

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

State Inventory No. 29-00093  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 Hotel Burlington  
 other names/site number Downtown Survey Map # DT-56

**2. Location**

street & number 206 N. 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) 255-256

**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:	
	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>01D04: hotel</u>	<u>01B02: apartment building</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>06 Second Renaissance Revival</u>	foundation <u>10 concrete</u>
_____	walls (visible material) <u>03 brick</u>
_____	roof <u>not visible</u>
_____	other <u>04 stone</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 Address 206 N. 3<sup>rd</sup> Street Site Number 29-00093  
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 1910-11  check if circa or estimated date  
Other dates, including renovation 1923, 1931, 1998

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect Temple & Burrows (Davenport)  
Builder Westlake Construction Company (St. Louis)

**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, commission member Rebecca L. McCarley, consultant, Davenport  
organization Burlington Historic Preservation Commission date January 15, 2013  
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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Hotel Burlington  
Name of Property

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## 7. Narrative Description

The Hotel Burlington was originally built as a seven-story hotel in 1910-11 facing 3<sup>rd</sup> Street to the west. The hotel also has an entry on the south side facing Valley Street. The hotel was originally an L-shaped building along 3<sup>rd</sup> and Valley streets, design for completion of a later east wing. This east wing to complete the overall layout to a full "U" shape was built in 1923. Need for additional rooms in this first class hotel facility led to the construction of the 8<sup>th</sup> and 9<sup>th</sup> stories in 1930-31. Thus, the existing building reflects these three periods of construction. The hotel was rehabilitated into 75 apartments in 1998.

The west side facing 3<sup>rd</sup> Street and south side facing Valley Street reflect the original 1910-11 seven-story construction with the 1930-31 two-story addition. The first story is clad in stone, while the upper walls are brick, and the seventh story is clad in stone and brick with decorative details. The 8<sup>th</sup> and 9<sup>th</sup> stories are then clad in dark red brick as well, with a bracketed cornice crowning the building. The corners of the west and south sides of the building are slightly projected. The 3rd Street entry has an entry "porch" that extends out over the sidewalk. The first story has tall vertical windows with transoms grouped into sets of three windows. Decorative Renaissance Revival detail is found on the stone between and above the window groups. The second story has double-hung windows with transoms. A stone stringcourse extends across the building at the top of the second story windows, also serving as a lintel. Brick detail mimics quoins on this story. The third to sixth stories had identical window designs, with double-hung windows with stone sills and lintels. The west side has a pattern of paired windows on either corner, with a small window, three large windows, small window, three large windows, and a small window between the corners. The south side has a pattern of paired windows on either corner, with a large window, a small window, three large windows, a small window, three large windows, a small window, and a large window between the corners. The seventh story (originally top) then has double-hung windows in a band of stone with decorative brick/stone panels with Renaissance Revival detail. The eighth and ninth stories were designed to follow the same window patterns as the third through sixth stories, and these double-hung windows also have stone sill and lintels. A cornice with brackets then tops the building on both the west and south sides.

The east side of the building is composed of the original 1910-11 end of the south wing of the hotel, and then the 1923 addition of an east wing to complete the U-shape to the north. The 1930-31 two-story addition was then built on top of both sections. The result is a less unified elevation than the west and south sides. The dark face red-brown face brick continues on the first seven stories of the south end of the east side, with lighter red brick used for the two story addition. This section has a room window, a hall window, and two openings in the stair tower, one of which has been bricked-in on all stories. The 1923 addition extends for roughly two-thirds of the building, and it was built in red brick. Its two-story addition in 1930-31 more closely matches the color of the lower sections. This section has eight windows on the third and fourth stories, with a single, paired, paired, single, paired, and single window pattern on the fifth through seventh stories. The eighth and ninth stories then reflected the lower stories' pattern of eight windows each. All windows also have stone lintels and sills.

The interior of the "U" is only visible from the interior rooms and aerial photographs, with other buildings sitting to the north of this property.

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## 8. Narrative Statement of Significance

The Hotel Burlington was listed on the National Register of Historic Places in 1987 for its architectural significance under Criterion C and historic significance under Criterion A. The Hotel Burlington also appears to contribute architecturally and historically to the potential Downtown Commercial Historic District. The construction in 1910-11 led the effort in "tall" buildings in downtown Burlington, following immediately by the Iowa State Savings Bank to the north in 1912. The history of the hotel is summarized below, with additional information found on the 1987 NRHP form.

