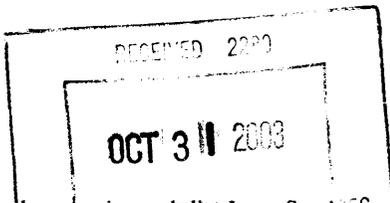


1254

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 *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 HOTEL KIRKWOOD  
other names/site number Kirkwood Hotel, Kirkwood Civic Center Hotel

2. Location

street & number 400-4th Street, a.k.a. 400 Walnut Street N/A not for publication  
city or town Des Moines N/A vicinity  
state Iowa code IA county Polk code 153 zip code 50309-2217

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (X 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 (X meets \_ does not meet) the National Register criteria. I recommend that this property be considered significant (\_ nationally \_ statewide X locally). ( \_ See continuation sheet for additional comments.)

Rowell J. Link October 30, 2003  
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)

Gordon A. Beall 12/10/03  
Signature of Keeper Date of Action

Hotel Kirkwood  
Name of Property

Polk County, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many lines as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one line)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

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

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/hotel

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/hotel

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

MODERN MOVEMENT/Art Deco

**Materials**  
(Enter categories from instructions)

foundation Concrete  
walls Brick  
Stone  
roof Asphalt  
other Metal  
Glass

**Narrative Description**

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

Hotel Kirkwood  
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  
COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1930

**Significant Dates**

1930

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

H. L. Stevens & Company

**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

Hotel Kirkwood  
Name of Property

Polk County, Iowa  
County and State

**10. Geographical Data**

Acreeage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 15 | 4 49 | 230 | 4 60 3 93 0 |

Zone Easting Northing

2 | | | | |

Zone Easting Northing

3 | | | | |

Zone Easting Northing

4 | | | | |

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet)

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

**11. Form Prepared By**

name/title William C. Page, Public Historian

organization Randolph Investments Company date April 20, 2003

street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740

city or town Des Moines state IA 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 See Continuation Sheet

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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 estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

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Hotel Kirkwood, Polk County, Iowa.

**GENERAL DESCRIPTION**

The Hotel Kirkwood is a multi-story hotel complex constructed of steel clad with brick veneer on masonry walls resting on a poured concrete foundation. The ground floor possesses about 18,000 square feet. Located in the heart of downtown Des Moines, this building possesses excellent condition and high integrity.

The Hotel Kirkwood is situated on Lots 11 and 12 in Block 21 of the Town of Fort Des Moines, the city's original plat. This parcel measures 132' x 132'. Downtown Des Moines including the site of the Hotel Kirkwood was originally platted on a grid oriented to the Des Moines River, which flows slightly northwest to southeast in this area. Consequently, the downtown is slightly skewed off of the cardinal points of the compass. To the north of Grand Avenue, the city's plats were aligned to those cardinal points. A bend in street rights-of-way and irregularly shaped-plats occur in the downtown where these two patterns abut. These irregularities occur two blocks to the north of the Hotel Kirkwood.

The immediate site of the Hotel Kirkwood is generally level in topography. The building is sited in the heart of downtown Des Moines, along Walnut Street. Immediately to the north, 4<sup>th</sup> Street has been vacated for the construction of Capital Square, a large commercial building occupying two square blocks. Nollen Plaza, an urban park, is located diagonally across the street to the northeast of the Hotel Kirkwood. The Civic Center of Des Moines, a public auditorium for music, theater, and dance, is located directly east of the plaza. The proximity of this auditorium to the Hotel Kirkwood has given rise to its present name, "The Kirkwood Civic Center Hotel." The Court Avenue area, a collection of entertainment and dining establishments located in the city's historic warehouse district and adjacent to the Rock Island Depot, is located one block to the south. This district extends northward along 4<sup>th</sup> Street to the entrance of the Hotel Kirkwood. The Des Moines River is situated three blocks to the east. The Iowa State Capitol is prominently sited on a hill twelve blocks to the east. All of these surroundings provide beautiful views from the windows of the Hotel Kirkwood. The view to the northeast--with Nollen Plaza and the Civic Center as focal points--is particularly arresting.

