

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

State Inventory No. 29-00141 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 Citizens Water Company
 other names/site number Downtown Survey Map # DT-68

2. Location

street & number 314 N. 4th 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) N 20 ft of S 1/2 of Lot 443 of Original City of Burlington

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>04I03: Water works office</u>	<u>02B03: Commerce / law office</u>
<u>02B01: Architect office</u>	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>06C: Classical Revival</u>	foundation <u>10: concrete</u>
	walls (visible material) <u>12: tile</u>
	roof <u>15C01: 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 314 North 4th Street Site Number 29-00141
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 1914-15 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 Susan Beckman, volunteer Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date October 26, 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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Citizens Water Company

Des Moines

Name of Property

County

314 North 4th Street

Burlington

Address

City

7. Narrative Description

This two-story, three bay brick building is clad in glazed white tile with Classical Revival details. The first story has an entry to the left with a transom and a large divided window to the right. The openings are flanked by paired pilasters with capitals. The bulkhead is clad in granite. The current sign for the law offices covered the inscribed sign for Citizens Water Company. The second story has three one-over-one-light double-hung wood windows. Decorative panels are located above the windows, and a frieze with dentils and medallions extends under the decorative cornice line. The parapet rises above the cornice, also clad in glazed white tiles.

The rear of the building faces the alley to the east. The rear section of the building is one story with a basement, directly accessible from the alley due to the slope of the lot. Two vinyl double-hung windows are located in historic window openings on the first story, and a rear entry has been converted to a window as well. The basement entry and windows remain intact.

Much of the original character of the building remains intact on the interior, including marble floor entry, an iron teller window for payments made at the water company offices, some ornamental ceiling décor, iron stair banister, hardwood flooring and exposed brick. There is a safe/vault in the basement of the building. A brass plate indicating the "ware room" is still on a restroom door in the building. The exterior of the building remains unaltered.

8. Narrative Statement of Significance

The Citizens Water Company appears to contribute historically and architecturally to a potential Downtown Commercial Historic District. The Classical Revival design with white glazed terra cotta tile façade is intact, and it is unique among the other downtown buildings. It was one of a few downtown buildings designed by the Davenport architectural firm of Temple & Burrows. The history of Citizens Water Company is related to the growth of Burlington and the commercial history of the city. Additionally, the building appears individually eligible under Criterion C for its architecture. The building was previously evaluated in 1976 as individually eligible for its architecture, and the integrity of the exterior remains intact and historic interior features remain in place.

The Citizens Water Company purchased the land March 27, 1913 from Orril A. Wyman, widow. The 1900 Sanborn map shows a one-story building used as a livery, associated with the undertaker to the north. The abstract states the purpose of the water company was *"To acquire and operate, improve and extend the existing system of waterworks in the City of Burlington, Iowa."* The Burlington Water Works dates to 1877, reorganized as Citizens Water Company. While the water works were municipally owned, the water company existed as a private organization for their management (*"Burlington's Most Valuable Asset," Burlington Hawk-Eye*, February 14, 1915, 1). The current owner, David Beckman, has the original architectural drawings for the building, which are dated July 25, 1914. The building was designed by Temple & Burrows, a prominent architectural firm based in Davenport. Henry A. Beck was the contractor for the project, which was completed in early 1915 (*Burlington Hawk-Eye*, March 28, 1915, 21). The back half of the building was used for maintenance and repair of equipment for the

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<u>Citizens Water Company</u>	<u>Des Moines</u>
Name of Property	County
<u>314 North 4th Street</u>	<u>Burlington</u>
Address	City

water company, with the offices in front and on the upper floors. On the 1931 map, the Citizens Water Co. offices are indicated on the front (west) half, and the Ware Room is identified in the back. Citizens Water Company was listed here through 1940.

