

BC 2487



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Yunker Brothers Department Store (Boundary Decrease)

other names/site number Wilkins Building

Name of Multiple Property Listing \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number 713 Walnut Street  not for publication

city or town Des Moines  vicinity

state Iowa county Polk zip code 50309

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide  local

Applicable National Register Criteria:  A \_\_\_ B \_\_\_ C \_\_\_ D

16 APR 2018

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:)

Signature of the Keeper

6/4/2018

Date of Action

Youngers Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
		site
		structure
		object
1		<b>Total</b>

**Number of contributing resources previously listed in the National Register**

3

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/department store

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

COMMERCE/TRADE/restaurant

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

Movements/Commercial Style

**Materials**

(Enter categories from instructions.)

foundation: BRICK

walls: BRICK

TERRACOTTA

roof: \_\_\_\_\_

other: \_\_\_\_\_

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## Narrative Description

**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Explanation of the Amendment

This amendment to a previously listed National Register Registration Form is being filed following the guidelines provided in “Section VI. Amending National Register Forms” of the National Register Bulletin 16-A.

On March 14, 2014, the National Register listed Yunker Brothers Department Store building experienced a catastrophic fire while in the process of an historic rehabilitation. When registered, the property was comprised of three contributing resources – the original, 1899 Yunker Brothers building on the east, the 1908 Wilkins Building on the west, and the 1924, one bay structure that provided the physical connection between the two buildings. The 1899 building, with its wood floors and roof structure, was almost completely destroyed by the fire, while the later reinforced concrete constructions, though severely damaged by fire, water, and smoke, retained the structure, exterior walls, and some character-defining features.

Following the fire, the entire 1899 building and the above ground portion of the 1924 structure that connected it to the 1908 Wilkins Building were razed. The historic tax credit application proceeded, with the original Part 2 amended to reflect changes in the proposed treatment specific to the fire damage and partial building demolition. The amendment was reviewed by the Iowa State Historic Preservation Office and the National Park Service and approved with conditions. Historic rehabilitation of the Wilkins Building eventually proceeded, with conditions of the Part 2 applications met through conformance with the Secretary’s Standards and Guidelines for Rehabilitation, specifically in regard to repair of brick and terra cotta, window glass specifications, treatment of the historic elevators, systems (HVAC, electrical, plumbing, and sprinkler) specifications, and proposed treatment of walls, ceilings, and decorative plaster details on the sixth floor. Part 2 approvals also included the proposed design and treatment of the previously unexposed east elevation. At the time of this amendment, the historic rehabilitation has been completed, the building is partially occupied, and review of the Part 3 of the historic tax credit application underway. With the work of the historic rehabilitation completed, the building stands as a significant historic resource in its own right, with its historic character largely restored.

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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

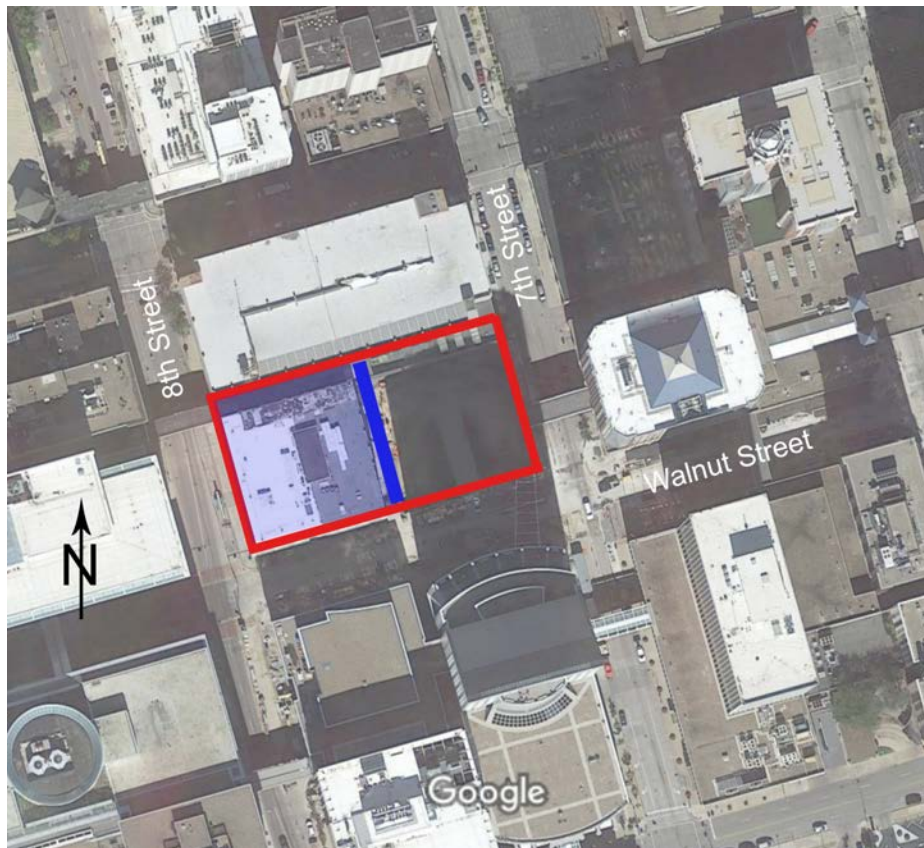
(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, the seven aspects of integrity as it applies to the property in a **Statement of Integrity**, and any future plans for the property under the subheading **Future Plans**.)

