

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

State Inventory No. 29-00098 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 Medical Arts Building

other names/site number Downtown Survey Map # DT-47

2. Location

street & number 320-324 N. 3rd 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) 249 – west 68'6" (except south 6" of west 36')

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 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)

11D03 doctor's and dentist's office

11D01 pharmacy

02B professional

Current Functions (Enter categories from instructions)

02B professional

11D03 dentist's office

11D medical business/office

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

Materials (Enter categories from instructions)

foundation _____

walls (visible material) 03 brick

roof 15C01 rubber membrane

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 320-324 N. 3rd Street Site Number 29-00098
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 1926 check if circa or estimated date
Other dates, including renovation 1969

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect C. Werner Christensen
Builder Henry Bokenkamp, General Contractor

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, HPC member (research by Barb Mackey) Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date December 1, 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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6. Function or Use

- 02D financial institution
- 02E02 confectionery
- 02E07 photographer
- 02E08 barber & beauty shop
- 02G01 café or diner
- 10E communications facility – direct mail
- 10E05 telephone co. facility
- 11E01 baths

7. Narrative Description

The Medical Arts Building is a seven story, steel frame building clad in brown brick with restrained Beaux Arts detailing in terra cotta across the frieze and on the corners. The building sits at the southeast corner of 3rd Street and Washington. The primary entrance was centered on the N. 3rd Street side to the west, and it was heavily ornamented in terra cotta, featuring a raised pediment in the center with a sculpted stylized figure rising from its center. The corners of the entranceway supported terra cotta urns. The main entry was flanked on either side by a narrower opening surrounded by terra cotta. The inner wall surfaces of the entryway were covered in shiny white tile with black accents. The original first floor terra cotta detailing was replaced when the entry modernized in 1971. The entry remains centered on the first story of the west side, with the raised stone stringcourse/cornice line remaining to mark the location. The two center windows on the second story above this feature are slightly shorter than all the rest of the upper story windows. The entry area is recessed a couple feet from the sidewalk. The current first story is clad in smooth white stone surrounding large dark plate glass windows in three groupings on each side of the center entry. The six upper stories have a set of four center windows and paired windows to either side, resulting in eight windows per story on the 3rd Street (west) side. Historic photographs show that the window originally had three-over-one-light double-hung sashes. They have been replaced with one-over-one-light double-hung sashes since 1974. The second story windows have a continuous stone sill band, which also is the storefront cornice line. Each of the windows in the third through seventh stories has a thin terra cotta sill. Above the seventh story windows, there is a decorative terra cotta cornice around the entire building. This cornice incorporates small square medallions outside and above the corner of each window. There are decorative terra cotta ornaments on the building's corners dropping from the cornice to a finial between the sixth and seventh stories. Above the cornice is a raised parapet wall of the same brown brick capped in terra cotta coping. The coping is elevated over the side groupings of windows on each side of the building, with a terra cotta medallion centered in each.

The secondary façade faces Washington Street to the north. Many of the same details from the west façade continue on the north façade. The first story was remodeled in 1971 with the west side, clad in smooth white stone surrounding three groups of large dark plate glass windows. There are two stairways to basement entrances cut through the sidewalk. The outside of the basement walls along these stairs is a dark speckled glazed block. The stone stringcourse / storefront cornice line continues on this side, also served as the sills for the second story windows. The windows on the six upper

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stories are grouped into three sets on this side as well, with a center section of four windows and side sections of three windows, resulting in ten windows on each story. The windows have replacement one-over-one-light double-hung sashes, terra cotta sills, and no lintel detail. The terra cotta cornice extends across the building above the seventh story windows, and the parapet is raised slightly above the two groups of outside windows, finished in the same detail as the west elevation.

The east side originally was flush with a three story brick building to the east, which had the top two stories removed in 1989. Thus, no windows are found in the area of this side originally covered by the adjacent building. The top three stories have eight windows per story, grouped as on the west side with a center section of four windows and two side sections of two windows. These windows also have replacement one-over-one-light double-hung sashes and terra cotta sills. Windows are found in the south bay on the lower stories as well. The southeast corner of the building has a chimney that rises above the parapet, clad in decorative terra cotta as well.

