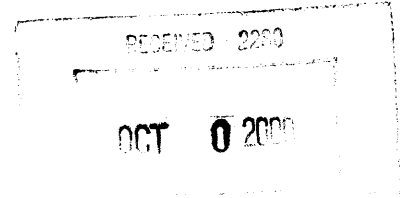


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1456



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HALLETT FLATS-RAWSON & CO. APARTMENT BUILDING
other names/site number Hallett Apartments; Arlington Apartments

2. Location

street & number 1301-1307 Locust Street N/A not for publication
city or town Des Moines N/A vicinity
state Iowa code IA county Polk code 153 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 (nationally statewide locally). (See continuation sheet for additional comments.)
Patricia Culleton DSMPO 10-27-00
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

In my opinion, the property (meets does not meet) the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is :
- entered in the National Register.
 - See continuation sheet.
 - determined eligible for the National Register
 - See continuation sheet
 - determined not eligible for the National Register
 - removed from the National Register.
 - Other, (Explain)

Edson H. Beall 12/1/00
Signature of Keeper Date of Action

Hallett Flats-Rawson & Co. Apartment Building
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many lines as apply)

Category of Property
(Check only one line)

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

Contributing	Noncontributing	
2	0	buildings
		sites
1	structures	
		objects
3	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

COMMERCE/TRADE/speciality store

TRANSPORTATION/road-related (vehicular)

Current Functions
(Enter categories from instructions)

VACANT/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival

LATE 19TH AND 20TH CENTURY MOVEMENTS

Chicago

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Asphalt

other Glass

Metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hallett Flats-Rawson & Co. Apartment Building
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1904

1915

Significant Dates

1904

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Hallett, George E.

Proudfoot, Bird, and Rawson

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository

Hallett Flats-Rawson & Co. Apartment Building
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 5	4 4 7 1 8 0	4 6 0 3 6 9 0	
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Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

2	---	- - - - -	- - - - -	
---	-----	-----------	-----------	--

Zone Easting Northing

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

3	---	- - - - -	- - - - -	
---	-----	-----------	-----------	--

Zone Easting Northing

4	---	- - - - -	- - - - -	
---	-----	-----------	-----------	--

11. Form Prepared By

name/title William C. Page, Public Historian; Joanne R. Page, Project Associate
organization Metropolitan Properties date June 20, 2000
street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740; FAX 515-243-7285
city or town Des Moines state Iowa zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs - Representative black and white photographs of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Metropolitan Properties
street & number Post Office Box 12215 telephone 515-255-8329
city or town Des Moines state Iowa zip code 50312

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1

CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

GENERAL DESCRIPTION

The Hallett Flats-Rawson & Co. Apartment Building is a complex of two abutting edifices, accessible to one another in the basement, sharing common utility systems, and operating since 1915 as one property, although they were built at different times. The Hallett Flats was built in 1904. The Rawson & Co. Apartment Building was built in 1915. The latter was designed so that these two units function as one building.

In spite of this common history, each unit possesses distinct architectural characteristics. For that reason and for the sake of clarity, this description of their physical appearance treats the two units separately.

Hallett Flats

The Hallett Flats is a 3-story, brick building constructed in 1904 as a multiple-family dwelling and bearing the street address of 1305-1307 Locust Street. The edifice was built from designs by architect George E. Hallett. The building now bears the common name "Hallett Apartments," although the historic name as used in this application was its original moniker.

Exterior

The footprint of the building is of rectangular shape and measures approximately 44' x 94', the narrower dimension being the facade. A small portion of the west elevation shares a common wall with the one-story structure at 1309 Locust Street. A small portion of the east elevation shares a common wall with the Rawson Apartments, located at 1301-1303 Locust Street.

The facade features a symmetrical arrangement of five bays, centered by the front entryway. The center bay and each of the side bays possess one window, while each of the other two bays possesses paired windows. The fenestration consists of double-hung sash, resting on concrete sills and capped with brick-worked lintels--each with a cast concrete keystone. The front entryway has been altered with its original materials now replaced by a metal door and sidelights. A pseudo-Colonial pediment has also been installed above the entrance. The facade is capped with a cornice, fashioned from brick and cast concrete details. The facade is now painted white.

The remaining exterior walls of the building, which have been parged with concrete, possess single windows with double-hung sash and segmental arches. Both the east and the west elevations possess covered porches on each of the upper floors. These porches are situated near the middle of the elevations. They are inset about 3' within the main block of the building and extend another two feet beyond it. The building is covered with a flat roof constructed of composition materials. Two metal fire escapes are situated on the rear of the building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 2

CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

The Hallett Flats feature a dooryard garden extending across the entire length of the facade. This garden separates the building from a public pedestrian walk, which runs parallel to it. The garden, which measures approximately 6' x 44', is landscaped in lawn and flanked on each side by one evergreen tree. Five brick columns, supporting an iron fence, separate the garden from the public right of way. A private walk, centered on the building's main entrance, leads from the public area to access the entrance to the building. A modern chain-link fence presently gates this private walk from the right of way. The brick columns and fence were constructed in 1915, at the time the Rawson & Co. Apartment Building was erected.

Interior

The Hallett Flats possesses a total of 13 apartments. Each of the building's three floors features four apartments, and a garden apartment is situated in the southwest corner of the basement. Of these apartments, four possess two bedrooms, and nine possess one bedroom. (The two bedroom units are located in the southwest corner of the building. The garden apartment also possesses two bedrooms. (It probably served originally as a apartment for the building's superintendent.)

Each of the building's three main floors features a similar floorplan. (See Continuation Sheets 7-9 and 7-10.) One enters the building through a vestibule, with an encaustic tile floor, and passes into a hall. This hall runs from north to south through the middle of the building. Each of the apartments is accessed through this hall. A staircase to the upper floors is situated at the rear of this lobby. Although the original staircase, with its balustrades and newel posts, remains intact. A light and ventilation shaft is situated at the north end of this hall serviced by a skylight in the room. Another skylight is situated above the main stairway in the front of the hall.

The apartment floorplans vary according to their size. Those units on the south end of the building feature dining rooms, while those on the north end feature eat-in kitchens. Some of the dining rooms feature plate rails around the walls, some apartments feature built-in hutches, and some apartments feature built-in cabinetry in the kitchens. All the woodwork in the building has been painted.

The basement features storage rooms, shop rooms, and a laundry. Although the basement contains the water and electrical meter boxes for each of the apartments, there are no other mechanical systems located there. These are situated in the basement of the Rawson & Co. Apartment Building.

Rawson & Co. Apartment Building

The Rawson & Co. Apartment Building is a 4-story, brick edifice constructed in 1915 as a multi-purpose building. These functions included multiple-family dwellings on the upper floors and commercial space and an automobile garage on the first floor. Since at least 1920, this building has been known commonly as the "Arlington Apartments."

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

The Rawson & Co. Apartment Building was built from designs by architect Harry D. Rawson. Rawson and George E. Hallett (see above) had partnered in the firm of Hallett and Rawson from about 1898 to 1910. Following Hallett's withdrawal from the firm, Rawson acquired the title to the Hallett Flats and proceeded to erect the Rawson & Co. Apartment Building. Since the latter's construction in 1915, the two have operated as one investment property, always under the same ownership and management and sharing mechanical systems in common.

Exterior

The footprint of the building is of rectangular shape and measures approximately 54' x 140'. A small portion of the west elevation shares a common wall with the Hallett Flats at 1305-1307 Locust Street. The east and south elevations of the building are situated at the intersection of Locust and 13th Streets.

The Rawson & Co. Apartment Building possesses a double facade--the south elevation and the east elevation. Although the main entrance to the apartments is on the south, the east elevation is much larger, occupying, as it does, one-half a city block. Still, the Locust Street facade is more readily visible to the public because that street receives much more vehicular traffic than 13th Street.

