for fish and oysters. Their home office remained in Burlington (Antrobus 1915, Vol. 2: 472). Chittenden & Eastman issued a 700 page catalog of manufactured and wholesale furniture in 1915 (State Site #29-00117, Map #01-02-03, 18-19, 20-21). They continued to manufacture mattresses and upholstered furniture, with an extensive line of chairs. They were "recognized as the world's largest furniture distributors" (Antrobus 1915, Vol. 2: 445, 489). Other recognized industries included the Benner Tea Company (four branches in Iowa), the Burlington Basket Company (largest of type in country), Churchill Drug Company, and Derby Mills Company (Bakewell flour). Burlington was also known as one of the brewing centers of the Mississippi valley, with the Moehn Brewery, Union Brewery, and Casper Heil Brewing Company. H.A. Mathes, manufacturer of soda and mineral water, also was a local agent for Anheuser-Busch Brewing Company of St. Louis (Antrobus 1915, Vol. 2: 9, 240, 243). The breweries would close in 1918 when prohibition went into effect across the county. The Heil Company shifted products and became an ice house at that time (*Daily Hawk-Eye Gazette,* September 2, 1938, 32).

World War I appears to have had only a passing effect on industry in Burlington, and businesses continued in full and expanded modes into the 1920s. In 1918, Schramm & Schmieg Wholesale Dry Goods expanded to manufacture gloves and mittens after buying out the Peterson business. Their large 1908 building at the northwest corner of Valley and 3rd Street was cramped, and they acquired the building at the southeast corner constructed by undertakers F.L. & G.L. Unterkircher in 1896 (State Site #29-01640, Map #WH-30). They remodeled the building and added a fourth story for their operations in 1920 ("Woman is Executive Chief of Business," *Hawk-Eye,* September 20, 1920, 33). An increased demand for products of the Iowa Soap Company led to significant expansion in this period, with the construction of five additions and national distribution of products by 1928. The Burlington Basket Company also expanded on the north side of town in this period, and Burlington became known as the center of basket manufacture. The original buildings associated with the Northwest Furniture Company and Leopold Desk Company were destroyed by fire in the 1920s (Svendsen 1977: 48-49, 52, 54). In 1923, the Chittenden & Eastman Company opened a branch in St. Paul, Minnesota for a showroom of their products. They also announced plans to build a six-story building on the corner of Third and Division streets in order to consolidate the manufacture and storage of chairs, which was scattered among various other buildings and warehouses ("C. & E. Tells Architect to Design Big Building," *Hawk-Eye*, January 31, 1923, 1). This building was perhaps the largest manufacturing building constructed in this section of town (State Site #29-00117, Map #WH-17). It would also be the last large wholesale or manufacturing building constructed in this area of Burlington.

Transportation around and out of Burlington continued to evolve through the end of the 1920s. With the designation of highways in Iowa, Burlington found itself at the crossroads of Highway 61 that ran north-south along the Mississippi River and Highway 34 that ran west to Mt. Pleasant and on to Des Moines and east across the bridge into Illinois. Thus, Burlington continued to benefit from a location on transportation corridors. The historic transportation corridor, the Mississippi River, was improved in 1928 with the construction of a modern dock that met federal standards for barge traffic. Thus, this historic connection to traffic on the river was maintained through this period (*Burlington Hawk-Eye,* July 10, 1962, 80). A.J. Hartman began operating the first airport in Burlington in 1927, beginning a hopeful new chapter in transportation (Svendsen 1977: 24). In 1924, the street railway system was purchased by Iowa Southern Utilities who replaced the service with modern bus routes over the next five years (Svendsen 1977: 24). They also became the utility provider for Burlington at this time, and they remodeled a building for their office at 207-09 N. 3rd Street (State Site #29-00094, Map #WH-44). They also built a sub-station on 4th Street on the north side of the railroad tracks in 1926 (State Site #29-00134, Map #WH-36). The completion of this building marks the last major construction project for this area in the first half of the 20th century.

Community improvements and organizations also continued to evolve through this period. The new City Hall was dedicated on December 23, 1924. In 1925, the Burlington Community Chest was organized as an umbrella organization for the YMCA, YWCA, Boy Scouts, Red Cross, Humane Society, Salvation Army, Tuberculosis Association, Social Service League, and Jennie Coulier Day Nursery. The group coordinated donations and distributions ("One Agency Covers All," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 6). The Greater Burlington Association was dissolved with the formation of the Chamber of Commerce in May 1929, continuing a long line of organizations ("Chamber of Commerce First Formed in 1855," *Burlington Hawk-Eye Gazette,* August 4, 1942, sec 1, p 15). In 1928, the Churchill Drug Company merged with a number of other nationwide wholesale drug companies, and the company became known as McKesson & Robbins ("Drug Merger is Completed," *Hawk-Eye,* August 20, 1928).

Evolution of manufacturing and wholesale houses in Burlington, 1930-c.1965

The economy of Burlington was significantly impacted with the start of the Great Depression in 1929. Two of the four banks in town closed in this period. A state relief administrator would later note that Burlington was the hardest hit city in Iowa ("'29 Depression Hit Burlington Hard," *Burlington Hawk-Eye,* July 10, 1962, 76). The *Hawk-Eye* highlighted a number of industries that continued to operate in Burlington in October 1931. The industries included: Chittenden & Eastman (furniture), Klein Manufacturing Company (hardware, backyard furniture), Dehner Seed Company (largest seed house in southeast Iowa – largest importer of bulbs), Witte Paints, Burlington Casket Company, Burlington Sanitary Milk Company, Mehmken Fuel Oil, F.H. Wiedemeier & Son (brooms), Gustafson Bros Dairy, and Dehner Cigar Company (Black Hawk cigars) (clipping in "industries" file at library, *Hawk-Eye,* Sunday October 1931).

The 1931 Sanborn depicts the industry and commerce that continued into the 1930s in the area from Valley Street to the railroad tracks and south on 3rd Street (Figure 12). The Lagomarcino-

Grupe Company occupied a three-story building covering a quarter block at Valley and Front (State Site #29-01636, Map #WH-27). Commercial interests were found on the west half of the block, including the Hotel Delano (demolished). Burt-Zaiser Wholesale Groceries was found at Main and the railroad tracks (demolished). Robert Donahue continued to operate an iron and hardware business to the west on 3rd Street (demolished), and Biklen Winzer Wholesale Grocery was on the opposite of 3rd Street (demolished). The Burlington Hotel was located at the northeast corner of Valley and 3rd Street. Schramm & Schmieg Dry Goods Company had a wholesale house at the northwest corner (State Site #29-00092, Map #WH-32) and a factory at the southeast corner of Valley and 3rd Street (State Site #29-01640, Map #WH-30). The S.R. & I.C. McConnell Company (manufacturers and wholesale saddlery) continued to operate in their five story building at the northeast corner of Valley and 4th Street (State Site #29-00137, Map #WH-33). Across the street, the smaller carriage and now automotive business of John H. Ebert & Son operated from a three story building at 315 Valley Street (State Site #29-01635, Map #WH-34). The Churchill Drug Company (McKesson & Robbins) occupied the remainder of this half block south to the railroad tracks with a large four-story building with three sections (State Site #29-00136, Map #WH-35). The power house for Iowa Southern Utilities Company was located to the west on 4th Street on a parcel large enough for generation (State Site #29-00134, Map #WH-36). John Blaul Sons' Wholesale Grocery occupied the west half of the block on the southwest corner of Valley and 5th Street with its three-story corner building and four-story addition (State Site #29-01641, Map #WH-38).

The Chittenden & Eastman Company occupied the largest amount of land on the south side of the railroad tracks in this area in 1931 (Figure 12). Their factory and warehouse buildings – A through R – composed nearly all of both sides of the 100 block of S. 3rd Street as well as part of the 100 block of S. Main (State Site # 29-00117, Map #WH-01-03, 17-21). Commercial businesses continued to line Main Street south to Union Depot. The Clinton-Copeland Company continued to operate their candy factory in the four story building on 4th Street immediately south of the railroad tracks (State Site #29-00184, Map #WH-41). The larger manufacturing buildings extended a block south on 3rd Street, rather than focused more on 4th Street. Automotive uses are found on the west half of the 200 block of S. 3rd Street, including the three story building associated with the Burlington Buick Company at the south corner with Elm Street (State Site #29-00123, Map #WH-10). The Iowa Biscuit Company continued to operate in its five-story building in the middle of the block on the east side (State Site #29-00120, Map #WH-13). Finally, the Gardner & Gould candy factory operated in its three-story building at the northeast corner of S. 3rd Street and Elm (State Site #29-00117, Map #WH-17).

Burlington benefited from some national public works programs in the 1930s, and transportation connections continue to be emphasized for new and existing industries. The construction of Lock and Dam #18 about seven miles north of Burlington employed over 1,000 men at its peak in the mid-1930s. After this time, Memorial Auditorium was constructed and largely funded by the Works Progress Administration on the riverfront (*Burlington Hawk-Eye,* July 10, 1962, 33). The *Daily Hawk-Eye Gazette* noted in September 1938:

> Paved highways lead into Burlington from all points of the compass. A modern river terminal handles freight to and from the government-operated Upper Mississippi barge line. An important railroad center, the city has the largest shops of the Burlington railroad;

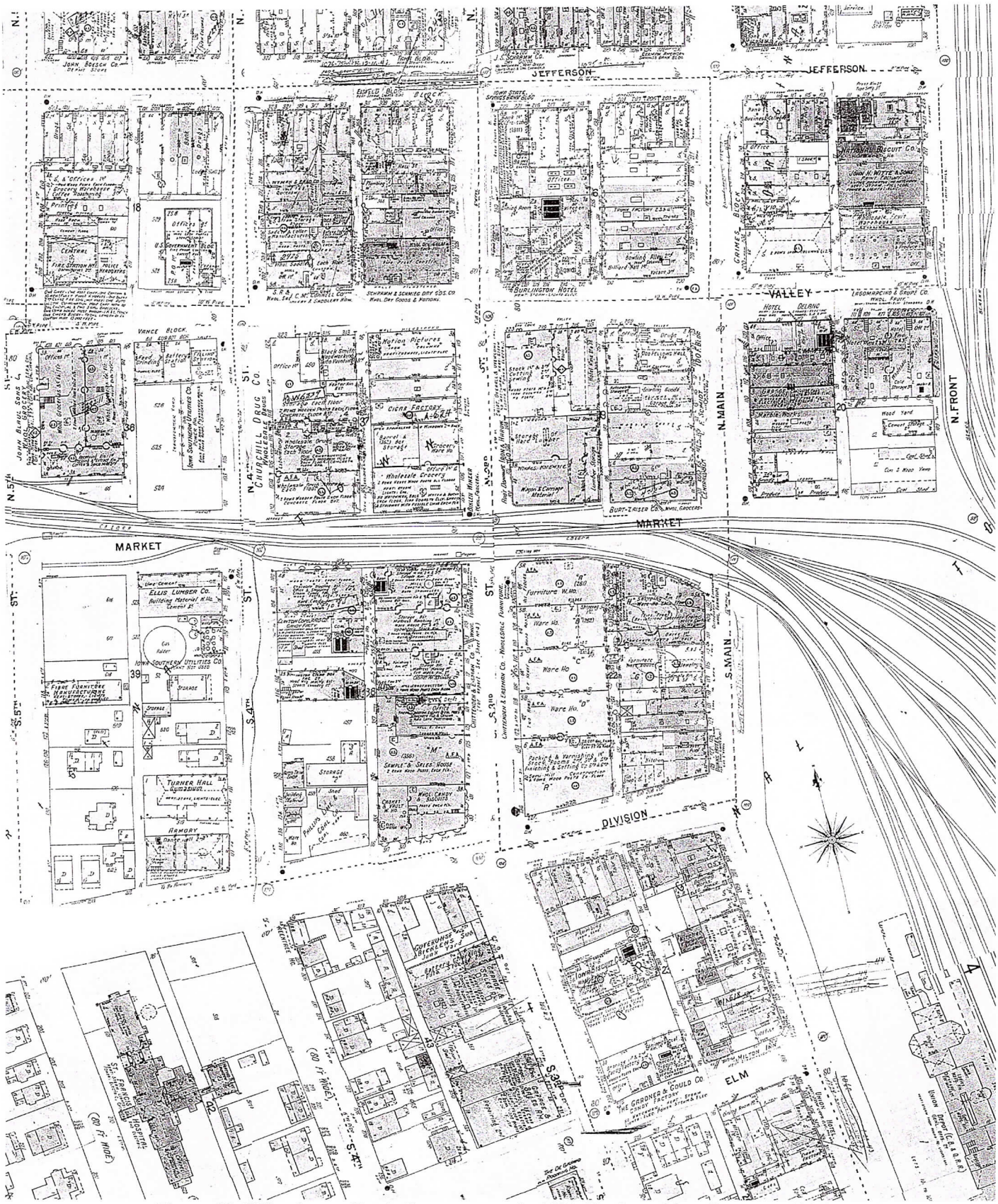


Figure 12. "Warehouse district" survey area in 1931 (Sanborn Map Company 1931).

> streamlined trains operate though the city over that system, and rail service also is provided by the Rock Island lines. Coast-to-coast buses provide other means of travel, and Burlington municipal airport is on the Chicago-Kansas City federal air route.
> ("Burlington – on the Misssissippi!" *Daily Hawk-Eye Gazette,* September 2, 1938, 19)

While some companies struggled in this period, other companies expanded and evolved their operations. The Midwest Biscuit Company acquired the former Iowa Biscuit Company and building at 216 S. 3rd Street in 1934 (State Site #29-00120, Map #WH-13). They expanded their product line into the 1940s. The Benner Tea Company expanded its operations by opening a supermarket in Burlington in 1939. They also acquired the Clinton-Copeland Candy Company building on S. 4th Street, apparently to use as a warehouse (State Site #29-00184, Map #WH-41). The company added 33 stores to their grocery chain over the next 20 years, located within 100 miles of Burlington. In 1938, Chittenden & Eastman Company was described as "America's largest wholesale furniture distributors" with its history printed in *Furniture Digest.* They manufactured mattresses and upholstered furniture in their 750,000 square feet facility on two city blocks in Burlington. The company employed around 400 with 20 salesmen. They also were wholesale distributors of household furniture and floor coverings. With increasing need for parking, the Hotel Burlington bought the old Robert Donahue building one block to its south at 100 N. 3rd Street and demolished the building in 1938 to construct a parking garage with a capacity of 110 automobiles as well as other automotive services (State Site #29-00089, Map #WH-22) ("Midwest Biscuit Company," *Hawk-Eye,* July 4, 1976, sec 4, p 7; Svendsen 1977: 97; "Chittenden & Eastman," *Daily Hawk-Eye Gazette,* September 2, 1938, 35; "Hotel Plans Garage Here," *Daily Hawk-Eye Gazette,* September 20, 1938, 2).