The upper stories are U-shaped with the light well facing south. This feature defines the south elevation, which is visible above the two story building to the south. Historically, the windows on this side were three-over-three-light double-hung windows, and some windows retain their historic sashes. Other windows have been replaced with one-over-one-light double-hung sashes. The ends of the "U" each have two windows on each story, and the recessed center section has three windows on each wall on each story. The center section on the roof features a hip-roofed penthouse enclosing the elevator machinery. This penthouse is quite visible from a couple blocks away or more. The penthouse has decorative terra cotta detail as well.

8. Narrative Statement of Significance

The Medical Arts Building appears to contribute historically and architecturally in the potential Downtown Commercial Historic District. The Physicians and Dentists Building Company worked to finance and construct the building for medical and professional offices in downtown Burlington. The building stood as the second tallest building in downtown Burlington, utilizing steel structural system with brick cladding and terra cotta accents. This history and architecture contributes to the significance of the potential historic district. The Medical Arts Building was evaluated as individually eligible for the National Register of Historic Places in 1977, and it appears to remain individually eligible under Criterion A. The efforts of medical and professional businessmen in Burlington to construct a large office building is unique within the history of the community, with many prominent doctors and dentists opening offices among the 120 rooms for offices and office suites in the building. Other businesses also retained office space in the building. For example, the Mississippi Valley Savings & Loan Association from its organization in 1938 until the institution outgrew their expanded space and moved into a new building across the street in 1953. The building is strongly connected to the commercial history of Burlington. Further assessment of the interior integrity of the building will solidify this determination.

This substantial seven story medical office building was constructed in 1925-26. The project was undertaken by the Physicians and Dentists Building Company, a group of doctors and dentists who

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wanted to provide centralized office space for medical professionals. They contracted with Joseph Hercules from St. Louis in 1924 to finance and construct the building, which was designed by C. Werner Christensen from Chicago. He started work on the site but after numerous delays and issues, he backed out of the contract, leaving the building company to sue him to complete the project. The *Hawk-Eye* announced on November 21, 1924 that the suit was settled out of court, and the Physicians and Dentists Building Company was seeking alternative financing and contractor. The group reorganized, with Dr. A.J. Thornbar as president and E.C. Noelke as secretary-treasurer. The new plan was announced in the newspaper on June 21, 1925, working the bond firm of Lackner, Butz, and Company of Chicago to finance the project. New plans and specifications were prepared by C. Werner Christensen from Chicago for a seven-story steel frame building clad in brick and terra cotta at a cost of \$245,000. Henry Bokenkamp from Burlington was selected as the contractor. The main entrance was on third, entering into a tile corridor and elevator lobby. Two stores were located on the first story, with the north one the entire depth of the building along Washington. 120 office rooms were planned on the upper stories, though some were part of two or three room suites so the number of occupants was less. Most of stockholders were Burlington physicians and dentists who will have offices in building. The site was prepped in August, with steel work beginning to be installed. The steel framework was completed in mid-October 1925. By October, the south room had been leased to T.F. Nieman for a drug store, and most of the office spaces were likewise leased ("New Building Plan on Medical Arts is Made Public," *Hawk-Eye*, June 21, 1925, 1; "Medical Arts Building is Biggest Project of Construction Program," *Gazette*, October 17, 1925).