The south facade possesses three bays on the first floor. The main entrance to the apartments occupies the western bay. The door of this entrance is a replacement. It now features a metal door frame and sidelights. A marquee originally hung above the main entrance. Although it is nonextant, metal fittings remain to document its approximate size. The other two bays are given over to storefront windows. These windows rest on low bulkheads and are capped with transoms, which are now clad with cover-up materials. The supporting piers of the storefront are constructed of brick. Brick also forms a belt course, which projects slightly from the building and visually divides the first and the second floors. As to its upper three floors, the south elevation possesses five bays on each of them. The bay nearest the east possesses a set of paired windows, the bay fourth from the east possesses a set of paired windows, and the remaining bays each possess a single window. Each of the bay windows features a 3/1 double-hung sash in the middle flanked by windows with 2/1 double-hung sash. A metal fire escape is situated at the center of the south elevation.

The east facade features a symmetrical arrangement of eight bays on the building's upper three floors. Six of these bays are arranged in pairs, while the bays located at each end of the east facade are single. The bays are constructed of wood framing and clad with stucco. Each bay possesses one window with 2/1 double-hung sash. Sets of two windows are located between each of the paired sets of bay windows. Like the south elevation, they feature 3/1 double-hung and 2/1 double-hung sash, while the remaining windows are smaller than those on the east and feature 2/2 double-hung sash.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

The west elevation of the building is mostly finished with common brick, although the cornice design of the south elevation wraps around a portion of it. Each of the upper floors of the west elevation possesses five bay windows. Their design repeats those of the east elevation.

The north elevation of the building is partially finished with face brick, while the western portion is finished with common brick. The upper floors possess a series of paired and single windows, and an interior brick chimney is located in the middle of the north elevation. A large bay opening, protected by an overhead door, is situated on the first floor at the east end of the north elevation. This door calls attention to the original function of the first floor as an automobile garage.

A brick-worked entablature surmounts the east and south facades. The architrave is composed of several courses of projecting, buff-colored brick; a frieze, embellished with panels defined by buff-colored brick; and a cornice, also of the buff-colored brick. The balance of the frieze is laid in the reddish-colored brick of the building's main walls. The entablature is capped with tile coping.

Interior

The interior of the first floor has been much altered over the years for a number of successive commercial purposes. The entrance to the apartment units is near the southeast corner of the building. (A marquee over this entrance is nonextant.) One steps into a vestibule upon entering the building. This area features an encaustic tile floor. From the vestibule, one enters the lobby, which features the staircase to the upper floors and an elevator. The elevator is original to the building. A service wing is situated at the northwest corner of the building. This wing features a secondary staircase to the upper floors and basement and another elevator.

The second floor features a series of 14 apartments numbered 101-114. A central hall runs across the entire floor north to south. It provides accesses to the apartments, to the south entrance, and to the north entrance of the building. The apartment floorplans vary. (See Continuation Sheet 7-12.) Each of the apartments features a kitchen or a kitchenette and a closet, and some of the units also possess a dressing room. Murphy beds were originally included in apartments 101-108, 201-208, and 301-308. Although some of these beds have been removed, some remain extant. Many of the kitchen areas and bathrooms retain their original built in cabinets. A "Package Room" is situated at the northwest corner of the building. Original plaster wall finishes remain substantially intact, as well as original oak woodwork, some of which has been painted and some of which retains its natural finish. The third and fourth floors repeat the floor plan of the second floor.

The basement contains all the mechanical systems for both the Hallett Flats and the Rawson & Co. Apartment Building. A passageway between the two buildings is situated about midway along the west wall in the basement of the latter.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

SITE

The Hallett Flats-Rawson & Co. Apartment Building is situated on a portion of Lot 7 and all of Lot 8 and Lot 9 in Block 1 of Allen's Addition to Des Moines, Iowa. This parcel measures 102'x167'. The property stands on the north side of Locust Street at its intersection with 13th Street. Situated on a corner location, the property faces both south and east. This site is on the west end of downtown Des Moines.

The Hallett Flats features an urban garden or front yard, which lends an urban residential feeling to the property in downtown Des Moines. This greenspace is described above. The building's main entrance is centered on the face with the garden flanking it. This symmetrical design lends a formal feeling to the site and to the building.

The south and east elevations of the Rawson Co. Apartment Building directly abut the public rights of way on Locust and 13th Streets. An alley runs east and west at the rear of the property. This alley provides access to two vehicular-sized doors on the north elevation of the building.

SURROUNDINGS

The site's surroundings are presently densely built-up, but planning is currently underway to redevelop much of these surroundings into an urban greenspace and office park, requiring the demolition of many buildings along a multi-block area. Several historic properties will be preserved in this area. They include the Hallett Flats-Rawson Co. Apartment Building and the Masonic Temple (listed on the National Register) at the northwest corner of Locust and 10th Streets.

Downtown Des Moines is situated on the flood plain of the Raccoon and the Des Moines Rivers. Its topography is level. The Des Moines River divides the downtown into two sections--the east side and the west side. Both these areas developed as independent commercial centers historically, but the west side of downtown Des Moines grew much bigger than the other. When many people say "downtown Des Moines" today, they refer to the west side.

Skyscrapers in downtown Des Moines cluster along Walnut and Locust Streets and Grand Avenue between 3rd and 9th Streets. This entire area is very densely built-up and contrasts with the western edge of downtown. Most of the properties along the western edge are two or three stories in height. For this reason, the west end feels less congested than at the center of downtown. The west end extends from about 9th to about 15th Street.

United States Department of the Interior
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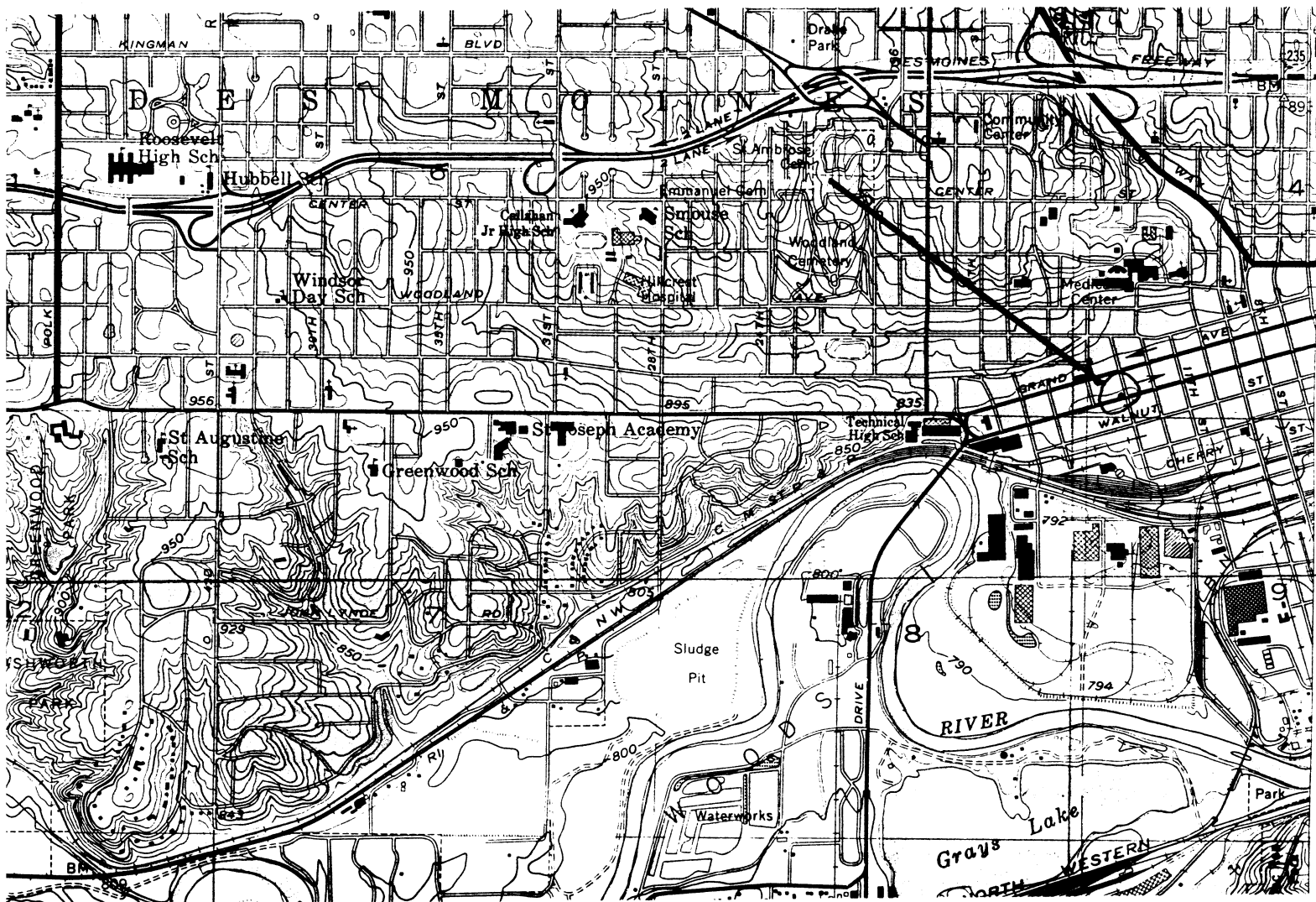
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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Des Moines SW Quadrangle, 1956, Photorevised 1976.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