## 7. Property Description

As presented in the 2010 National Register nomination, the Younger Brothers Department Store occupied the entire half block on the north side of Walnut Street between 7<sup>th</sup> and 8<sup>th</sup> streets in downtown Des Moines. Following the 2014 fire and resulting demolition of the 1899 building and 1924 connecting structure, the present building covers a quarter-block at the southwest corner of the city block (northeast corner of the intersection of Walnut and 8<sup>th</sup> streets).

The property is now bounded by Walnut Street on the south, 8<sup>th</sup> Street on the west, a mid-block alley/skyway connector on the north, and the 20-foot strip of land formerly occupied by the 1924 connecting structure. The land on the east is hardscaped at grade. The basement extends underneath this area and incorporates the underground parking area.

**Figure 01.** Aerial View – 2017



(SOURCE: <https://www.google.com/maps/place/713+Walnut+St,+Des+Moines,+IA+50309>. Last accessed 11/19/2017.)

The red line notes the original property boundary with the decreased property boundary indicated in blue.



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*Exterior Description*

The visual character of the building remains a reflection of its 1908 construction and 1924 remodeling, with its 6-story, reinforced concrete structure, exterior organization (window openings within structural bays), glazed storefront level, interior volumes, and the iconic Youngers Tea Room on the sixth floor all retained.

On the exterior, the building expresses its pre-1924 form with primary (south and west) elevations defined by the large expanses of storefronts at ground level and Chicago style windows filling most of the upper wall planes. On both elevations, large storefront display windows with transoms fill the ground floor bays, with primary entrances located in the center bays of each elevation. The storefront arrangement – display area versus transom form – is historically based. Polished granite facing finishes the storefronts at piers and cornice. New rigid awnings at the primary entrances are simple in form – a design solution with historic precedent (these being positioned in historic locations) that provides the necessary protection from weather while minimizing the impact to the building’s historic character – aligned with the storefront datum, the awnings nearly disappear when viewed from afar.

**Image 01.** Exterior Elevation – View of south and west elevations, looking northeast



(Image courtesy of Neumann Monson, Architects – November 2017)

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Windows likewise dominate the upper stories. In keeping with the original 1908 configuration (retained with the 1924 remodel), Chicago style windows have been reintroduced with historic openings retained intact. Sixth story replacement windows were likewise modeled after historic images and original detail drawings of the 1924 building, which featured a multi-paned configuration set within an arched opening.

As noted in the 2010 nomination, a striking feature of 1924 remodeling was the addition of shallow, metal-bracketed balconies along the entire sixth floor level of the Wilkins Building. Removed from the building at an undetermined time, that character-defining feature was returned to the building as part of the recently completed historic rehabilitation; the design derived from the original detail drawings.

Finally, the building's cornice is also retained. The cornice is an unusual collection of elements, which come together in a high rhythmic and cleanly articulated design. The cornice retains most of its historic components with some subtle alterations made prior to the 2010 nomination. Today, the cornice remains a significant element of the building's historic character.

The conditions described above are similar to the building's pre-fire condition with four notable differences. First, the fire resulted in the demolition of the 1899 Younkers building and the 1924 structure that connected the two buildings. That loss impacted the Wilkins Building's form – returning it to its pre-1924 shape and autonomy. The demolition also significantly damaged the east elevation, the rehabilitation of which includes the introduction of fenestration and storefronts. Alignment and configuration follow the historic precedent established on the primary elevations, without additional elaboration or detail. The wall surface is smooth-coated and painted to further minimize the non-historic elevation.

Secondly, when listed on the National Register and at the time of the fire, the building sported non-historic and wholly inappropriate windows. The return of Chicago-style windows to the south and west elevations and the return of the sixth story, multi-paned configurations have significantly restored the building's historic character. In keeping with the appearance established on the primary elevations, the Iowa State Historic Preservation Office and National Park Service approved the use of Chicago-style windows on the east elevation – a choice that positively impacts the building's historic character. The present storefront windows and entrances only add to the overall positive outcome.

Thirdly, the return of the sixth story balconies has brought a sense of the historic elegance back to the building. As exterior markers of the iconic Younkers Tea Room, the balconies have significance beyond their physical design.

And fourthly, the non-historic, continuous canopy was removed. With display windows and storefront transoms now unencumbered by the canopy, the character of the storefronts is significantly more in keeping with the historic.

### *Interior Description*

The interior of the Wilkins Building also suffered serious damage as a result of the 2014 fire. In addition to the fire itself, water and smoke-damage wreaked havoc with finishes. As a result, much of the historic interior was beyond repair. Significant to retaining historic character, however, was the post-fire retention of interior volumes, interior staircases, elevator doors, and important decorative elements of the Younkers Tea Room. The post-fire historic rehabilitation focused on preserving the remaining historic fabric, repairing when possible and replacing in-kind when necessary. The result is the preservation of significant character-defining features of the interior spaces, all of which are enhanced by the return of upper story windows and ground level storefronts that are sympathetic to the historic and which impact the interior by virtue of an increased sense of historic light and volume. Above all, the historic rehabilitation of the six-floor Younkers Tea Room stands as the hallmark of the building and remains its most significant character-defining feature.