Relatively few commercial buildings within Des Moines' central business district are presently listed on the National Register. They include the Homestead Building at 303 Locust Street, Hawkeye Insurance Company Building at 209 4<sup>th</sup> Street, Des Moines Saddlery Company Building at 307 Court Avenue, Hotel Fort Des Moines at 10<sup>th</sup> and Walnuts Streets, Rumely-Des Moines Drug Company Building at 110 SW 4<sup>th</sup> Street, Savery Hotel at 401 Locust Street, and Iowa Des Moines National Bank Building at 520 Walnut Street. Additional properties are listed on the National Register within the city's East Side business district--the Northwestern Hotel at 321 East Walnut Street, Studio Building at 524 East Grand Avenue, Teachout Building at 500-502 East Locust, Hohberger Building at 506 East Locust, and Syndicate Block at 501 East Locust. The City of Des Moines has designated Mies van der Rohe's 1960s Home Federal Savings and Loan Building a local landmark. It is located at 601 Grand Avenue.

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Hotel Kirkwood, Polk County, Iowa.

**HOTEL BUILDING**

The Hotel Kirkwood possesses three component parts: a 12-story skyscraper, a 2-story northwest wing, and a 1-story rear wing. A footprint drawing on Continuation Sheet 7-8 delineates each of these components. Although the siting of the hotel is skewed off of the cardinal points of the compass (see below), this nomination for convenience describes the site and building as if they conformed to these directions.

Exterior of Skyscraper

The footprint of the skyscraper measures about 50' x 135'. The central portion of the east elevation projects a few inches from the main block and extends from the ground to the roof.

Each façade of the skyscraper is finished with the same face brick, including the alley facades, so the skyscraper presents a unified look from all angles. The east and west façades possess 13 bays. The north and south façades possess three bays.

Two sets of paired pilasters define the center portion of the east façade's first and second floors. One of the two main entrances to the hotel is situated within one set of these pilasters. A large window and a small window are situated within the rest of this area. The north and south portions of the east façade each possess three storefront windows. The pilasters feature a variety of geometric designs, which lend a decided Art Deco air to the building when seen from the street.

The third floor is divided into 13 bays, each with a 3/1, double-hung sash window. This configuration is carried upward from the third to the twelfth floor. The window sills are cast concrete. The bays on the second floor feature replacement single-pane, fixed windows. The first floor facades on the east and north elevations feature storefront windows.

Two canopies are situated on the first floor, one above the east entrance and one above the north entrance to the building. The canopies date to the 1950s.

A series of gilded metal panels embellish the building. Rectangular-shaped, flat-plane, spandrel panels are situated between each of the windows on the tenth and the eleventh floors of the skyscraper. Each of these panels features, in low relief, a vertical diamond flanked by horizontal wavy lines. The use of these panels around the entire skyscraper (like the face brick cladding all the facades) lends the building a quality appearance from all directions. (The employment of low relief embellishments is repeated in the interior design of the building.)

Cast concrete trim provides another decorative element to the composition. The parapet, which surmounts and surrounds the skyscraper, is constructed of this material. This parapet rises in a setback and canted configuration. This parapet design is repeated on top of the elevator housing, which crowns the building. Cast concrete corner posts are situated on each corner of the skyscraper. They surmount

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Hotel Kirkwood, Polk County, Iowa.

the belt of gilded panels, which surrounds the skyscraper, and run from the tenth floor to the top of the eleventh floor.

Brick--in various colors of beige, light red, and light maroon--clad each façade of the building above the second floor. The brick is generally laid in common bond with natural-colored mortar struck flush. The first and second floors of the east and north facades vary, however, and feature purplish-brown colored brick with vertically striated texture and several bands of black ceramic face brick. Several courses of brick also project from the main wall of the building on the second floor. Vertical rectangles outlined by this black brick also stand between the windows on the second floor. This combination of black bands and projecting courses lend subtle, horizontal stripes to the base of the building.

The roof of the skyscraper is flat and covered with built-up composition. A 30-foot flagpole stands on the top of the roof in the northeast corner.

Exterior of Northwest Wing

The northwest wing measures about 82' x 56'. It possesses two stories and abuts the skyscraper on the east and the rear wing on the south. The north façade of the northwest wing is an extension of the first and second floors of the skyscraper.

Exterior of Rear Wing

The rear wing measures about 80' x 82'. It possesses 1-story and abuts the northwest wing on the north and the skyscraper on the east.

Interior

The Hotel Kirkwood possesses over 160 guest rooms, including ten guest suites; a main lobby and lounge; dining facilities; and meeting and party rooms.

1. Skyscraper

The skyscraper is 12-stories in height. It abuts the northwest wing and the rear wing on the west.