Community leaders in Burlington sought a new modern hotel for the numerous business travelers visiting town each month, and the Commercial Exchange led the efforts to build this facility, designating businessman Edward P. Eastman as the chair. The group looked to the modern Hotel Davenport designed by Temple & Burrows in 1907, and they hired these out of town architects to design a modern hotel for Burlington as well. Architect Parke T. Burrows announced the new Burlington hotel would utilize "many improvements since, which will make the Burlington the very best in the state." The Hotel Burlington was the first building in Burlington of steel frame construction throughout the entire structure, making it the first to be fully fireproof. Concrete footings and foundation supported a steel skeleton with curtain walls and floors of reinforced concrete (Brower 1987: 8:2-3). The construction was financed by organizing a local stockholder corporation on September 27, 1909, with plans approved on April 21, 1910 (*Burlington Hawk-Eye*, July 10, 1962, 79). An outside contractor was then also hired for the construction, the Westlake Construction Company of St Louis. The hotel then opened on February 6, 1911. The Renaissance Revival hotel continued the trend on construction of taller buildings in downtown Burlington, originally reached a height of seven stories. It was noted as the "most elaborately finished hotel in the state." It boasted over 75 employees and 125 guest rooms, all with telephone and running water, most with private bath. The arrangement of the top five floors in the "L" plan allowed for air and light to all the rooms and a river view for 75% of the rooms. Interestingly, plans were included for future expansion of the "L" into a "U" plan on top of the lower two stories. The success of the hotel was phenomenal. Estimates were that at least fifty extra businessmen a day were staying in the city. Salesmen and other travelers were delighted with the luxurious interiors, modern baths, sumptuous dining, and experienced staff. Conventions and tourists were also bringing in large amounts of business, as had been originally hoped. The hotel was leased to the one of the most widely known hotel men of the West: Mr. Chris Neipp, of the Roubidoux Hotel in St. Joseph, Missouri, who was also a principal owner of the new Hotel Davenport. R. E. Pettigrew started with the hotel as assistance manager when it opened, then becoming manager in 1918 (Brower 1987: 8:3-6).

A total of nine hotels operated in Burlington in 1920. Five were located off of Jefferson but within the core of downtown, including the Hotel Burlington (206 N. 3<sup>rd</sup> Street), Hotel Central (215 Valley), Delano Hotel (118-112 N. Main, demolished), Northern Hotel (405 N. Main, demolished), and Eagle Hotel (501 N. Main, demolished). The other four were located along S. Main opposite the railroad depot (all demolished).

The success of the modern Hotel Burlington is evident with the construction of the east wing in 1923. Robert E. Pettigrew became manager of the Hotel Burlington in 1918, as well as a heavy investor in the

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Burlington Hotel Company that owned the property. Original plans by Temple & Burrows permitted the construction of the east wing to extend the original L along 3<sup>rd</sup> and Valley streets into a U on the upper five stories, and they served as the architects for the expansion. The general contractor for the east wing was J. H. Hunzinger & Company of Davenport, Iowa. The new section was completed and opened on April 8, 1923 at a cost of over \$150,000. The number of rooms increased significantly from 125 to 200. The attractive exterior architecture was noted to have lower and top stories of light colored stone that contrasted with the dark red brick of the middle. The steel and reinforced concrete construction made the hotel fireproof as well ("Hotel Burlington, Enlarged and Remodeled," *Hawk-Eye*, April 8, 1923, sec 2, page 1-2). The bar area in the south section of the first story, closed by Prohibition, was also remodeled and opened as the Waldhoff drug store, run by William Waldhoff in partnership with R.E. Pettigrew ("Three-Quarters of a Million Invested in Hotel Burlington," *Hawk-Eye*, April 7, 1931, 9).