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Prior to the 2014 fire, the building's interior from floors one through five was characterized by open spaces. Typical of department stores, the interiors were minimally sub-divided by partition walls. Today, the ground floor has been minimally developed. The first floor remains unfinished, awaiting a future tenant that will complete the interior rehabilitation to meet the needs of a specific function. The recent historic rehabilitation retained the historic volumes, with concrete floors and structural piers remaining unfinished until such time a tenant leases the space. The first floor space is well lit by the large expanses of storefront windows.

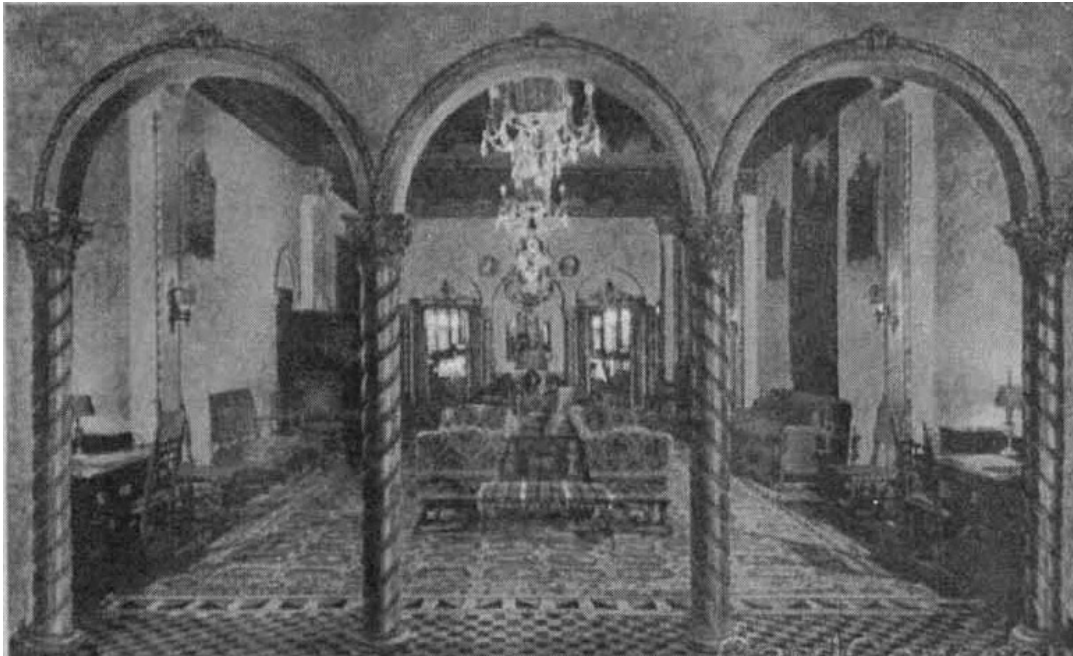
Floors two through five have been converted for apartments. The spaces retain exposed concrete floors and structural system, exposed mechanicals, and are well lit by the large expanses of Chicago-style windows.

The sixth floor has been carefully rehabilitated to return it to the historic character of the Younkers Tea Room. Character-defining features damaged or lost to the fire were recreated using historic images and molds made from plaster details that remained post-fire. Primary features such as the Tea Room Lounge, stage, arched openings and ornate columns are retained. The return of the multi-paned window configurations adds to the drama of the historic space.

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**Image 02.** Yunkers Tea Room Lounge – 1924



(Image courtesy Jim Jacobsen, “Yunker Brothers Department Store,” National Register nomination, 2010.)

**Image 03.** Yunkers Tea Room – 2017



(Image courtesy of Neumann Monson, Architects – November 2017)



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**Image 04.** Yunkers Tea Room Lounge – 1924



(Image courtesy of AKAY Consulting Postcard Collection)

**Image 05.** Yunkers Tea Room – 2017



(Image courtesy of Neumann Monson, Architects – November 2017)



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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

**Period of Significance**

1908-1959

**Significant Dates**

1908

1924

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

Rush, Edwin A.

Proudfoot, Bird and Rawson

Mardis, John C., Construction Company

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### Statement of Significance

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Statement of Significance is being amended to reflect the impact of the 2014 fire (and subsequent demolition of the 1899 Younkers Building and 1924 connecting structure) on the case for National Register listing. The historic name is amended to include the "Wilkins Building" as a secondary historic name. This addition is made as a reflection of significance as an autonomous building. The Architect/Builder is amended to reflect only those associated with the 1908 construction and 1924 alterations.

The building remains eligible for the National Register under Criterion A. The resource is locally significant in association with the history of Des Moines commerce. Constructed in 1908 as the Wilkins Building, the building was incorporated into the Yunker Brothers Department Store in 1924. The resource is also locally significant for its longtime (1924-1959) association with Des Moines' premier historic downtown department store – the Yunker Brothers Department Store.