The wholesale and manufacturing district along 3rd Street near the railroad tracks is pictured on an aerial photograph dating to 1941 (Figure 13). The large brick buildings associated with Chittenden & Eastman south of the railroad tracks on the 100 block of S. 3rd Street are clearly visible and define this block. The five-story Midwest Biscuit Company building on the block to the south also stands out, as well as the three-story brick buildings at the south end of this 200 block. The four blocks north of the railroad tracks to Valley Street are densely built. The three-story wholesale and industrial buildings through this area are also discernible.

Industry grew in Burlington during World War II with the construction of the Iowa Ordnance Plant. Ground breaking for the facility in the west section of town was held on January 8, 1941 with the plant open in July. Draft-exempt men and women worked at this 24-hour plant to produce munitions during the war. Production decreased after the war in 1945, but increased again by 1950 with the start of the Korean War (*Burlington Hawk-Eye,* July 10, 1962, 11, 50). The Burlington Airport was expanded and improved during the war with runaways built and lights installed in 1943. An administration building was constructed in 1944 (*Burlington Hawk-Eye,* July 10, 1962, 33). In 1943, Holabird & Root of Chicago designed a new depot for the CB&Q railroad in Burlington. The depot was complete with opening ceremonies held on March 28, 1944. These improvements maintained Burlington's strength in transportation connections.



Figure 13. Aerial photograph showing the "warehouse district" survey area in 1941, looking west (Hass-McFadden 1941).

Manufacturing concerns in downtown Burlington evolved after World War II. Historic building locations began to compete with larger sites in West Burlington and other outlying areas. For example, Midwest Biscuit Company constructed a new $150,000 plant on a 17-acre site in West Burlington in 1947. By 1956, all operations appear to have moved to this facility. With McConnell Company moving out of its building at the northeast corner of Valley and 4th Street, Schramm & Schmieg moved one building west into this larger building to continue their operations downtown. Fire also changed the landscape in the industrial area along the tracks. On February 8, 1953, fire struck the Burt-Zaiser wholesale grocery building at Main and Market (*Burlington Hawk-Eye,* July 10, 1962, 39).

The population of Burlington grew from 25,832 in 1940 to 30,613 in 1950. The *Des Moines Register* reported in November 1951 that industry was booming in Burlington, with workers laid off after the war back to work and additional jobs created. The community attracted new

manufacturing businesses over the last few years, such as the Iowa Ordnance Plant, Sylvania Electric Products, and J.I. Case (grain combines and elevators). These new industries were large employers along with more established companies. In West Burlington, the CB&Q railroad shops continued to employ 600, and the Murray Iron Works employed almost 500. Traditional businesses within Burlington that continued to be large employers included Chittenden & Eastman (furniture, 250), Burlington Instrument Company (almost 200), Northwest Cabinet (desks and other furniture, 150), Burlington Basket (baby baskets and hampers, 125), Leopold (office furniture, 120), Iowa Soap (115), and Schramm & Schmieg (work clothes, gloves, 100). Other more recent businesses that also employed a number of workers, including Ross Manufacturing (radio and television parts, 140), Star-Kimble (electric motors, 125), Campbell Chain (120), and Klein Manufacturing (stock tanks, 70) ("Burlington's Big Industrial Boom," *Des Moines Sunday Register,* November 4, 1951, 11).

The 1952 Sanborn depicts the changes to the industry and commerce in the area from Valley Street to the railroad tracks and south on 3rd Street since 1931 (Figure 14). The Lagomarcino-Grupe Company remained at Valley and Front (State Site #29-01636, Map #WH-27). Commercial interests were found on the west half of the block, including the Hawkeye Hotel (demolished). Bonewitz Chemicals operated in the building at 101 N. 3rd Street (demolished). The Hotel Burlington was located at the northeast corner of Valley and 3rd Street, with its garage at 100 N. 3rd Street one block to the south (State Site #29-00089, Map #WH-22). Schramm & Schmieg Dry Goods Company moved to the five story building at the northeast corner of Valley and 4th Street (State Site #29-00137, Map #WH-33). Their original building at the northwest corner of Valley and 3rd Street was the Burlington Instrument Company (State Site #29-00092, Map #WH-32). McKesson & Robbins remained on the east side of the 100 block of N. 4th Street with their nationwide wholesale drug business. The power house for Iowa Southern Utilities Company on the west side of 4th Street had expanded with a rear one-story addition (State Site #29-00134, Map #WH-36). John Blaul Sons' Wholesale Grocery remained on the west half of the block on the southwest corner of Valley and 5th Street (State Site #29-01641, Map #WH-38).

The Chittenden & Eastman Company continued to occupy the largest amount of land on the south side of the railroad tracks in this area in 1952 (Figure 14). Their factory and warehouse buildings – A through R – composed nearly all of both sides of the 100 block of S. 3rd Street as well as part of the 100 block of S. Main (State Site # 29-00117, Map #WH-01-03, 17-21). Commercial businesses continued to line Main Street south to Union Depot. The Benner Tea Company had their wholesale grocery warehouse in the four story building on 4th Street immediately south of the railroad tracks (State Site #29-00184, Map #WH-41). The larger manufacturing buildings continued to extend a block south on 3rd Street, rather than on 4th Street. Automotive uses and the Dr. Pepper Bottling Company (demolished) are found on the west half of the 200 block of S. 3rd Street. Iowa Southern Utilities had a store room at 225 S. 3rd Street (State Site #29-00121, Map #WH-09). The five-story building in the middle of the block on the east was vacant and used for storage (State Site #29-00120, Map #WH-13). Finally, the Gardner & Gould candy factory continued at the northeast corner of S. 3rd Street and Elm (State Site #29-00117, Map #WH-17).

The natural evolution of business impacted this area through the end of the 1950s, particularly the trend towards consolidation of companies. The Benner Tea Company acquired the wholesale



Figure 14. "Warehouse district" survey area in 1952 (Sanborn Map Company 1952).

grocery business of John Blaul Sons Company in 1954. They continued to operate Blaul and integrated their wholesale division, Grocers Supply Company, with the company. Thus, they acquired the space on the north side of the tracks, and they utilized this building for a short period of time before moving operations (State Site #29-01641, Map #WH-38). The Benner Tea Company then sold the old Clinton-Copeland building to Chittenden & Eastman Company in 1955. The company continued to grow and expand their facilities, utilizing this large brick building as a warehouse (State Site #29-00184, Map #WH-41). The candy company of Garnder & Gould was bought by Fresh Pak Candy Company of Moline in 1957 (State Site #29-00117, Map #WH-17). Production was briefly expanded in Burlington, and then the factory was closed as operations were consolidated in Moline and Rock Island ("Announce Plans to Close Local Candy Factory," *Burlington Hawk-Eye*, April 16, 1957). Schramm & Schmieg appears to have closed in 1960.

Burlington's population continued to increase to 32,430 in 1960. The *Burlington Hawk-Eye* reported in July 1962 that a number of new manufacturing interests defined the economy of Burlington, though long running companies also continued to operate. These traditional local businesses included Murray Iron Works (boilers and turbines), Leopold Desks, Chittenden & Eastman (chairs/mattresses), Klein Manufacturing, Witte Paints, Midwest Biscuits, Burlington Basket Company, Noelke-Lyon, and Dahlin Bros (*Burlington Hawk-Eye,* July 10, 1962, 11). Chittenden & Eastman Company was celebrating its 96th year in Burlington, and the facility had over 750,000 square feet and employed 275 and 23 salesmen (State Site #29-00117, Map #01-02-03, 17-18-19, 20-21, 41). The company manufactured upholstered furniture and mattresses, and it was "classified as world's largest wholesale distributor of furniture" (*Burlington Hawk-Eye,* July 10, 1962, 77). Acres-Blackmar Company, the book-binding and printing company dating back to 1879, also continued to operate in Burlington, having moved in 1956 to the old Schramm & Schmieg building at Valley and 3rd Street (State Site #29-00092, Map #WH-32). The newspaper noted that West Burlington became the focus of Burlington's industrial and commercial growth after World War II, and it was the center of new development by the early 1960s (*Burlington Hawk-Eye,* July 10, 1962, 11, 28). It did recognize that "business firms downtown are 'sprucing up' and some of the older buildings are giving way to progress in the form of parking lots and a bank drive-in" (*Burlington Hawk-Eye,* July 10, 1962, 28).

The trends of businesses closing, consolidating, or moving out of the historic manufacturing core of Burlington continued through the end of the 20th century. On December 5, 1975, McKesson & Robbins closed their wholesale drug and drug store sundries business in Burlington, consolidating operations to facilities in Cedar Rapids and Rock Island ("McKesson & Robbins closing here Dec. 5," *Burlington Hawk-Eye,* November 16, 1975). In 1972, Chittenden & Eastman moved its mattress manufacturing operations to a 90,000 square-foot building on 23 acres in West Burlington along Roosevelt Avenue, and they added a 170,000 square-foot addition in 1975. The old facility on S. 3rd Street was used to expand furniture production. The company continued to operate in Burlington until May 2003 when production was relocated to Missouri, and they sold their Burlington facilities ("C. & E. Unveils Plans for New Factory," *Hawk Eye*, June 18, 1971; "New C&E Factory is Now Turning Out Mattresses," *Hawk Eye*, March 8, 1972; Fields, Ron, "Another Loss for B-ton," *Hawk Eye*, May 4, 2003). Other manufacturing and wholesale businesses similarly closed and/or moved through this period.

Associated Property Types: Manufacturing and Wholesale Houses in Burlington, 1833-c.1965

Industrial and wholesale districts

Description: Industrial and wholesale districts are primarily composed of large brick buildings, usually at least three stories in height. The buildings are generally functional in style and design, though brick details were incorporated into a number of buildings. Wholesale houses tended to follow more formal architectural styles than manufacturing facilities. The earliest buildings in these districts in Burlington date to the last quarter of the 19th century, with a number dating to construction in the 1890s to 1910s during the height of the development of these industries. Setbacks are generally non-existent as typical with a commercial building, with the building constructed to the front lot line. Likewise, buildings typically shared party walls, though some lots remained undeveloped in these districts as well. Typically, smaller outbuildings are not found in these areas. In the area near the commercial/retail downtown, alleys are found on the rear of the buildings, though some alleys have been vacated for private business use. The evolution of business and industry in the mid-20th century led to interior remodeling in a number of the buildings to accommodate new technologies and manufacturing practices. Typically, the exterior of the building did not require change for these interior updates. Additions may have been constructed through this period to provide additional space.

Significance: The significance of industrial and wholesale districts lies in their potential as historic districts. By definition, a historic district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Historic districts are collections of buildings that derive their importance from the group that possess a sense of time and place. They have a common period of significance that may extend over a few years or multiple decades. Historic districts might have a shared building type, style, or material, or they may be composed of a variety of resources. However, the neighborhood must possess characteristics that united it historically or aesthetically by plan or physical development to be considered a historic district.

Industrial and wholesale districts may be eligible as historic districts that reflect this development in Burlington. This may be a significant, unified development of a particular business, or it may reflect a pattern of development among several businesses that was significant in the history of Burlington. Districts associated with a significant person or group may be eligible as historic districts for this association. The significant person or group will have had a direct impact on the development of the district, as well as be significant in the industrial and wholesale development of Burlington to be eligible within this historic context. Industrial and wholesale districts may also be eligible as historic districts for the architecture of their buildings, in terms of style, type, design, materials, and/or construction. This may be unified or similar architectural features throughout an area, or it may represent a variety of architecture that is significant within the development of the area. This may also be for the overall design of the industrial complex or area, reflecting design ideals of the period.

Registration Requirements:

Criterion A: Historic districts will have served an important role in the industrial and/or wholesale business of Burlington to be eligible under this historic context. Eligible districts will distinctly reflect the trends and patterns of this development in Burlington during a particular period. Eligible districts may be united by plat or plats, though they may be united through historic and architectural development as well. Historic districts may be eligible for 20th century as well as 19th century development, if significance is established throughout both time periods. Their relationship with the pattern of industrial and/or wholesale business development should be demonstrated to be significant in the overall history and development of Burlington.

Criterion B: Historic districts will have an association with important men or women in the history of Burlington or a significant group of people associated with industrial and/or wholesale business development to be eligible under this historic context. The historic district must be associated with the person's productive life or the group's period of significance, and the district developed as a whole by this person or group to likely be solely eligible under this criterion. It is less likely that a historic district will be eligible only under this criterion than in combination with another criterion. Historic districts may be eligible under Criterion B if the properties are associated with the person's productive life, and the properties are better associated with the person than other extant properties. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion.

Criterion C: Historic districts eligible under this criterion and period will have a significant group of industrial and/or wholesale buildings, either for architectural styles or vernacular designs, which may lack individual distinction but form an architecturally significant group of resources based on the architectural components of the district. A number of resources or a significant portion of the development must have occurred within a particular period to significantly reflect that period. Historic districts may be eligible within multiple periods for architecture and development if significance is established all periods. Complexes or industrial areas may also be eligible as historic districts under this criterion if the overall design of the complex or area is significant.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to these districts; archaeology was not included as part of this project.

Integrity Considerations: The integrity for a historic district will be judged on the basis of the integrity as a neighborhood as well as the integrity of the individual components. The majority of the district's individual buildings should retain integrity as contributing buildings even if they lack individual distinction. Additionally, the relationship between the individual buildings must be substantially unaltered since the period of significance. Intrusions, such as buildings constructed outside the period of significance, will be judged on their relative number, size, scale, design, and location to determine their impact on the integrity as the district as a whole. A historic district will not be eligible if it contains sufficient alterations or intrusions that it no longer conveys the sense of the historic district during the period of significance.

