

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

State Inventory No. 29-03662 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 26-03685
 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 Parking Garage
 other names/site number Downtown Survey Map # DT-26

2. Location

street & number 401 N. Main 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) 198, 199, 247, 248

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 | — | — buildings |
| <input type="checkbox"/> site | — sites | — | — sites |
| <input type="checkbox"/> structure | — structures | — | <u>1</u> 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) | Current Functions (Enter categories from instructions) |
| <u>14D06: Parking Garage</u> | <u>14D06: Parking Garage</u> |
| _____ | _____ |
| _____ | _____ |

7. Description

| | |
|--|--|
| Architectural Classification (Enter categories from instructions) | Materials (Enter categories from instructions) |
| <u>08: Modern</u> | foundation <u>10B: Concrete - poured</u> |
| _____ | walls (visible material) <u>03: Brick, 10B: Concrete</u> |
| _____ | roof _____ |
| _____ | 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 401 N. Main Street Site Number 29-03662
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)

Significant Dates

Construction date
1976 check if circa or estimated date
Other dates, including renovation
1998

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 Kristin Lample and Barb Mackey, volunteers Rebecca L. McCarley, consultant, Davenport
organization Burlington Historic Preservation Commission date December 17, 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: _____

Iowa Site Inventory Form Continuation Sheet

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| <u>Parking garage</u> | <u>Des Moines</u> |
| Name of Property | County |
| <u>401 N. Main St</u> | <u>Burlington</u> |
| Address | City |

7. Narrative Description

This is a two-level concrete parking structure. It was built in two phases, with a surface lot at the east end for two decades after the original parking garage was built at the west end of the site in 1976, into the slope of the hillside. The upper level is accessible from N. 3rd Street on this side, with stairs down to the parking level built into the hillside and accessible from section to the east. This west side is concrete with ribbed vertical detail in the poured concrete sides. The east side was built in 1998, with the lower level accessible from Main St and the upper level accessible from the original section on N. 3rd Street. The south elevation along Washington Street continues the design of the original section, with a slight change of color noted for the sections. The east side along Main Street is designed to be sympathetic with the historic downtown, with the majority of the wall clad in red brick. It has large four large arches, two of which admit and emit vehicles from the structure's lower level and the other two are decorative. Brick arch detailing extends across the top of the façade. The design extends to the convenience store that is built into the lower level of the ramp at the northeast corner.

8. Narrative Statement of Significance

The parking garage likely falls within the boundary for the potential Downtown Historic District, but it does not contributing to the history and significance of the district. It was built about a decade after the end of the period of significance for the district.

In the late 1960s and early 1970s, the city of Burlington was suffering a lack of parking spaces in the downtown area, partly due to space lost to the new Highway 34 and due to downtown employees monopolizing parking areas near local businesses. A pedestrian mall being designed for Jefferson Street compounded the problem. The idea of a parking ramp on Washington between Main and Third Streets was first discussed in 1969. A local civic group, Central Business District, Inc., began a campaign to make the new ramp a reality. CBD began acquiring properties in the area in 1971, even before a \$7,500 feasibility study on the proposal was conducted at the end of that year. In March of 1973, CBD sold Lot 198 and part of Lot 199 to the City of Burlington for \$93,000. ("New Downtown Parking Lot Going Ahead," *Burlington Hawk-Eye*, February 21, 1973, page 28) That month the city began demolishing buildings on the north side of Washington St. to construct the initial part of the lot at the northwest corner of Washington and Main. This temporary lot was completed in July of 1973, with Worley Asphalt and Paving Co. doing the work at a cost of \$8,780.25. J.C. White Excavating Co. was paid \$1,627.50 to demolish the previous buildings on the site. ("Tap Loses Second Bid for Permit," *Burlington Hawk Eye*, July 17, 1973, page 3) The total cost of this portion of the structure was around \$25,000. By 1975, plans for a two-level expansion were progressing at the west end of the block. In total, the project was estimated to cost \$675,000. This amount was procured through revenue bonds ("Parking Ramp Moving Ahead," *Burlington Hawk Eye*, September 30, 1975, page 1). This was completed in 1976, the upper deck extending from the 400 block of North Third to the alley between Third and Main.

The decision was made not to take Lamb's Diner and 66 Station on part of where the east section of the garage would extend, and these businesses continued to operate here into 1996. At this point, the

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businesses closed and the city acquired the remainder of the property along Main Street. In 1996, the City Council approved plans to extend the upper level of the ramp east to Main Street at a cost of \$650,000. This was to be a joint public and private venture and included the construction of a convenience store under the northeast corner of the ramp. This store replaced the original service station, Lamb's 66, and an iconic Main Street restaurant, Lamb's Diner. The front of the ramp was designed to blend into the historic architecture of the downtown area ("Parking Ramp Extension Ok'd," *Burlington Hawk Eye*, May 21, 1996, page 3A). It was completed in 1998 and is still in use in 2012.