The Period of Significance is amended to 1908-1959, which includes the year the building was placed in service through the Secretary of the Interior's recommended 50-year cut-off from 2010, the year the resource was listed on the National Register of Historic Places. The Significant Dates are amended to 1908 and 1924, the year the Wilkins Building was placed in service and the year the building was united with the Yunker Brothers building, remodeled, and the sixth floor (home of the Younkers Tea Room) was added.

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### Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

**(Iowa SHPO Additional Instructions:** For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment.**)

As elaborated upon in the 2010 nomination, the 1908 Wilkins Building was the first "fireproof dry goods block in the State of Iowa." The building was constructed of reinforced concrete with the interior protected by a sprinkler system and fire extinguishers located throughout. The building's construction was slow and methodical; the unusual nature of the concrete construction process was so remarkable as to warrant regular coverage in the local newspapers. One noted that hundreds of bystanders gathered to "to gaze with wonderment at the manner of its construction." Another explained to its readers that as the building arose and less weight had to be supported, the number of columns would be reduced on each successive floor (*Des Moines Register and Leader*, June 14, 1908).

The Yunker Brothers fire provides an object lesson in the effectiveness of early 20<sup>th</sup> century developments in fireproof construction ... in this major conflagration, the 1899 section of the Yunker Brothers Department Store building, with its wood floors and roof structure, was lost while the reinforced concrete, "fireproof" section constructed in 1908 as the Wilkins Building was survived in a condition that allowed for its historic rehabilitation.

Shortly after it was placed in service in 1908, the Wilkins Building housed the Wilkins Department Store – a retail business that had been in operation in the city since 1881. In making the move the firm became "a department store of the first class" by adding new departments, including rugs, carpets, draperies, trunks, drug sundries, and others. Although a successful enterprise in its own right, when joined with the Younkers store in 1924, the building became part of a statewide legacy in retail commerce. With the addition of the sixth floor that was part of the physical unification of the two buildings, the west building became known as the location of the Younkers Tea Room. The elegant space with its high-style details and impeccable service became the stuff of local legend. The historic rehabilitation returned the fire ravaged Tea Room to the people of Des Moines. From this location, the Yunker Brothers Department Store served Des Moines and the state from 1899 through 2005 when the downtown store closed.

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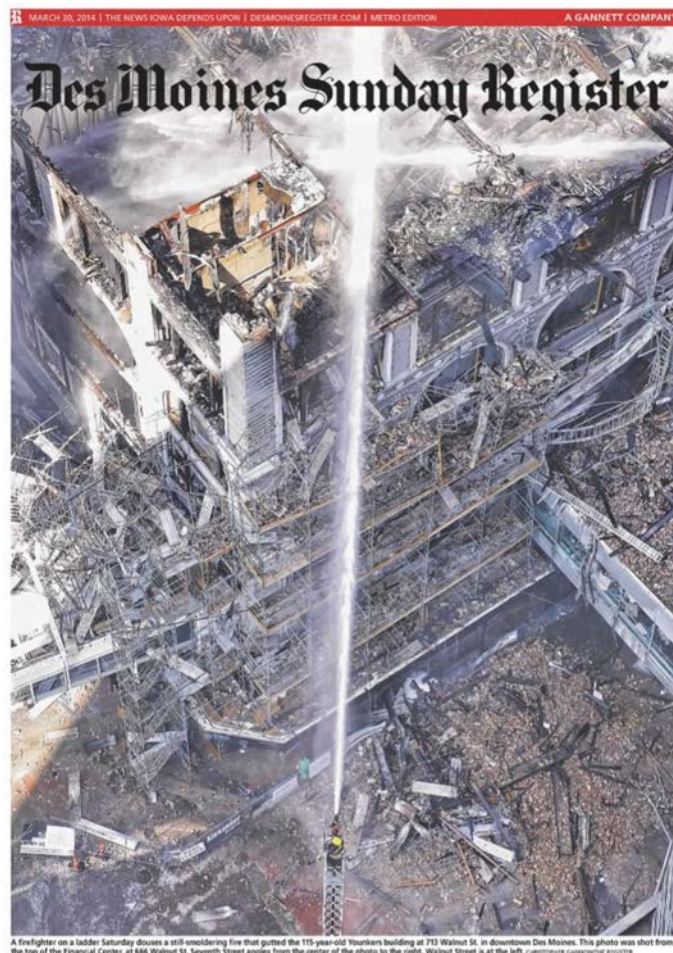
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On March 14, 2014, the National Register listed Yunker Brothers Department Store building experienced a catastrophic fire while in the process of an historic rehabilitation. The 1899, east portion of the building, which contained wood floors and roof structure, was almost completely destroyed. The west half of the building, and the connecting structure, both constructed with concrete frames, were significantly damaged, but the structure, exterior walls, and some interior components remained in a condition that allowed for rehabilitation.