In 1942, the city received approval to buy the company and take over management of the waterworks. On April 2, 1943, the building was sold by Citizens Water Company to the City of Burlington. In 1943, Burlington Municipal Waterworks is listed at this address. They are listed with their office here through the 1955 city directory. Their full operations were then located to the former Thomas Motor Company building at 506-510 N. 3rd Street (see #29-03668). As part of the purchase of the Thomas Motor Company building, it received this building at 314 N. 4th Street ("New Water Co. Building," *Hawk-Eye*, August 1, 1956, 2). Thomas Motor Company then sold this 4th Street building to Dane D. Morgan Architects on August 27, 1956.

Dane D. Morgan Architects is then listed here in city directories from 1957 into the 1970s. Dane D. Morgan was listed in the 1945 city directory with an office in the Farmers & Merchants Bank building at 213 N. 3rd Street (rooms 217-218). He is listed then with the firm of Morgan & Gelatt in the 1951 directory, and his former engineer Edwin A. Thornquist was listed practicing separately as an architect and engineer. By 1953, he was affiliated with his own firm of Dane D. Morgan & Associates again. The 1956 AIA directory of architects notes that he was born in 1912 in Missouri and graduated from the Carnegie Institute of Technology with an architectural degree in 1935. He worked as Dane D. Morgan & Associates starting in 1940 and then as Morgan & Gelatt. He designed the Flint Hills Housing Project in 1945 (Burlington), Arts & Industries Building at Iowa State Teachers College in 1948, Midwest Biscuit Co in 1950 (Burlington), Ottumwa Hospital in 1952 (Ottumwa), Burlington Hospital in 1954 (Burlington), and John Morrell Research Lab in 1955 (Ottumwa). His move to this building at 314 N. 4th Street coincided with the acceptance of plans by the General Services Administration in July 1956 for the new Burlington post office and federal office building (300 N. Main) ("Government Okays New Post Office Design," *Burlington Hawk-Eye Gazette*, July 30, 1956, page 1). Dane D. Morgan was active in other city projects in the late 1950s and 1960s as well. In 1960, he designed the new modern Burlington Bank and Trust building at 222 N. Main, and then designed their drive-in bank at 200 N. Main in 1962. He then designed the 1966 addition for Mississippi Valley Savings and Loan Association at 315 N. 3rd Street, expanding their 1953 modern building at 321 N. 3rd Street to the south. He was one of two primary architects in town in the 1950s and 1960s. His recent work listed in the 1970 AIA directory included Mt. St. Clare College in 1968 (Clinton), Mercy Medical Center in 1969 (Dubuque), St. Francis Hospital in 1969 (Waterloo), Decatur & Macon County Hospital in 1969 (Decatur, IL), and Security Medical Center in 1969 (Iowa City). By 1970, Midland Architects are also listed at 314 N. 4th Street.

Dane Morgan sold the building to Midland Investments in 1980, who then sold it to Rosemary D. Beckman in 1986. It became the home of Beckman Law offices, as it remains today. David Beckman purchased the building from R.D. Beckman in 1996. According to David Beckman, the water dept. maintenance area was converted to office space by the architects. Some interior office remodeling was done in 1986 when the law firm moved into the building. He has photographs of some of the interior remodeling that was done at this time. David Beckman is the third generation of his family to practice law in Burlington – a family law practice that has spanned over 100 years.

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Related District Number 29-03685

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Citizens Water Company

Des Moines

Name of Property

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9. Major Bibliographical References

American Institute of Architects (AIA) historical directories of architects online at:

1956 - <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>

1962 - <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1962%20American%20Architects%20Directory.aspx>

1970 - <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1970%20American%20Architects%20Directory.aspx>

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

Beckman, David and Susan. Collection of original design drawings for the building. Burlington, IA.

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.