The first floor of the skyscraper contains the east vestibule and hotel entrance, the lobby and lounge; the Kirkwood Corner Café, a luncheonette with authentic 1950s fixtures; offices; the Lift, a lounge and bar; and a pair of elevators. The lobby and lounge retain much of their original décor, which is described below. When the hotel was connected to the city's skywalk system in the 1980s, a new staircase was installed directly north of the registration

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Hotel Kirkwood, Polk County, Iowa.

desk to connect the building's first and second floors.

The second floor originally contained a meeting room and guest rooms. Some of these guest rooms have been converted into Skywalk Executive Suites, created in the 1990s by the joining of several rooms together. The north end of this floor area was remodeled in the 1980s, when the skywalk was installed. This project removed the guest rooms on the north side of an east-west corridor through the wing and replaced them with a wide corridor for the skywalk. The project also replaced the meeting room on the south side of the corridor with a retail shop.

Floors three through eleven contain guest rooms.

2. Northwest Wing

The northwest wing is 2-stories in height. It abuts the skyscraper on the east and the rear wing on the south.

The first floor of the northwest wing contains dining rooms, a part of the hotel lobby and its registration desk, and the north vestibule and hotel entrance. The names and décor of the dining rooms have changed over the years as the hotel has modernized its services. In the 1950s, these areas included the Country Kitchen Restaurant, the Veranda Room, and the Cupboard Room. Presently these rooms are used for storage.

The second floor originally contained a meeting room and guest rooms. This area was remodeled in the 1980s, when the skywalk was installed. This project removed the guest rooms on the north side of an east-west corridor through the wing and replaced them with a wide corridor for the skywalk. The project also replaced the guest rooms on the south side of the corridor with a series of offices and Croissant & Company, a lunch hour cafeteria.

2. Rear Wing

The rear wing is 1-story in height and contains the hotel kitchen, banquet and meeting rooms, and offices. The rear wing abuts the northwest wing on the north and the skyscraper on the east.

The rear wing possesses four banquet and meeting rooms—the West Room, Kirkwood Room, Marquette Room, and Capitol Room. Opening large, folding doors between these rooms can enlarge this space in a variety of ways. Drop ceilings have been installed in these rooms.

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Hotel Kirkwood, Polk County, Iowa.

A basement is situated beneath the entire hotel. Rooms on the north side of the basement provide public spaces for meetings and banquets. The rooms are named the Arbor Room and Orchard Room. A moveable partition between them can be opened to provide a combined room for larger functions. A lobby, stairs, and restrooms are also located in this area. The rest of the basement is given over to utilitarian purposes. These spaces include a service kitchen, carpenter shop, fan storage, mattress room, paint shop, bakeshop, machine room, boiler room, linen room/laundry, engineers' locker room, storeroom, china storage, and linen storage. Two huge Heggie-Simplex boilers provide steam and hot water for the building.

Integrity

The Hotel Kirkwood retains a high level of architectural integrity. The exterior remains virtually intact since its original construction, the only changes having occurred on the first floor storefronts on the northwest wing and the skyscraper, where such changes frequently occur.

In the 1950s, a large, overhead sign was erected on the northeast corner of the hotel. Reaching from the second to the tenth floors, this sign cantilevered to the north. It featured a vertical signboard, wedged-shaped support braces, and neon-lighted words "Hotel Kirkwood." A newer sign, which has replaced this one, is cantilevered diagonally to the northeast from this corner, extends upward from the third to the eighth floors, and reads in neon lights "Hotel Kirkwood."

The Hotel Kirkwood was connected to the Des Moines skywalk system in the 1980s. This system consists of a number of pedestrian hallways above the city's streets and through some of its buildings, which link downtown Des Moines structures together at the second floor level. One of these skywalks joins the northeast corner of the Hotel Kirkwood above the intersection of Walnut and 4<sup>th</sup> Streets. This skywalk runs through the second floor of the hotel. The polished black granite floor of this skywalk corridor is fabricated from stone removed from the façade of the Empire Building, a nonextant downtown Des Moines commercial block. The Kirkwood's skywalk connection does not impair the integrity of the historic hotel because the street level view of the building remains unimpeded and because the skywalk is situated mostly within the building itself.

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Hotel Kirkwood, Polk County, Iowa.