According to local news accounts, the fire started on the interior of the building, likely near an elevator shaft. Because the building was under construction, with many interior rooms open, the fire spread quickly. Sprinkler and fire alarm systems were not yet working, which allowed the fire to go undetected for considerably longer than would otherwise have been the case (Ryan Smith. "Downtown Younkens building burns." kcci.com. March 29, 2014). Water damage was also a significant source of damage to the entire building: an estimated six-million gallons of water was used to fight the fire that ravaged the Younkens building – the equivalent of nine Olympic-sized swimming pools (Katherine Klingseis, "About 6 million gallons of water used to douse massive fire." *The Des Moines Register*. April 03, 2014). The degree of damage due to fire and water resulted in a partial collapse of the 1899 building.

Following the fire, the entire 1899 building and the above ground portion of the 1924 structure that connected it to the 1908 Wilkins Building were razed.

**Image 06.** "An Icon Gone" – March, 2014



(SOURCE: "An Icon Gone," *The Des Moines Register*, March 30, 2014: A1.)

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**Image 07.** “An Icon Gone” – March, 2014



The fire at the former Yunkers building was first reported at 12:52 a.m. Saturday. About 80 firefighters responded within an hour of the first 911 calls reporting tall flames and billowing smoke. EVAN BACKSTROM/GANNETT

(SOURCE: “An Icon Gone,” *The Des Moines Register*, March 30, 2014: A16.)

In the immediate aftermath of the fire, it was yet to be determined that the east portion of the Yunker Brothers Department Store (aka the Wilkins Building) could be saved. As a result, headlines noting “an icon was gone,” overstated the eventual outcome. They did, however, clearly reflect local sentiment about the damage to a longtime and much beloved local business.



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**Image 08.** Aerial View – Looking south - 2015



(Image courtesy of Alexander Company– 2015)

This aerial view, taken after the fire, shows the Younker Brothers Department Store Building in the center of the image. The hole at the left marks the former 1899 building (north wall still standing) and the 1908 Wilkins Building at right.



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SUPPLEMENTAL IMAGES

Photo 1 of 11: EXTERIOR: West and south elevations, looking NE



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Photo 2 of 11: EXTERIOR: South and east elevations, looking NW





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Photo 3 of 11: EXTERIOR: East elevation, looking west



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Photo 4 of 11: INTERIOR: First floor, looking north





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Photo 5 of 11: INTERIOR: First floor elevator doors, looking north





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Photo 6 of 11: INTERIOR: First floor – South elevation storefront, looking south



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Photo 7 of 11: INTERIOR: Second floor elevators looking north





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Photo 8 of 11: INTERIOR: Third floor, looking SW



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Photo 9 of 11: INTERIOR: Sixth floor – Yunkers Tea Room, looking north





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Photo 10 of 11: INTERIOR: Sixth floor – Younkens Tea Room, looking east





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Photo 11 of 11: INTERIOR: Sixth floor, looking west



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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Alexander Company. "Wilkins Building: Part 2 Amendment State and Federal Historic Tax Credit Application." 2015.

*The Des Moines Sunday Register*. "An Icon Gone." March 20, 2014.

*The Des Moines Register*. "About 6 million gallons of water used to douse massive fire." April 03, 2014.

Jacobsen, James E. "Yunker Brothers Department Store." National Register of Historic Places nomination. 2010.

Polk County Assessor. <http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001098003000&>. Last accessed 11/15/2017.

Smith, Ryan. "Downtown Younkers building burns." kcci.com. March 29, 2014.

State Historic Preservation Office of Iowa. "Wilkins Building: Part 2 Amendment, Conditional Approval." 2015.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** less than 1-acre

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>41.585607</u>	<u>-93.626806</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The geographical information is amended to reflect the decreased boundary.

Legal Description:

Block 1, Fort Des Moines Addition, Lots 3 & 4 and the former alley to the north

**Boundary Justification** (Explain why the boundaries were selected.)

The decreased boundary includes the 1908 Wilkins Building and the 20-foot strip of land adjacent on the east to which the building has been historically associated since 1924 (the basement extends east under the 20-ft. strip). The decrease in boundary is submitted due to the 2014 catastrophic fire that resulted in the demolition of the 1899 Yunkers building and the 1924 structure that connected the two formerly autonomous buildings.

**11. Form Prepared By**

name/title Alexa McDowell/Architectural Historian date 04/09/2018  
organization AKAY Consulting telephone 515-491-5432  
street & number 4252 Oakland Avenue email akaymcd@hotmail.com  
city or town Minneapolis state MN zip code 55407

**Additional Documentation**

Submit the following items with the completed form:

