

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

State Inventory No. 29-03672 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 36-03685
 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 Elks Club Building
 other names/site number Unterkircher Funeral Home, Downtown Survey Map # DT-42

2. Location

street & number 306-310 Washington 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) W 59 4/12ft Lot 373 & W 59 4/12ft S 30ft Lot 374

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

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>99 Other (undertaker/funeral parlor)</u>	<u>02G02 Bar</u>
<u>03A04 Fraternal Hall</u>	<u>08D Music facility</u>
<u>08D04 Dance Hall</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / brick front</u>	foundation <u>04C Limestone, 10B poured concrete</u>
	walls (visible material) <u>03 Brick</u>
	roof <u>15C01 rubber membrane</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 306-310 Washington St. Site Number 29-03672
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 1920 check if circa or estimated date
Other dates, including renovation 1942

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder George Washburn

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 November 29, 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: _____

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7. Narrative Description

The two-story building is constructed of brick with simple geometric smooth limestone ornaments. The building faces Washington Street to the south, with an alley along the west side. The building dates to several periods of construction and remodeling, and it may incorporate parts of two older buildings. The western two-thirds of the south façade is characterized by five evenly spaced windows (original 1920 windows were vertical four-over-four-light double-hung windows, but replacement windows are one-over-one-light double-hung windows) with smooth concrete sills on both the first and second stories. This portion originally had a center entrance that was later replaced with a fifth window, probably during the Elks Club renovation in 1942. Basement windows facing the street were small and mostly hidden by the sidewalk in a limestone basement wall. They have recently been completely blocked by the construction of a concrete ramp and steps. Between the first and second stories, ornamental smooth concrete "joists" protrude few inches from the brick wall – one pair centered beneath each second story window. There is a narrow vertical stripe of smooth concrete topped by a slightly larger square on the outsides of the second story window. Additional concrete decoration is found across the brick parapet, including narrow vertical smooth concrete rectangles between each window (and a pair of them at the outside corners) and a small diamond of smooth concrete and centered above each window. The eastern third of the south façade dates to remodeling by the Elks Club to enclose a previously open two-story porch of the earlier Unterkircher funeral parlor building. It is set back about 3 inches from the western portion. It is divided into three bays, with glass block between brick columns, both of which extend to the top of the building. The west bay on the first story has the main entrance - a pair of aluminum frame glass doors probably added during the Elks Club renovation in 1942. The Elks modified the front wall of the porch areas to incorporate glass block in 1942. This area inside was converted from porches into a wide concrete staircase extending from the basement up to the second floor. The Elks renovation also resulted in the demolition of the northern 15 or so feet of the old 1879 building that projected into the 1920 parking garage. Work in the last 5 to 7 years has included the addition of a full width canvas awning and a concrete ramp (to the west) and steps (to the east).

The west elevation along the alley includes the side of the 1920 funeral office building and the side of the two-story parking structure. There were originally two windows on the first and second stories of the front/south 1920 section, flanking a wide undecorated chimney that is flush in the outside wall. This plain chimney forms the southwest corner of the rear portion of the building, even as it is centered between the former west-facing windows of the 1920 office portion. Similar small concrete squares laid flat are inset above the second story windows of the 1920 two-story office portion every couple of feet in a single band of soldier bricks that continues across the south façade as the soldier brick lintel course above the second story windows. The rear section, noted as a one-story garage on the 1931 Sanborn map and then a two-story rear section with a hall on the second story on the 1952 Sanborn map, is constructed with the same brick as the front on the first story and more red / lighter brick on the second story dating to 1942. With this second story addition, the rear portion of the building is taller than the front portion and it extends over the rear of the original 1920 two-story front section. The rear walls extend about four feet higher than the front section of the building, and about 6 feet higher along the alley, with the chimney providing transition at the corner. The parapet walls are topped with coping tile that is barely visible from street level. The second story has a band of 11 double-hung windows along the alley. Windows along the alley on the first floor appear to have been installed where three

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earlier garage doors were located and later filled in. Two single doors remain. There is a metal fire escape staircase from a second story door at the rear of the west wall, and beneath it is a recessed concrete stairway to the basement.