A special edition of the *Burlington Hawk-Eye* was published on August 8, 1926 for the opening of the Medical Arts Building. This eight-page section includes much information on the construction of the building, contractors and suppliers of materials, and tenants to be located in the building. The headline on the first page read: "A Building Standard for Southeast Iowa: Medical Arts Office Structure is Model in New Architecture." The article noted that the building was well-lit and well ventilated, and it was the second skyscraper building for Burlington. It was second in height in town, after the earlier and first skyscraper office building for Iowa State Trust & Savings Bank built in 1912 at 221-223 Jefferson (see #29-01087). The building has large storefront windows and 217 windows above the first story. While a photo of the building looking southeast from the corner appeared on the first page, most included images of the building showed the view from the south, which included the prominent hip-roof penthouse for the elevator machinery as it would have been visible from the main business corridor along Jefferson near the Tama Building. It was noted in the article as one of the most conspicuous architectural features of the building as well. A heating as well as cooling system was installed throughout the building, and ice water was available on each story. All offices had hot and cold water. The face brick was vitrified Mor-Tex Face Brick Morey Clay Products Co in Ottumwa, advertised to be self-cleaning without absorbing dirt or moisture. The company also supplied the building brick, hollow building tile, and partition tile. Rock Island Bridge and Iron Works supplied the structural steel and ornamental iron for the building.

With the large number of offices, it is difficult to depict all of the kinds of businesses that have occupied the building over the years. Initially most of the tenants were doctors, dentists and other types of businesses generally compatible with these types of professional, including a pharmacy, barber and beauty shops, opticians, hearing aid sales, life insurance agencies, financial securities, credit bureaus,

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and such. Originally there were public baths in the basement, Corso's café on the north room of the first story, and Niemann Drug Store in the south store room. The 1928 city directory lists 22 doctors in the building. Two or three beauty salons also operated in the building from the start. Other businesses that appear in various years in the city directories include photography studios, telephone company offices, general insurance agencies, dental laboratories, real estate agencies, the Otis Elevator Co., Westinghouse Electrical & Manufacturing Co. representative, court reporters, and a direct mail service. Mississippi Valley Savings & Loan Association organized in 1938, and they moved into space in this building. Corso's restaurant was last listed in the building in 1938. In 1940, the two storefront spaces were occupied by Securities Laboratories drug store and Medical Arts Confectionery. Graham's Café replaced the confectionary by 1945. In 1947, Mississippi Valley Savings & Loan Association expanded into the north store room on the first story, relocating Graham's Café across the street into the Labor Temple (formerly Elks Building). In 1951, the directory shows Securities Laboratories drug store at 320 and Mississippi Valley Savings & Loan Association at 324. Offices in the building included 12 doctors, eight dentists, an orthodontist, five real estate and insurance offices, four additional insurance offices, three beauty salons, and Edwin A. Thornquist, architect, among other businesses. From the mid or late 1940s through 1951, Mississippi Valley Savings & Loan Association, D.M. Kurtz Co. general insurance, and Pryor, Hale, Plock, Riley & Jones, (the attorneys that would become today's Aspelmeier, Fisch, Power, Warner & Engberg) law firm were prominent tenants of the Burlington Building prior to relocating across the street to the new small office/bank building at 321 North 3rd Street in 1953. In 1965, there were ten doctors, seven dentists, an orthodontist, two real estate and insurance offices, two additional insurance offices, and three beauty salons.

Securities Laboratories also continued to operate their prescription shop in the building in the 1960s. In 1953, the Security Laboratories leased the first story of 412 N. 3rd Street (Moose Lodge), opening a wholesale supply department there in May. Their pharmacy department remained in the Medical Arts Building. The 1955 city directory then lists Security Laboratories at 412 N. 3rd Street as well. The 1960 directory lists the company as prescription specialists and selling physician, hospital, dental, and sick room furniture, instruments, supplies, and laboratory equipment. In July 1963, Security Laboratories moved their physicians and hospital supplies division from the old Moose building to the Eagles Building at 319 N. Main. The prescription shop remained in the Medical Arts Building ("Security Lab Unit Moving," *Hawk-Eye*, July 24, 1963, 32).

The building was sold to W.S. Sheppley & Co. of Dubuque in December 1969. In 1970-71, they undertook an extensive remodeling. The first story was significantly modified, with smooth stone tile replacing terra cotta embellishments on the first floor, bronze-tone glass in aluminum frames, and a new lobby with carpet and new elevator. Interior offices were remodeled and reconfigured for tenants ("Renovation is progressing on building," *Hawk-Eye*, February 7, 1971, 20). At that time, the building was renamed "The Burlington Building." The number of professional offices continued to decrease in the 1970s. In 1975, there were three doctors, three dentists, one real estate office, one law office, three insurance offices, and three beauty salons.