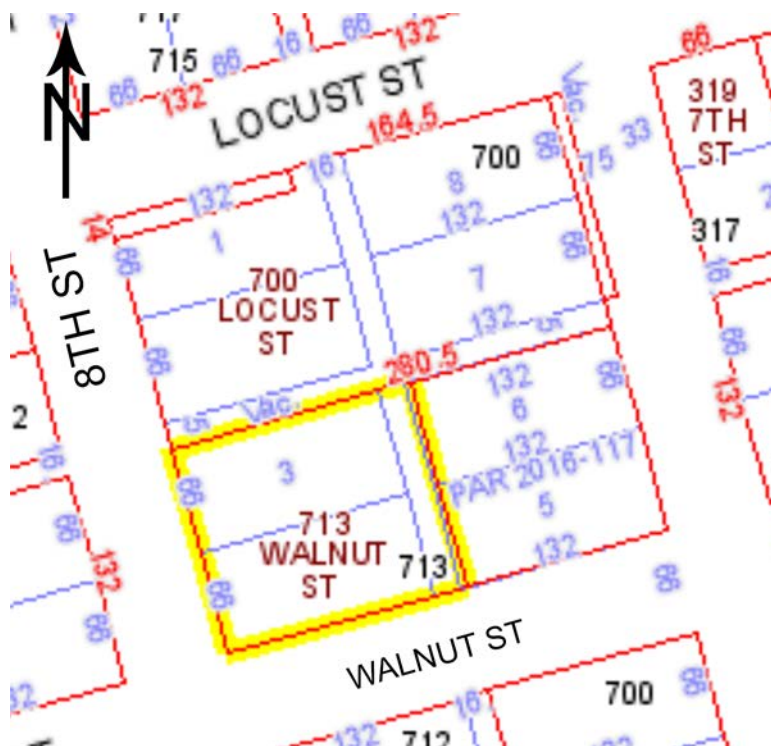
- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**



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**ASSESSOR'S PARCEL MAP – 2017**



- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log** Post-Rehab – 2017

**Name of Property:** Younger Brothers Department Store

**City or Vicinity:** Des Moines

**County:** Polk **State:** IA

**Photographer:** Neumann Monson, Architects

**Date Photographed:** 11/08/2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of \_18\_: EXTERIOR: West and south elevations, looking NE across Walnut & 8<sup>th</sup> Streets



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Photo 2 of \_18\_: EXTERIOR: South elevation - fenestration





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Photo 3 of \_18\_: EXTERIOR: South and east elevations, looking NW across Walnut Street



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Photo 4 of \_18\_: EXTERIOR: West elevation, looking west from 7<sup>th</sup> Street (across former Yunker's site)





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Photo 5 of \_18\_: EXTERIOR: Detail of storefronts – SW corner of the building





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Photo 6 of \_18\_: EXTERIOR: Detail of storefronts and primary Walnut Street entrance



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Photo 7 of \_18\_: INTERIOR: View of the first floor, looking SE





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Photo 8 of \_18\_: INTERIOR: View of the first floor, looking west





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Photo 9 of \_18\_: INTERIOR: View of the first floor - storefronts



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Photo 10 of \_18\_: INTERIOR: Typical upper story, corner apartment – this on the 4<sup>th</sup> floor





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Photo 11 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room Lounge, looking south from elevator lobby





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Polk, Iowa  
County and State

Photo 12 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room – elevator lobby, looking west



Yunker Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

Photo 13 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room, looking north