The rear elevation of the two-story garage/hall section is plain brick, again different on the first and second stories dating to 1920 and 1942 respectively. A shorter two-story concrete block addition extends into the lot behind the building. This lot was the site of the Grand Opera house, bought by the Elks in 1943 and demolished for a parking lot for its members. A sign on the east side of the building still notes private parking. The concrete block section was noted as one-story on the 1952 Sanborn map and expanded to two stories by the 1963 Sanborn map.

8. Narrative Statement of Significance

The Elks Club appears to contribute historically and architecturally to a potential Downtown Commercial Historic District in Burlington. The building as it now appears was built in 1920 as the Unterkircher Funeral Home, and it was remodeled for the Elks Club in 1942. The exterior brick detail and façade design reflect the funeral home, with the glass block design on the east third and the interior features dating to the Elks Club remodel in 1942. A second level was also added to the parking garage at the rear and used as a hall for the Elks Club. This history contributes to the significance of the potential historic district. Many features of the 1920 façade remain intact, with the 1942 remodel also significant within the period of significance for the historic district. The building may also be individually eligible under Criterion A for its history associated with the Elks Club. It does not appear to retain interior integrity related to the Unterkircher Funeral Home, but the interior has not been fully assessed at this time. Further assessment of the interior would solidify this determination.

Sanborn maps from 1886, 1892, and 1900 show a two-story house on the east half of this lot, setback from Washington in comparison with the Nassau Building (1883-1907) and then Elks Building (1907-1941) at the corner. A portion of this earlier house dating to around 1879 appears to remain within the current building, though it does not retain any historic integrity. The original front wall is several feet setback from the current façade of the building, and even on the interior, most evidence has been removed, except for a couple of gas light fixture pipes in the second floor walls, part of an older stone wall in the basement, and evidence that the flat roof over this portion of the building was constructed differently than the western "office" part. Between 1879 and 1920, this older building contained dentists' and doctors' offices along with residents. The first occupant, Dr. R.L. Cochran, was one of the first dentists in Burlington, and had both his office and residence in the building. Cochran moved his residence out in 1898, but kept his office at 306 Washington until 1920. Dr. Cochran enjoyed a good reputation for pain-free dentistry and a gentle manner with children. He also had in his office a number of birds in cages and two aquariums, one with goldfish and one with small turtles (which he sometimes gave away to patients). Dr. Cochran founded the Des Moines County Dental Society, served as president of the Iowa State Dental Society in 1878, and taught dentistry and therapeutics at the University of Iowa (Jordan 1975: 291-292). A handsome one story building was constructed at the southwest corner of the lot around 1900, with a listing for 308-310 Washington also noted first in the 1900-01 city directory. The building is visible in several photographs of the Elks Building (Nassau

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Building) taken between 1907 and 1912. Based on photographic evidence, this building was probably demolished, although the geometry and size indicated on the 1931 Sanborn map suggests the 1920 office area may be built on the older foundation. Other dentists and physicians were then listed at 306, 308, and 310 Washington through 1920. Dr. H.A. Leipziger is listed here from 1900-1911. After Dr. Cochran moved his residence from the building in 1898, others occupied the residential space in the building. Some of these residents worked as (or for) professionals in the same building, and some worked elsewhere. During this timeframe, several residents are listed at either 306 or 306 ½ Washington, but never at 308 or 310. The Ebis Club, a local social fraternity established in 1910 (Ebis stands for "EveryBody is Sociable"), also used space in this building (listed under 306) from at least 1912 through 1919 until Unterkircher's revamped the entire property in 1920. According to the City Directory, 306-310 Washington was vacant in 1920-1921, and all of the occupants from the previous directory were each listed at new addresses.

