

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

**State Inventory No.** 29-03678  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) 29-03685  
 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 McCash-Cannella Block  
 other names/site number Downtown Survey Map # DT-75

**2. Location**

street & number 701 – 703 Jefferson Street  
 city or town Burlington  vicinity, county Des Moines  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original City Block(s) \_\_\_\_\_ Lot(s) 924 – east 39'

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u> Total

**Name of related project report or multiple property study** (Enter "N/A" if the property is not part of a multiple property examination).  
 Title Intensive Level Historical and Architectural Survey of "East" Downtown Burlington, IA Historical Architectural Data Base Number 29-034

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>02E02: Commerce/bakery or confectionery</u>	<u>11D03: Health Care/doctor or dentist office</u>
<u>02E08: Commerce/barber or beauty shop</u>	<u>02E08: Commerce/barber or beauty shop</u>

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>10B: Concrete</u>
	walls (visible material) <u>03: brick</u>
	roof <u>15C01: synthetics (EPDM)</u>
	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Des Moines Address 701 – 703 Jefferson Street Site Number 29-03678  
City Burlington District Number 29-03685

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

05: Commerce  
02: Architecture

**Significant Dates**

Construction date 1855  check if circa or estimated date  
Other dates, including renovation c.1925

**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 Mary B. Luttenegger, volunteer Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date October 24, 2012  
street & number City Hall, 400 Washington Street telephone 319-753-8158  
city or town Burlington state Iowa zip code 52601

**ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)**

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

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

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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McCash-Cannella Block

Des Moines

Name of Property

County

701 – 703 Jefferson Street

Burlington

Address

City

## 7. Narrative Description

This is a two-story brick commercial building with a stone foundation. The core of the building dates to the 1850s, and it was known as the McCash Block with the two additional sections to the west. This 701-703 portion was bought by the Cannella family in 1910, and the current brick façade appears to date to around 1925. The 701 Jefferson storefront has been remodeled, and it has two rectangular glass windows with stone sills and one white wood door with a white aluminum storm. The infill is buff brick. The 703 storefront is more historically intact. It has two large store front windows with two smaller side windows leading to the centered recessed entry, which is wood framed with glass. A transom window with small glass panes spans the width of the storefront. The second story has four sets of paired one-over-one-light double-hung windows. The windows have stone sills and no lintel detail, typical of the 1920s. Simple brick banding extends across the top of the building. A portion of the first story facing N. 7<sup>th</sup> street to the east was remodeled in 1979 with aluminum siding added and a double door. The second story windows are set within segmental arch brick lintels, typical of the 19<sup>th</sup> century. The brick rear addition was built around 1925, and it sits on a concrete foundation. The rear of this building also has a wood porch on the second story.

## 8. Narrative Statement of Significance

The McCash-Cannella Block appears to contribute historically and architecturally to the potential Downtown Commercial Historic District. This block was excluded from the West Jefferson Street Historic District due to its early 20<sup>th</sup> century cladding. This cladding falls within the period of significance for the Downtown Commercial Historic District, and it is significant among efforts to improve buildings downtown in this period. The business history is also significant within the district. Cannella Confectionary operated at 701 from 1892 to the 1940s, transitioning into a restaurant that continued here into the 1960s. Additionally a barber shop has operated at 703 from the 1910s to the present. At this time, it does not appear that the building would be individually eligible for the National Register of Historic Places under Criteria A, B, or C.

The core of this building was constructed between 1850 and 1855. In 1850, George Gearhart sold Lot 924-east 39' to Daniel Doffelmeyer for \$135.00 (Deed book 15, p 121). Daniel & Virginia Doffelmeyer sold Lot 924-east 39' to Wm D. McCash on June 3, 1855 for \$1,700 (Deed book 19, p625). According to the recorder's records, Wm D. McCash and his family owned this building until 1910. This address of 701 Jefferson was referenced as the McCash Block in the NRHP nomination for the West Jefferson Street Historic District, with the block excluded from the district due to the later brick facade (section 7, p.22). Newspaper ads reference the McCash Block on Jefferson between 7<sup>th</sup> and 8<sup>th</sup> Street, and a note was included in the March 14, 1894 *Hawk-Eye* that the block was receiving a fresh coat of paint. In 1886 this building appeared on the first Sandborn map for Burlington. In the 1885-86 city directory it says a Wm Martin was operating a candy and tobacco business at 701 Jefferson. In the 1892 city directory, Antonia Corso was operating a confectionery at 701 Jefferson and there was a second-hand store at 703 Jefferson. In the 1900-01 city directory, J. Cannella was operating a fruit stand and Fast Freight Line at 701 Jefferson and 703 Jefferson is vacant.