# SITE MAP

ARROW LOCATES PROPERTY



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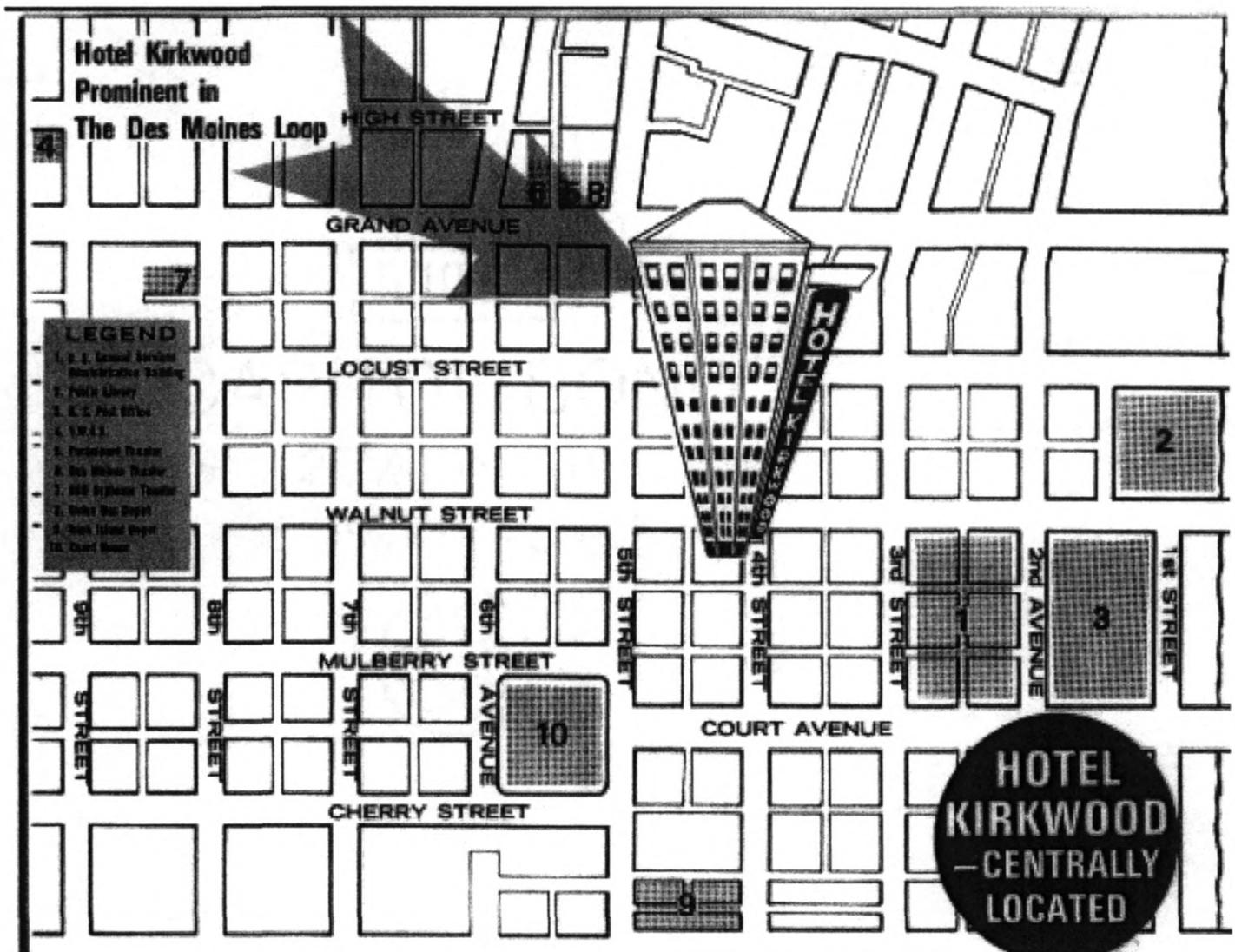
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Hotel Kirkwood, Polk County, Iowa.

**LOCATION IN DOWNTOWN**



Source: "This is Hotel Kirkwood, Des Moines, Iowa," circa 1952.