Fred L. Unterkircher, from a well-established family business of undertaking, embalming and livery stables, acquired the property in early 1920. He was the son of P. Frederick Unterkircher, who moved to Burlington and established a livery stable in 1867, later expanding into undertaking (see Unterkircher House, #29-01661 at 313 Washington). He died in 1893, and his sons continued the business. The 1896 city directory continues to list Fred L. and George L. working as P.F. Unterkircher & Sons in the undertaking and livery business at 206-210 Washington, with Mrs. P.F. Unterkircher (widow) listed as living at 313 Washington with her daughters. They then built a new building at 223 Valley in 1896. Per the 1915 county history: "George L. Unterkircher and his brother conducted business under the firm name of F. L. & G. L. Unterkircher, and soon erected a fine new building at Third and Valley streets, which they occupied in 1896. This building was put up at an expense of sixty-five thousand dollars. Forty thousand dollars was invested in stock, of which thirty-five thousand dollars was particularly devoted to acquiring the highest class of equipment and animals for their livery, which was modern in every respect. Their undertaking establishment also was one of the largest and most up to date in the state. In 1902 they added a large and artistically decorated chapel with a seating capacity of two hundred." (see state #29-01640 for 223 Valley). This chapel appears to have been located immediately to the east at 217 Valley Street. In the 1914 through 1920 directories, Fred Unterkircher Undertaker, Livery and Stables continues to be listed at 223 Valley. A newspaper article on December 27, 1919 announced that Schramm & Schmiegl had bought Unterkircher's building at Valley and 3rd Street for manufacturing purposes, with Fred Unterkircher buying the old Cochran building at 306 Washington occupied by the Ebis Club from Carl Lagomarcino. Unterkircher had not yet announced his plans for the new building, though a new modern business building was rumored ("Schramm and Schmiegl Buys Large Building," *Hawk-Eye*, December 27, 1919, 7).

Fred Unterkircher proceeded to construct much of the current building at 306-310 Washington, including a two story office area at 308-310, a brick façade for the two story porch area at the southeastern corner at 306, and a large single story parking garage filling in the northern half of the lot. It appears from the 1931 Sanborn map that the rear/north section of the oldest (ca. 1879) house was removed to make room for the parking garage, although the main two story part of the older building apparently remained, with the footprint shown on the map as projecting about 15 feet into the southeast corner of the garage. The porch that appears added to 306 Washington by 1907 appears to have been rebuilt or had columns enclosed with brick to create a nearly even façade (setback 3") with the new

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building to the west. This section of the building was indicated as the funeral parlor, with a two story porch on the south, and the new building to the west was the office. According to the 1931 Sanborn map, the large private garage on the rear half of the lot accommodated 15 cars, had steam heat, electric lighting, and a concrete floor and steel truss roof. According to an April 1920 newspaper article, the new Unterkircher Funeral Home has been completed at a cost of \$60,000 by Fred L. Unterkircher on Washington near 3rd Street. The design was intended to be more "home-like" with private rooms rather than a chapel. The garage attached to rear of building included 16 parking spaces and a repair department in one corner to keep hearses and equipment in good shape. They were also expanding to four embalmers with the move. They also had a large display of caskets in the new building ("The Unterkircher Funeral Home Perfect in Refinements," *Hawk-Eye*, April 12, 1920, 21). Local architect George Washburn is credited with the design for the Unterkircher funeral home ("Heart Attack Fatal Sunday to Geo.H. Washburn," *Hawkeye*, April 21, 1925, 1). The two story porch configuration and the 3 inch setback from the western structure, combined with the 1931 Sanborn map showing a two story nearly square structure immediately north of the porches (that seems to correspond to the main part of the ca. 1879 building) all suggest that the Unterkircher construction incorporated the main part of the 1879 building and the porches within the 1920 building.

By 1922, Fred L. Unterkircher and Roy C. Smith, undertakers were in business at 306-308 Washington, and both resided there as well. When it opened, articles in both local newspapers characterized it as a modern innovative funeral home. The \$60,000 building replaced the typical "*cold, cheerless, lonely atmosphere of the old undertaking parlor*" with "*rooms furnished as finely as the best homes in the city. The long living room with thick rugs on the oak floors, leather and tapestry chairs, roomy comfortable davenports, a piano, and on the walls are appropriate pictures which one would be proud to hang in the best rooms of his home. Then there are side rooms where members of the family may be grouped during funeral services, by themselves where their grief may be a matter for their own hearts alone.*" In addition, the 16-car parking garage included a repair department for two full-time mechanics, to ensure no mechanical breakdowns during funeral processions ("The Unterkircher Funeral Home Perfect in Refinements," *Hawk-Eye*, April 12, 1920, 21). Thus, the goal of the design would have fit well with the remodel of an earlier house/building, reutilizing the rooms as private rooms for the funeral parlor.