Individual resources may be eligible as contributing resources in a historic district when they retain sufficient integrity and date to the period of significance for the historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and architectural stylistic features to remain as contributing buildings. Alterations less than 50 years old or outside of the period of significance for the historic district may be acceptable on contributing buildings as follows:

- Storefronts may have been updated after the period of significance without precluding the building from being considered contributing based on this criterion alone.
- If upper story window openings do not retain historic sashes, the majority of the window openings retain their original sizes, particularly on primary façades.
- Non-historic or non-original siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing, unless a masonry wall was historically exposed.
- Any additions after the period of significance are subordinate to the original building, preferably at the rear, and do not cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the building should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, cladding of a brick building, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable or buildings constructed outside of the period of significance will also be classified as non-contributing. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Finally, while National Register standards generally preclude moved buildings from being considered contributing, there are certain exceptions. The assumption is that a move detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the setting and context are similar to original locations, and these resources are considered contributing buildings. Buildings that date to construction in the period of significance but were moved into the historic district after the period of significance may be contributing if they strongly reflect the significance of the remainder of the historic district in history and architecture and the new site was similarly developed previously.

Building alterations considered acceptable for moved buildings include changes in foundation materials and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the period of significance for the historic district. These buildings would be non-contributing resources. Moved resources that are outside the period of significance for the district will be considered non-contributing buildings within the district, as they likely do not reflect the remainder of the district in history and architecture.

Related properties identified in the "warehouse district" survey in Burlington:

Manufacturing and Wholesale Historic District – generally from Valley Street south to railroad tracks and south on S. 3rd Street to Elm Street – State Site #29-03522

Chittenden & Eastman Historic District – generally 100 block S. 3rd Street with an additional two buildings on 100 block S. Main Street – State Site #29-00117 – this complex falls within the boundaries of the previous district as well

Wholesale/Industrial buildings

Description: The earliest identified extant commercial buildings in Burlington date to the 1850s. Wholesale businesses often started as retail businesses, expanding or transitioning into the wholesale market. With the further development of the wholesale aspect of the business, larger buildings were often required for storage. Many wholesale businesses also developed manufacturing aspects to create products to market with other wholesale goods. By the 1880s, a large number of these businesses existed throughout Burlington, served by a network of railroad lines and shipping along the Mississippi River. Manufacturing dates to the 1840s and 1850s in Burlington as well. Smaller industrial buildings began to be replaced with larger three story or taller buildings by the 1880s as manufacturing businesses expanded. Similar to the wholesale houses, a number of manufacturing businesses expanded into wholesale goods to offer customers additional options of goods and styles. Many industrial and wholesale buildings in Burlington date to construction from the 1890s to 1910s during the height of the development of these businesses.

Industrial and wholesale buildings in Burlington are primarily large brick buildings, usually at least three stories in height. A number of buildings were four, five, or even six stories in height. In some instances, a shorter building was expanded in height with a one or two story upper addition. The buildings are generally functional in style and design, though brick details were incorporated into a number of buildings. Wholesale houses tended to follow more formal architectural styles than manufacturing facilities. Setbacks are generally non-existent as typical with a commercial building, with the building constructed to the front lot line. The evolution of business and industry in the mid-20th century led to interior remodeling in a number of the buildings to accommodate new technologies and manufacturing practices. Typically, the exterior of the building did not require change for these interior updates. Additions may have been constructed through this period to provide additional space.

Significance: The significance of these buildings lies in their reflection of the wholesale and industrial development of Burlington. Individual buildings may be significant for their historical association or architectural features that reflect this wholesale or industrial history. Buildings may be significant for the individual history of an associated business, or the

business may be significant with a pattern of development among similar businesses in Burlington. Buildings associated with a significant person or group may be eligible as for this association if the building best represents the person's productive and significant portion of their life. Industrial and wholesale buildings may also be eligible for their architecture in terms of style, type, design, materials, and/or construction.

Registration Requirements:

Criterion A: Resources will be associated with the development of Burlington's wholesale and industrial history and will have served an important role within this history. The significance of prominent businesses in this history of Burlington will be demonstrated through the comparison of the business with other businesses, as well as building with other extant buildings. Buildings may be significant for the individual history of an associated business, or the history of the business within a pattern of development within the business or industrial development of Burlington.

Criterion B: Resources will have an association with important business men or women to be eligible under this criterion. The resource must have a more direct and significant association with the person than other buildings associated with the individual during his or her period of significance. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance. Resources in this category may be industrial or wholesale buildings, or they may be a house associated with the productive portion of a person's life as associated with the industrial and wholesale history of Burlington, if the house is the extant building that best represents this significance.

Criterion C: Industrial or wholesale buildings will be individually significant for their architecture if they are intact examples of a vernacular or folk type with good integrity; or significantly represent the work of a well-known architect or builder; or an excellent example of an architectural style applied to industrial/wholesale architecture. Individually eligible resources significant for their style, type, or construction will be representative of the distinctive characteristics of that resource type and will be compared to other resources to demonstrate their significance. Likewise, resources significant for their design by an important architect or builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect to demonstrate the significance of this design.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to wholesale or industrial buildings; archaeology was not included as part of this project.

Integrity Considerations: Wholesale or industrial buildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a building may be expected, such as a storefront remodeling. Original storefronts are not necessarily required for National Register of Historic Places eligibility, but a later storefront must not detract from the overall historic appearance of the building. These alterations should also be considered significant when they are over 50 years old and fall within the period of significance. Storefronts less than 50 years old should be

sympathetic to a historic design. However, to be individually eligible, the building must still retain its essential characteristics related to its period of significance, such as massing, fenestration pattern, design, and materials. Buildings that have alterations where a new façade material has been applied over the original façade, obscuring the original appearance and features, would be re-evaluated if the cladding is removed.

Related properties identified in the "warehouse district" survey in Burlington:

Schramm & Schmieg (wholesale dry goods) - 203 N. 3rd St - State Site #29-00092 - Map/Field Site #WH-32 - 3 story brick - 1908

Iowa Biscuit Company - 216-220 (220-222) S. 3rd St - State Site #29-00120 (not 118) - Map/Field Site #WH-13 - 5 story brick - 1914-15

Gardner & Gould Candy Company - 228-230 S. 3rd St - State Site #29-00122 - Map/Field Site #WH-11 - 3 story brick - c.1880, 1910

Churchill Drug Company - 100-122 N. 4th St - State Site #29-00136 - Map/Field Site #WH-35 - 4 story brick - c.1907, 1920

Clinton-Copeland Company (candy) - 100-102-104 S. 4th St - State Site #29-00184 - Map/Field Site #WH-41 - 4 story brick - 1905

Lagomarcino-Grupe Company (wholesale fruit) (Rand and Coolbaugh's Block) - 101-03-05-07-09-11 Valley St - State Site #29-01636 - Map/Field Site #WH-27 - 3 story brick - c.1868

F.L. & G.L. Unterkircher (undertakers) (later factory of Schramm & Schmieg Dry Goods) - 223 Valley St - State Site #29-01640 - Map/Field Site #WH-30 - 4 story brick - 1896, 1920

John H. Ebert & Son (wagon manufacturers) - 317 Valley St - State Site #29-01635 - Map/Field Site #WH-34 - 3 story brick - c.1900

John Blaul and Sons (wholesale grocery) - 413-425 Valley St - State Site #29-01641 - Map/Field Site #WH-38 - 3 story, 4 story brick - 1892, 1903

S.R. & I.C. McConnell (wholesale saddlery) - 312-322 Valley St (also 200-208 N. 4th) - State Site #29-00137 - Map/Field Site #WH-33 - 5 story brick - c.1907

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IV. Identification and Evaluation Methods

The purpose of the Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Des Moines County, Iowa, was to complete an intensive level historical and architectural survey of around 45 historic resources relating to the manufacturing and wholesale houses in Burlington south of downtown in the area dubbed the "warehouse district." Research was also conducted to develop a historic context relating to this history to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well. No archeological sites were included in this survey.

The methodology for the intensive level historical and architectural survey in Burlington included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning*, *Bulletin #24* (National Park Service 1985). The work for this project was divided between a consultant serving as Principal Investigator, Rebecca Lawin McCarley (d.b.a. SPARK Consulting); the local project director; and the local volunteers. The local project director was Eric Tysland, city staff assigned to the Burlington Historic Preservation Commission. As such, he performed the usual management functions and acted as the liaison between the City of Burlington and the State. The majority of the volunteers for the research and survey project were members of the Burlington Historic Preservation Commission. The project was funded through a Certified Local Government (CLG) grant. However, it was funded in a special round with surplus money, so the project did not start until September 2009.

The principal investigator (consultant) was responsible for the organization and coordination of the project activities, as well as specific project activities. These include research for the historic context, development of the historic context, evaluation of surveyed sites, partial completion of site inventory forms, and preparation of the final report and recommendations. The consultant was also responsible for the training of the local volunteers; and in cooperation with the project director, providing project direction. The volunteers and project director were responsible for assisting the consultant in conducting the fieldwork, including recording/collecting data on field site forms. The volunteers were directly responsible for conducting the archival and oral research on each of the properties included in this survey. They worked with the consultant to prepare the site inventory forms electronically. The consultant completed the narrative descriptions and final evaluations for each property on the survey forms. The consultant prepared the photographs for submission and the final products.

The project began with a field survey in October 2009 by the consultant to create a list of properties within the survey boundary in Burlington. The exact number of buildings was difficult to determine in a field survey as many businesses constructed additions or adjacent buildings as their business grew. Field site numbers were assigned to buildings and sections of buildings to assist in the research effort. Once research was complete, the survey area was determined to consist of 45 historic resources (built by 1965), as well as one later building. However, the Chittenden & Eastman complex included 12 of these resources. Thus, 37 survey

forms were completed and submitted as part of this project. Individual folders were created for each property, and buildings were divided into seven survey areas by the consultant.

The initial project meeting and training was conducted on November 10, 2009. The property owners in the survey area were invited to a meeting at 6:30 p.m. to introduce the survey project to the owners and provide information on the National Register of Historic Places. The training meeting for the volunteers and historic preservation commission then followed at 7:15 p.m. Volunteers then signed up to research certain blocks of buildings, as divided into the seven sections by the consultant. The project continued with site-specific archival research on the buildings by the volunteers, under the direction and supervision of the consultant. Research by the volunteers primarily included Sanborn maps, city/business directories, and historic property owners through transfer books. Additional sources included county and city histories, vertical files at the Burlington Public Library, and sources at the Des Moines County Historical Society. This research was completed by volunteers over the next two months.

A volunteer meeting was held in conjunction with the historic preservation commission meeting on January 12, 2010, and training was held on developing the Iowa Site Inventory form for the buildings in the survey area. The research was complete and forms developed by the volunteers in February and March 2010. A progress meeting was held in conjunction with the historic preservation commission meeting on March 9, 2010 to answer any remaining questions and collect research materials for completed draft forms. The draft survey forms were submitted to the consultant electronically by March 31, 2010, and the remainder of the research material was mailed to the consultant in April 2010.

The consultant then began the review of the survey forms in March 2010 and completion of the remaining sections, such as the building evaluation and narrative description. As holes were identified in the research, volunteers were contacted for additional information. The historic context and site-specific research were utilized to evaluate the historic resources individually and as contributing within a potential historic district for their eligibility for the National Register of Historic Places. The completion of the survey forms continued through the end of May 2010. The properties were evaluated with the National Register of Historic Places criteria. In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register:

A. association with historic events or activities;

B. association with important persons;

C. distinctive design or physical characteristics; or

D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. For this survey, resources were primarily evaluated based on Criteria A, B, and C. These guidelines were utilized in evaluating the historic resources that appear eligible for the National Register of Historic Places. The results are summarized in *Section V: Survey Results*.

The consultant also conducted extensive research on the history of Burlington from November 2009 to April 2010 to develop the historic context for the survey area and developed the draft and final survey reports. Additional archival research was conducted on the individual properties as well as in the development of the historic contexts. These resources included county and local histories, fire insurance maps, city directories, newspapers, and historic photographs. Previous research and historic contexts developed for Burlington were also utilized. This research was primarily conducted at the State Historic Preservation Office in Des Moines, Burlington Public Library, and through online archival sources. This research was then utilized to develop the historic context (*Manufacturing and Wholesale Houses in Burlington, 1833-c.1965*), included within this report. Finally, this report was compiled for the project in the format of a Multiple Property document, which includes the historic contexts and associated property types, survey and evaluation methods, survey results, and recommendations. The draft report was completed by April 30, 2010, and the final report and site inventory forms were submitted in June 2010.

V. Survey Results

The Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Des Moines County, Iowa, included approximately 45 properties relating to the manufacturing and wholesale houses in Burlington south of downtown in the area dubbed the "warehouse district." The survey area was centered on 3rd Street from Valley to Elm and the blocks between the Valley and Market from Front to 5th Street. Field site numbers were assigned to each resource numerically in the format of WH-xx. A survey area map was created to show the location of all the buildings included within this survey and the survey sections (Figure 15). The surveyed properties are summarized on Table 1. Additional information for each property is found on the individual Iowa Site Inventory forms submitted with this report.

The survey of the "warehouse district" was recommended through this previous work and developed locally with interest in potential redevelopment of buildings in this area. For the intensive level survey, Iowa Site Inventory forms for each resource were filled out completely, utilizing the information collected during the field survey and research phases of the project. These inventory forms are submitted with the report. As a result of the field survey, 45 historic resources (built by 1965) were surveyed, as well as one later building. Three of these buildings were demolished in May 2010, and this is indicated on their survey forms. The Chittenden & Eastman complex included 11 of these resources, and this small potential historic district was documented on the survey form under the number for this complex (29-00117). Thus, 37 survey forms were completed and submitted as part of this project, including one for the Manufacturing and Wholesale Historic District. Ten of these survey forms are related to newly identified individual resources with new Iowa Site Inventory numbers. The remaining 26 individual resources/complexes were previously surveyed. The results are summarized in Table 1 on the following pages.

Following the field survey and research, these buildings were evaluated for their eligibility to the National Register of Historic Places, according to the national criteria assessing significance and integrity. The evaluation of these buildings is also included on Table 1. Buildings must retain sufficient integrity to reflect the period of significance and demonstrate significance within the history of a historic district to be considered contributing resources. Identification of the Manufacturing and Wholesale Historic District was the primary goal of the survey and evaluation (Figure 16). The status of the buildings within this district is indicated on Table 1, and the buildings within this historic district are listed on Table 2. The district includes 31 surveyed extant properties (including 11 associated with Chittenden & Eastman), with approximately 26 contributing resources and five non-contributing resources. The contributing buildings range from construction in 1876 to 1926. The period of significance extends through at least 1960, as the manufacturing and wholesale uses continued to be prevalent in this area through this time. Additionally, a smaller Chittenden & Eastman Historic District was identified within this historic district, consisting of the complex of buildings associated with this company. However, this small historic district would not be required to be listed separately as the buildings contribute to the larger historic district.