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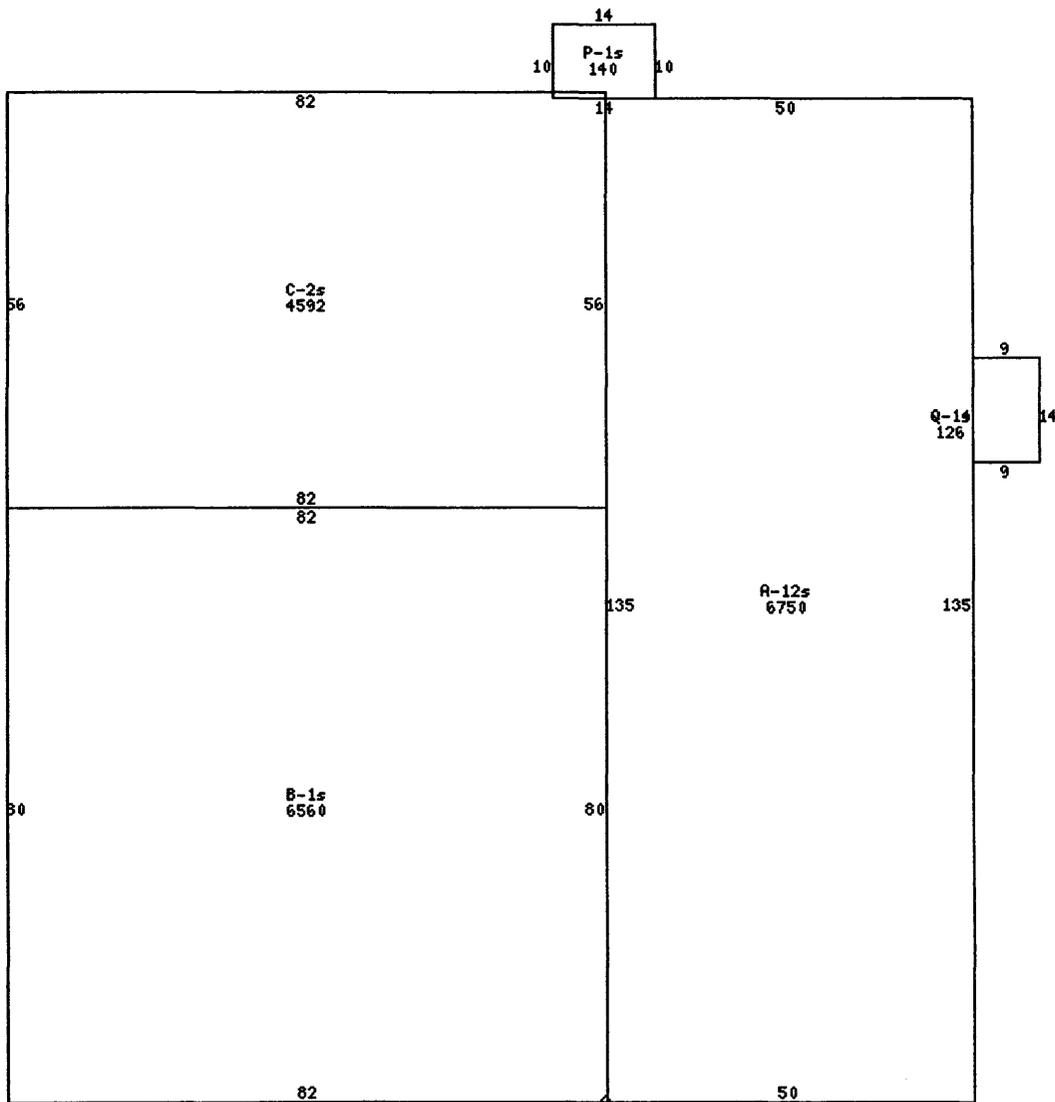
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Hotel Kirkwood, Polk County, Iowa.