Roy Smith continued the business after the death of Fred Unterkircher, who is last listed here in 1924. In the 1926 city directory, the Unterkircher Funeral Home is listed at 306-308 Washington, with Roy C. Smith, Mrs. Alma Smith, Carl F. Jacobsen, and Mrs. Delia Jacobsen. Roy C. Smith resides at 306 ½ Washington, and he continues to be listed here through 1941. Unterkircher Funeral Home continued to operate at this address until 1941 when the property was acquired by the Elks Club. According to an article in the October 1, 1941 *Hawk Eye*, Roy C. Smith planned for Unterkircher Funeral Home to continue operating at a different address with less street traffic. However, the 1943 city directory shows that the business instead closed, and Carl F. Jacobsen went to work for the Iowa Ordnance Plant.

The Elks (BPOE) had owned the corner building at 300-304 Washington since 1907, using the upper stories for their facilities (see #29-03671). In 1941, the Elks Club (BPOE) purchased this smaller building immediately west at 306-310 Washington St. and sold the Nassau Block to the Labor Temple, Inc. The Elks Club temporarily continued to use the lodge room and the Sahara Lounge on the 4th floor while they overhauled and expanded the property at 306-310 Washington St. Both groups took

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possession of their new buildings on November 1, 1941, though the Elks retained used of the Sahara Lounge and club room on the fourth story until the new building was ready (“Unterkircher Structure to Be Club Home” and “Labor Buys Elks Building,” October 1, 1941, in vertical files of Burlington Public Library). They added a full second story over the parking garage space on the north half of the lot, which was also converted to club activity use (noted as hall on the 1952 Sanborn map). The two-story porch on the southeastern corner was modified to contain a wide concrete staircase and fully enclosed with the vertical glass block ribbons. The 1942 city directory then lists the Elks Club at 306-308 Washington. In 1943, they acquired the Grand Opera House behind the old Elks Building and north of this building, and they demolished the building for a parking lot. A newspaper article in 1954 notes talks about building a two-story parking structure on the lot behind the building, which had spaces leased to members generating about \$1,100 a year (“To Draw Plans for Elk Park Lot,” *Hawk-Eye*, August 6, 1954, 6). Plans apparently never moved forward for this rear lot. In October 1961, the Elks undertook a \$70,000 remodeling of the lodge dining area and expansion of the kitchen. A second story was added to the small storage structure at the rear of the building for additional kitchen facilities for better service for banquets and more storage space. New carpeting was also installed in the club (“Elks Remodel Building,” *Hawk-Eye*, October 31, 1961, 20). City directories list the Elks Club as the only occupant at this address through 1984.

The Elks Club remained in the building until 1985, when it moved to a smaller facility at 215 N. 5th St. Keith Rosenberg bought the building in May 1985, and he operated The Typewriter Shop next door at 300-304 Washington. David and Dawn Hazell bought the vacant building in 2003 at a sheriff’s sale. 306 Washington then remained vacant until “The Washington” nightclub and performance hall opened in 2009. Recent improvements since then have included adding a full width canvas awning, and a new concrete ramp and steps to the front door.

9. Major Bibliographical References

Antrobus, A.T. *History of Des Moines County Iowa and Its People*. Chicago, IL: S.J. Clarke Publishing Company, 1915, pp. 484-486.

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

Dan Bied’s Memories, 1942 (no page numbers provided).

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

The Ebis Club, Burlington Hawk Eye, July 1, 1919, p.3.

Ebis Club cagers, Encore, Dan Bied, Craftsman Press, 1976, p. 32.

Ebis Club members in annual banquet, Burlington Hawk Eye, November 4, 1922, p.3.

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Ebis frolic, Burlington Hawk Eye, May 27, 1919, p.5.

"Elks Lodge has ripe age", Burlington Hawk Eye-Gazette, August 4, 1942.

Encore, Dan Bied, 1976, p. 23.

Jordan, Philip D., Catfish Bend – River Town & County Seat, 1975, pp. 291-292.