In addition to evaluation within a potential historic district, the resources were evaluated for their eligibility to the National Register of Historic Places as individual buildings. The evaluation of

the buildings in this regard is also included on Table 1. Within the Manufacturing and Wholesale Historic District, 10 buildings appear to be individually eligible as well. These buildings would not need to be listed individually on the National Register of Historic Places if they are listed as contributing resources within a historic district, with the exception of one building that does not contribute to the historic district. Outside of this identified historic district, there are five surveyed properties that appear to be individually eligible for the National Register of Historic Places, as indicated on Table 1. The Lagomarcino-Grupe Company at 101-111 Valley (State Site #29-01636, Map #WH-27) is the only property among these that strongly relates to the wholesale industry in Burlington, and it could be nominated to the National Register of Historic Places in conjunction with a nomination for the Manufacturing and Wholesale Historic District. Other properties evaluated as eligible may require further contextual research to be completed prior to their nomination. Concurrence from the State Historic Preservation Office, Des Moines, will solidify these determinations, though only through the formal nomination process does a building or historic district finally either become approved or denied for listing.

The north boundary for the "warehouse district" survey project extends to near the east end of the West Jefferson Historic District. This district may be expanded into the commercial area east of 4th Street with the completion of a survey through this area, as recommended by Naumann in 1999. A handful of buildings along Valley Street within the survey area share more similar history and significance with the commercial/retail district in this area. In looking at the connectivity of this area south to the buildings along Valley Street, six buildings were identified as potentially contributing to an expanded commercial/retail historic district centered on Jefferson Street. These buildings are listed on Table 3. During a survey of the downtown east of the West Jefferson Historic District and Heritage Hill Historic District and north of this "warehouse" survey area, these buildings should be considered (even if not re-surveyed) for their status within an expanded commercial/retail district. Two of the properties evaluated as individually eligible outside of the Manufacturing and Wholesale Historic District and one non-contributing building within this district would contribute to an expanded commercial district, and they would not need to be listed individually if listed as contributing within this expanded historic district.

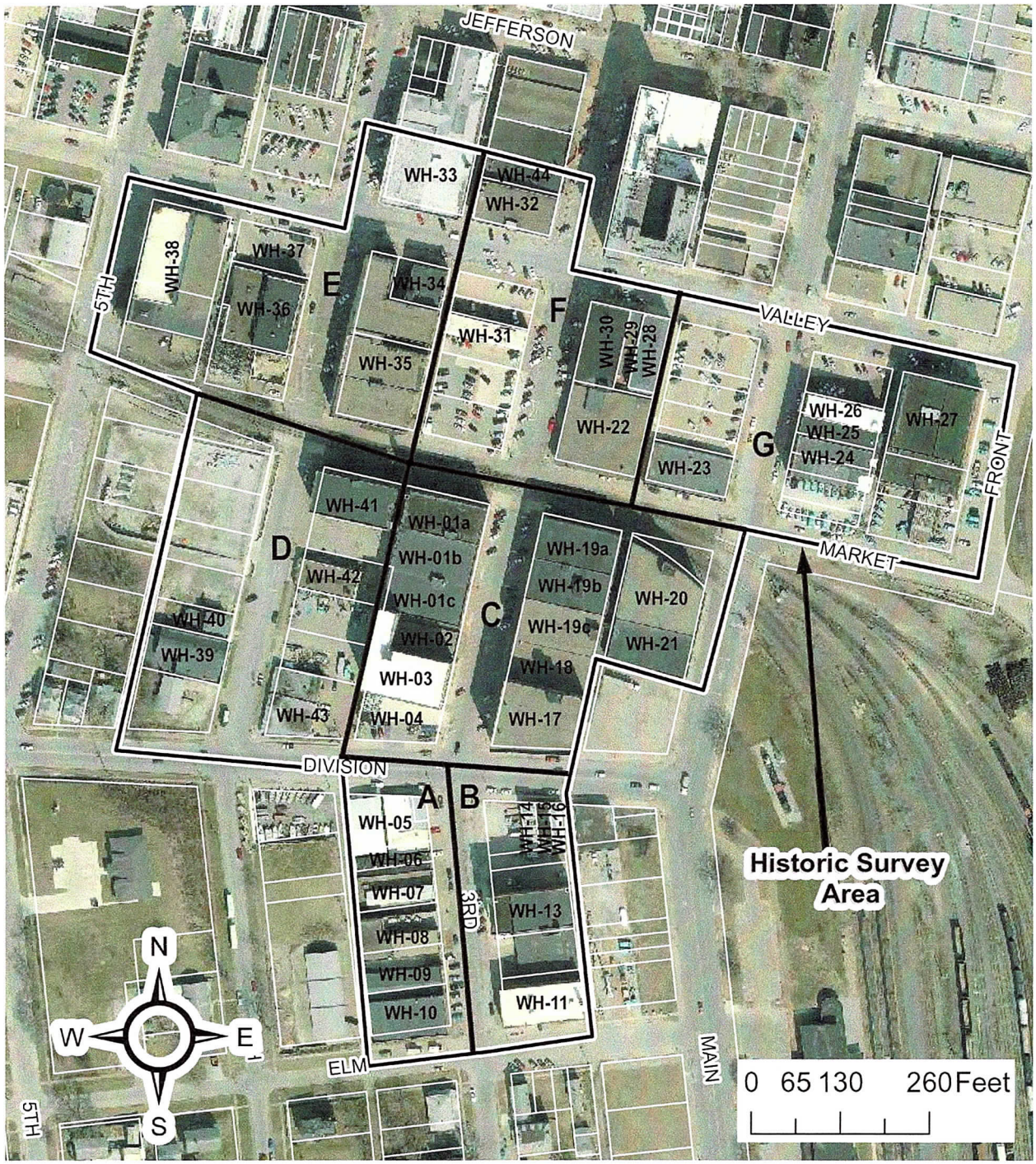


Figure 15. Map of sites surveyed in the "warehouse district" in Burlington (by field site number).

Table 1. Sites included in the survey project.

Address State Site # Map/Field Site #	Historic name Construction date – height	NRHP evaluation
100 N. 3rd St State Site #29-00089 Map #WH-22	Garage – Hotel Burlington 1938 - 2 story brick	District: yes – NC (C in potential Jefferson HD expansion) Individual: yes - A
115 N. 3rd St State Site #29-00091 Map #WH-31	Ewinger Plumbing and Heating c.1885, c.1925 - 2 story brick	District: yes - C Individual: no
203 N. 3rd St State Site #29-00092 Map #WH-32	Schramm & Schmieg (wholesale dry goods) 1908 - 3 story brick	District: yes - C Individual: yes - A
207-209 N. 3rd St State Site #29-00094 Map #WH-44	Iowa Southern Utilities Office 1926 - 2 story brick	District: yes - C Individual: no
100-104, 108-110 S. 3rd St State Site #29-00117 Map #WH-19a	Chittenden Eastman Company - Buildings A-B (furniture and mattresses) 1876, 1886 - 5 story brick	District: yes - C Individual: C&E complex
101-103-105 S. 3rd St State Site #29-00117 Map #WH-01a	Chittenden Eastman Company - Building J c.1912 - 5 story brick	District: yes - C Individual: C&E complex
107-109-113 S. 3rd St State Site #29-00117 Map #WH-01b	Chittenden Eastman Company - Building F c.1903 - 4 story brick	District: yes - C Individual: C&E complex
112-116 S. 3rd St State Site #29-00117 Map #WH-19c	Chittenden Eastman Company - Building C c.1889 - 5 story (originally 3) brick	District: yes - C Individual: C&E complex
115-117-119 S. 3rd St State Site #29-00117 Map #WH-01c	Chittenden Eastman Company - Building E c.1901 - 4 story brick	District: yes - C Individual: C&E complex
118-122 S. 3rd St State Site #29-00117 Map #WH-18	Burlington Vinegar and Pickle Works (soon C&E Co. - Building D) c.1881, c.1901 - 3 story brick	District: yes - C Individual: C&E complex
121-123 S. 3rd St State Site #29-00117 Map #WH-02	Chittenden Eastman Company - Office (H) c.1905 - 1 story brick	District: yes - C Individual: C&E complex
124-134 S. 3rd St State Site #29-00117 Map #WH-17	Chittenden Eastman Company - Building R 1923 - 6 story brick	District: yes - C Individual: C&E complex
125-127 S. 3rd St State Site #29-00117 Map #WH-03	Chittenden Eastman Company - Building M c.1915 - 6 story brick	District: yes - C Individual: C&E complex
209 S. 3rd St State Site #29-00119 Map #WH-06	Farmers Motor & Supply Company c.1914 - 2 story brick	District: yes - C Individual: no
215 S. 3rd St State Site #29-03501 Map #WH-07	Commercial building c.1986 - 1 story brick	District: yes - NC Individual: no
216-220 (220-222) S. 3rd St State Site #29-00120 Map #WH-13, WH-12 addition	Iowa Biscuit Company 1914-15 - 5 story brick	District: yes - C Individual: yes – A, C

Address **State Site #** **Map/Field Site #**	**Historic name** **Construction date – height**	**NRHP evaluation**
217 S. 3rd St State Site #29-03502 Map #WH-08	Salvation Army 1963 - 2 story brick	District: yes - NC Individual: more research
225 S. 3rd St State Site #29-00121 Map #WH-09	Commercial building c.1892 - 2 story brick	District: yes - C Individual: no
228-230 S. 3rd St State Site #29-00122 Map #WH-11	Gardner & Gould Candy Company c.1880, 1910 - 3 story brick	District: yes - C Individual: yes - A
231 S. 3rd St State Site #29-00123 Map #WH-10	Burlington Buick Company 1913, c.1927 - 3 story brick	District: yes - C Individual: no
100-122 N. 4th St State Site #29-00136 (not 135) Map #WH-35	Churchill Drug Company c.1907, 1920 - 4 story brick	District: yes - C Individual: yes – A, C
115 N. 4th St State Site #29-00134 Map #WH-36	Iowa Southern Utilities Company (power plant) 1926 - 3 story brick	District: yes - C Individual: more research
100-102-104 S. 4th St State Site #29-00184 Map #WH-41	Clinton-Copeland Company (candy) 1905 - 4 story brick	District: yes - C Individual: yes - A
118 S. 4th St State Site #29-03509 Map #WH-42	Beckman and Baker Dry Cleaners c.1890, c.1945 - 1 story (2 story until 1944 fire) brick	District: no Individual: more research
127 S. 4th St State Site #29-00185 Map #WH-40	John and Mary Gnahn House c.1872 (1850s?) - 2 story brick Italianate house	District: no Individual: yes - C
129 S. 4th St State Site #29-00186 Map #WH-39	Turner Hall Gymnasium 1891 - 1 story brick	District: no Individual: more research
130 S. 4th St State Site #29-03510 Map #WH-43	Sieg Burlington Company (auto parts) 1949, c.1963 - 1 story brick/concrete	District: no Individual: more research
215 Division St State Site #29-03506 Map #WH-16	Commercial building - DEMOLISHED c.1870 - 2 story brick	District: no Individual: no
217 Division St State Site #29-03505 Map #WH-15	Commercial building - DEMOLISHED c.1870 - 2 story brick	District: no Individual: no
219 Division St State Site #29-03504 Map #WH-14	Commercial building - DEMOLISHED c.1870 - 2 story brick	District: no Individual: no
308 Division St State Site #29-03499 Map #WH-04	Commercial Building c.1964, 1972 - 1 story metal	District: yes - NC Individual: no
301-303-305 Division St; also 207 S. 3rd St State Site #29-03500 Map #WH-05	Commercial building c.1890, 1970s - 1 story metal clad (brick)	District: yes - NC Individual: no
101 N. Main St State Site #29-03507 Map #WH-23	Delta Press 1955 - 1 story brick/concrete	District: no Individual: no

Address **State Site #** **Map/Field Site #**	**Historic name** **Construction date – height**	**NRHP evaluation**
106-108 N. Main St State Site #29-01239 Map #WH-24	David's Block c.1866 - 3 story brick	District: no Individual: yes - A
110 N. Main St State Site #29-01240 Map #WH-25	N.J. Burt & Company (after 1900 fire) (seed house) c.1869, 1900 - 3 story brick	District: no Individual: yes - A
112-114 N. Main St State Site #29-01241 Map #WH-26	L.H. Dalhoff & Company (wholesale notions) c.1865 - 3 story brick	District: no Individual: more research
107-109-111 S. Main St State Site #29-00117 Map #WH-20	Chittenden Eastman Company - Building H (I in sequence) 1912 - 5 story brick (curved north wall)	District: yes - C Individual: C&E complex
113-115-117 S. Main St State Site #29-00117 (complex), 29-01259 (ind) Map #WH-21	Chittenden Eastman Company - Building G c.1903 - 3 story brick	District: yes - C Individual: C&E complex
101-03-05-07-09-11 Valley St State Site #29-01636 Map #WH-27	Lagomarcino-Grupe Company (wholesale fruit) (Rand and Coolbaugh's Block) c.1868 - 3 story brick	District: no Individual: yes - A
213-215 Valley St State Site #29-01638 Map #WH-28	Commercial building c.1910s (façade) - 3 story brick	District: no (C in potential Jefferson HD expansion) Individual: more research
217 Valley St State Site #29-01639 Map #WH-29	Electric Appliance Store c.1944 (1902) - 2 story structural glass over brick	District: no (C in potential Jefferson HD expansion) Individual: yes - C
223 Valley St State Site #29-01640 Map #WH-30	F.L. & G.L. Unterkircher (undertakers) (later factory of Schramm & Schmieg Dry Goods) 1896, 1920 - 4 story brick	District: yes – C (also C in potential Jefferson HD expansion) Individual: yes - A, C
317 Valley St State Site #29-01635 Map #WH-34	John H. Ebert & Son (wagon manufacturers) c.1900 - 3 story brick	District: yes - C Individual: yes - C
405-407 Valley St State Site #29-03508 Map #WH-37	Farmers & Merchants Motor Bank 1962 - 1 story brick	District: no (C in potential Jefferson HD expansion) Individual: no
413-425 Valley St State Site #29-01641 Map #WH-38	John Blaul and Sons (wholesale grocery) 1892, 1903 - 3 story, 4 story brick	District: yes - C Individual: yes – A, C
312-322 Valley St (also 200-208 N. 4th) State Site #29-00137 Map #WH-33	S.R. & I.C. McConnell (wholesale saddlery) c.1907 - 5 story brick	District: yes – C (also C in potential Jefferson HD expansion) Individual: yes – A, C