# FOOTPRINT

Walnut Street



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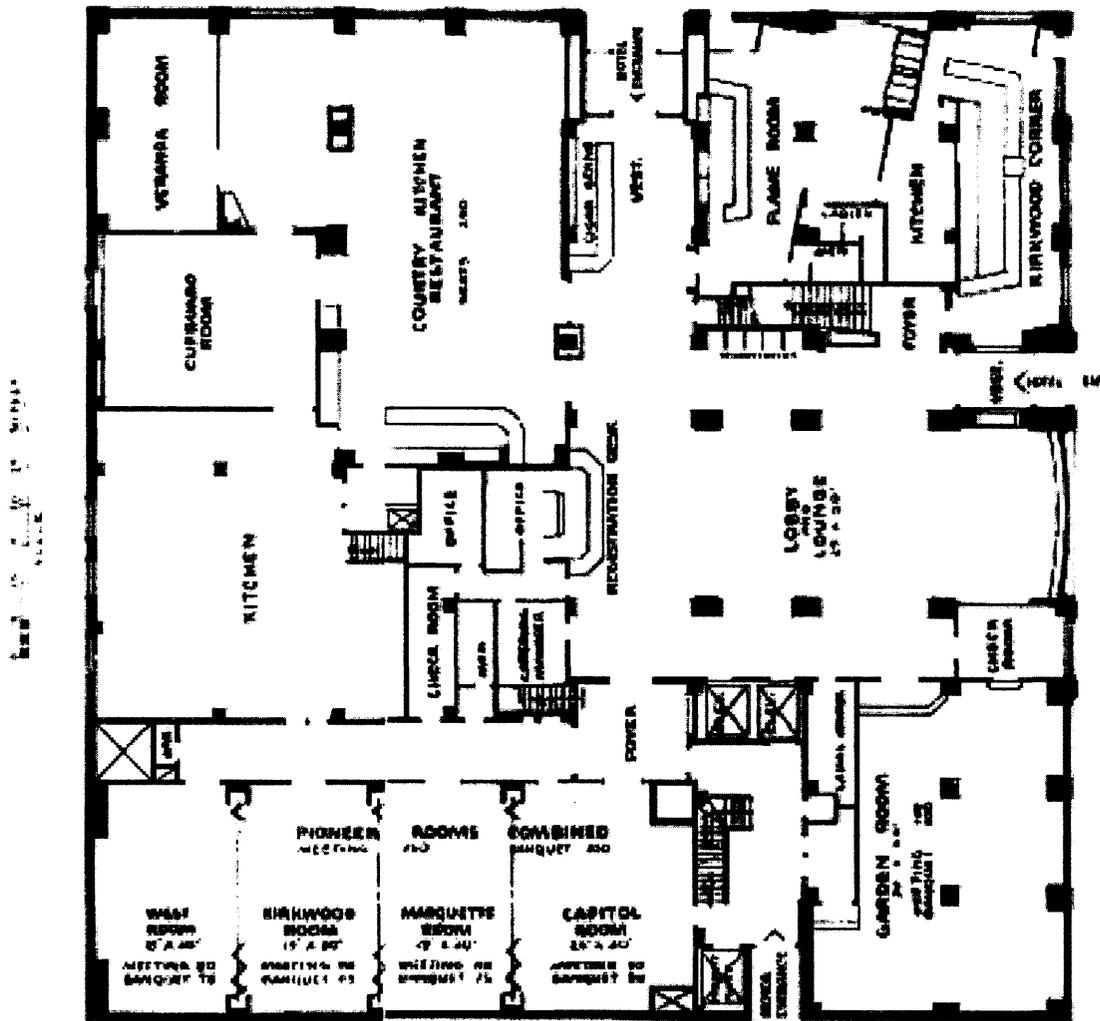
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Hotel Kirkwood, Polk County, Iowa.

FIRST FLOOR PLAN



This floorplan pictures the layout circa 1952. Currently, the dining rooms north of the kitchen are not in use, and the Garden Room (lower left) has been converted into hotel offices.

Source: "This is Hotel Kirkwood," circa 1952.