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.

"The Unterkircher Funeral Home Perfect in Refinements", The Hawk Eye, September 12, 1920, p. 21.

"Unterkircher Structure to be Club Home", October 1, 1941, Burlington Hawk Eye.

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

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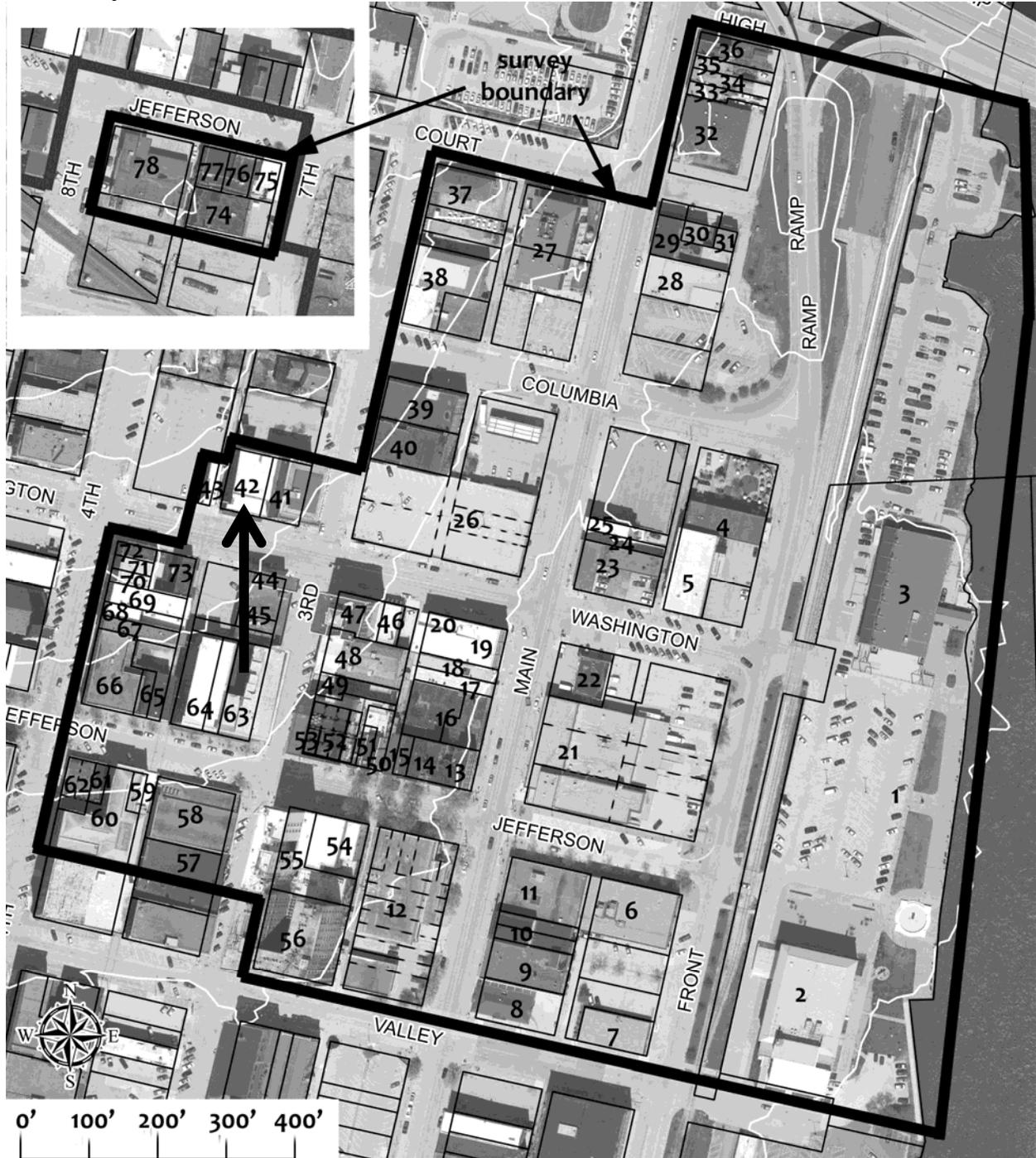
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Location map