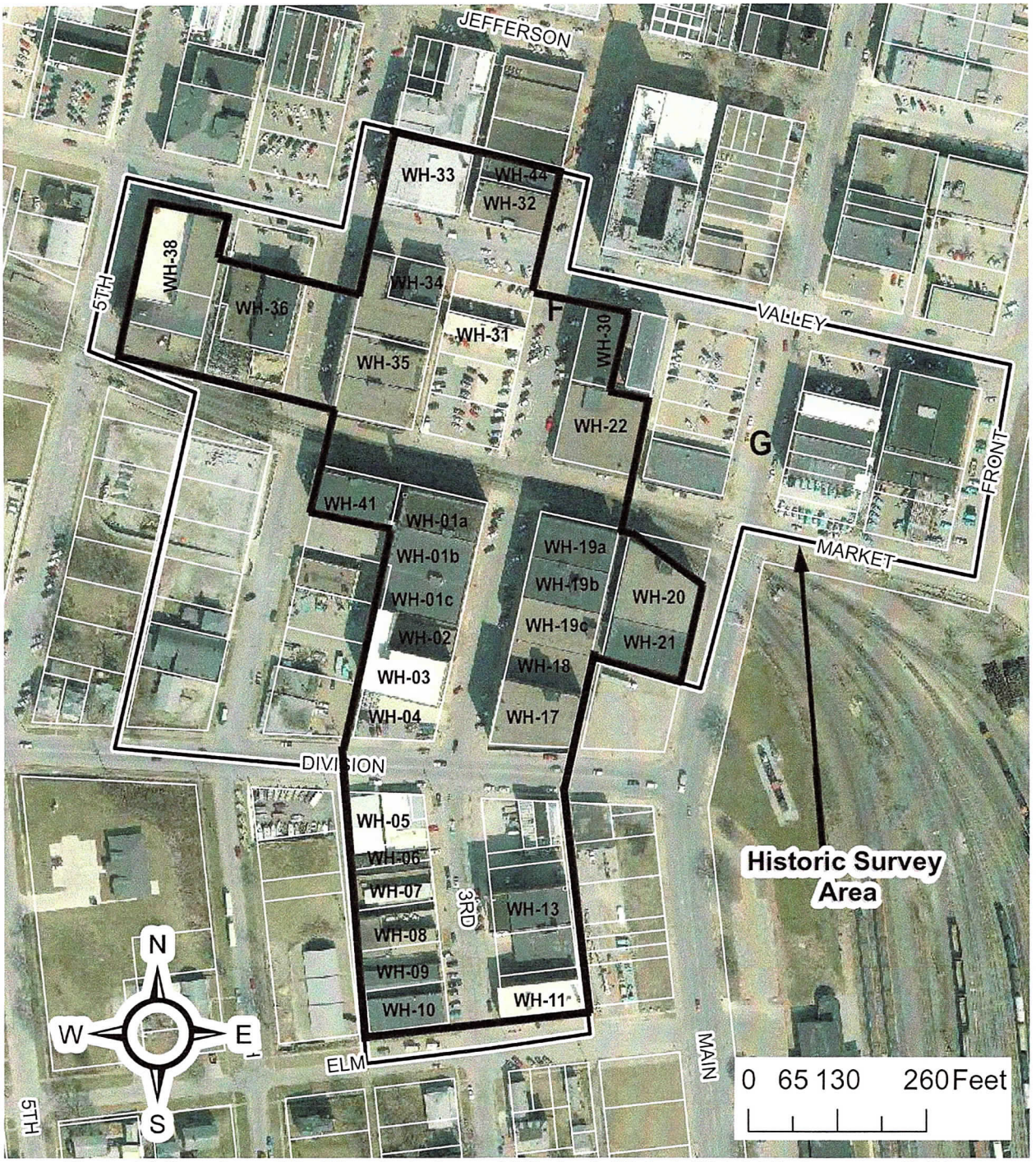


Figure 16. Boundary of the Manufacturing and Wholesale Historic District that appears eligible for the National Register of Historic Places.

Table 2. Sites included within identified Manufacturing and Wholesale Historic District.

Address State Site # Map/Field Site #	Historic name Construction date – height	NRHP evaluation
100 N. 3rd St State Site #29-00089 Map #WH-22	Garage – Hotel Burlington 1938 - 2 story brick	District: yes – NC Individual: yes - A
115 N. 3rd St State Site #29-00091 Map #WH-31	Ewinger Plumbing and Heating c.1885, c.1925 - 2 story brick	District: yes - C Individual: no
203 N. 3rd St State Site #29-00092 Map #WH-32	Schramm & Schmieg (wholesale dry goods) 1908 - 3 story brick	District: yes - C Individual: yes - A
207-209 N. 3rd St State Site #29-00094 Map #WH-44	Iowa Southern Utilities Office 1926 - 2 story brick	District: yes - C Individual: no
100-104, 108-110 S. 3rd St State Site #29-00117 Map #WH-19a	Chittenden Eastman Company - Buildings A-B (furniture and mattresses) 1876, 1886 - 5 story brick	District: yes - C Individual: C&E complex
101-103-105 S. 3rd St State Site #29-00117 Map #WH-01a	Chittenden Eastman Company - Building J c.1912 - 5 story brick	District: yes - C Individual: C&E complex
107-109-113 S. 3rd St State Site #29-00117 Map #WH-01b	Chittenden Eastman Company - Building F c.1903 - 4 story brick	District: yes - C Individual: C&E complex
112-116 S. 3rd St State Site #29-00117 Map #WH-19c	Chittenden Eastman Company - Building C c.1889 - 5 story (originally 3) brick	District: yes - C Individual: C&E complex
115-117-119 S. 3rd St State Site #29-00117 Map #WH-01c	Chittenden Eastman Company - Building E c.1901 - 4 story brick	District: yes - C Individual: C&E complex
118-122 S. 3rd St State Site #29-00117 Map #WH-18	Burlington Vinegar and Pickle Works (soon C&E Co. - Building D) c.1881, c.1901 - 3 story brick	District: yes - C Individual: C&E complex
121-123 S. 3rd St State Site #29-00117 Map #WH-02	Chittenden Eastman Company - Office (H) c.1905 - 1 story brick	District: yes - C Individual: C&E complex
124-134 S. 3rd St State Site #29-00117 Map #WH-17	Chittenden Eastman Company - Building R 1923 - 6 story brick	District: yes - C Individual: C&E complex
125-127 S. 3rd St State Site #29-00117 Map #WH-03	Chittenden Eastman Company - Building M c.1915 - 6 story brick	District: yes - C Individual: C&E complex
209 S. 3rd St State Site #29-00119 Map #WH-06	Farmers Motor & Supply Company c.1914 - 2 story brick	District: yes - C Individual: no
215 S. 3rd St State Site #29-03501 Map #WH-07	Commercial building c.1986 - 1 story brick	District: yes - NC Individual: no
216-220 (220-222) S. 3rd St State Site #29-00120 Map #WH-13, WH-12 addition	Iowa Biscuit Company 1914-15 - 5 story brick	District: yes - C Individual: yes – A, C
217 S. 3rd St State Site #29-03502 Map #WH-08	Salvation Army 1963 - 2 story brick	District: yes - NC Individual: more research

Address **State Site #** **Map/Field Site #**	**Historic name** **Construction date – height**	**NRHP evaluation**
225 S. 3rd St State Site #29-00121 Map #WH-09	Commercial building c.1892 - 2 story brick	District: yes - C Individual: no
228-230 S. 3rd St State Site #29-00122 Map #WH-11	Gardner & Gould Candy Company c.1880, 1910 - 3 story brick	District: yes - C Individual: yes - A
231 S. 3rd St State Site #29-00123 Map #WH-10	Burlington Buick Company 1913, c.1927 - 3 story brick	District: yes - C Individual: no
100-122 N. 4th St State Site #29-00136 (not 135) Map #WH-35	Churchill Drug Company c.1907, 1920 - 4 story brick	District: yes - C Individual: yes – A, C
115 N. 4th St State Site #29-00134 Map #WH-36	Iowa Southern Utilities Company (power plant) 1926 - 3 story brick	District: yes - C Individual: more research
100-102-104 S. 4th St State Site #29-00184 Map #WH-41	Clinton-Copeland Company (candy) 1905 - 4 story brick	District: yes - C Individual: yes - A
308 Division St State Site #29-03499 Map #WH-04	Commercial Building c.1964, 1972 - 1 story metal	District: yes - NC Individual: no
301-303-305 Division St State Site #29-03500 Map #WH-05	Commercial building c.1890, 1970s - 1 story metal clad (brick)	District: yes - NC Individual: no
107-109-111 S. Main St State Site #29-00117 Map #WH-20	Chittenden Eastman Company - Building H (I in sequence) 1912 - 5 story brick (curved north wall)	District: yes - C Individual: C&E complex
113-115-117 S. Main St State Site #29-00117 (complex), 29-01259 (ind) Map #WH-21	Chittenden Eastman Company - Building G c.1903 - 3 story brick	District: yes - C Individual: C&E complex
223 Valley St State Site #29-01640 Map #WH-30	F.L. & G.L. Unterkircher (undertakers) (later factory of Schramm & Schmieg Dry Goods) 1896, 1920 - 4 story brick	District: yes – C Individual: yes - A, C
317 Valley St State Site #29-01635 Map #WH-34	John H. Ebert & Son (wagon manufacturers) c.1900 - 3 story brick	District: yes - C Individual: yes - C
413-425 Valley St State Site #29-01641 Map #WH-38	John Blaul and Sons (wholesale grocery) 1892, 1903 - 3 story, 4 story brick	District: yes - C Individual: yes – A, C
312-322 Valley St (also 200-208 N. 4th) State Site #29-00137 Map #WH-33	S.R. & I.C. McConnell (wholesale saddlery) c.1907 - 5 story brick	District: yes - C Individual: yes – A, C

Table 3. Sites included within a potential expanded Jefferson Street historic district.

Address **State Site #** **Map/Field Site #**	**Historic name** **Construction date – height**	**NRHP evaluation**
100 N. 3rd St State Site #29-00089 Map #WH-22	Garage – Hotel Burlington 1938 - 2 story brick	District: yes – C in potential Jefferson HD expansion Individual: yes - A
213-215 Valley St State Site #29-01638 Map #WH-28	Commercial building c.1910s (façade) - 3 story brick	District: yes - C in potential Jefferson HD expansion Individual: more research
217 Valley St State Site #29-01639 Map #WH-29	Electric Appliance Store c.1945 (1902) - 2 story, structural glass façade over brick	District: yes - C in potential Jefferson HD expansion Individual: yes - C
223 Valley St State Site #29-01640 Map #WH-30	F.L. & G.L. Unterkircher (undertakers) (later factory of Schramm & Schmieg Dry Goods) 1896, 1920 - 4 story brick	District: yes – C in potential Jefferson HD expansion Individual: yes - A, C
405-407 Valley St State Site #29-03508 Map #WH-37	Farmers & Merchants Motor Bank 1962 - 1 story brick	District: yes – C in potential Jefferson HD expansion Individual: no
312-322 Valley St (also 200-208 N. 4th) State Site #29-00137 Map #WH-33	S.R. & I.C. McConnell (wholesale saddlery) c.1907 - 5 story brick	District: yes – C in potential Jefferson HD expansion Individual: yes – A, C

VI. Recommendations

The Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Des Moines County, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources of Burlington. The purpose of the survey was to complete an intensive level historical and architectural survey of approximately 45 historic resources relating to the manufacturing and wholesale houses in Burlington south of downtown in the area dubbed the "warehouse district." Research was also conducted to develop a historic context relating to this history to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well.

A total of 45 properties in the survey area with historic resources (built by 1965) were included in this survey project, as well as one building dating to after this period. These properties were researched and evaluated for their historic significance. Three of these buildings were demolished in May 2010. Iowa Site Inventory forms were filled out for each property, including name, date, address, narrative description, and a statement of significance. A photograph and map accompanies each form. Through this survey, there appears to be an eligible Manufacturing and Wholesale Historic District on the south side of Burlington that includes 31 surveyed properties with approximately 26 contributing resources and five non-contributing resources. Outside of the contributing resources in this identified historic district, there are six surveyed properties that appear to be individually eligible for the National Register of Historic Places. The Lagomarcino-Grupe Company at 101-111 Valley is the only property among these that strongly relates to the wholesale industry in Burlington.

First, it is recommended that the Burlington Historic Preservation Commission pursue nomination of the identified Manufacturing and Wholesale Historic District to the National Register of Historic Places. The boundaries for the historic district recommended within this report should be used as the framework to begin this process. Through the work to complete this nomination, the boundary may be revised, as needed. This nomination will utilize the historic context developed through this project. A narrative description of the district and statement of significance for the district will still need to be developed for this nomination. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a district. One or several public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places. The meetings would also provide the opportunity to fully explain that listing on the National Register of Historic Places does not restrict any rehabilitation work or demolition by a private property owner.

It is recommended that the nomination of the Lagomarcino-Grupe Company at 101-111 Valley Street (State Site #29-01636, Map #WH-27) be undertaken at the same time as the nomination of the Manufacturing and Wholesale Historic District. This building is associated with similar significant history of Burlington related to the wholesale industry, though demolitions and commercial buildings disconnect it from the Manufacturing and Wholesale Historic District.

Thus, it shares similar contextual themes as the historic district, and it would be best approached for nomination at the same time.

Second, an intensive level survey of the remaining commercial area north of the "warehouse district" survey area and east of the West Jefferson Historic District and Heritage Hill Historic District is recommended to be completed. In the 1999 *Planning for Preservation* study, Molly Myers Naumann recommended the survey of the central business district east of the established historic districts, as depicted on Figure 3. The southern portion of this area was surveyed within the "warehouse district" survey project, so the survey boundary should be adjusted to reflect this work. Through the "warehouse district" survey project, it appears that six surveyed buildings would potentially contribute to a retail/commercial historic district centered on Jefferson Street that may be expanded east of 4th Street. These buildings are directly related to the buildings along Jefferson Street (such as the F&M Motor Bank and parking garage for the Hotel Burlington) or contributing to the commerical history of Burlington (such as the commercial buildings at 213-15 and 217 Valley Street). Thus, survey of this commercial area would better determine the extension of an existing historic district or creation of a new commercial/retail historic district.