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McCash-Cannella Block	Des Moines
Name of Property	County
701 – 703 Jefferson Street	Burlington
Address	City

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On December 27, 1910, Grace McCash sold the east 39' of Lot 924 to Joseph Cannella (Deed book 112, p.50). The remainder of the McCash block – west 78' of Lot 924 – was the sold at auction in December 1913 to Milton M. Dayton for \$11,000, with proceeds split among the heirs.

In the 1910-11 city directory, Joseph Cannella and his wife, Vincenza operated a bakery at 701 Jefferson. The 1920-21 city directory shows Joseph Cannella operating a bakery at 701 Jefferson. The June 11, 1927 *Hawk-Eye* announcing the completion of a complete interior remodel of Joe Cannella's fruit store and ice cream parlor at Jefferson and 7<sup>th</sup> Street. The article noted that the business was established at this site in 1892 by Joe Cannella, starting as a small fruit stand. It now sold fruit, tobacco, candy, and ice cream. An addition was built on the rear a few years ago for additional space. The soda fountain and ice cream parlor were busy through the summer months. A new electrically cooled fountain was now installed, as well as new booths. They also expanded the menu to include sandwiches and hot drinks ("Cannella's Newly Remodeled Store Opens Today," *Hawk-Eye*, June 11, 1927, 5). No mention was made of any exterior remodeling, so it does not appear that the brick veneer was installed at this time. In the 1930 city directory, Mrs. Vincent Cannella is running a confectionery at 701 Jefferson. In July 1937, air conditioning was installed at the Cannella Confectionery at 701 Jefferson – the first air conditioned confectionery in Burlington and the second eating establishment to have air conditioning ("Cannella Store Air Conditioned," *Hawk-Eye*, July 30, 1937, 2). Vincenza Cannella had two sons living in Burlington at this time – August and Charles. In 1940 city directory, August Cannella had opened a tavern at 701 Jefferson. There were 49 taverns in the Burlington city directory of 1940. In 1951 city directory, August Cannella is still running a tavern at 701 Jefferson. In the 1960 city directory, Cannella's tavern remains at 701 Jefferson.

The Cannellas rented the 703 storefront to tenants through this period. In the 1910-11 city directory, Eustacius Beck and wife Emma ran a saloon at 703 Jefferson. The 1920-21 city directory shows Oliver Beebe running a barber shop here. In the 1930 city directory, Charles Cannella is operating a barber shop at 703 Jefferson. In 1940 city directory, Charles Cannella, a son, continued the barber shop at 703 Jefferson, of which there were 35 in the 1940 city directory. In 1951 city directory, Charles & Mary Cannella are operating a barber shop. In the 1960 city directory, the Modern Barber shop operated by Joseph Mulcahey is at 703 Jefferson.

By the 1970 city directory, Dr. Charles P. Miller, a chiropractor, had his office at 701 Jefferson and 703 Jefferson is vacant. Then in 1975, Dr. Miller purchased Lot 924 – east 39' from August and Mary Cannella (Deed book 335, p. 307). Virginia Miller then sold Lot 924 – east 39' to her daughter and son-in-law, Evelyn & Tom Swearingen on 8/17/2000 (Deed book 2002 p.009241). Today, the Swearingen's have a chiropractic office in 701 Jefferson & Modern Barber shop is located in 703 Jefferson.

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McCash-Cannella Block

Des Moines

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Burlington

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## 9. Major Bibliographical References

Antrobus, A.T. *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: Hobart Publishing Company, 1905.