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

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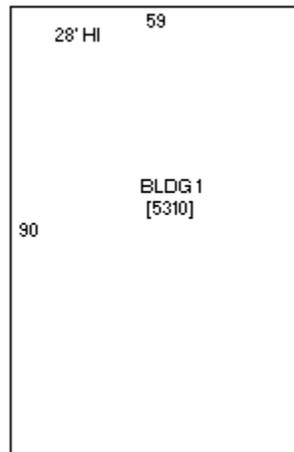
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Building plan (from assessor's website)



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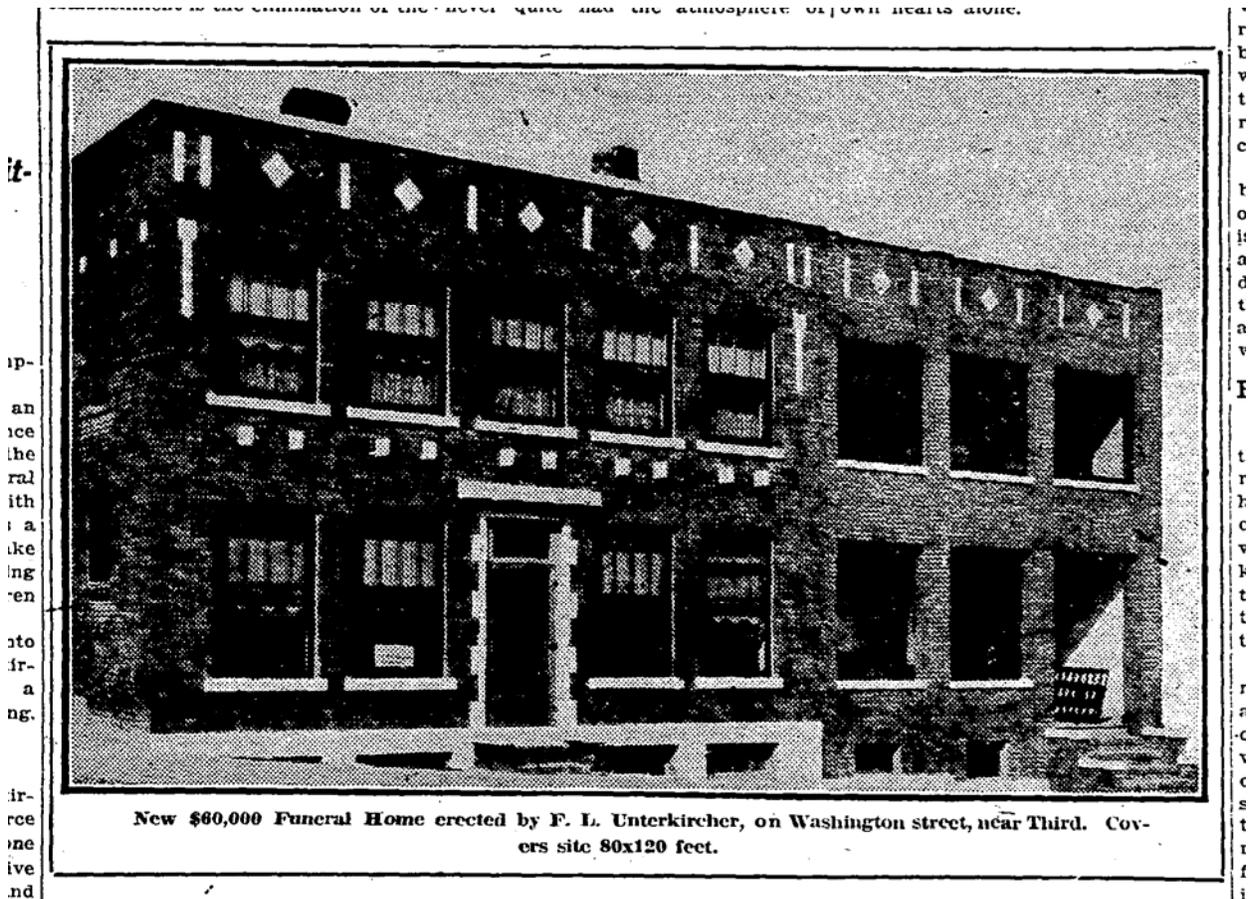
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Historic images