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

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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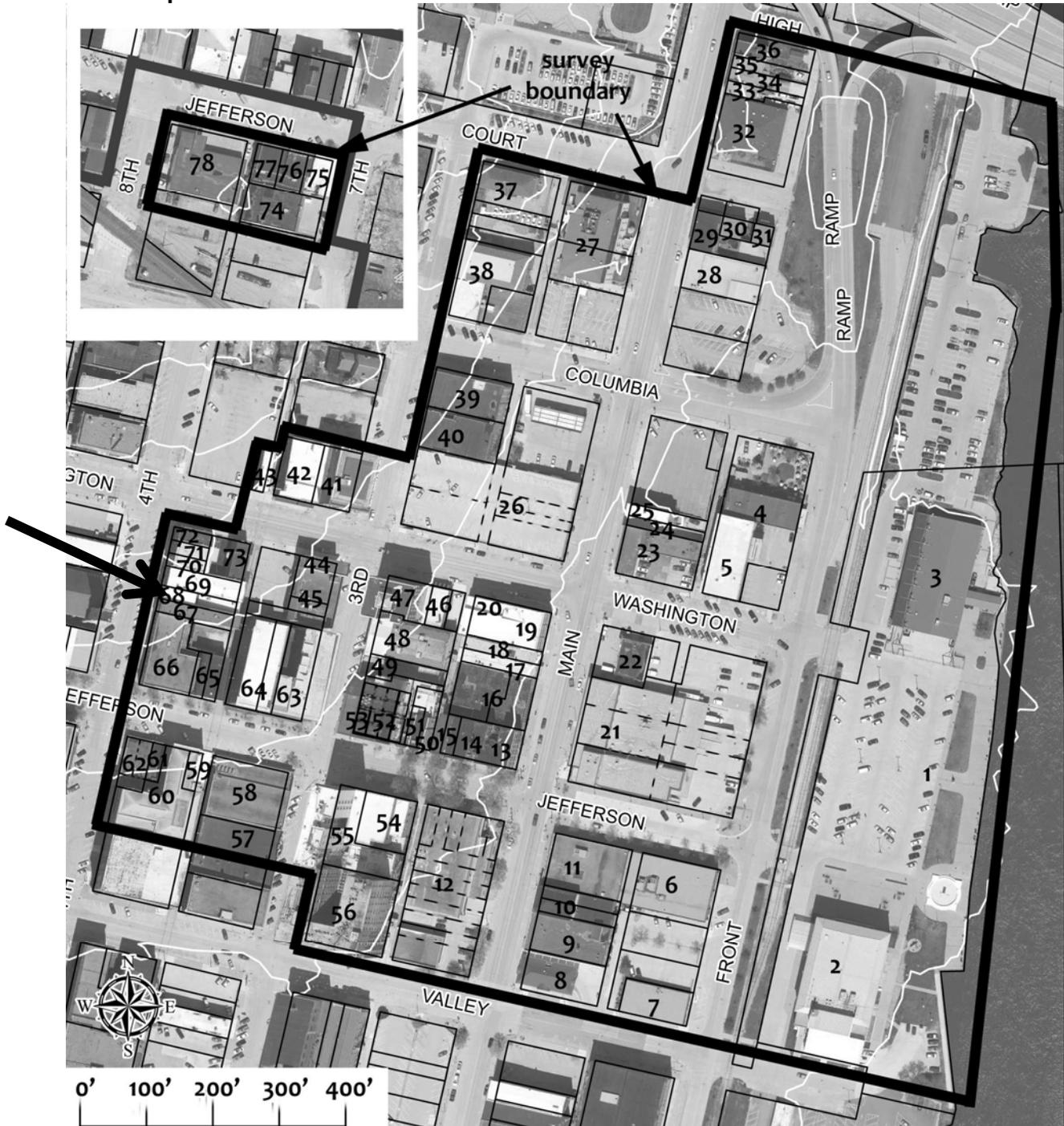
Citizens Water Company
Name of Property

Des Moines
County

314 North 4th Street
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Burlington
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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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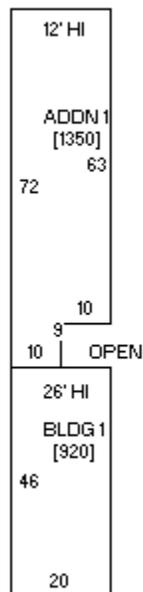
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Building plan (from assessor's website)