The building then sold to Marting's Inc. in 1978, to Stephen R. & Barbara M. Hahn in 1984, and to Charles H. and Beverly J. Siekman in 1989. The relocation of the Burlington Medical Center from North Hill to West Burlington in the 1990s was accompanied by relocation of most individual doctors' offices in

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the downtown area. In 2006, the businesses listed in the Burlington Building included 3 law firms, 2 insurance agencies, 5 dentist offices, a beauty salon and a court reporter agency.

9. Major Bibliographical References

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

Biographical Review of Des Moines County, Iowa. Chicago: Hobart Publishing Company, 1905.

"A Building Standard for Southeast Iowa: Medical Arts Office Structure is Model in New Architecture," *Burlington Hawk-Eye*, August 8, 1926, 1, special edition section.

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.

"Medical Arts Building is biggest project of construction program," *Burlington Gazette*, October 17, 1925.

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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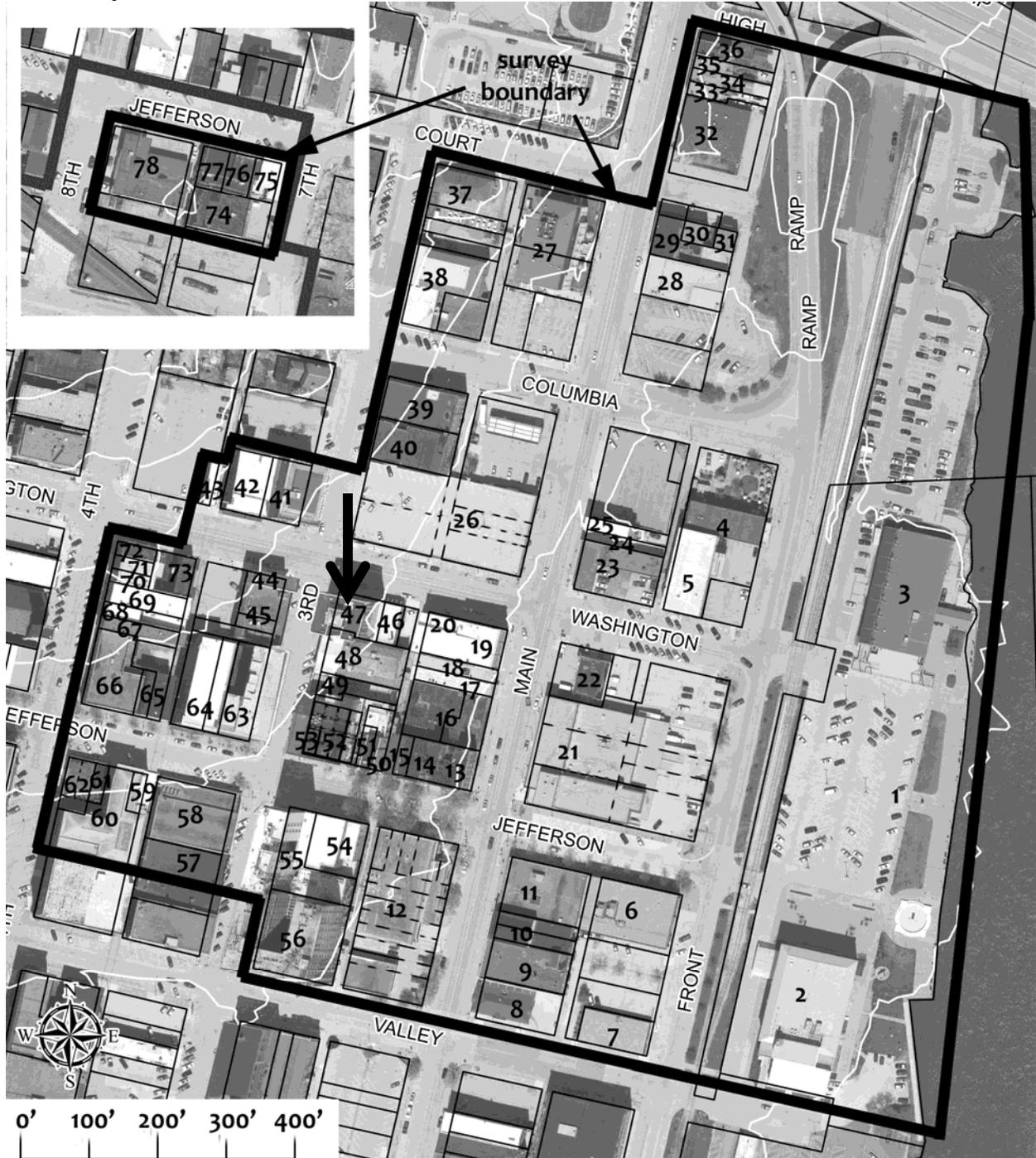
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Location map



