

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

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

2. Location

street & number 106-108 N. Main St
 city or town Burlington vicinity, county Des Moines
 Legal Description:(If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original City Block(s) _____ Lot(s) 94 N29½'; Lot 94 N29½' S30½'

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

4. National Park Service Certification [Skip this Section]

5. Classification

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

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Intensive Level Survey of the "warehouse district" in Burlington, Des Moines County, Iowa Historical Architectural Data Base Number 29-029

6. Function or Use

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

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05H: Victorian/Renaissance</u>	foundation <u>04C: Stone/Limestone</u>
_____	walls (visible material) <u>03: Brick</u>
_____	roof <u>08B: Asphalt/Rolled</u>
_____	other _____

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

8. Statement of Significance

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

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

County Des Moines Address 106-108 N. Main St Site Number 29-01240
City Burlington District Number 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

Significant Dates

Construction date 1866 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title David Roed , Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA
organization Burlington Historic Preservation Commission date revised March 20, 2014
street & number City Hall, 400 Washington Street telephone 319-753-8158
city or town Burlington state Iowa zip code 52601

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

FOR ALL PROPERTIES

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

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

Evaluated by (name/title): _____ Date: _____

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<u>David's Block</u>	<u>Des Moines</u>
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7. Narrative Description

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

8. Narrative Statement of Significance

David's Block appears to contribute historically to the potential Downtown Commercial Historic District (#29-03685). The building was constructed in 1870 during a period of construction associated with the completion of the Chicago, Burlington, & Quincy railroad bridge over the Mississippi River. The building stands among a handful of buildings on this block constructed in this period, reflecting the growth of Burlington at this time. Additionally, the successful Guest Piano Company operated here for two extended periods of time from 1885 to 1940. This history contributes to the significance of the district.

David's Block was evaluated as eligible in 1978, apparently based on the historic significance of the building. Similar alterations were completed by this period, but the 1976 survey form notes that enough of the original style remains intact to convey the historic significance of the building and Renaissance Revival style of the block. It was also noted that this building could be attractively restored. The building continues to potentially have integrity issues for individual listing on the National Register of Historic Places. However, the Guest Piano Company is a significant local business that operated in this building generally from 1886 to 1940. The building likely retains sufficient significance to convey this historic significance. Thus, it appears to remain individually eligible for the National Register of Historic Places under Criterion A.

John S. David owned the north half of this Lot 94 prior to 1866. He bought the south half of Lot 94 on July 30, 1866. In the 1850s, he was a wholesale grocer on Water Street between Columbia and Jefferson. The railroad bridge was completed over the Mississippi River in Burlington in 1869, spurring significant construction. A note in the *Hawk-Eye* in August 1869 states that the Barton T. David building was being demolished for Hood to build a new block. This appears to be the building to the north at 110 N. Main. On October 30, 1869, the *Hawk-Eye* reported that work was progressing on David and Hood's new block. John S. David thus appears to have then built a three-storefront building in conjunction with Alex Hood. Work was noted as being finished on David and Hood's Block in the *Hawk-Eye* on March 20, 1870. Early businesses in this building include Kendall & Hough – Wholesale groceries at 8 N. Main (1872 City Directory Ad). A note in the *Burlington Daily Hawk-Eye* on July 21, 1871 states that they have moved their wholesale grocery business to David's Block, No. 8 Main Street. T.W. Barnhydt then moved to 108 N. Main from 110 N. Main around 1874. The 106 N. Main half

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appears to have been originally occupied by Charles Starker & Company, who then moved into 110 N. Main around 1874. They were followed by E. Chamberlain, wholesale groceries and tea, at 106 N. Main (1876-77 City Directory Ad & pg 62; *Hawk-Eye*, May 1876).