In 1930, the Iowa State Savings Bank building to the north at 221-223 Jefferson was the tallest building downtown, followed by the seven-story Hotel Burlington immediately to its south and the seven-story Medical Arts Building on the block to the north along N. 3<sup>rd</sup> Street. The addition of two stories to the Hotel Burlington in 1930-31 brought it nearly to the height of the Iowa State Savings Bank. Robert E. Pettigrew had presented the Burlington Hotel Company with evidence of demand for increased space in 1930, and the company raised private financing for the expansion plan. The Federal Engineering Company of Davenport and Burlington designed eighth and ninth stories to be added to the expanded U-shaped seven-story building, and the contract was let to local contractor Carl A. Nelson for construction. The addition was designed to replace the original cornice line at the ninth story, and it repeated the basic fenestration, color, and texture of the materials. It brought the total investment in the property up to \$750,000. The hotel then offered 240 guest rooms as well as 17 apartments. William Waldhoff ran both the drug store and newsstand on the first story. A coffee shop with a full restaurant menu had opened on the first story as well in May 1929. Businesses travelers could tend to their investments with the office of Schoff & Baxter on the property as well. The Chamber of Commerce operated from an office on the second story, and the Community Chest has an office on the first story. The Rotary, Lions, Kiwanis, and A.B.C. clubs met in the banquet rooms ("Three-Quarters of a Million Invested in Hotel Burlington," *Hawk-Eye*, April 7, 1931, 9). Thus, the hotel was the center of many local activities and events, as well as serving the business travelers to Burlington.

Robert E. Pettigrew saw a need for parking for the Hotel Burlington as well by 1937. The old Robert Donahue building on the block to the south at 100-120 N. 3<sup>rd</sup> Street was bought in February 1937, with the building demolished for garage with a basement (State Site #29-00089). First story space was incorporated for a retail automotive tenant as well. The garage was noted to have room for approximately 110 automobiles, storage by the hour, day, or night for hotel patrons. Arrangements could also be made for other services for patrons. Carl A. Nelson Company built the simply designed, modern brick two-story building at this site ("Hotel Plans Garage Here," *Daily Hawk-Eye Gazette*, September 20, 1938, 2).

The 1940 city directory noted that Burlington had four hotels, with Hotel Burlington as the largest and finest hotel in southeast Iowa. In combination with the completion of the new \$500,000 Memorial Auditorium, it was one of more desirable convention cities in state, and the town was drawing a greatly increased number of state and regional conventions (*Polk's Burlington City Directory* 1940: 15).

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R.E. Pettigrew was the owner-manager of Hotel Burlington, as well as Hotel Union and Hotel Hawk-eye, known as the "Pettigrew Hotels" in 1947 (*Hawk-Eye Gazette*, March 8, 1947, 5). As time progressed, traffic patterns changed yet another time. A second large sign replaced the original on top of the hotel--this one shifted so that auto as well as rail traffic could see it. The hotel had been well served under the management of R. E. Pettigrew, but now even his business interests turned toward the autos streaming through. In 1953 he announced plans to build a large motor lodge on the west side of town. The economic boom years for the hotel had quietly passed as they had for most Mississippi Valley towns (Brower 1987: 8:7).

Shortly after Pettigrew's death in 1954, the building and concession were sold to the Boss Hotels Company, then owner of 27 hotels in Iowa. After the Boss organization experienced problems, the hotel was purchased from Mississippi Valley Savings & Loan by Duncan Brothers (the Lad Company) in 1974. They operated the hotel on a marginal basis until it went into receivership and the doors were closed in 1980. Two local businessmen, Jack Archer & Arnold Arledge, bought the hotel building in 1981 at a tax sale (Brower 1987: 8:7). Initial work renovated the first story dining room and Pine Knot lounge, but they closed in spring 1983 as developers Carl and Steve Barfield decided not to move forward with the project.

Hotel Burlington sat vacant throughout most of the 1980s and 1990s, with various developers expressing interest in the building and not being able to finance the project. The building ended up condemned and owned by the City of Burlington. They listed the property on the National Register of Historic Places to recognize its significance and qualify the building for federal rehabilitation tax credits in 1987. The building was sold multiple times, without any projects moving forward. In 1996, the City offered \$1.5 million to a developer interested in its redevelopment, advertising nationally. A developer, MetroPlains Development, Inc., was selected for the project, receiving \$1.5 million in incentives from the City of Burlington (\$1.2 million in municipal bonds and \$300,000 in local option sales tax revenue) and \$2.2 million in affordable housing tax credits in spring 1997. Plans were made for 74 senior housing units, including 43 in the "low to moderate" income category. Historic tax credits were then approved in May 1997. Official construction started in December 1997, with work completed a year later. Burlington Apartment held a grand opening and open house in March 1999. The final project included 75 apartments, including 37 one bedroom, 31 two bedroom, and 7 three bedroom units. A restaurant also opened in the dining room ("Hotel financing OK'd," *Hawk-Eye*, March 25, 1997, 1; "Hotel Burlington Timeline," *Hawk-Eye*, March 28, 1999, 2).