NEIGHBORHOOD PLANIMETRIC MAP

HALLETT FLATS (TOP) AND RAWSON & CO. APARTMENT BUILDING (BOTTOM)



Source: City of Des Moines Community Development Department.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

1901 FIRE INSURANCE MAP

ARROW LOCATES SITE PRIOR TO CONSTRUCTION OF THE COMPLEX



Source: Sanborn Map Company, Des Moines, 1901.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

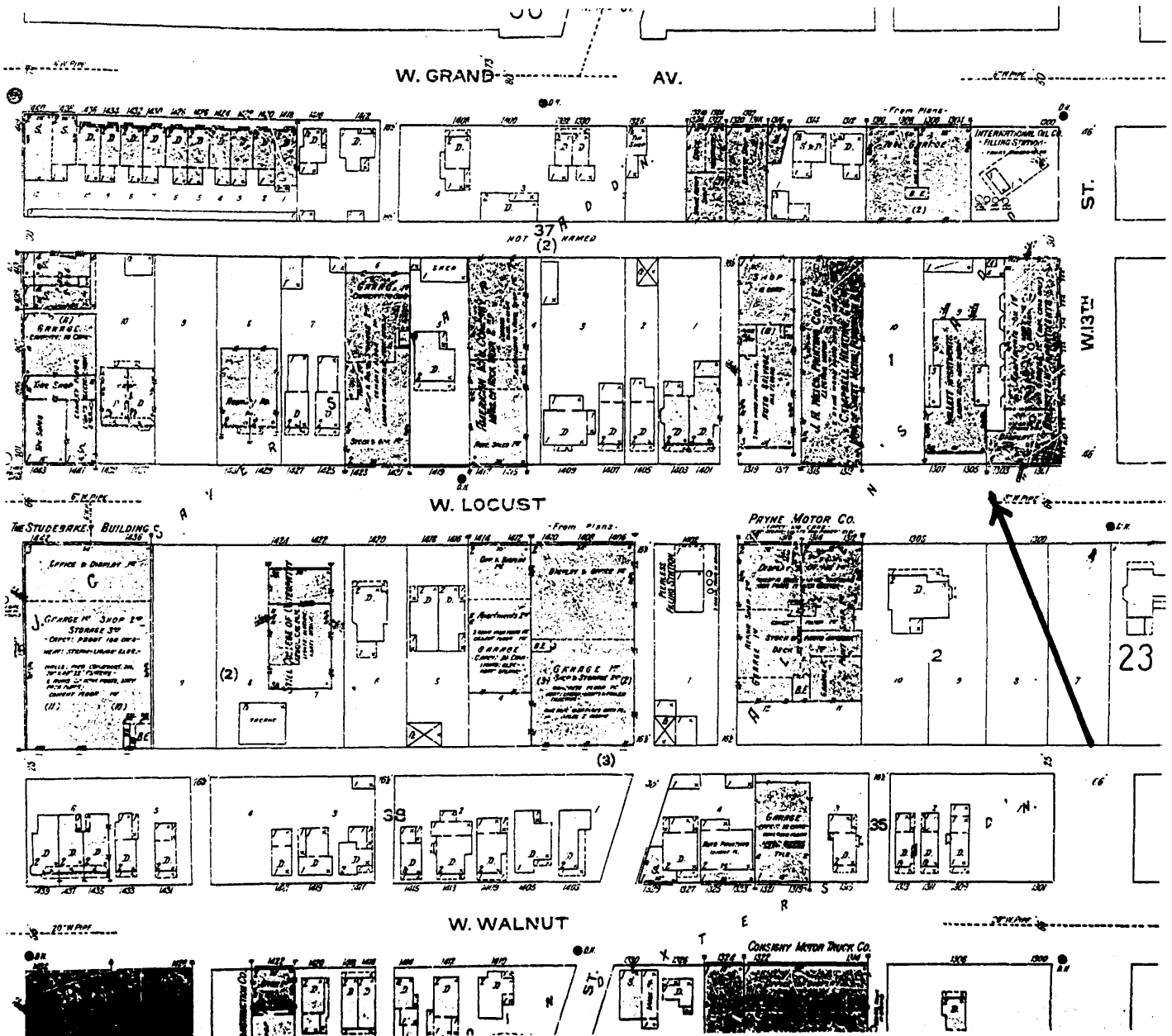
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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

1920 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



Source: Sanborn Map Company, Des Moines, 1920.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

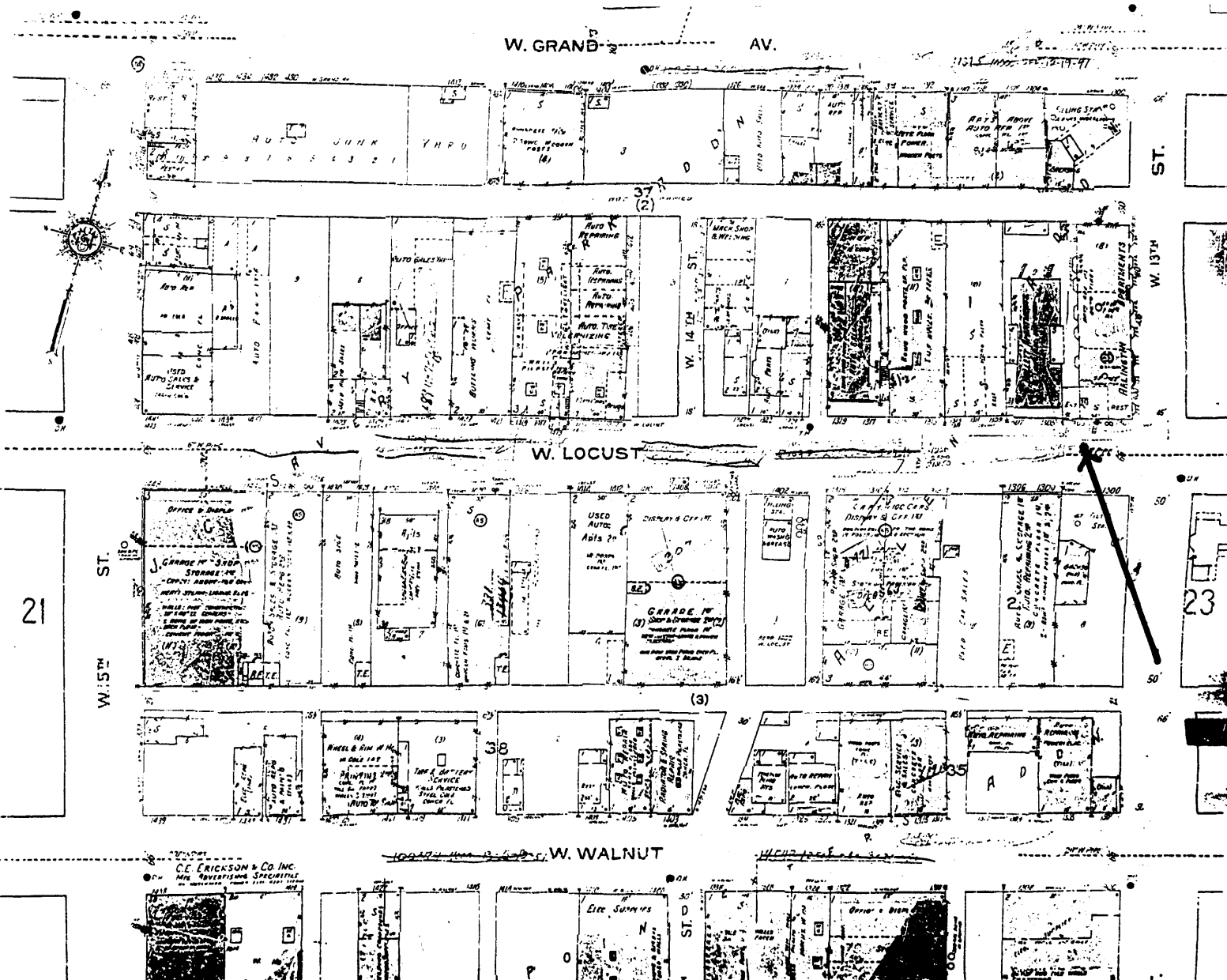
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Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