With this work complete, individual National Register of Historic Places nominations should be prepared for buildings that have been evaluated as individually significant and fall outside the historic district boundaries, utilizing the developed historic contexts as applicable. Assuming that the Lagomarcino-Grupe building has been listed individually and that the two buildings at 213-15 and 217 Valley and one at 100 N. 3rd Street were included in an expanded commercial district, the additional buildings identified through the "warehouse district" survey as individually eligible or recommending further contextual research for final determinations of eligibility include:

Salvation Army - 217 S. 3rd St - State Site #29-03502 – Map/Field Site #WH-08 - 2 story brick - 1963 – more research (non-contributing in wholesale district)

Beckman and Baker Dry Cleaners - 118 S. 4th St - State Site #29-03509 - Map/Field Site #WH-42 - 1 story (2 story until 1944 fire) brick - c.1890, c.1945 - more research

John and Mary Gnahn House - 127 S. 4th St - State Site #29-00185 - Map/Field Site #WH-40 - 2 story brick - c.1872 (1850s?) – yes – C (evaluated as eligible in 1977)

Turner Hall Gymnasium - 129 S. 4th St - State Site #29-00186 - Map/Field Site #WH-39 - 1 story brick - 1891 – more research (evaluated as eligible in 1977)

Sieg Burlington Company (auto parts) - 130 S. 4th St - State Site #29-03510 - Map/Field Site #WH-43 - 1 story brick/concrete - 1949, c.1963 - more research

David's Block - 106-108 N. Main St - State Site #29-01239 - Map/Field Site #WH-24 - 3 story brick - c.1866 - yes (evaluated as eligible in 1977)

N.J. Burt & Company (after 1900 fire) (seed house) - 110 N. Main St - State Site #29-01240 - Map/Field Site #WH-25 - 3 story brick - c.1869, c.1900 – yes (evaluated as eligible in 1977)

L.H. Dalhoff & Company (wholesale notions) - 112-114 N. Main St - State Site #29-01241 - Map/Field Site #WH-26 - 3 story brick - c.1865 - more research

These potential nominations are recommended to be pursued after the completion of the survey for the remainder of downtown Burlington to better develop historic contexts for these individual buildings within the commercial or social history of Burlington. These contextual areas were not the focus of this "warehouse district" survey, and thus more work is recommended within these

themes to better assess the significance of these properties, prepare related historic contexts, and develop nominations accordingly.

When considering future projects, it is also recommended that the Burlington Historic Preservation Commission review the recommendations of the 1999 *Planning for Preservation* study. While the downtown survey was prioritized in this report, additional work to follow the completion of this initial recommendation included a survey of South Hill, survey of North Hill north of US 34, and the nomination of properties identified as eligible to the National Register of Historic Places. These historic neighborhoods should also be included when developing goals and priorities for future historic preservation projects in Burlington.

Finally, it is recommended that the Burlington Historic Preservation Commission continue to pursue funding to complete these nomination and survey projects for Burlington. There is local interest in the history of Burlington, as well as interest in redeveloping a number of historic buildings. The Burlington Historic Preservation Commission has had success applying for Certified Local Government (CLG) grants, and these grants should be pursued for future projects, particularly survey projects. These grants are typically due in August, with projects starting in the following April. Additionally, Historic Resource Development Program (HRDP) grants provide funds for survey and nomination projects, as well as building rehabilitation. These grants work well for larger survey projects that require a longer timeframe as well as nomination projects that have a minimal volunteer component. These grants are typically due in May, with projects starting in July. These state grants are the most logical source to pursue for funding for the nomination and survey projects, in conjunction with any local sources that may provide funds.

Appendix A. Sample Survey Forms

For the Intensive Level Historical and Architectural Survey of the "warehouse district" in Burlington, Des Moines County, an Iowa Site Inventory Form was prepared for each property. Color digital photographs of each site were inserted on the last pages of each form. Three sample survey forms are included in this appendix as example of the forms used and type of information recorded for this survey. One set of the survey forms was archived at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines, and the other set of survey forms was retained by the Burlington Historic Preservation Commission at City Hall in Burlington.

Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. 29-00184 ☐ 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 Clinton-Copeland Company

other names/site number 2009-10 Survey Field Site #WH-41

2. Location

street & number 100-102-104 S. 4th 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) 454 – also 455-455A to south

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

If Non-Eligible Property Enter number of:	*If Eligible Property, enter number of:* Contributing	Noncontributing
_ buildings	1	_ buildings
__ sites	__	__ sites
__ structures	__	__ structures
__ objects	__	__ objects
_ Total	1	_ 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)

02E02: Commerce/Specialty Store/Confectionery
10A04: Industry/Manufacturing/Processing (Candy)
02E11: Commerce/Specialty Store/Grocery

Current Functions (Enter categories from instructions)

70: Vacant

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial/Brick Front

Materials (Enter categories from instructions)

foundation 04C: Stone/Limestone
walls (visible material) 03: Brick
roof 08B: Asphalt/Rolled
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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Des Moines Address 100-102-104 S. 4th St Site Number 29-00184
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

1905 ☐ 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

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***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

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:*

Clinton-Copeland Company — Name of Property
Des Moines — County
100-102-104 S. 4th St — Address
Burlington — City

7. Narrative Description

This is a four-story brick building constructed in 1905 that sits immediately south of the railroad tracks on 4th Street. The design of the façade is divided into three vertical sections with brick pilasters stretching from the foundation to parapet. The first story openings on the façade have been modified in that they are filled in with brick and smaller windows (1950s?) or covered (later). A stone water table extends across the lower part of the façade. The upper story windows retain some historic four-over-four-light double-hung sashes. A number of sashes have wood panels in the place of broken glass or have otherwise been covered. Two windows are found in each of the three bays, so the building has six windows on each of the upper three stories. The windows have stone stills and simple brick lintels. A rectangular inset brick panel is found between each pair of second and third story windows and third and fourth story windows. A painted "K" is located between the middle two second story windows, and a painted CE square sign associated with Chittenden & Eastman is found above it between the stories. The K is the building letter designated by C&E after they bought it in 1955. The pilasters are connected with a brick frieze across the top of the building, with dentil work in each bay under this flat frieze. The brick cornice also has brick dentils across the building.

The north side of the building extends along the railroad tracks. It has two large openings, likely associated with loading docks, on the first story. The other two windows are covered. A fire escape runs up the rear (east) half of the building, with an entry on each story. In general the upper stories have four windows plus this entry. The majority of these windows have two-over-two-light double-hung wood sashes. Smaller windows have a two-light sash. A painted CE square sign is also located above the first story at the west end of this side.

The south side of the building has historically faced an open lot. An earlier one-story section attached to the rear part of the first story was demolished by 1952. Three loading dock doors are located on the first story on this side. The first story windows are covered. The six second story windows, five third story windows, and one fourth story window have two-over-two-light double-hung wood sashes, stone sills, and segmental arch brick lintels. A larger painted CE square sign is located at the third story height on the west end of this side.

8. Narrative Statement of Significance

The Clinton-Copeland Company appears to be eligible for the National Register of Historic Places as a contributing building within the Manufacturing and Wholesale Historic District. The candy company operated here from 1905 until the late 1930s when the company dissolved. The building was then used as a warehouse for the Benner Tea Company from 1939 to 1953. Chittenden & Eastman then added the building to their complex, designating it as building "K" and using it as a warehouse from 1955 to 1996. The building contributes historically and architecturally to this historic district. The Clinton-Copeland Company also appears individually eligible for the National Register of Historic Places under Criterion A for the history associated with the Clinton-Copeland Company as a significant local business in the first third of the 20th century in Burlington. William W. Copeland was a prominent local businessman involved in the Commercial Club and other prominent businesses, and further research

may be conducted into other extant buildings associated with him. It may also be individually significant under Criterion A for the history associated with the Benner Tea Company, if more research was completed on the growth of the company and related association with this building.

In 1898, William W. Copeland and a Mr. Clinton organized and incorporated the Clinton-Copeland Candy Company (Antrobus 1915: 104). Copeland was previously in the wholesale fruit business in Burlington and expanded his interests with this company. The company was located at 113 N. 3rd Street in 1900. In December 1902, the land was purchased at lot 454 455-455A to south (Transfer Book 1, pg 59) and the company erected a large and splendidly equipped factory in 1905, employing up to 75 people becoming one of the leading manufacturing interests of the time (Antrobus 1915: 104). In 1906, Copeland bought out Clinton. According to the 1910-1911 City Directory, pg 94, the main purpose of the company was defined as manufacturing confectioners and jobbers. The Clinton-Copeland Candy Company produced C.C.C. (Triple C) brand candy in this 36,000 square foot building. The candy included Holly chocolates and hard goods ("Clinton-Copeland Candy Company," *Burlington Evening Gazette,* March 24, 1906, sec 3, p 3). According to the 1931 Sanborn map, the basement was used for chocolate dipping, the 1st floor held the offices and shipping, the 2nd floor was the cream candy factory, and 3rd floor was storage. They manufactured "Holly Brand" chocolates which were distributed in the national market. The firm ceased operation in the late 1930's due to competition of larger national brands (Hawkeye's History of Burlington, *Burlington Hawkeye*, July 10, 1962). The company was last listed here in the 1937 city directory.

In July 1939 the land was sold to Benner Tea Company (Transfer Book 7 pg 111), a wholesale fruit and produce company (City Directory, 1940 pg 392). In 1899, A.J. Benner started the Home Tea Company, which became the Benner Tea Company in 1908. It originally dealt in wholesale tea, coffee, and spices. By 1915, the company had four branches in Iowa. The Benner Tea Company expanded its operations by opening a supermarket in Burlington in 1939. They appear to have thus acquired this building on S. 4th Street as a warehouse. The company added 33 stores to their grocery chain over the next 20 years, located within 100 miles of Burlington. The city directories from 1940 to 1947 list the produce department or fruit house of the Benner Tea Company at this location. The 1952 Sanborn map continues to indicate the building used for wholesale groceries. The Benner Tea Company acquired the wholesale grocery business of John Blaul Sons Company in 1954. They continued to operate Blaul and integrated their wholesale division, Grocers Supply Company, with the company. Thus, they acquired the wholesale space on the north side of the tracks at 413-425 Valley Street (see forms for State # 29-01641).

Starting in 1951, the City Directory lists several others companies and uses in this building as well, including Terminal Reality Co., Kelly Sand Co., Cash Coal Co., Concrete Bldg Products, and Storm Freightways (pg 8). Storm Freightways continued to be listed here in 1953. The Benner Realty Company sold this property to an investment company in October 1953. This company then sold it to Terminal Realty Company in July 1955, who immediately sold it to Chittenden & Eastman Company.

The majority of the buildings associated with Chittenden and Eastman Company were located immediately to the east of this building, on both sides of the 100 block of S. 3rd Street (see form for State #29-00117). They appear to have used this building as a warehouse for wholesale or

Clinton-Copeland Company — Name of Property
Des Moines — County
100-102-104 S. 4th St — Address
Burlington — City

manufactured products. This building appears to have been the last one built or bought for the company for its operations in this section of Burlington. In 1962, Chittenden & Eastman celebrating its 96th year in Burlington, and their complex of buildings had over 750,000 square feet and employed 275 and 23 salesmen. The company manufactured upholstered furniture and mattresses, and it was "classified as world's largest wholesale distributor of furniture" (*Burlington Hawk-Eye,* July 10, 1962, 77). In 1972, Chittenden & Eastman moved its mattress manufacturing operations to a 90,000 square-foot building on 23 acres in West Burlington along Roosevelt Avenue, and they added a 170,000 square-foot addition in 1975. The old facility on S. 3rd Street was used to expand furniture production ("C. & E. Unveils Plans for New Factory," *Hawk Eye*, June 18, 1971; "New C&E Factory is Now Turning Out Mattresses," *Hawk Eye*, March 8, 1972).

Chittenden & Eastman continue to use this building as storage until they sold it to CMM Co., L.C. in April of 1996 (Transfer Book 13, pg 111). The company continued to operate in Burlington until May 2003 when production was relocated to Missouri, and they sold their Burlington facilities (Fields, Ron, "Another Loss for B-ton," *Hawk Eye*, May 4, 2003). The building is currently empty and for sale.

9. Major Bibliographical References

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

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

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 29-00184

Related District Number 29-03522

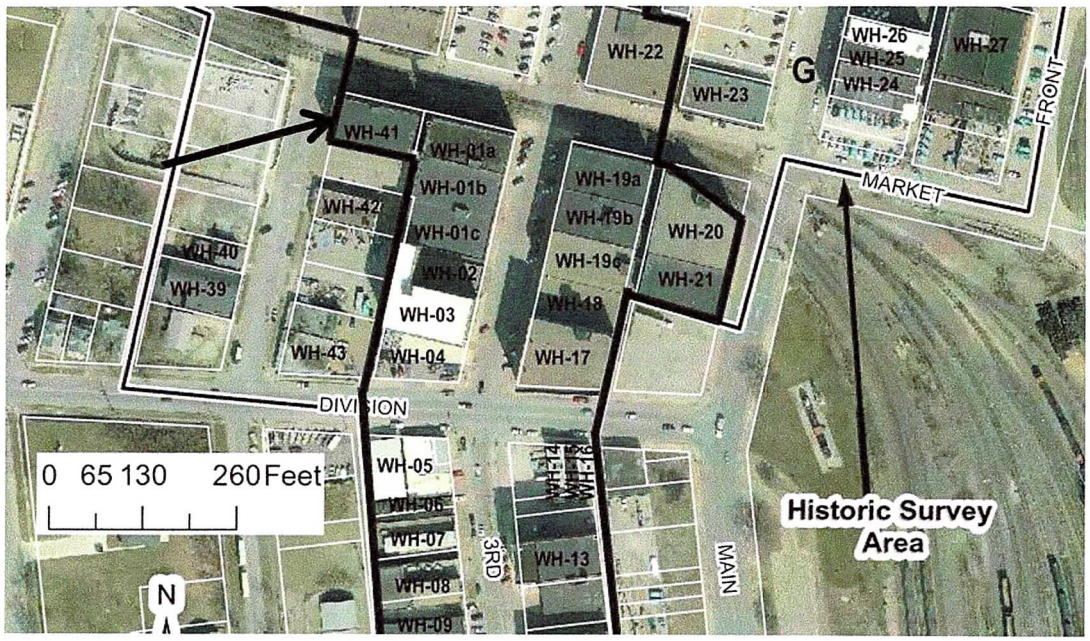
Clinton-Copeland Company — Name of Property

Des Moines — County

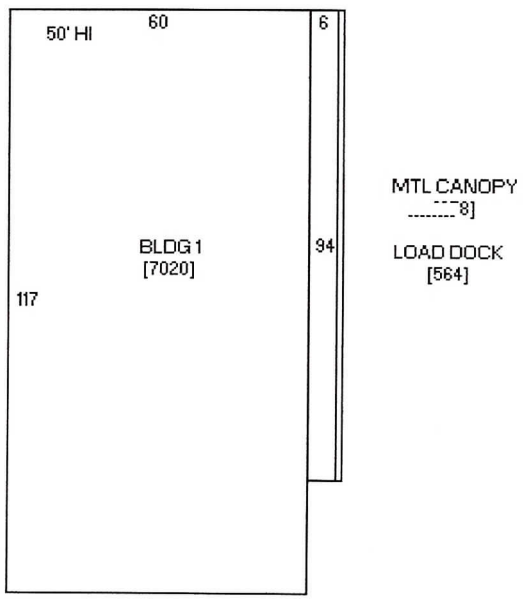
100-102-104 S. 4th St — Address

Burlington — City

Location map



Building plan (from assessor's website)



Iowa Site Inventory Form Continuation Sheet

Site Number 29-00184
Related District Number 29-03522

Clinton-Copeland Company	Des Moines
Name of Property	County
100-102-104 S. 4th St	Burlington
Address	City

Historic image



Postcard of building in early 1900s (Des Moines County Historical Society).