Currently, Burlington Apartments has 75 apartments on the upper stories. On the first story, there is a lobby and manager's office for the apartments, as well as two commercial office spaces on the south side and a restaurant on the north side. The ballroom on the north side of the second story has been renovated and is used as a rental reception and meeting space. The Burlington Apartments were sold in January 2013 to Millenia Housing Management LTD of Cleveland, Ohio, who plans on completing rehabilitation work over the next year.

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## 9. Major Bibliographical References

Brower, Steven. *Hotel Burlington*. National Register of Historic Places nomination form. On file at State Historic Preservation Office, Des Moines, IA. Listed on December 31, 1987.

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*, November 10, 1936, pp. 1-2

*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

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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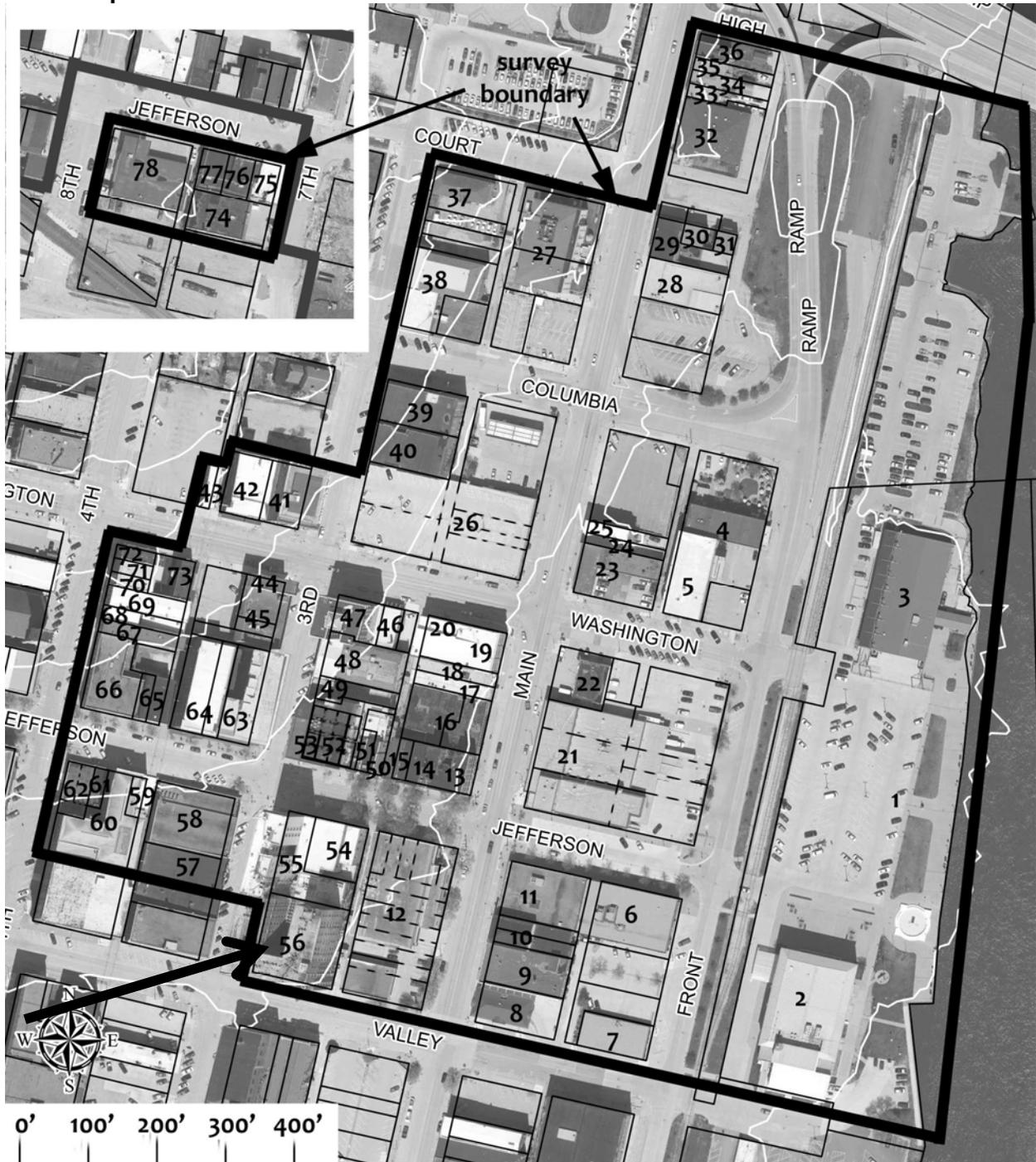
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## Location map