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

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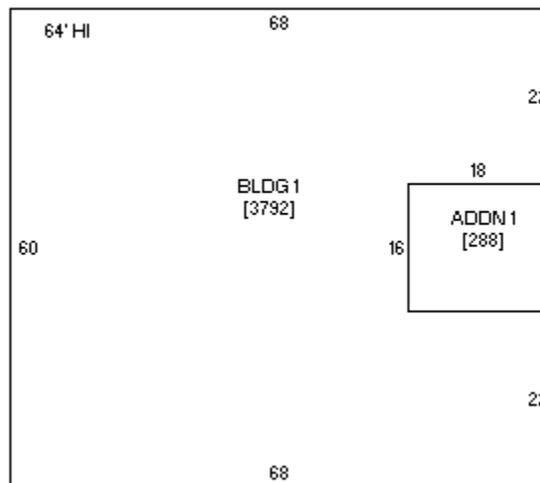
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Building plan (from assessor's website)



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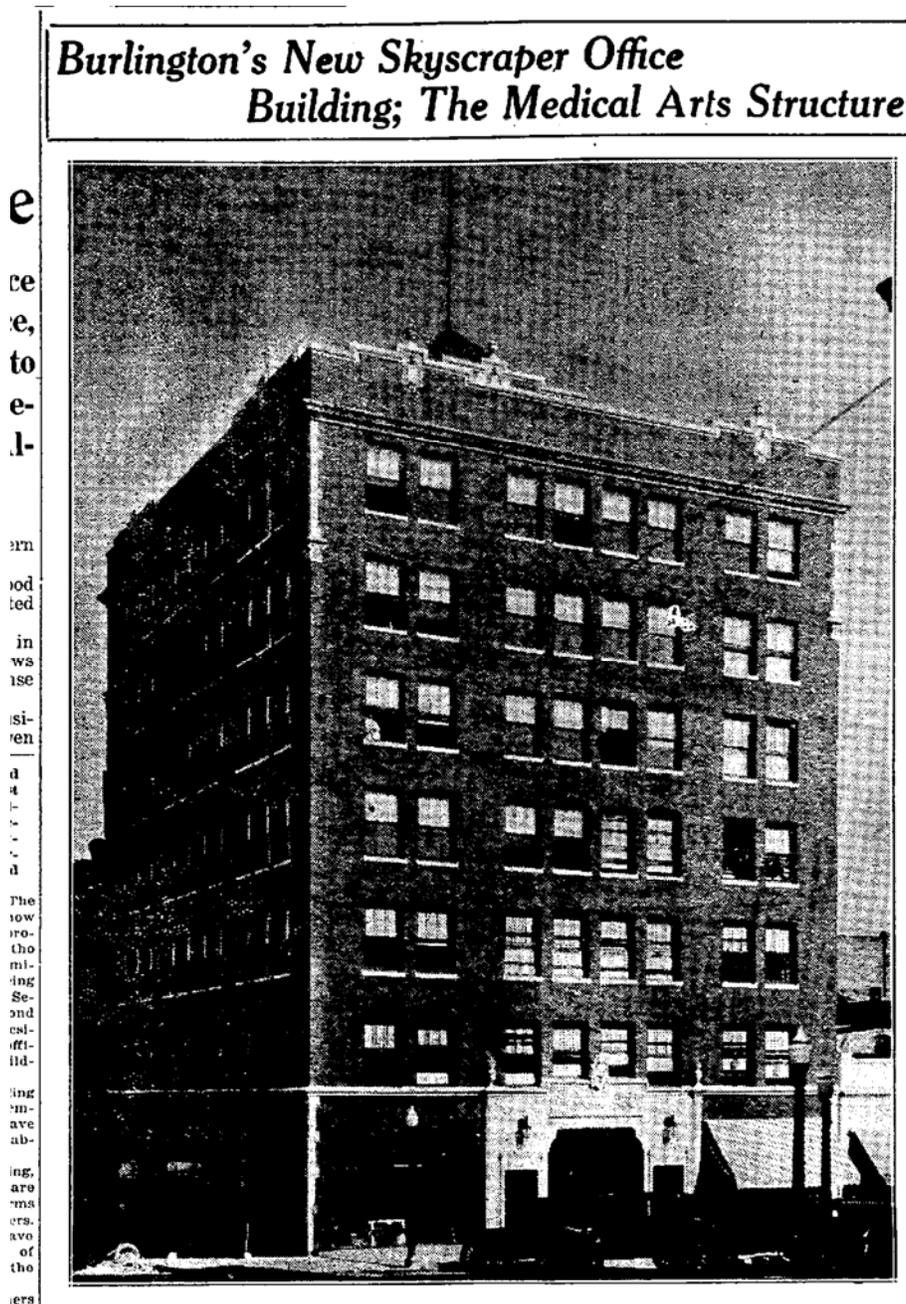
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Historic images