Hawk-Eye, April 12, 1920, page 21

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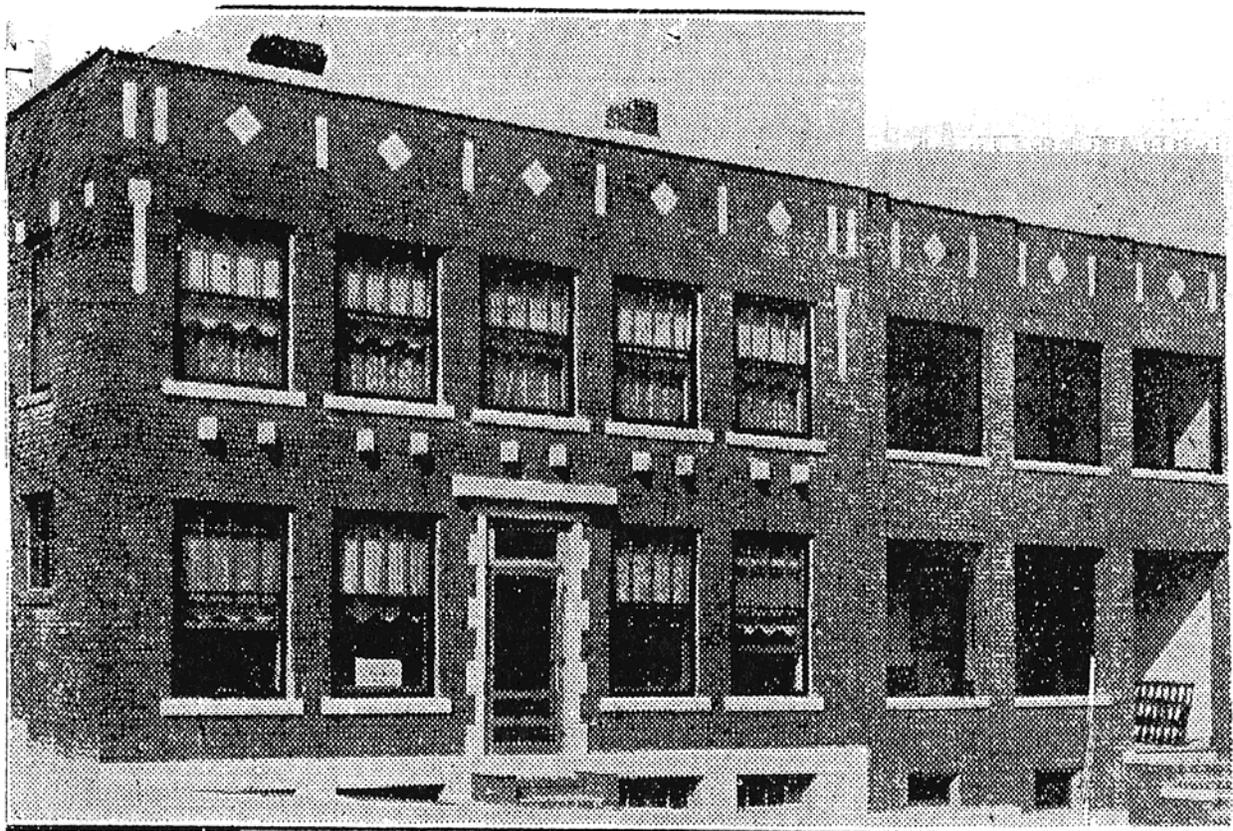
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The Burlington Lodge of Elks Tuesday night voted to exercise an option to purchase the Untermyer building (above) and plans to make extensive improvements that will mean a total expenditure of from \$115,000 to \$125,000.

Building in October 1941 when Elks purchased it (*Hawk-Eye*, October 1, 1941)

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Digital photographs



Photograph 39-03672-001 – South side, looking north (McCarley, June 20, 2012).

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Photograph 39-03672-002 – West side, looking southeast (McCarley, November 15, 2012).

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Photograph 39-03672-003 – North side and rear addition, looking southwest (McCarley, November 15, 2012).