However, fire then struck the building to the south at 100-104 N. Main in June 1877, which appears to have then significantly damaged the two sections owned by David at 106-108 N. Main. Bicklen, Winzer & Co were then occupying 110 N. Main, and the *Hawk-Eye* notes in June 1877 that the damaged wall of that building is being torn down and replaced. Assuming that it was the south wall, then the full building at 106-108 N. Main was then likely rebuilt at this time. The existing/current façade details on 106-108 are different than 110, suggesting two periods of construction. The style of windows and cornice detail would likely be consistent with an 1869-70 date for 110 and an 1877-78 date for 106-108. John S. David continued to own all of Lot 94 until his death. Mary E. David et al then sold the north and south halves of Lot 94 separately in 1885.

James Guest first advertised his piano and organ business in the north/108 half after the fire and rebuilding on May 30, 1878. In August 1878, David advertised the south/106 half for rent. Then, Liebstadter & Levi (millinery and fancy goods) opened in 108 in August, and then remained here until 1880. In May 1879, E & W.M. Osborn moved their paper/stationery business to 106 N. Main. The continued to be listed here in the 1883 and 1886 city directories. It carries a complete stock of all lines of papers, envelopes, and fancy stationery, blank books, etc. There are four traveling salesmen and 15 workers (*Commercial and Statistical Review of the City of Burlington 1882*: 123). On August 5, 1885, Mary David sold the 106/south half of the building to L.M. Guest and A.R. David, and she sold 108/north half to N.B. Luce and M.E. Smith. The 1886 Sanborn map indicates wholesale wallpaper at this location at 106 N. Main Street, with musical instruments at 108 N. Main Street.

From 1885 to 1888, James A. Guest advertised his piano and organ business at 108 N. Main Street. He then moved into the south/106 half by September 1889. The 1892 city directory lists him also at 106, and he remained here into the 1910s. The business was started when General James Guest bought out the business of Paul Lange in Lange & Van Meter. The business keeps a full stock of Musical Goods of all kinds and the latest sheet music, music and instruction books, as well as the top brands of pianos (*Commercial & Statistical Review of the City of Burlington 1882*: 134). In 1905 the business was incorporated as the Guest Piano Company. This developed into one of the largest businesses of its kind in the west, with branch houses established in Des Moines, Cedar Rapids, Marshalltown, Muscatine, and Ottumwa, Iowa as well as in Quincy, Illinois. Directors were James A. Guest, president; Charles A. Schlichter, vice president; and Lyman D. Guest, secretary and treasurer (Antrobus 1915: 398). Around 1913, The Guest Piano Company moved to a location on Jefferson. Gulick and McFarland Furniture were then listed at 106 N. Main in the 1916 and 1921 city directories. In 1924, The Guest Piano Company returned to 106 N. Main Street. They continue to be listed here until 1940.

After Guest moved into 106, the Conner Mercantile Company, a manufacturer of overalls, started business in 108 N Main by 1892. They remained at this location until around 1900 (1900-01 City Directory). The 1892 Sanborn map shows a music store on the first story of 106, with wholesale millinery on the second and third stories. The overall factory is indicated on the third story of 108, with

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storage on the first and second stories. The 1900 Sanborn map notes storage in both 106 and 108. The 108 storefront appears to then have been vacant for a few years in the early 1900s, though it was likely continued to be used for storage. Leyda & Company, Marble and Granite Monuments, moved into 108 N. Main by 1910 (1910-11 City Directory). They were listed as exclusive agents for "Montello" granite, the only granite with shows lettering plainly for all times (1920-21 City Directory Ad pg 51). They remained there until 1940, when they incorporated with Burrus and Metz to become Leyda, Burrus and Metz on Osborn Street (1940 City Directory). The 1931 Sanborn map shows marble works at 106 N. Main Street.

With both side of the building vacant in 1940, Flynn & Boyle Furniture moved into 106 N. Main by 1942, and by 1947 they occupied both 106 and 108 until the mid 1960's (1942-1966 City Directories). They also purchased the building from Lyman Guest et al in November 1946. The 1952 Sanborn map shows furniture and storage for 106-108 N. Main Street.