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00184
Related District Number 29-03522

Clinton-Copeland Company — Name of Property
Des Moines — County

100-102-104 S. 4th St — Address
Burlington — City

Photograph (digital image)



Building, looking southeast
November 2, 2009
R.L. McCarley

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00184
Related District Number 29-03522

Clinton-Copeland Company — Name of Property
Des Moines — County

100-102-104 S. 4th St — Address
Burlington — City



Building, looking east
November 2, 2009
R.L. McCarley

Clinton-Copeland Company — Name of Property
Des Moines — County

100-102-104 S. 4th St — Address
Burlington — City



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

Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. 29-00120 ☐ 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 Biscuit Company

other names/site number 2009-10 Survey Field Site #WH-13

2. Location

street & number 216-220 S. 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 269, also Lot 270 and Lot 268

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

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
_	buildings	1	_	buildings
__	sites	__	__	sites
__	structures	__	__	structures
__	objects	__	__	objects
_	Total	1	_	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)
02E02 Bakery
10E06 Publishing
10G01 Warehouse

Current Functions (Enter categories from instructions)
04 Government
70 Vacant upper floors

7. Description

Architectural Classification (Enter categories from instructions)
07B Early 20th Century Commercial Style

Materials (Enter categories from instructions)
foundation 04C Limestone/10A Conc Block
walls (visible material) 03 Brick
roof 15C01 Rubber Membrane
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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Des Moines Address 216-220 S. 3rd Street Site Number 29-00120
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

1914-15 ☐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

Iowa Biscuit Co.

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 Hal Morton, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA

organization Burlington Historic Preservation Commission date February 16, 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

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***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:

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☒ Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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

Iowa Biscuit Company — Name of Property
Des Moines — County
216-220 S. 3rd Street — Address
Burlington — City

7. Narrative Description

The Iowa Biscuit Company building is a five-story brick factory and warehouse facility. The north, south, and east (rear) sides are finished in standard red common brick, as opposed to the darker red finish brick on the façade (west). The façade has restrained Classical Revival details with stone accents on the brick. The façade is also divided into a traditional three part design, typically identified with commercial and industrial buildings in this period. The façade is divided into three bays horizontally as well. The side bays on the first story are accented with brick quoins on either side of an entry and window. The quoins are connected at the top by a limestone "lintel" to create two defined entry areas. The center bay has two windows with stone sills. The second through fourth stories are identical in design on the façade. The first and third bays are composed of two window openings and the middle bay is a large opening, which appear to have had three windows historically. All the façade windows are covered, so the window style is unknown. The left (north) window opening on these three stories, as well as the ground story, appears to have historically been filled with brick. The fifth story of the façade is set apart from the middle section of the building by protruded solider brick courses. The windows on the fifth story follow the similar pattern as the windows below, but they are further accented with solider brick lintels with stone block corners. The brick pilasters from the middle section on either end extend into the fifth story as well, with the addition of center brick and stone detail. The parapet rises slightly towards the center, and the overlaid letters IBC are carved in on a stone circle in the center.

The north side appears to retain original two-over-two-light double-hung wood windows in every opening. Generally, there are 12 windows on each of the five stories, with the center two windows offset slightly to the east from center and accentuated with brick pilasters. The windows have brick sills and segmental arch brick lintels. Additional windows are found on the slightly raised basement story. A faded painted historic sign across the top of building reads: "Iowa Biscuit Co. Wild Rose Brand Crackers."

The south side has an elevator section protruding near the center of the rear (east) half of the building. This section appears original, with two-over-two-light double-hung wood windows on the east side. The west portion of this south elevation has a fire escape with a historic wood door on each story at the far west end. Six two-over-two-light double-hung wood windows are found on the second through fifth stories. The windows are spaced into groups of two. Similar to the north side windows, these windows have brick sills and segmental arch brick lintels. The majority of the first story on this side is covered with the one-story side addition. An addition is depicted here in 1952, though the assessor lists a 1972 for the addition in its current form. It is possible that a later addition was added to the first addition for the current appearance. The west elevation is clad in brick veneer, though the rear (east) is exposed concrete block. The addition does not detract from the larger historic building.

The rear (east) elevation is nearly a full six stories as the basement story is more exposed on this side. A vehicular historic double-door entry in the north (right) bay on the basement story provides direct access into this level from the rear alley. The five windows on each story are spaced into three bays, with two windows, then two windows, and finally one window with a secondary fire escape system. These windows also have two-over-two-light double-hung wood sashes, brick sills, and segmental arch

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City

brick lintels. The four fifth story windows in the two large bays are divided into two sets of single-sash two-light segmental windows. This detail is carried over onto the north and south side in the rear portion as well. A historic faded painted sign on this elevation reads: "Iowa Biscuit Co."

8. Narrative Statement of Significance

The Iowa Biscuit Company appears to be eligible for the National Register of Historic Places as a contributing building in the Manufacturing and Wholesale Historic District. It contributes historically and architecturally to this historic district. The building is one of the large factories that opened shortly after the turn of the 20th century in this area. The Iowa Biscuit Company operated here from 1915 to 1934. The factory and business was significant within the history of Burlington, and products were shipped across the country. The Midwest Biscuit Company continued the production of crackers, cookies, and cakes in this facility from 1934 until 1955. The building also appears to be individually eligible for the National Register of Historic Places under Criteria A and C. The history of the company is significantly within the local history of Burlington, and the architecture of the building is an excellent and generally intact example of a factory from this period.

The Iowa Biscuit Company opened in space in 1907 next door at 224-226 S. 3rd St. (formerly Warehouse Nos. 2 & 3 of the Burlington Linseed Oil Works), leased from John Blaul's Sons Co. Iowa Biscuit Co. built a new five story state-of-the-art 40,000 square foot facility at 216-220 S. 3rd St. in 1914-1915 on property purchased from John Blaul's Sons Co in 1916. The new facility generated its own light and power. The plant had a capacity of 100 barrels of flour per day, manufactured into crackers and cakes, which were sold through jobbers and wholesale houses, and under the trademark of a wild rose, and the slogan "Sweet and Clean". Employment ranged from 50 to 100, a quarter of which were skilled laborers. The fireproof plant boasted a lunch room for employees and bathing equipment for bakers. Company officers initially included James M. Storrar, President, A.G. Oberle, Vice President, A.H. Riepe, Secretary-Treasurer, and W.A. Baum, Manager. E.C. Gould (President of Gardner & Gould Candy Company) was also listed as a director of Iowa Biscuit Co. ("Home of the Iowa Biscuit Company," *Burlington Gazette*, April 23, 1915, 1; Antrobus 1915, Vol 2: 364-5, 437-8, 486-7). The basement level was used to store raw materials, including barrels of molasses, and sacks of flour and sugar. Materials were taken to the upper levels of the building by elevator. On the fifth floor, a machine shook flour from emptied sacks so that they were clean upon their return to the mill. On the fourth floor, machinery stamped and cut cookies before they were manually placed onto racks in one of two large ovens. Marshmallow was also applied to some cookie types. The third floor was for cleaning and packing tin boxes, with product storage on the second floor, along with an ice cream sandwich department. The first floor contained crackers, cookies and cakes ready for sale (Vista Bakery, Inc.). The 1931 Sanborn map shows the Iowa Biscuit Company here in a five-story building.

In 1934, Frank J. Delaney purchased the company and renamed it Midwest Biscuit Co. ("Frank J. Delaney Manager Taggart Biscuit Co.," *Cracker Baker*, 1932; "F.J. Delaney buys Iowa Biscuit Co.," *Cracker Baker*, January 1935, p. 23; "Delaney Rites Pending Here," *Burlington Hawk Eye*, March 12, 1947, p.2, Vista Bakery, Inc.). The 1940 city directory lists them as wholesale bakers of cakes, cookies, and crackers. He was successful at expanding the products offered and outgrew this location.

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City

He died in 1947 as the new plant was under construction in West Burlington. His sons, Richard and Frank, continued the business at this both locations ("Midwest Biscuit Company," *Burlington Hawk-Eye,* July 4, 1976, sec 4, p 7). The Midwest Biscuit Company continued to own the building at 216-220 S. 3rd Street until 1954. Based on the 1952 Sanborn Insurance Map, it appears that Midwest Biscuit may have leased out storage and/or office space in the S. 3rd St. building to Hedrick Motor Transfer Lines for some of the period. A one-story addition has been constructed on the south side of the building, noted as a motor freight station. No separate listings appear in the city directories for this section of the building (224-226), so it appears to have functioned solely as an addition to the larger building. City directory listings continue to list Midwest Biscuit here through 1955.

By 1956, operations of the Midwest Biscuit Company appear to have moved to West Burlington. The company continued to operate at 3000 Mt. Pleasant Street in 1976. In 1979, Lance, Inc. acquired the Midwest Biscuit Company, eventually changing the name to Vista Bakery in 1995. Production continues today at the 313,000 square foot West Burlington plant, producing its own Vista brand of baked goods, and private label cookies and crackers for 20 to 30 retailers and wholesalers throughout North America. In 2000, production reached 165 million pounds (nearly double the production in 1995).

National Research Bureau, a small business information publishing company, acquired the building in 1956, and continued to operate in the building until 1983. National Research Bureau operated simultaneously out of several buildings around Burlington, and the S. 3rd St. building was not its main office. An advertisement for the company in the *Burlington Hawk-Eye* on July 10, 1962 (page 80) notes the main office at 424 N. 3rd Street. They had operated in Burlington since 1945 and grown to 250 employees since then. Their divisions included National Lithograph Co, Delta Press, M.P. Brown & Co, National Bank Printing Co, and Farm Credit Association. They printed large volumes of promotional materials. Several other small businesses leased space in the building from National Research Bureau, including American News Co., Brayton Chemicals, Inc. (janitorial supplies and insecticides), National Lithograph, Inc., Delta Press, Inc., and National Mailers, Inc.

In 2002, the Des Moines County Public Defenders office opened on the first floor of the building, and the upper floors remain vacant.

9. Major Bibliographical References

Antrobus, Augustine M. *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

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City

Newspaper articles:

"Home of the Iowa Biscuit Company," *Burlington Gazette*, April 23, 1915, 1.

"Iowa Biscuit Company Closed Until March: Has used "quota" of 70 per cent flour for month of February: scarcity of substitutes discussed at meeting of price-fixing committee," *Burlington Hawk Eye*, February 22, 1918, p. 10.

"Win Boxes of Cakes: George Morris writes about the Iowa Biscuit Company: Bertram Robinson and Edward L. Nichaus also awarded prizes – essays on Y.M.C.A. tours," *Burlington Hawk Eye*, May 16, 1918.

"Frank J. Delaney Manager Taggart Biscuit Co.," *Cracker Baker*, 1932

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"Midwest Biscuit Company," *Burlington Hawk-Eye,* July 4, 1976, sec 4, p 7

"Midwest Biscuit Co. to be Sold," *Burlington Hawk Eye*, July 17, 1979, p. 3A.

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"Vista Bakery launches new era in Burlington," *Burlington Hawk Eye*, January 7, 1996.

"National Research is sold," *Burlington Hawk Eye*, January 27, 1970.

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. Includes business files for Midwest Biscuit Co. and National Research Bureau.

Vista Bakery, Inc., answers.com website, accessed February 2010.

