

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

State Inventory No. 29- 01638 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 Commercial building
 other names/site number 2009-10 Survey Field Site #WH-28

2. Location

street & number 213-215 Valley
 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) 257 (E38.5') 258 (E38.5' N50')

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>02G: Commerce/Restaurant - 1st floor</u>	<u>03C01: Social/Civic/Volunteer (Heritage Trust)</u>
<u>01D: Domestic/Hotel - 2nd & 3rd floors</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / Brick Front</u>	foundation <u>04: Stone</u>
	walls (visible material) <u>03: Brick / 02D: Plywood</u>
	roof <u>08B: Asphalt / Rolled</u>
	other <u>15: Terra Cotta Entablature</u>

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
City Burlington

Address 213-215 Valley

Site Number 29-01638
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 1870 check if circa or estimated date
Other dates, including renovation c.1916

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 Georgette Allen, Volunteer Rebecca Lawin McCarley, Consultant, Davenport, IA

organization Burlington Historic Preservation Commission date revised March 17, 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: _____

Iowa Site Inventory Form Continuation Sheet

Page 1

<u>Commercial building</u>	<u>Des Moines</u>
Name of Property	County
<u>213-215 Valley</u>	<u>Burlington</u>
Address	City

7. Narrative Description

This is a three-story brick commercial building that was likely constructed around 1870 with a complete façade remodel dating to around 1916. The white terra cotta accents the dark red brick. Terra cotta ornamentation extends across the building above the storefront and across the parapet. Within the past few years, the building has been acquired by the Heritage Trust and remodeled for Preservation Station, an architectural salvage business. The storefront was remodeled as part of this work, installing a recessed double-door entry with large windows and transom windows to either side. The wood windows on the upper stories have been restored, and they are paired in three sets on the second and third stories. The paired six-over-single-light double-hung windows share a terra cotta sill. The third story windows also have a shared terra cotta lintel with keystone. The parapet is curved with terra cotta coping as well. The east side elevation is exposed and reveals the earlier construction of the building. The double-hung windows have segmental arch brick lintels and stone sills, typical of the mid to late 19th century. The interior has been opened up for large rooms on each story.

8. Narrative Statement of Significance

This building appears to contribute historically and architecturally to the potential Downtown Commercial Historic District (#29-03685). The building was likely originally built in the 1870s, with the façade remodeled around 1916. During this period, several other facades within the Downtown Commercial Historic District were built or remodeled utilizing dark brick and white terra cotta accents. The façade remodel is architectural significant within this period. Additionally, numerous hotel and retail businesses have operated in this building, contributing to the historic significance of this district.

The building on this site appears to date back to the 1870s, though the current appearance dates to the 1920s. Hugel & Johnson, a copper, tin, and sheet rock business were listed here in 1870 (21 Valley), 1871 (19 Valley), and 1874 (213 Valley). Hugel is listed on Jefferson in 1869, so 1870 is the earliest known business associated with this building. The German *Iowa Tribune* opened on the west half in 1874. A number of businesses operated here for short periods of time in the 1870s and 1880s. In the 1880s, Thomas Harper “started out upon an independent business venture, opening an oyster house at No. 213 Valley street. He afterward removed to the Odd Fellows building, where he conducted a restaurant” (Antrobus 1915: 166). The 1885 and 1886 directories list 213 (and 215 Valley) as being the Harper House (Harper and Dombough). The 1886 Sanborn map also shows it used as Harper Hotel, with a hall on the third story. It is possible that the building was constructed around 1885 for use as a hotel, with the previous uses in an earlier building. In 1887, the hotel became the Gorham House. The 1892 Sanborn map shows the building as the Boston Hotel, which had closed. C.L. McCash transferred the property (E 38.5 feet of Lot 257) to Mary McCash in 1893. In 1900, the east half (213) is the saloon of David E. Mull, and the west half (217) is vacant. In 1904, the building was sold to W.H. Coulter. Charles G. Low operated a saloon here from 1906 to 1910. In 1912, 213 is vacant and Bert and Alma Wasson operated a bowling alley and lived in 215. In 1915, a saloon returned to 213, and 215 is occupied by Hotel Primo. In 1916, the building was vacant. McCash sold it to the Moehn Brewing Company in 1907. They owned it for 18 months, selling it to Burlington Realty in 1908.

Iowa Site Inventory Form Continuation Sheet

Page 2

Commercial building
Name of Property

Des Moines
County

213-215 Valley
Address

Burlington
City

It was likely during the time that Burlington Realty owned the building from 1908 to 1916 that the façade was updated to the current appearance. The property went through four owners in the next few years, bought by Barney Niemann in 1916, then Elmer Able & wife in 1918, then J.W. DeBach in 1918, and finally by M. Phelan in 1919. It is possible that the work was completed in 1916 when the property is listed as vacant and after Niemann bought the property. B.F. Goodrich Rubber Company moved into the building by 1918 in 213, and it utilized both 213 and 215 storefronts in 1920. The Hotel Central operated on the upper two stories, associated with 215, from 1918 to 1933. In 1922, the tire store became Wentworth Tire Service. In 1924, it was listed at 213 and American Optical Company and F.A. Hardy Company was at 215.