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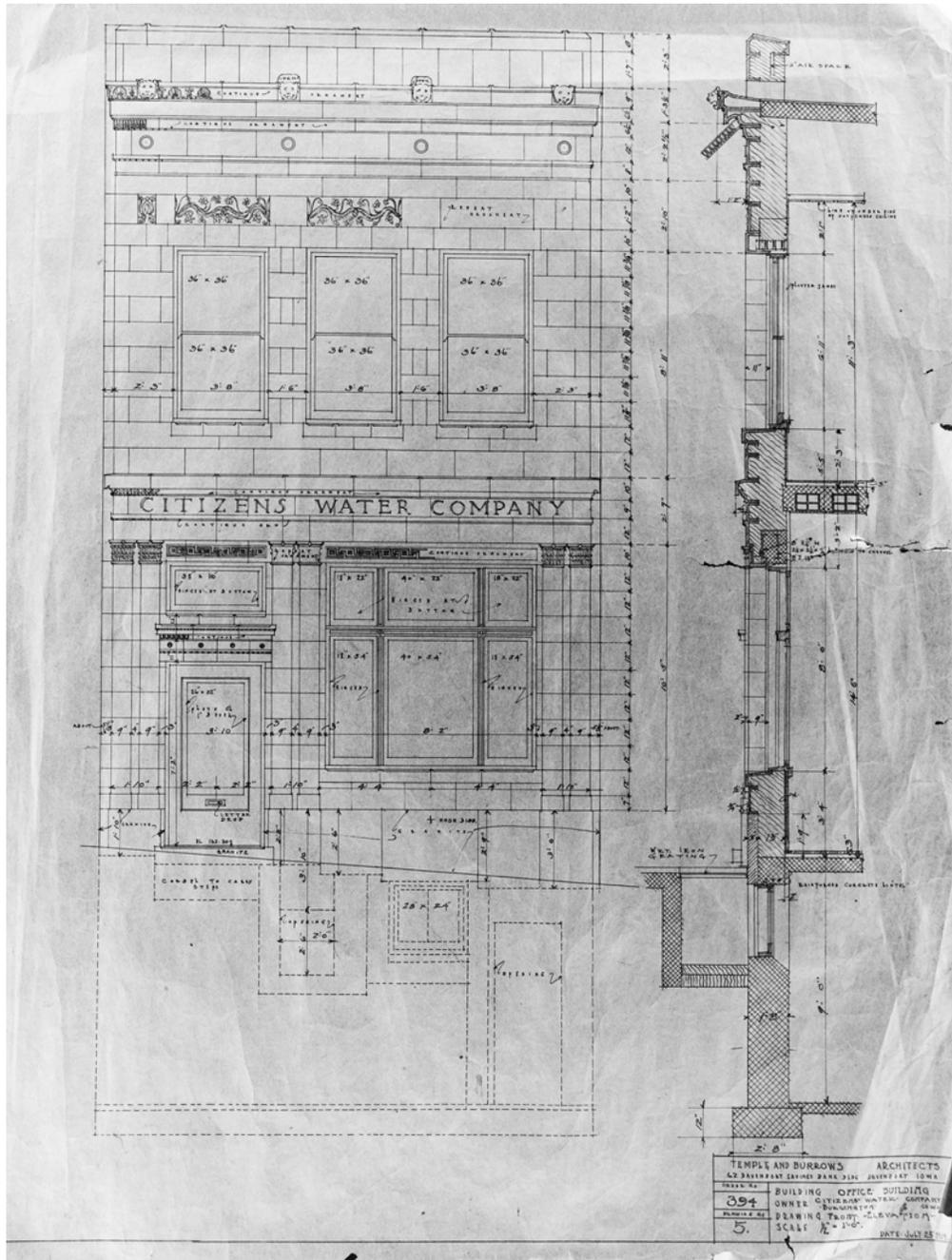
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Historic images



Design for façade by Temple & Burrows, architects (Beckman collection)