Camera Land has occupied 106-108 N. Main Street for many years.

9. Major Bibliographical References

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

Burlington Hawk-Eye, various articles and dates. On microfilm at the Burlington Public Library.

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

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

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

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

Transfer books, Des Moines County Auditor's Office, Burlington, Iowa

Vertical files, Burlington Public Library, Burlington, Iowa.

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 State Historical Society of Iowa
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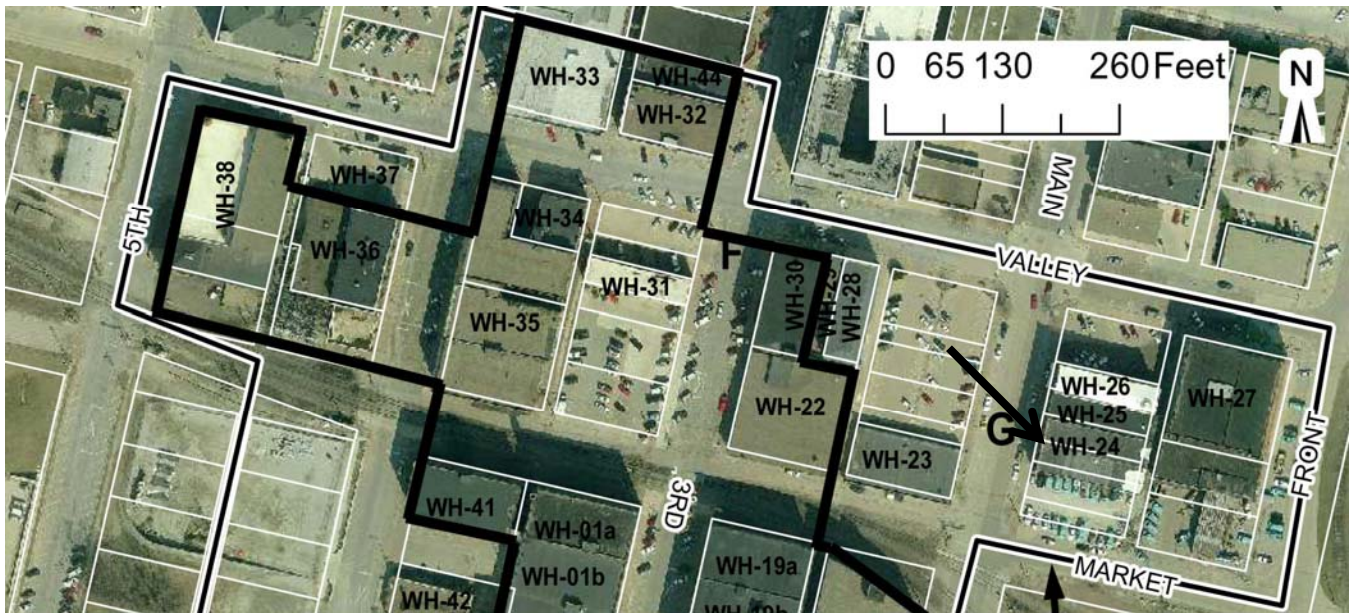
David's Block
 Name of Property

Des Moines
 County

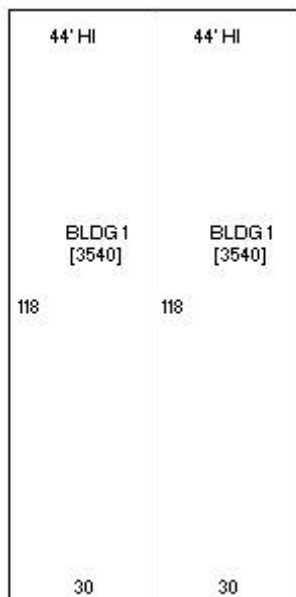
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Location map



Building plan (from assessor's website)



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Historic photograph



JAS. A. GUEST'S MUSIC HOUSE.

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

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Photograph (digital image)



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

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