1920s – building on left (Des Moines County Historical Society)

The Auto Eat Restaurant was at 213 from 1926 to 1942. Burch's Recreational Parlor opened in 215 by 1928. The upper story hotel became the Iowa Hotel from 1933 to 1947. A number of businesses associated with bus lines opened in 215 by 1938 and stayed until 1943. The Green Mill Restaurant opened at 213 in 1942, followed by Tiny's Café by 1951. Ingersoll Shoes moved here by 1961. The

Iowa Site Inventory Form Continuation Sheet

Page 3

Commercial building

Des Moines

Name of Property

County

213-215 Valley

Burlington

Address

City

Appel Tavern opened in 215 by 1945, followed by Tuckers Inn by 1955. The Zephyr Hotel operated upstairs from 1945 until 1971.

In the 1920-21 directory, it is listed as being the location for BF Goodrich Tires.

The 1931 Sanborn map shows hotel rooms on the second and third floors. The 1930 directory lists the Central Hotel at 215 ½ Valley. Auto Eat Restaurant is listed at 213 and Burch's Recreation Parlor is listed at 215 in 1930.

In the 1951 city directory, it was the location of Tiny's Café. Thus, it is shown as a restaurant in 1952 with hotel rooms on the second floor.

Courthouse deed records show that it was involved in a sheriff sale in 1945 and was purchased by Lawrence and Lola Diewald, known local restaurant owners. Barngrover Realty purchased it in 1954. It was in the Coffin family throughout the late 1960s and into the 1980s. It was a saloon in 1977 and owned by the Coffin family (Site Inventory Form).

The current owner is the Heritage Trust which purchased this property for its Preservation Station in 2008 from the Coffin family (courthouse documents). It is being restored.

9. Major Bibliographical References

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

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

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.

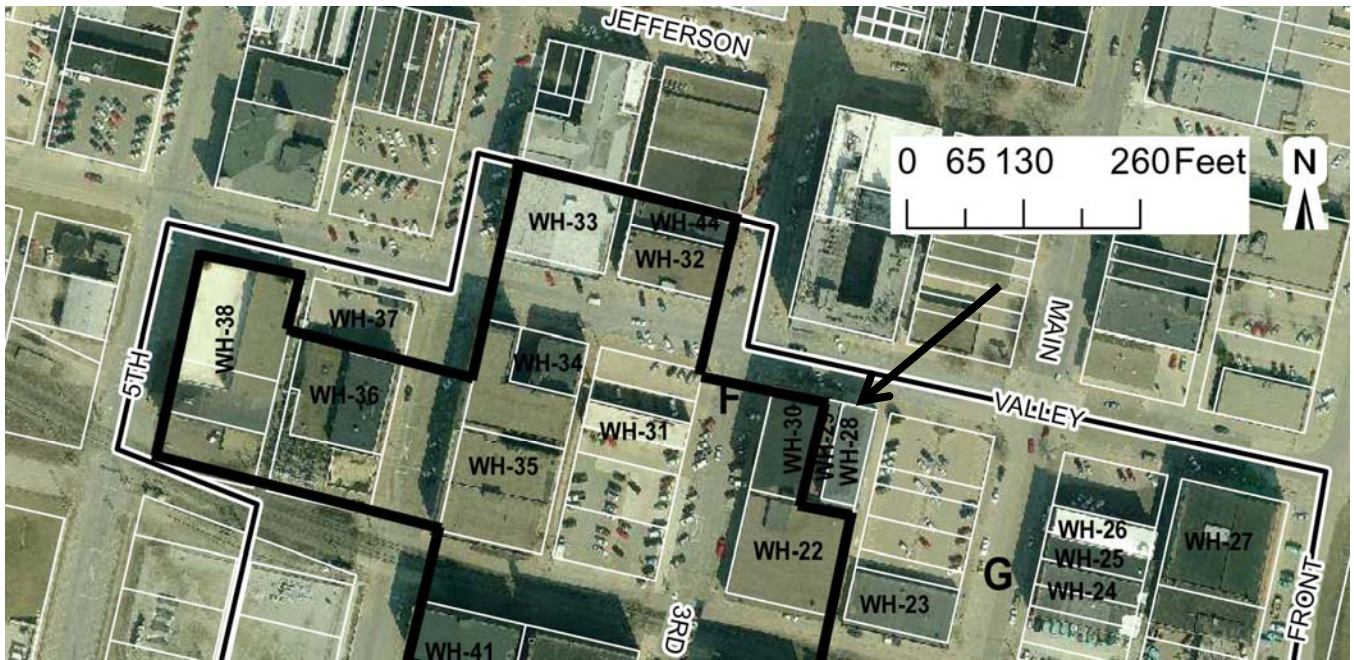
Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-01638
Related District Number 29-03685

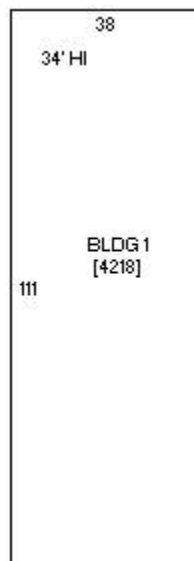
Page 4

Commercial building Des Moines
Name of Property County
213-215 Valley Burlington
Address City

Location map



Building plan (from assessor's website)



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-01638
Related District Number 29-03685

Page 5

Commercial building	Des Moines
Name of Property	County
213-215 Valley	Burlington
Address	City



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

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 29-01638
Related District Number 29-03685

Page 6

Commercial building
Name of Property

Des Moines
County

213-215 Valley
Address

Burlington
City

Photograph (digital image)



Photograph 29-01638-001 – North elevation, looking southwest (McCarley, January 14, 2014).