Medical Arts Building, looking southeast (*Hawk-Eye*, August 8, 1926, special edition p 1)

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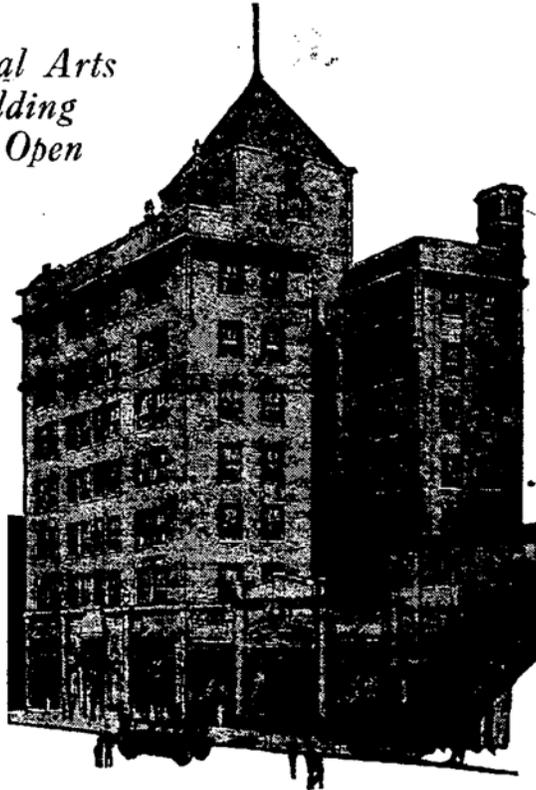
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*Medical Arts
Building
Now Open*



*Announcing the Professional Directory
Medical Arts Building,
Burlington, Iowa*

FOURTH FLOOR—

American Optical Co.
Security Laboratory.
Smith-Gutman Dental
Laboratory.

FIFTH FLOOR—

George B. Crow, M. D.
J. I. Kelley, M. D.
M. P. Kelley, D. D. S.
C. H. Magee, M. D.
L. A. Naumann, D. D. S.
Phil Naumann, D. D. S.
A. J. Thornber, M. D.