Yunker Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

Photo 14 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room, looking NW





Yunker Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

Photo 15 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room, looking west



Yunker Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

Photo 16 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room, looking SE



Yunker Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

Photo 17 of \_18\_: INTERIOR: Sixth Floor – Yunkers Tea Room, looking NE





Yunker Brothers Department Store  
Name of Property

Polk, Iowa  
County and State

Photo 18 of \_18\_: INTERIOR: Sixth Floor – Garden Room, looking north



**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





Walnut

8th St

8TH STREET WALNUT STREET

ROAD CLOSED

ROAD CLOSED

NOW LEASING  
FOR \$25-\$50K  
W  
WALKING DISTANCE TO  
DOWNTOWN











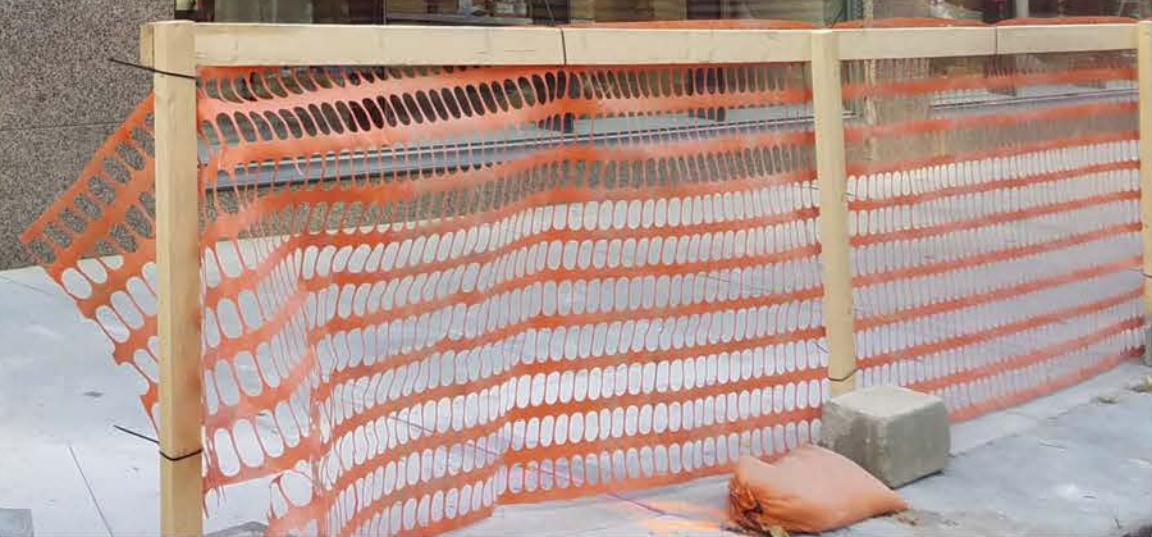






8TH STREET

WALNUT STREET







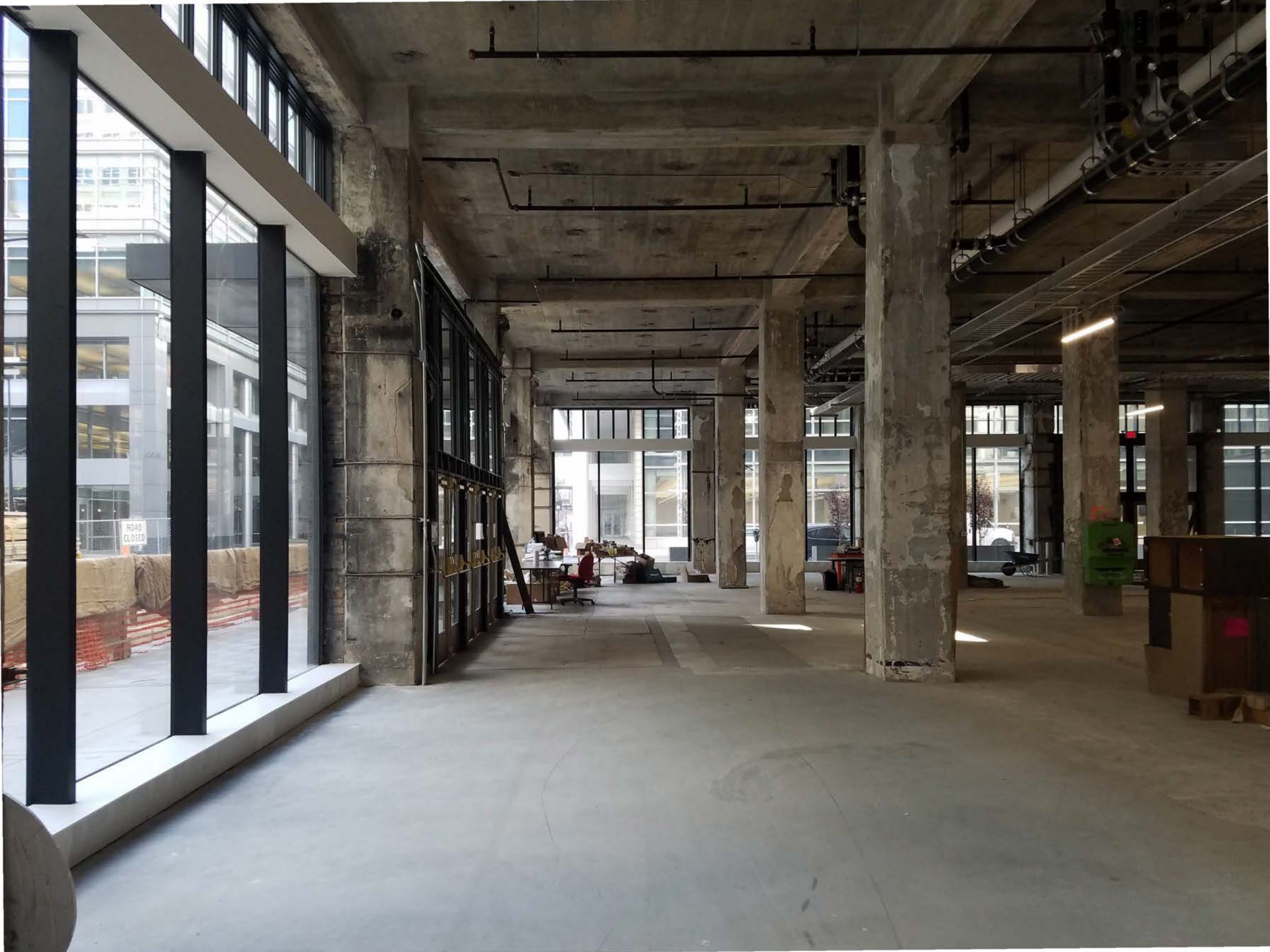
713

W  
WORKING BUILDINGS

















































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Yunker Brothers Department Store (Boundary Decrease)

Multiple Name:

State & County: IOWA, Polk

Date Received: 4/18/2018      Date of Pending List: 5/4/2018      Date of 16th Day: 5/21/2018      Date of 45th Day: 6/4/2018      Date of Weekly List:

Reference number: BC100002487

Nominator: State

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      6/4/2018 Date

Abstract/Summary Comments: The SHPO has provided documentation sufficient for approval of the boundary decrease. The original, multi-component building complex was significantly damaged by fire, with two of the three component buildings subsequently razed, leaving the damaged but intact (1908) Wilkins Building. The Boundary Decrease removes the area occupied by the two demolished buildings and justifies the individual NR eligibility of the remaining 1908 building. The Wilkins Building represented one of the state's earliest reinforced concrete frame commercial department store buildings and was a major commercial fixture of Des Moines, both before and after its the merger with the adjacent Yunker Brothers store in 1924. The Wilkins Building retains sufficient integrity and significance to be individually listed in the National Register.