1920-1943 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



Source: Sanborn Map Company, Des Moines, 1920 updated to 1943.

United States Department of the Interior
National Park Service

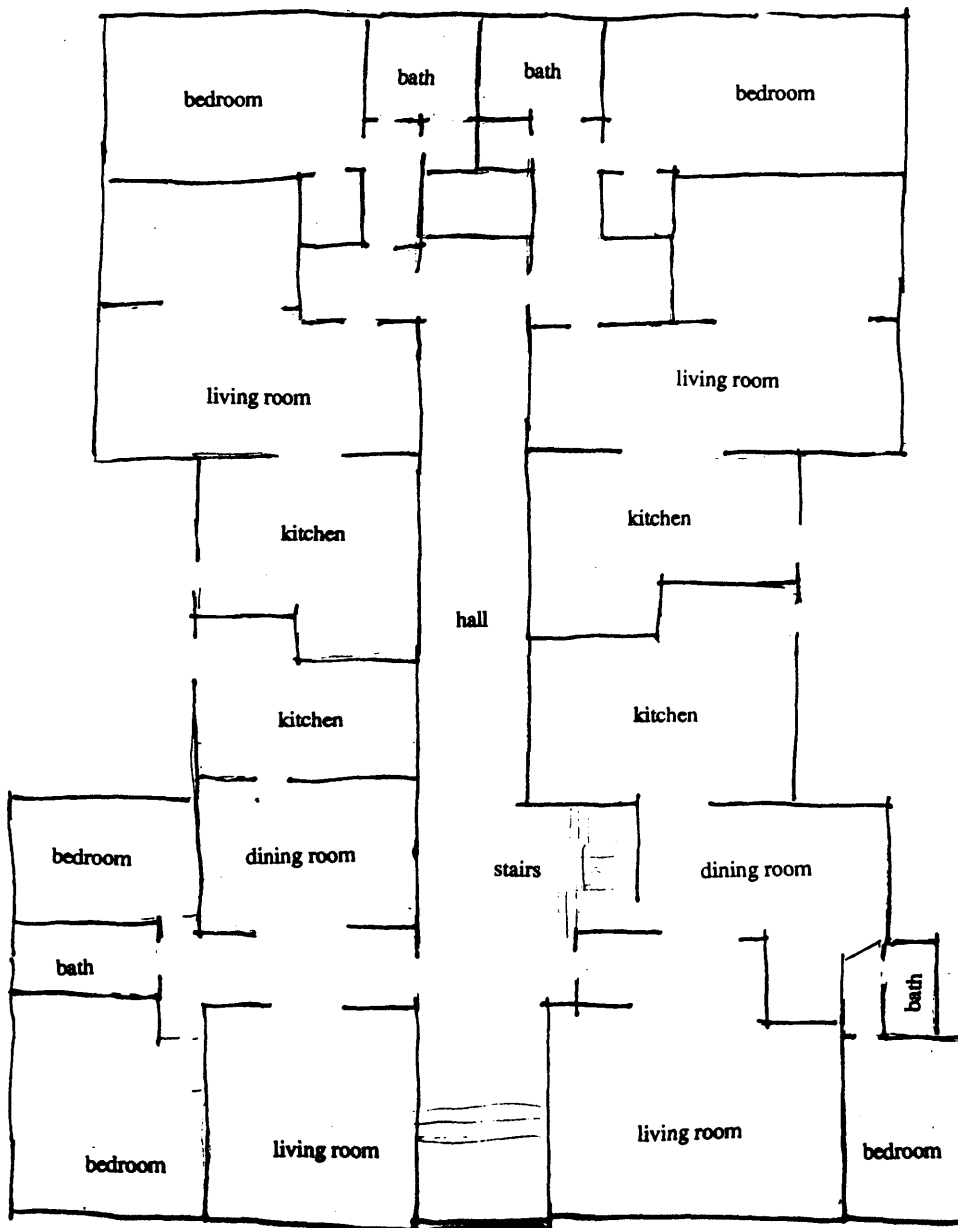
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Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

HALLETT FLATS FIRST FLOOR PLAN



Source: Brooks Borg Skiles Architects Engineers.

United States Department of the Interior
National Park Service

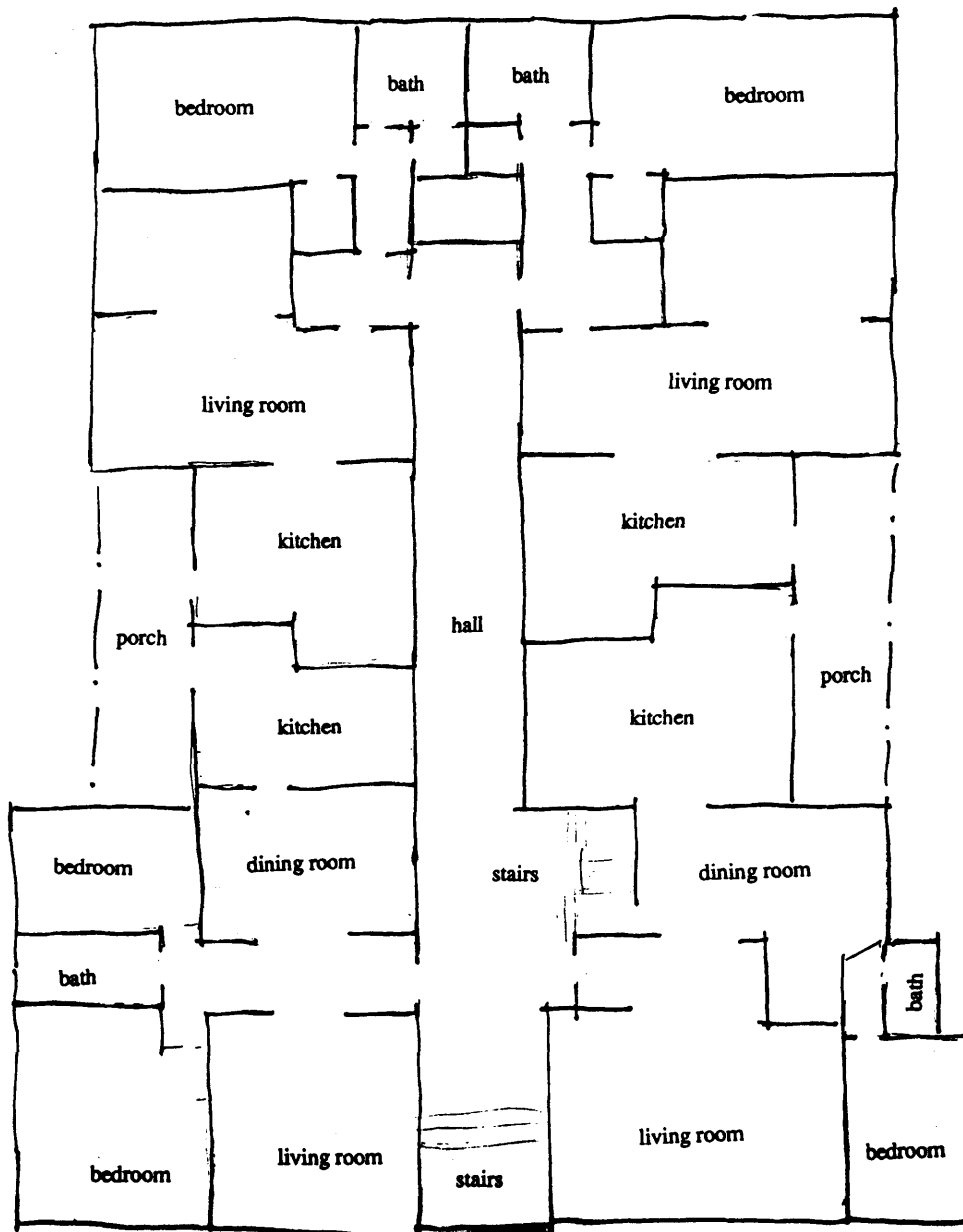
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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