SIXTH FLOOR—

John T. Hanna, M. D.
A. C. Moerke, M. D.
W. H. Paule, D. D. S.
George J. Pearson, M. D.
H. W. Schwartz, D. D. S.
A. H. Vorwerk, M. D.

SEVENTH FLOOR—

J. S. Cooper, M. D.
G. G. Garrison, D. D. S.
D. F. Huston, M. D.
H. L. Madison, D. D. S.
George Steinle, M. D.

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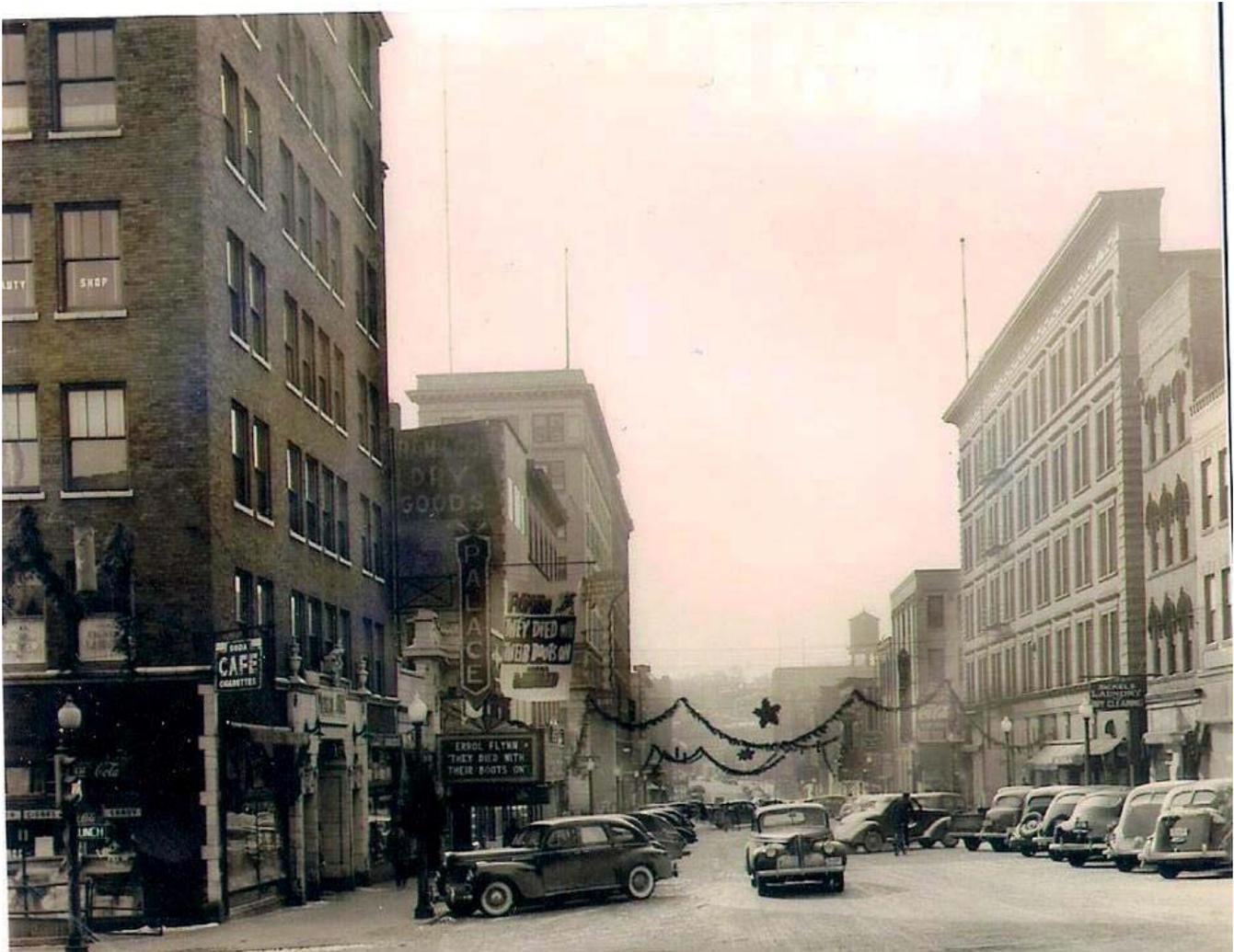
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Medical Arts Building at left, looking south on 3rd from Washington (Downtown Partners collection).