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

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

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

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

*Burlington Evening Gazette*, March 24, 1906

*Daily Hawk-Eye Gazette*, September 2, 1938

*Burlington Hawk-Eye Gazette*, August 4, 1942

*Burlington Hawk-Eye*, July 10, 1962

*Burlington Hawk-Eye*, July 4, 1976

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

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

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

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

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

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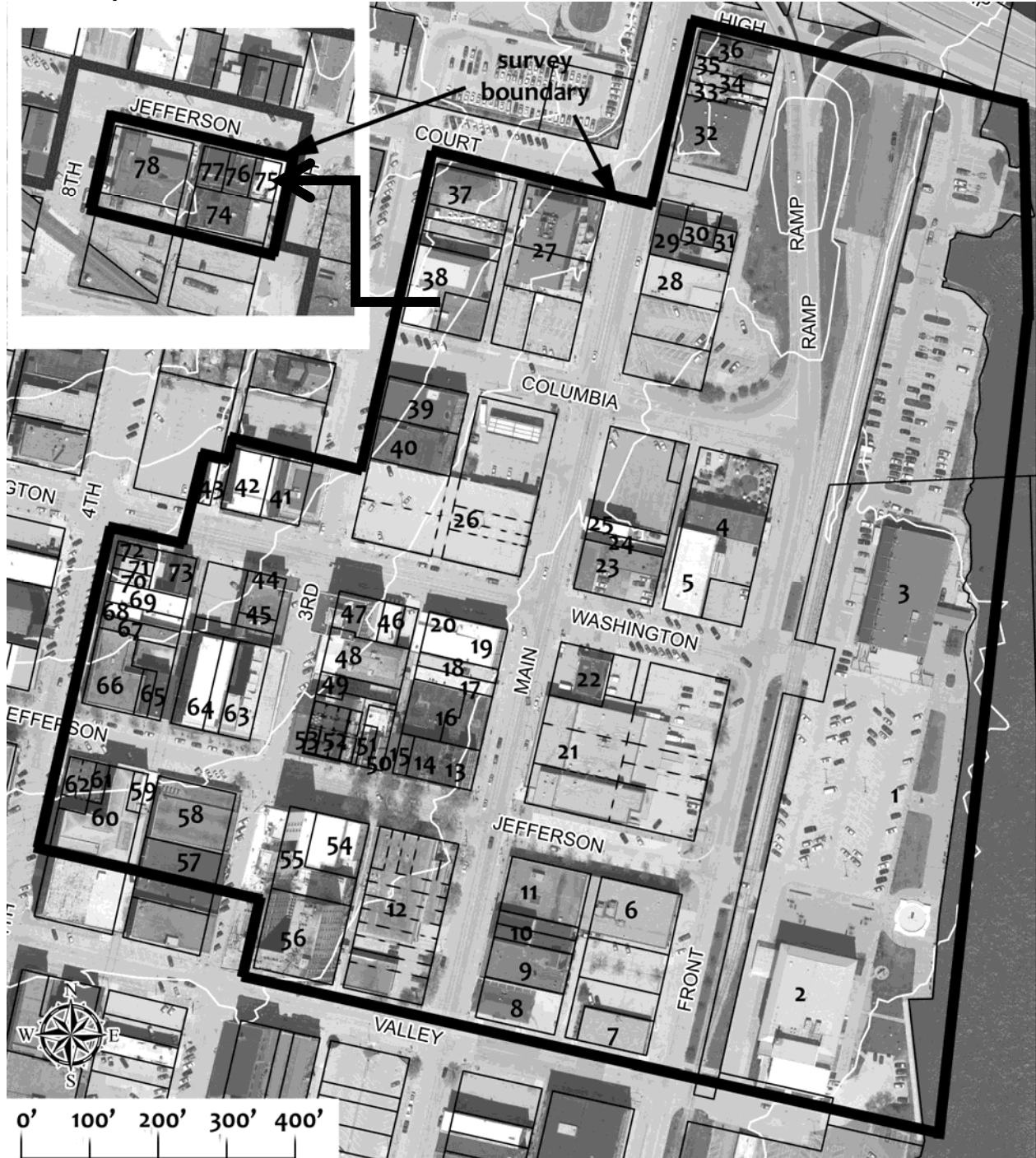
McCash-Cannella Block  
Name of Property

Des Moines  
County

701 – 703 Jefferson Street  
Address

Burlington  
City

## Location map



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

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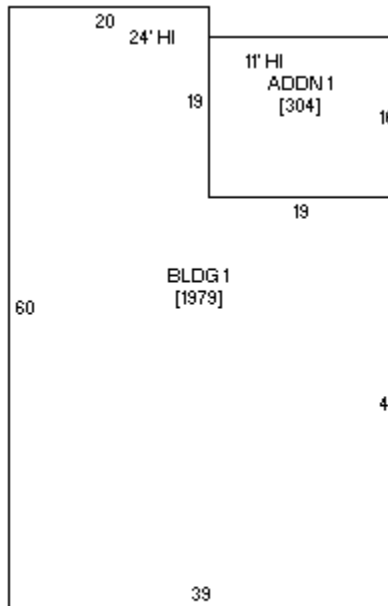
McCash-Cannella Block  
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## Building plan (from assessor's website)



Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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**Historic images**



700 block of Jefferson in 1950s (Downtown Partners collection)



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**Digital photographs**



Photograph 29-03678-001 – East and north elevations, looking southwest (McCarley, November 15, 2012)

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Photograph 29-03678-002 – North elevation, looking south (McCarley, November 15, 2012)