HALLETT FLATS SECOND FLOOR PLAN



Sketch: Leslie Ann Gearhart. (Not to Scale) Drawn in 2000.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

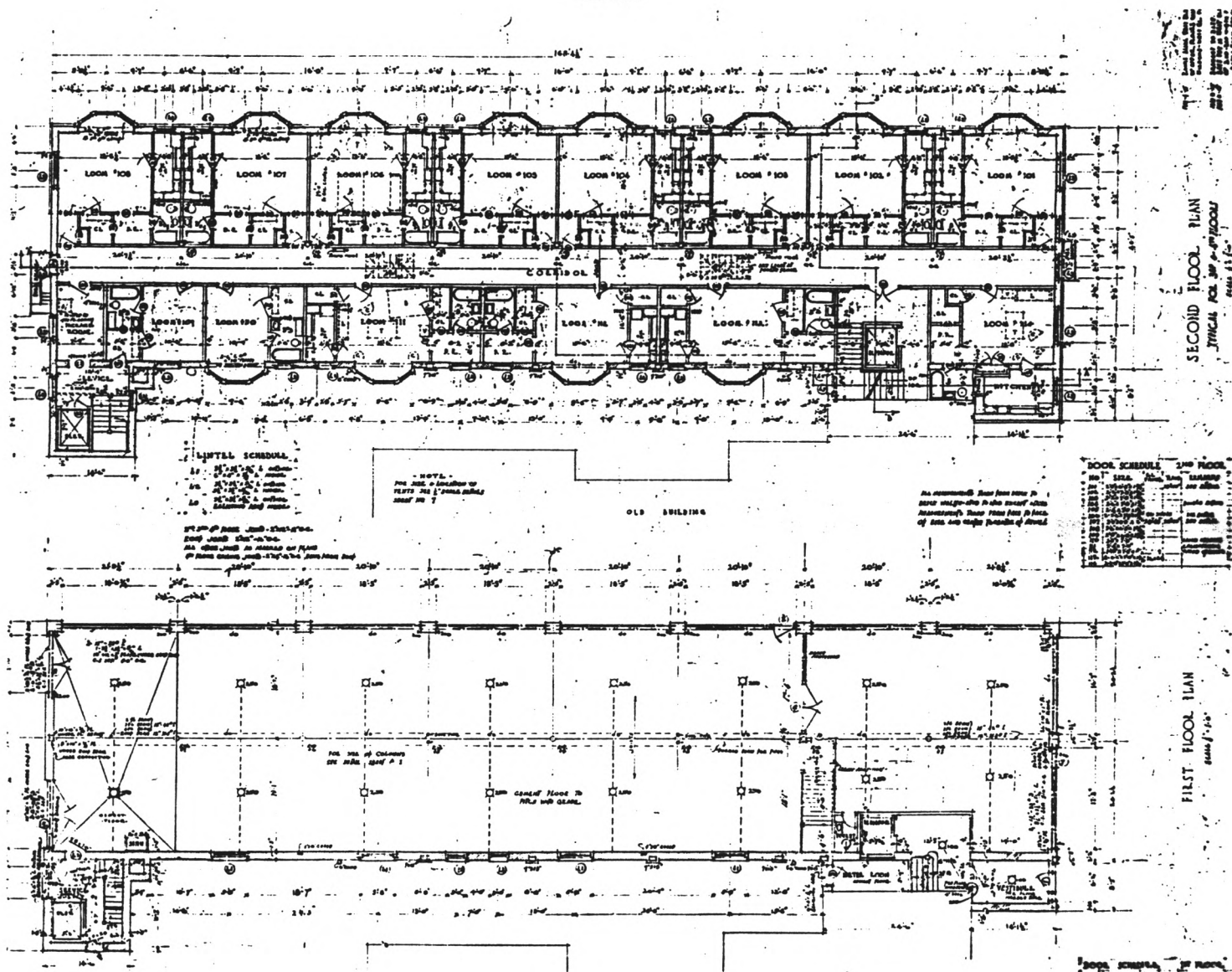
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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

RAWSON & CO. APARTMENT BUILDING Plans for First Floor (top) and Second Floor (bottom)

1915



United States Department of the Interior
National Park Service

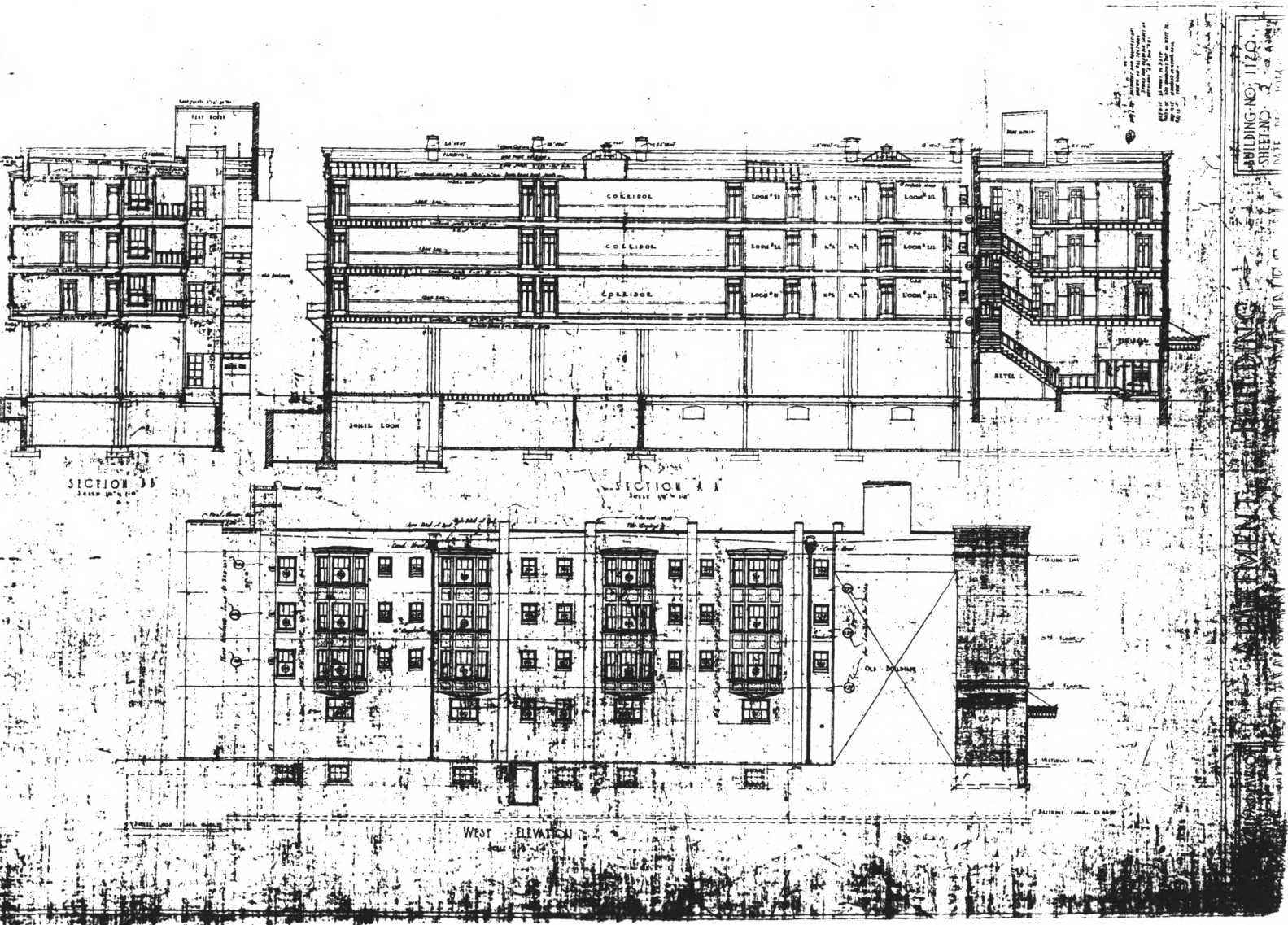
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