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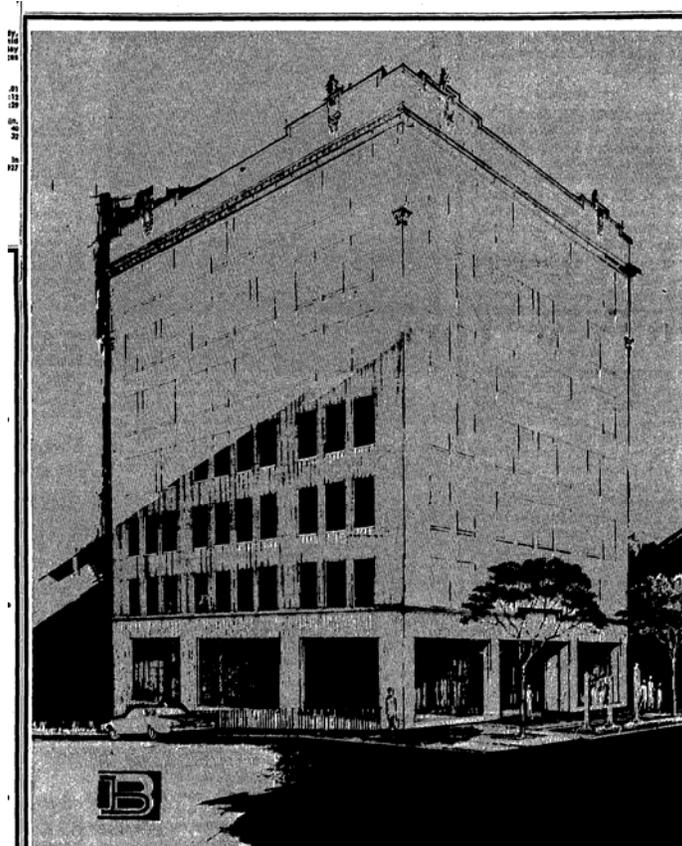
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Eventually, so why not now?

Yes, the former Medical Arts Building really is going to be remodeled. We know that progressive businessmen do the final 1971 planning in this, the last quarter of 1970. Although we do have areas available for immediate occupancy, what we'd really like to do is plan new office quarters with you for 1971. What are your needs? . . . 400 Sq. Ft. . . 2,500 Sq. Ft. . . 5,000 Sq. Ft.?

We can provide as much as 2,500 sq. ft. on one floor with partitions tailored for your business requirements. Would you like a magnificent river view . . . carpeting . . . drapes . . . zoned climate control? Whatever your needs or wants, we'll try extra hard to fill them. The cost will be a pleasant surprise?

We think eventually (when the changes have been made) you will want to be a part of the Burlington Building . . . so why not talk about the possibilities NOW!

The Burlington Building

— MAKING BURLINGTON JUST A LITTLE BIT BETTER

For further information contact
Michael L. Ray representing
W. S. Sheppley and Company, exclusive leasing agent
Suite 718-19 Burlington Building, Box 1042
Burlington, Iowa 52601
Telephone 319/755-1800 or 319/752-6483

Medical Arts Building, looking southeast (*HawkEye*, October 11, 1970, 2)

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Rear of Medical Arts Building at right, looking northeast from Jefferson north on 3rd St around 1970
(Downtown Partners collection)

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Medical Arts Building, looking south on 3rd St from Washington around 1974
(Downtown Partners collection)

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Digital photographs



Photograph 29-00098-001 – North and west elevations, looking southeast (McCarley, June 20, 2012).

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Photograph 29-00098-002 – East and north elevations, looking southwest (McCarley, June 20, 2012).

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Photograph 29-00098-003 – West and south elevations, looking northeast (McCarley, June 20, 2012).