Recommendation/ Criteria: Accept Boundary Decrease and Additional Documentation. (Criterion A).

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date 6/4/2018

DOCUMENTATION:    see attached comments : No    see attached SLR : No



**IOWA DEPARTMENT OF  
CULTURAL AFFAIRS**

KIM REYNOLDS, GOVERNOR  
ADAM GREGG, I.T. GOVERNOR

CHRIS KRAMER, ACTING DIRECTOR

April 16, 2018

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SOCIETY OF IOWA

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MUSEUM OF IOWA

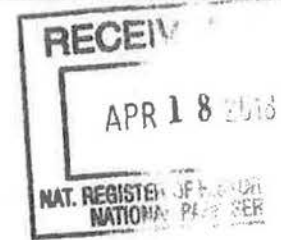
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LIBRARY & ARCHIVES

STATE HISTORIC SITES

STATE HISTORIC  
PRESERVATION  
OFFICE OF IOWA

IOWA HISTORICAL  
FOUNDATION

J. Paul Loether, Deputy Keeper and Chief  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240



Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

**Third Street SE Bridge (FHWA No. 012250)**

The Third Street SE Bridge (FHWA No. 012250) is significant under Criteria A and C at the local level. The period of significance is the year 1917 based on Bremer County Board of Supervisors records and newspaper accounts for construction progress and when the new bridge was put in service. Under Criterion A, construction of the bridge is associated with Community Planning and Development efforts as well as Transportation development for the county seat at the turn of the 20th century. Under Criterion C, the new structure is significant under the theme of Engineering as an early example of a bridge based on a standardized plan prepared by the Iowa State Highway Commission (ISHC) for Iowa counties for use in both rural and town settings during the early 20th century decades.

**Yunker Brothers Department Store (Boundary Decrease)**

This amendment to a previously listed National Register Registration Form is being filed following the guidelines provided in "Section VI. Amending National Register Forms" of the National Register Bulletin 16-A. On March 14, 2014, the National Register listed Yunker Brothers Department Store building experienced a catastrophic fire while in the process of an historic rehabilitation. When registered, the property was comprised of three contributing resources – the original, 1899 Yunker Brothers building on the east, the 1908 Wilkins Building on the west, and the 1924, one bay structure that provided the physical connection between the two buildings. The 1899 building was almost completely destroyed by the fire. Following the fire, the entire 1899 building and the above ground portion of the 1924 structure that connected it to the 1908 Wilkins Building were razed and the Wilkins Building rehabilitated.

The Statement of Significance is being amended to reflect the impact of the 2014 fire (and subsequent demolition of the 1899 Yunkers Building and 1924 connecting structure) on the case for National Register listing. The historic name

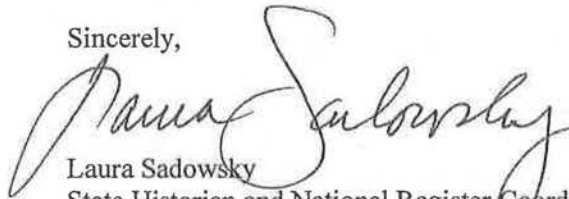
is amended to include the "Wilkins Building" as a secondary historic name. This addition is made as a reflection of significance as an autonomous building. The Architect/Builder is amended to reflect only those associated with the 1908 construction and 1924 alterations. The building remains eligible for the National Register under Criterion A. The resource is locally significant in association with the history of Des Moines commerce. The Period of Significance is amended to 1908-1959, which includes the year the building was placed in service.

**Sacred Heart School**

Sacred Heart School (1915) is eligible for listing in the National Register of Historic Places under Criterion C. The resource is locally significant as a very well preserved and important example of the work of the Dubuque architectural firm Frid. Heer & Son; the school building being representative of a specific property type. The Period of Significance and Significant Date for Sacred Heart School is 1915, the year in which the school was placed in service.

Thank you for your consideration.

Sincerely,



Laura Sadowsky  
State Historian and National Register Coordinator  
State Historical Society of Iowa

Enclosures.



**IOWA DEPARTMENT OF  
CULTURAL AFFAIRS**

KIM REYNOLDS, GOVERNOR  
ADAM GREGG, LT. GOVERNOR

CHRIS KRAMER, ACTING DIRECTOR

June 4, 2018

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IOWA HISTORICAL  
FOUNDATION

Rustin Quaide  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240



Dear Mr. Quaide:

Enclosed is a replacement CD for the Younker Brothers Department Store (Boundary Decrease) in Polk County, Iowa, BC100002487, as requested by email on June 4, 2018.

Please let me know if you need anything else.

Sincerely,

Laura Sadowsky  
State Historian and National Register Coordinator  
State Historical Society of Iowa

Enclosure.