RAWSON & CO. APARTMENT BUILDING SECTIONS AND WEST ELEVATION



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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

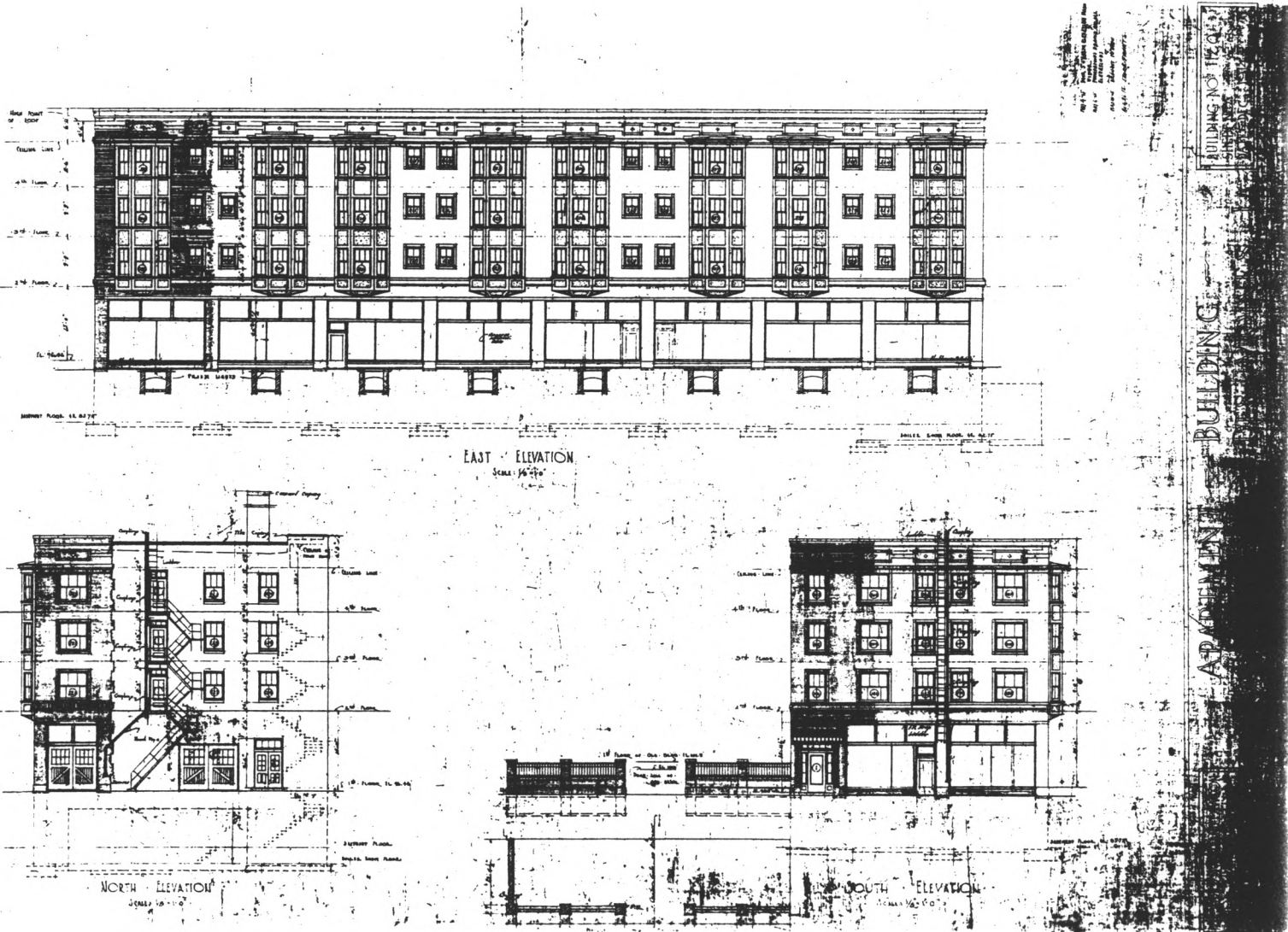
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Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

RAWSON & CO. APARTMENT BUILDING EAST, NORTH, AND SOUTH ELEVATIONS

1915



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 16

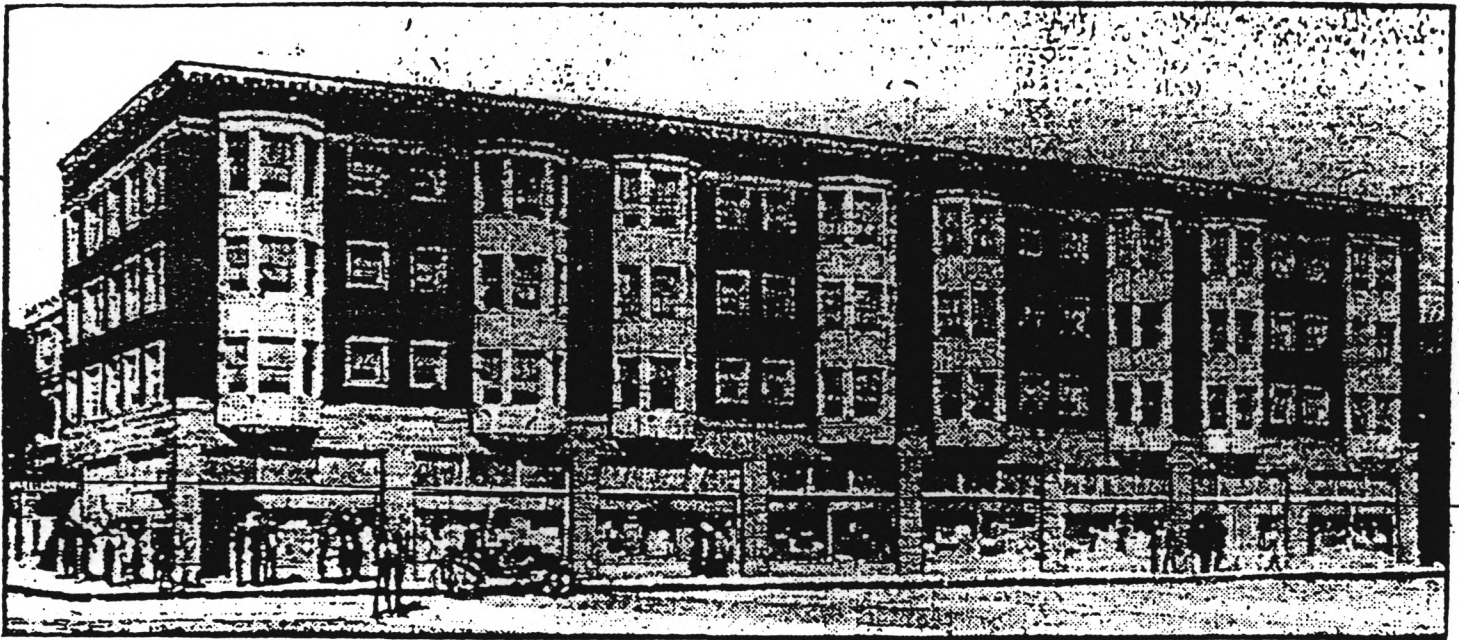
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Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

ARCHITECT'S DRAWING

1915

New Four Story Rawson Apartments Now Building



This picture is from the architect's prospective of the new four story apartment house to be erected by H. D. Rawson at Thirteenth and Locust streets. The building will be a twin of the Hallett apartments at 1305 Lo-

cust street.