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

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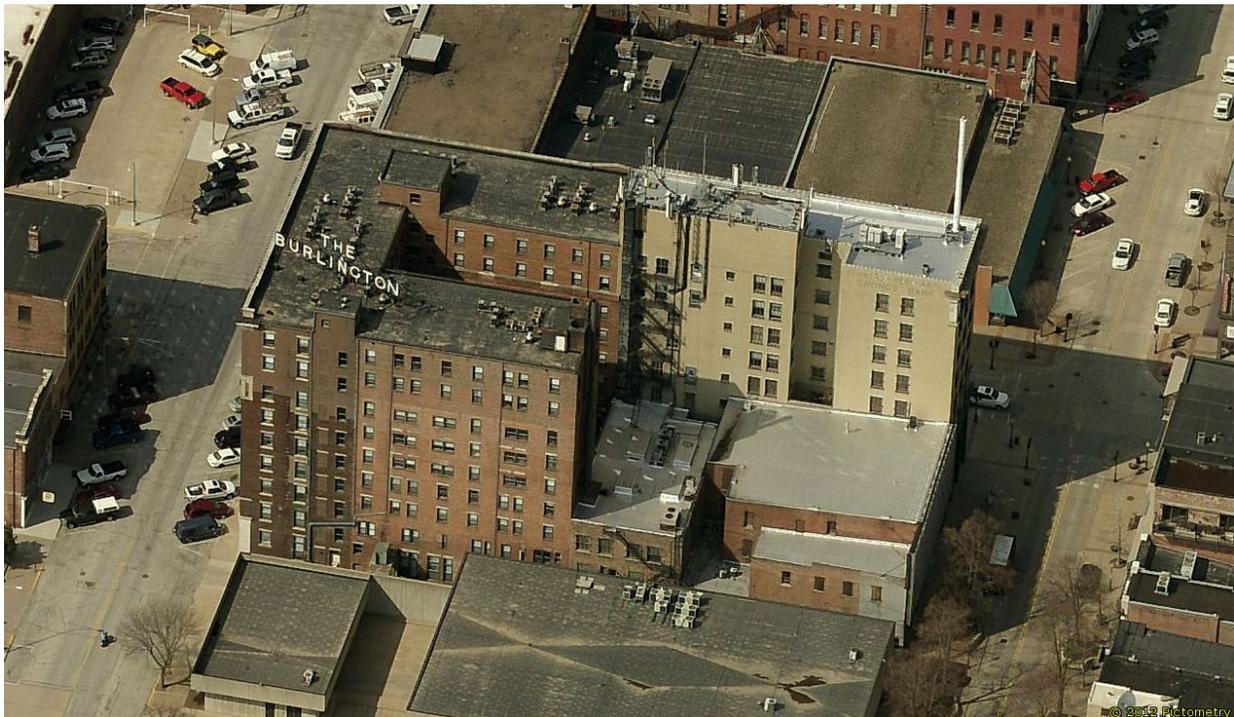
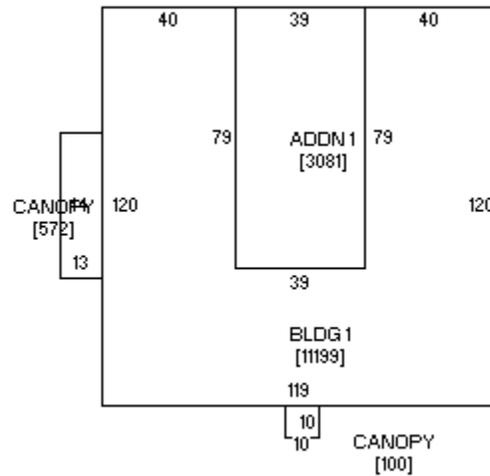
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## Building plan (from assessor's website)



*looking west*

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## Historic images



Hotel Burlington upon completion in 1911 (Downtown Partners collection)

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Hotel Burlington after 1931 two-story addition (Downtown Partners collection)

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## Digital photographs



Photograph 29-00093-001 – West and south elevations, looking northeast (McCarley, June 20, 2012)

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Photograph 29-00093-002 – South and east elevations, looking northwest (McCarley, June 20, 2012)