Iowa Site Inventory Form
Continuation Sheet

Site Number 29-00120

Related District Number 29-03522

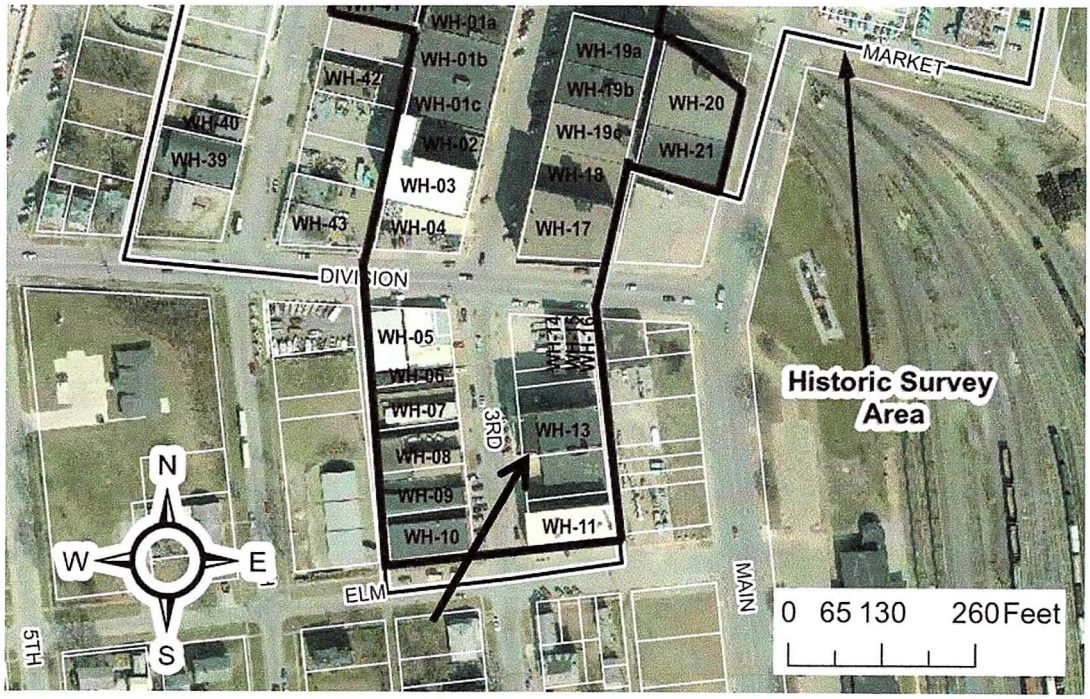
Iowa Biscuit Company — Name of Property

Des Moines — County

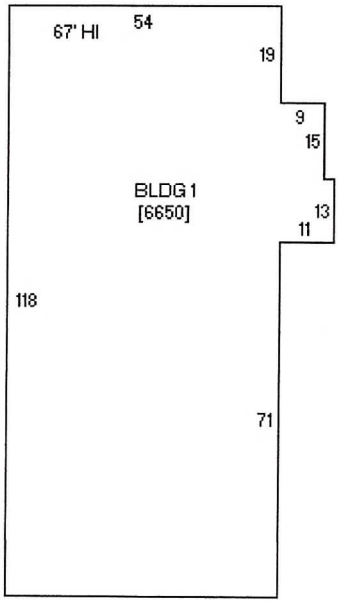
216-220 S. 3rd Street — Address

Burlington — City

Location map



Building plan (from assessor's website)



Iowa Site Inventory Form
Continuation Sheet

Site Number 29-00120
Related District Number 29-03522

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City

Photographs (digital images)



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

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City



Façade of building, looking east
November 2, 2009
R.L. McCarley

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City



Detail of IBC logo on façade of building, looking east
November 2, 2009
R.L. McCarley

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00120
Related District Number 29-03522

Iowa Biscuit Company	Des Moines
Name of Property	County
216-220 S. 3rd Street	Burlington
Address	City



North elevation of building, looking south
November 2, 2009
R.L. McCarley

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00120

Related District Number 29-03522

Iowa Biscuit Company
Name of Property

Des Moines
County

216-220 S. 3rd Street
Address

Burlington
City



Rear (east elevation) of building, looking west
January 12, 2010
R.L. McCarley

Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. 29-00123 ☐ 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 Burlington Buick Company

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

2. Location

street & number 231 S. Third

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) 349 and S 1 foot of Lot 350

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

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing
_	buildings	1	_ buildings
__	sites	__	__ sites
__	structures	__	__ structures
__	objects	__	__ objects
_	Total	1	_ 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)
02H: Commerce/Trade - warehouse
02E01: Commerce/Trade – auto showroom
02E10: Commerce/Trade – appliance sales & service

Current Functions (Enter categories from instructions)
02F: Commerce/Trade – retail center
02A01: Commerce/Trade – office building
01A01: Domestic - residence

7. Description

Architectural Classification (Enter categories from instructions)
07B Commercial Style

Materials (Enter categories from instructions)
foundation 10B – poured concrete
walls (visible material) 03 - brick
roof 15C01 – rubber membrane
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)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☒ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Des Moines Address 231 S. Third Site Number 29-00123
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

1913 ☐ check if circa or estimated date

Other dates, including renovation

c.1927 – third story added

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 Steve Frevert, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA

organization Burlington Historic Preservation Commission date 28 February 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

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***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

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

Burlington Buick Company	Des Moines
Name of Property	County
231 S. Third	Burlington
Address	City

7. Narrative Description

This is the three-story, seven-bay brick building. It was constructed around 1914 as a two-story building for the Chittenden & Eastman Company, who were located at 100-104 S. 3rd Street. The Burlington Buick Company purchased this building in 1927 and added the third story for expanded services associated with their business. The original brick detail with parallel protruding bricks and diamond corner designs was then carried into the third story on the façade (east elevation). The detailing extends up the sides of the façade, across under the third story windows, and across the top of the added third story. The storefront appears to have been remodeled in the 1950s, though a historic garage door remains at the north end. The six-over-six-light double-hung windows on the second story were installed in 2009 during remodeling of the office and residential space. The third story appears to retain original six-over-single-light double-hung windows on the façade.

The south elevation (along Elm Street) has glass block in the first story openings. The street slopes so that the second story is at the level of the rear alley. The original brick detailing of parallel lines of protruded brick with corner diamond detail is visible on this elevation below and above the second story windows. This detail was not repeated along the top of the added third story on this side, perhaps due to the stepped parapet wall and rear sloping roof. The second and third story windows on this side also have six-over-six-light double-hung windows recently installed. A side entry is located into the second story at ground level near the rear of the building on the south side. The north elevation is generally a party wall with the adjacent building, with only the added third story visible on this side.

The rear (west) of the building is two stories in height, the second and third stories as correlates to the façade due to the sloped site. The second story thus was directly accessed from the alley, providing for vehicular access from this side. A large vehicle opening has been further enlarged for a modern garage door on this elevation. Three second story windows have glass block installed. The three third story windows have the same newly installed six-over-six-light double-hung windows as the other elevations of the building.

A small penthouse addition has recently been constructed on the roof. While visible from a distance, it is not visible at street level near the building.

8. Narrative Statement of Significance

The Burlington Buick Company 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 3rd Street from Valley to Elm streets. This was one of a handful of buildings that were developed for automotive uses on this block in the historic district. This business use is seen as compatible with the more industrial nature of this area as opposed to the more retail/commercial area along Jefferson Street. The building was originally constructed by Chittenden & Eastman as a furniture warehouse and is also associated with the historic development of this company. Thus, the building appears to contribute historically and architecturally to this historic district.

Burlington Buick Company — Name of Property
Des Moines — County
231 S. Third — Address
Burlington — City

At this time, with research completed to date, it does not appear that the Burlington Buick Company is individually eligible for the National Register of Historic Places. Additional research on automotive related buildings in Burlington may highlight significance not currently identified.

The site of an earlier dwelling (1900 Sanborn map), this property was purchased by the Chittenden & Eastman Co. on September 12, 1913 (Transfer Book 7, p. 87). Construction had perhaps already started, as the *Burlington Hawk-Eye* reported on September 23, 1913 that rapid progress was happening at the new Chittenden & Eastman building on Third at Elm – "It is going to be a neat, substantial brick structure that will greatly improve the appearance of that corner" (page 4). It is listed as a warehouse for Chittenden & Eastman from about 1915 to 1922 (city directories). Per the later history, it was a two-story brick building at this time. The majority of the buildings associated with Chittenden & Eastman's furniture business were located on the block to the north of this building, the 100 block of 3rd Street. This more distant location appears to then have been abandoned with the construction of additional buildings near their original furniture factory at 100-104 S. 3rd Street (see more history on State #29-00117).

The next two decades saw the building used for automobile sales. In the 1924 city directory, it became the home of Burlington Buick Co., which operated here until about 1935 (city directories). The company was listed a few buildings north at 209 S. 3rd Street in the 1922 city directory as the Farmers Motor & Supply Company. Chittenden & Eastman officially sold the property to William Mohnike on May 16, 1927. The history of the company appeared in 1927:

> Moving to South Third street, the Mohnike agency continued to expand. It was then known as the Farmers Motor & Supply Company. Six years ago further growth forced the company to expand again. Mr. Mohnike then purchased the property at Elm and Third streets and remodeled it for automobile purposes, using the first floor for display rooms and the second entirely for shop and storage. Since then a third story has been added, which is used as a painting department, and a division was installed for the complete refinishing of cars with Duco.
>
> The shop has the most modern equipment including hydraulic lifting grease rack, valve refacing machines, brake lining machines, lathes, etc., to give the best possible service in the shortest period of time. The company also has installed a power washer on the wash rack, giving quicker and better service. The name of the company was changed to The Burlington Buick Company, a name much more expressive of the business and much more helpful in selling Buicks.
>
> ("Burlington Buick Company," *Burlington Hawk-Eye,* December 11, 1927, 12)

The 1931 Sanborn map indicates that the ground level was the sales floor, with repairs on the upper floors, which were accessed by the rear alley and an interior ramp. It is shown as a three story building.

The Burlington Buick Company expanded their line to include Oldsmobiles in 1932, having already added Pontiacs and GMC trucks to their line. Harry Nelson was in charge at this time ("Burlington Buick Company Will Sell Oldsmobile," *Burlington Hawk-Eye,* June 30, 1932, 5). In 1933, the building was sold to the American Savings Bank & Trust at sheriff's auction (Transfer Book 7, p. 87). The 1935 city directory continues to list the Burlington Buick Company here. The Nelson Motor Co. was at 231 S. Third in 1937 and 1938. This was likely a successor company.

Burlington Buick Company	Des Moines
Name of Property	County
231 S. Third	Burlington
Address	City

Abraham and Lillian Lubelchek purchased the property from the bank in 1938 (Transfer Book 7, p. 87); Lubelchek Motor Co. was listed there in 1940 and 1942 city directories. They had previously operated at 215 S. 3rd Street, near the middle of this block, as a used car dealer.

Allen and Bessie Wischmeier bought the building in 1943 (Transfer Book 7, p. 87), and Wischmeier Auto Sales occupied the building starting in 1943 (city directories). A Chrysler ghost sign is visible on the north exterior wall. They continue to be listed here into the early 1950s.

Wischmeier sold the building to Union Supply Co., an electrical appliance dealer, in 1955. Union Supply occupied the building into the 1960s (city directories). By the 1960s, they are listed as selling television equipment.

The property was sold at sheriff's auction for a second time in 1993 (Transfer Book 13, p. 87).

Currently the first floor is occupied by Digital Office Solutions. A new awning was installed in 2004, and the windows were replaced with units of the same style in 2008. The second floor was rehabbed in 2009 as the offices of Preferred Products Corp. At this writing, the third floor is being completed as a residential condominium for the building owners. A new rooftop penthouse has been built to provide access to a rooftop deck. The owner relates that the building was initially two stories, with the third added later. This has been confirmed in the history researched for the project.

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.

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.

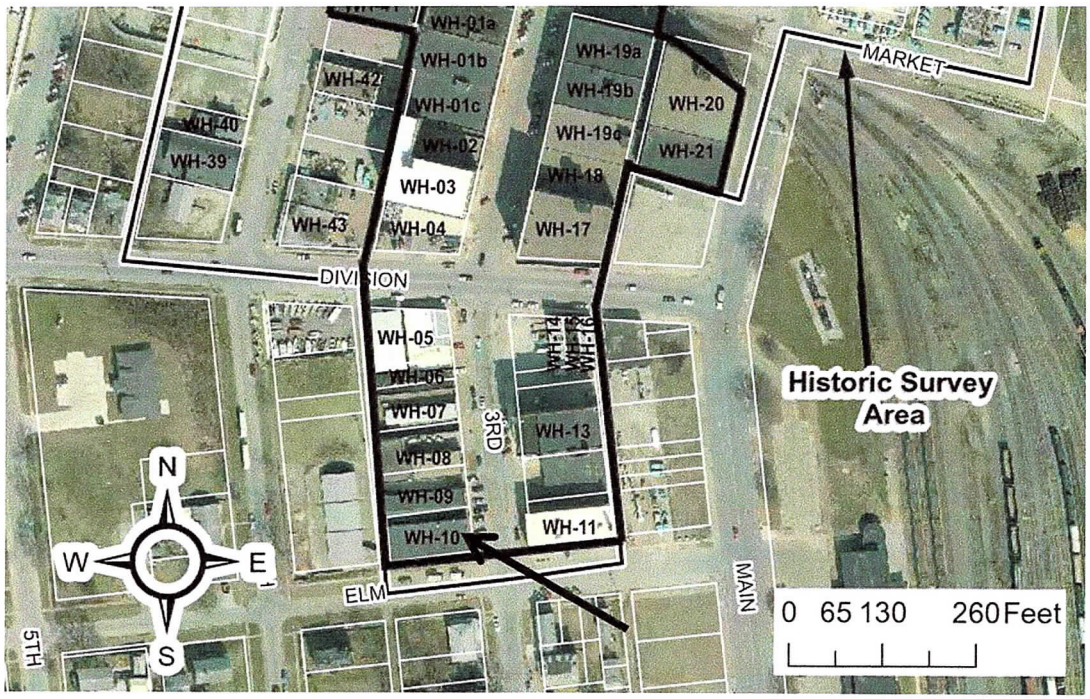
Iowa Site Inventory Form Continuation Sheet

Site Number 29-00123

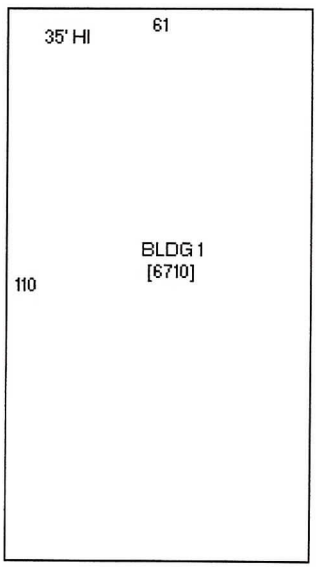
Related District Number 29-03522

Burlington Buick Company	Des Moines
Name of Property	County
231 S. Third	Burlington
Address	City

Location map



Building plan (from assessor's website)



Iowa Site Inventory Form Continuation Sheet

Site Number 29-00123

Related District Number 29-03522

Burlington Buick Company	Des Moines
Name of Property	County
231 S. Third	Burlington
Address	City

Photographs (digital images)



Building, looking northwest
November 2, 2009
R.L. McCarley

Iowa Site Inventory Form Continuation Sheet

Site Number 29-00123

Related District Number 29-03522

Burlington Buick Company	Des Moines
Name of Property	County
231 S. Third	Burlington
Address	City



Façade of building, looking west
November 2, 2009
R.L. McCarley

Burlington Buick Company	Des Moines
Name of Property	County
231 S. Third	Burlington
Address	City



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