It is estimated that the building will cost about \$75,000.

The building will be thoroly modern and will be arranged for thirty-nine families. It will be equipped with all

the modern improvements, including disappearing beds and tables, kitchenettes, private baths and other conveniences. It is expected to have the structure well along towards completion by fall.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 17

CFN-259-1116

Hallett Flat-Rawson & Co. Apartment Building, Polk County, Iowa

SUMMARY OF SIGNIFICANCE

The Hallett Flats-Rawson & Co. Apartment Building is architecturally significant, under National Register Criterion C, as a fine example of a multiple-function complex, designed during the early Twentieth Century by two of Des Moines' most prominent architectural firms. This complex was erected in two phases. George E. Hallett designed the Hallett Flats, which was placed in service in 1904. Proudfoot, Bird and Rawson designed the Rawson & Co. Apartment Building, which was placed in service in 1915. Both properties were built as investments. They have functioned as one complex since 1915, sharing mechanical systems, basement access, ownership, and management. For these reasons, the complex is nominated as one property.

The period of significance, under Criterion C, is the year 1904, the time when the Hallett Flats was completed and first occupied, and the year 1915, the time when the Rawson & Co. Apartment Building was completed and first occupied.

This property possesses three resources--the Hallett Flats, the Rawson & Co. Apartment Building, and landscape amenities. Each resource is counted as contributing to the National Register nomination. The edifices are classified as buildings, and the landscape fencing and brick columns are counted as a single structure.

A note on the historic name of this property is in order. Although later architectural historians have chosen "Hallett Apartments" as the name for this property, it originally bore the moniker "Hallett Flats." (*The Des Moines Capital*, June 4, 1915) This earlier title reflects the influence of British English on American architecture. As apartment buildings became more wide-spread across the United States in the early Twentieth Century, the American term "apartment" became more common and eventually supplanted the earlier one. The employment just six years later of "Apartments" for the Rawson property illustrates this trend away from British usage. The name "Rawson & Co. Apartment Building" stems from the name given to the property on its blueprints.

BACKGROUND

George E. Hallett worked independently in Des Moines as an architect during the late Nineteenth Century. (Page and Walroth:76-79) By 1898, Hallett had partnered with Harry D. Rawson to form the firm of Hallett & Rawson. In 1910, Rawson bought out Hallett, who retired to California.

The career of Harry D. Rawson is documented in Barbara Beving Long's "The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940," a Multiple Property Documentation Form (MPDF) for the National Register of Historic Places. The scion of an old and prominent Iowa family, Rawson graduated from the Massachusetts Institute of Technology. Following the dissolution of his partnership with Hallett, Rawson joined the firm of Proudfoot & Bird. Subsequently, the firm successfully exploited Rawson's contacts with the leaders of Iowa society, politics, education, and business to gain patrons at the highest levels. In short, "Proudfoot & Bird et al. was considered the foremost architectural firm in the state, especially between 1910 and 1925." (Long:F-2)

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As with the physical description of this property, this statement of significance discusses each of the two properties individually. The Hallett Flats appears to have been the independent architectural design and financial investment of George E. Hallett. Harry D. Rawson's buy-out of his partner's interest in their architectural firm included Rawson's purchase of the Hallett Flats. (Polk County Auditor's Office) Rawson's investment in the Rawson & Co. Apartment Building was also independent of his partnership with Proudfoot, Bird and Rawson, although the firm's name appears on the blueprints for the building.

ARCHITECTURAL SIGNIFICANCE

Hallett Flats

Completed and first placed into service in 1904, the Hallett Flats is architecturally significant, under National Register Criterion C, because it calls attention to George E. Hallett, its architect, and the influence of Colonial Revival styling on its design. Hallett was closely associated with new architectural trends emerging in Des Moines during the late Nineteenth and early Twentieth Centuries. He helped introduce the apartment building and the suburban cottage into the city's architectural lexicon, and Hallett's designs often show a partiality to Colonial Revival styling, also a new architectural development at the time. (Page and Walroth 1996:76-79) The Hallett Flats illustrates how Hallett manipulated Colonial Revival styling to fit an apartment building, a new form of architecture in Des Moines. The fact that Hallett chose to call this new building by his own name shows his regard for the property and its design

The apartment building appeared in Des Moines during the late Nineteenth Century. As late as 1899, only one such property is listed in the city directory, "The Iliad," on Walnut Street at the southwest corner of 8th Street. The construction of the Hallett Flats only several years later places it among the avant garde of this new architectural form in Des Moines. (In 1998 The Iliad was demolished as a land bank for redevelopment amid public outrage.)

Wesley I Shank has written the best summary of Hallett's career to date. (Shank:73-74) This sketch emphasizes Hallett's practical nature, his business acumen, and his various partnerships and architectural commissions. Hallett's interest in local politics provides another indication of his concern for practical affairs. Hallett unsuccessfully stood for election as a municipal alderman in Des Moines in 1900.

Future research may show that the Hallett Flats is of historical interest and perhaps significance, under National Register Criterion A, because of its associations with community development. The building calls attention to the redevelopment of the west end of downtown Des Moines during the late Nineteenth and early Twentieth Centuries, and the property is presumed to be a pioneer in that redevelopment. The western edge of downtown Des Moines existed previously as a residential section of mostly single-family dwellings. Now, the city's burgeoning commercial growth stimulated the redevelopment of this area for downtown workers with multi-story apartment buildings. Businesses associated with automobile sales and services also appeared in the area along Walnut and Locust Streets, which became known as "Auto Row." Numerous retail establishments catering to residential

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needs also appeared. By circa 1941, this redevelopment was complete, and the west end had become a distinct subsection of downtown Des Moines. Further research with fire insurance maps, city directories, and contemporary newspapers will substantiate or contradict the presumption of historical significance for the Hallett Flats within this context. On the other hand, the building may have been considered commercial sprawl in its day, intruding on residential area. If so, significance within this context might be stronger if the Hallett Flats was the pioneer building that sparked redevelopment of the west end of downtown.

The date of construction for the Hallet Flats--the year 1904--is documented in the October 27, 1905 edition of the *Des Moines Daily News*.

Rawson Apartments

Completed and first placed into service in 1915, the Rawson & Co. Apartment Building is architecturally significant because it calls attention to Proudfoot, Bird and Rawson, its architect, and the influence of Chicago School styling on its design. The Rawson & Co. Apartments extensively employs Chicago School style bay windows (see attached architect's drawing) to provide light and architectural interest to the apartment units within the building. According to one architectural historian, "This bay window arrangement was devised as early as the 1880s by Chicago architects like Burnham and Root (The Argyle apartments)." (Eckhardt:1) The Rawson & Co. Apartment Building illustrates how Proudfoot, Bird and Rawson manipulated Chicago School styling to fit an apartment building, how the firm interpreted that new form of architecture in Des Moines, and how the firm integrated the Hallett Flats into a multiple-family dwelling complex. The original blueprints for the Rawson & Co. Apartment Building remain extant. Although they are signed "Proudfoot, Bird and Rawson," one imagines that Harry D. Rawson was responsible for much of the design.