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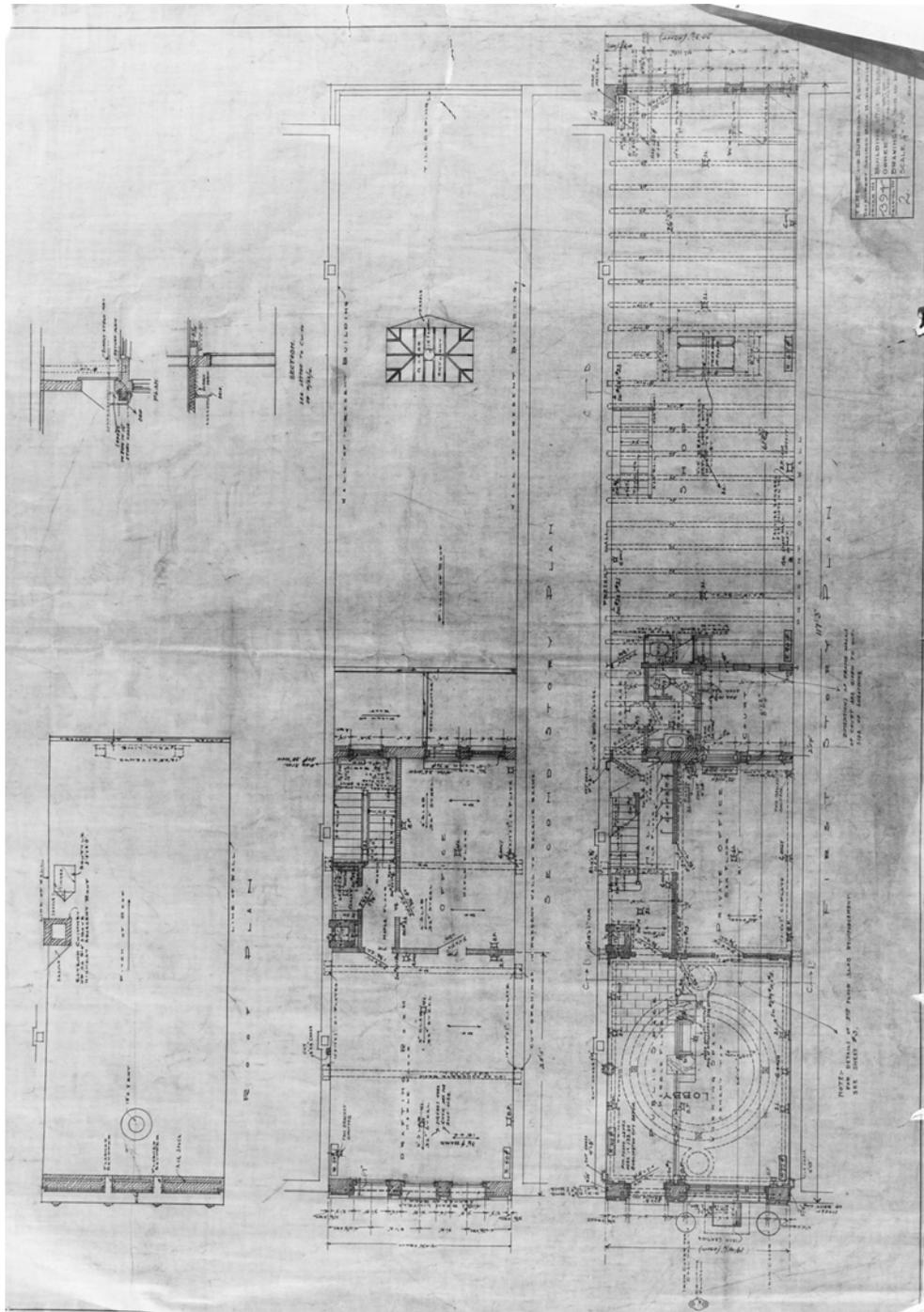
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Original interior layouts for Citizens Water Company (Beckman collection)

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Digital photographs



Photograph 29-00141-001 – West elevation, looking east-northeast (McCarley, June 20, 2012)

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Photograph 29-00141-002 – East elevation, looking west (McCarley, November 15, 2012)