9. Major Bibliographical References

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.

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

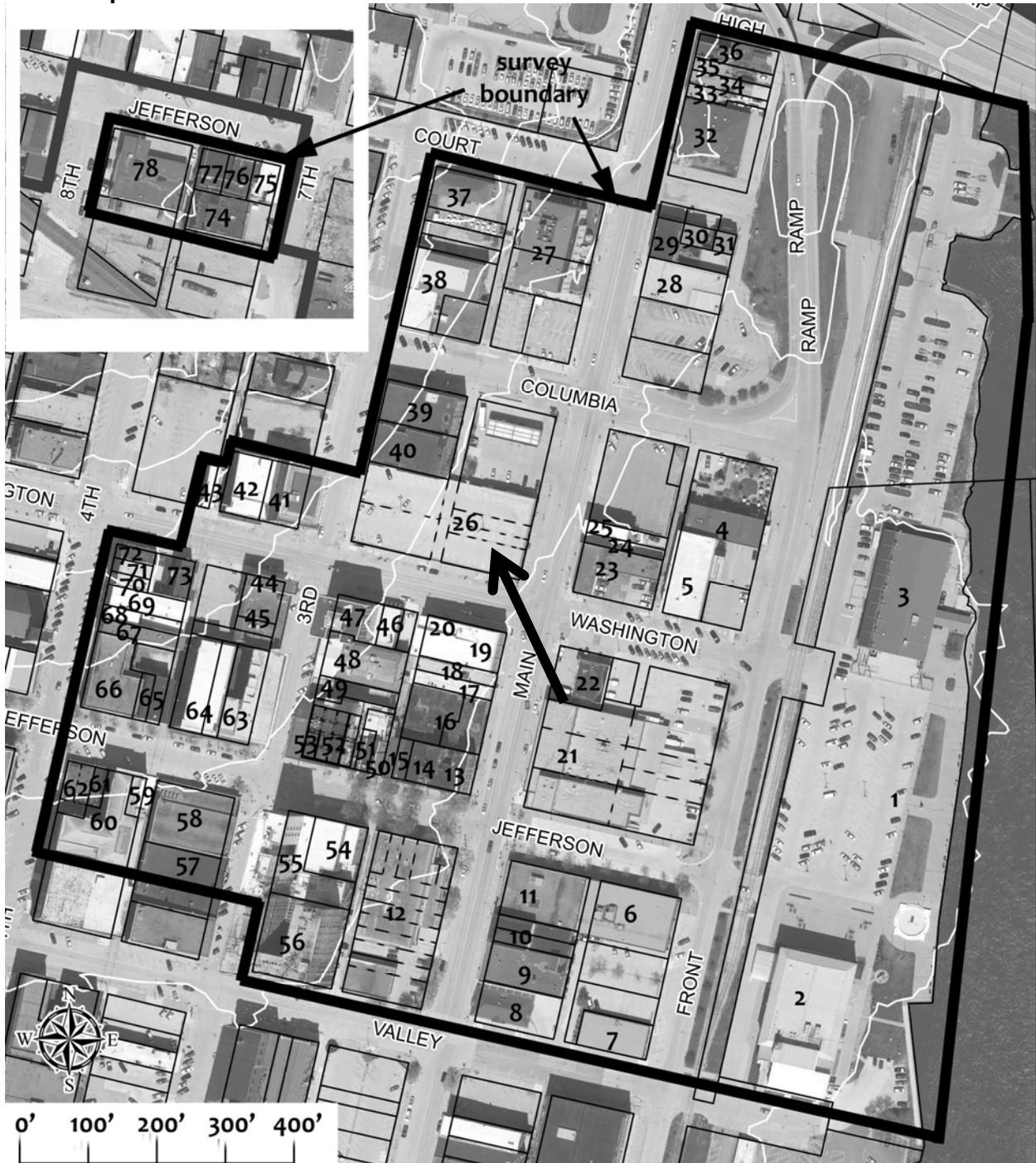
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Location map



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

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Parking garage
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Building plan (from assessor's website)



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Digital photographs



Photograph 29-03658-001 – East/1998 section, looking northwest (McCarley, June 20, 2012)

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Photograph 29-03658-002 – Detail of west/1976 section, looking northwest (McCarley, June 20, 2012)

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Photograph 29-03658-003 – West/1976 section, looking northeast (McCarley, June 20, 2012)

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Photograph 29-03658-004 – Detail of 1976/west section, looking east (McCarley, June 20, 2012)

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Photograph 29-03658-005 – East and north elevations of 1998 section, looking southwest (McCarley, June 20, 2012)