The design of the Rawson & Co. Apartments included provisions for an automobile garage ("electric cars only") on the first floor. Two sets of double garage doors were included on the north elevation of the building; the cement floor at the north end of the interior was sloped for water to run into a drain (presumably for washing cars); and, except for an office on the south end, the remaining first floor served as an automobile show and repair room. Spry & MacArthur Co. operated a business from this space. The firm provided electric service and repairs for all kinds of electric automobiles and served as dealers for the "Milburn," one of those electric-powered vehicles. This use of the first floor soon ended. The 1923 city directory indicates that 1301 Locust housed the Iowa Racine Rubber Co., and 1303 Locust housed the Gill Piston Ring Co. In spite of this termination of the auto dealership, this original use of the building's first floor illustrates M.I.T. graduate Harry D. Rawson's interest in new technology.

Future research may show that the Rawson & Co. Apartment Building is of historical interest and perhaps significance, under National Register Criterion A, because of its associations with community development. The building calls attention to the redevelopment of the west end of downtown Des Moines during the late Nineteenth and early Twentieth Centuries. (See discussion of the Hallett Flats above and below.) As with the Hallett Flats, further research with fire insurance maps, city

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directories, and contemporary newspapers will substantiate or contradict the presumption of historical significance for the Rawson & Co. Apartment Building within this context.

The date of construction for the Rawson & Co. Apartment Building--the year 1915--is documented by its original blueprints, some dated December 1914 and another dated May 1, 1915 and by a *Des Moines Capital* newspaper feature, "New Four Story Rawson Apartments Now Building," dated June 4, 1915.

Landscape

The Hallett Flats-Rawson & Co. Apartment Building is enhanced by certain landscape features. The Hallett Flats design includes a dooryard garden located between the building's facade and the public pedestrian walk. The selection and arrangement of this garden's amenities show the influence of Classicism upon its design. These amenities include brick columns and an iron fence, which symmetrically flank the main entrance to the building and separate the property from the public pedestrian walk and street. These elements in turn compliment the Classical Revival styling of the edifice itself.

Although similar site plans are frequently found in major metropolitan areas of the nation, such as New York City and Chicago, they are rare in downtown Des Moines, where only several such urban gardens survive. The Jefferson Apartments at 1519 Grand Avenue provides another example. It, too, was designed by Proudfoot, Bird and Rawson. The garden is more extensive at that site, but the design of the brick columns and iron fence is the same as at the Hallett Flats. Although gardens such as these might not have been rare in downtown Des Moines at the time, their survival in the Twenty-First Century is.

THE WEST END

During the late Nineteenth and early Twentieth Centuries, the west end of downtown Des Moines redeveloped. Previously, single-family dwellings and some double houses had predominated in the area. Now, many new apartment buildings, or "flats," as they were sometimes called, began to appear. Located within walking distance of all the big insurance companies, retail establishments, banks, and other commercial houses, these apartments offered downtown workers affordable housing, comfortable and efficient living units, and the convenience of walking to work. This last characteristic carried over habits from the early and mid-Victorian periods in Des Moines. (Page and Rogers)

During the 1910s, 1920s, and 1930s, the west end also became a center for automobile sales and services. These businesses clustered along Walnut and Locust Streets from about 10th to about 16th Streets. This corridor became known as "Auto Row." Other retail and commercial establishments also flourished in the west end, catering to neighborhood residents and other downtown workers and shoppers.

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By the mid-Twentieth Century, the redevelopment of the west end was complete. Few buildings from earlier times remained extant. The west end had become a readily recognizable subsection of downtown Des Moines. It possessed scores of multiple-story, brick buildings of good architectural design and featured a greater mix of commercial and residential land use than the downtown core. All these qualities lent a distinctive character to the west end. Although its boundaries were always somewhat fluid, they included, at their greatest extent, Grand Avenue (both sides) on the north, 18th Street on the west, Locust Street on the south, and 10th Street on the east.

REPRESENTATION IN OTHER SURVEYS

Architect George E. Hallett and his works have been recognized in several previous cultural resources surveys. A number of Hallett designs have been identified in the River Bend neighborhood of Des Moines. (Page and Walroth) These properties included the E. A. Temple House at 1330 West Ninth Street (Hallett & Rawson); houses at 1530, 1534, and 2010 West Ninth Street; and the N. S. Wales House at 1814 West Ninth Street. These properties are included as contributing resources within the West Ninth Streetcar Line Historic District. The Julius Scheibe Cottage at 815 College Avenue is attributed to Hallett and is individually listed on the National Register. Other identified Hallett designs include the W. D. Phillips Double House at 1920-1922 Arlington Avenue (Hallett & Rawson) and the H. M. Rollins House at 1611 Arlington Avenue. The Phillips property is a contributing resource to the River View Park Plat Historic District. The Rollins property is a contributing resource to The Oaklands Historic District. Two other houses are attributed to Hallett because of their close similarity to a Hallett published design. They are located at 1407 8th Street and 1234 9th Street. Hallett also designed the C. J. A. Ericson House in Boone, Iowa, and plans for facilities for the Des Moines Union Railway in Des Moines in 1897.

The Hallett Flats and the Rawson & Co. Apartment Building were surveyed by Patricia Eckhardt in 1994-1995 for the Community Development Department of the City of Des Moines. One goal of that project was to determine if an historic district associated with the automobile existed in the western sector of downtown Des Moines. Known as "Auto Row," this area possessed many properties related to the sales and service of automobiles. The Eckhardt survey also completed a series of Iowa Site Inventory Forms for individual properties in the area, including one for the "Hallett Apartments" and the "Rawson Apartments." (No Iowa Site Inventory numbers were included for the properties) In that survey, Eckhardt found that both buildings were National Register eligible under Criterion C. (Subsequent research for this nomination revealed the somewhat different historic names for these buildings.) The survey of the Hallett Flats also notes that "Space in front of the building a narrow garden or park with pine trees. A welcome green spot in this neighborhood."

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological investigation is limited. The construction of the two units of this property substantially disturbed this site.

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RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

As more is learned about the careers of George E. Hallett and Harry D. Rawson (and as additional designs by them are identified and documented), this information should be employed to update their biographical sketches.

Hardly anything has been written about the west end of downtown Des Moines. Many opportunities exist for oral histories of the area, since living memory can still --and should--be exploited.

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VERBAL BOUNDARY DESCRIPTION

West 2.8 feet in Lot 7 and all of Lot 8 and Lot 9 in Block 1 of Allen's Addition to the City of Des Moines.

BOUNDARY JUSTIFICATION

Contains all land associated historically with the property.

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LIST OF PHOTOGRAPHS

1. Hallett Flats-Rawson & Co. Apartment Building
 1301-1307 Locust Street
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 Detail of Hallett Flats
 Looking northeast
 William C. Page, Photographer
 May 11, 1998

2. Hallett Flats-Rawson & Co. Apartment Building
 1301-1307 Locust Street
 Des Moines, IA 50309
 Detail of Hallett Flats
 Looking northwest
 William C. Page, Photographer
 May 11, 1998

3. Hallett Flats-Rawson & Co. Apartment Building
 1301-1307 Locust Street
 Des Moines, IA 50309
 Detail of Hallett Flats (rear) and portion of Rawson & Co. Apartment Building
 Looking south
 May 11, 1998

4. Hallett Flats-Rawson & Co. Apartment Building
 1301-1307 Locust Street
 Des Moines, IA 50309
 Looking northeast
 William C. Page, Photographer
 May 11, 1998

5. Hallett Flats-Rawson & Co. Apartment Building
 1301-1307 Locust Street
 Des Moines, IA 50309
 Detail of Rawson & Co. Apartment Building
 Looking northwest
 William C. Page, Photographer
 May 11, 1998

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6. Hallett Flats-Rawson & Co. Apartment Building
1301-1307 Locust Street
Des Moines, IA 50309
Detail of Rawson & Co. Apartment Building
Looking southwest
William C. Page, Photographer
May 11, 1998

7. Hallett Flats-Rawson & Co. Apartment Building
1301-1307 Locust Street
Des Moines, IA 50309
Detail of Rawson & Co. Apartment Building (rear)
Looking southeast
William C. Page, Photographer
May 11, 1998