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National Park Service

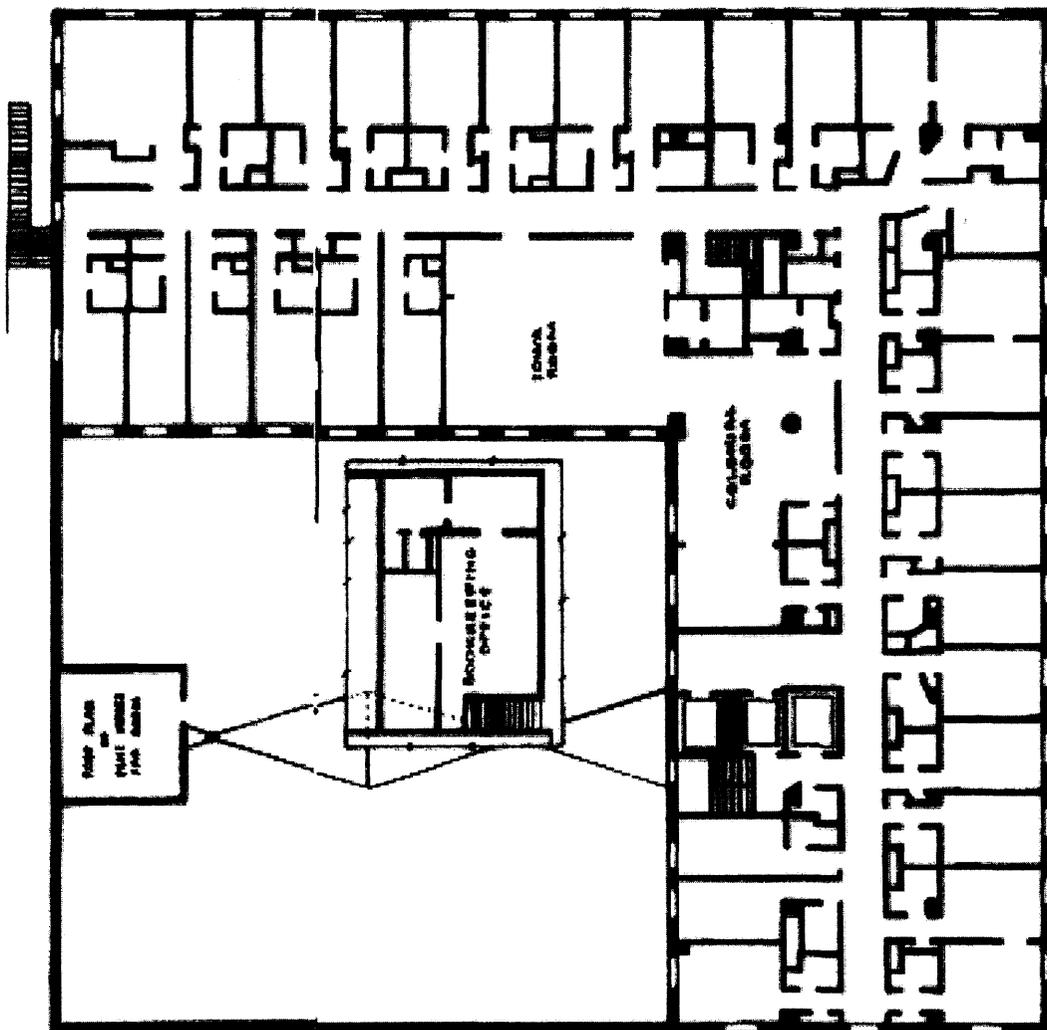
# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Hotel Kirkwood, Polk County, Iowa.

## SECOND FLOOR PLAN



This floorplan pictures the layout circa 1952. Today, the guest rooms along the top of this plan have been converted into a skywalk corridor, and those to the south of this east-west corridor serve as shops and a luncheonette. Some of the remaining guests rooms have been enlarged into suites by combining two rooms. The upper floors repeated the room arrangement as shown along the north-south corridor.

Source: "This is Hotel Kirkwood," circa 1952.

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Hotel Kirkwood, Polk County, Iowa.

**SUMMARY OF SIGNIFICANCE**

Completed and first occupied in 1930, the Hotel Kirkwood is locally significant, under National Register Criterion C. The building's massing, sleek exterior skin, geometrical detailing, and treatment of the crown, which caps the building, reflect the influence of Art Deco styling on its design. The building calls attention to new concepts of informality, comfort, and privacy for hotels in Des Moines. The construction of the Hotel Kirkwood climaxed the emergence of the skyscraper hotel as an architectural form in the city, and the building demonstrates the considerable skills of H. L. Stevens & Company of Chicago, Illinois, its architect.

The Hotel Kirkwood is locally significant under National Register Criterion A. With its construction in 1930, the Hotel Kirkwood became the biggest hotel along 4<sup>th</sup> Street between Walnut Street and Court Avenue in Des Moines. During the early Twentieth Century, this city block became an important corridor for hotels in the city. At least six hostelrys stood there to serve guests from the nearby Union Station and Rock Island Depot. The "new" Hotel Kirkwood replaced an earlier hotel, which had stood on the same spot since 1862, and reinforced 4<sup>th</sup> Street as Des Moines' "hotel row."

The period of significance for the Hotel Kirkwood is 1930, the year in which the property was completed and placed in service.

The property contains one resource for this nomination, the hotel itself, which is classified as a building.

**ARCHITECTURE**

The Hotel Kirkwood calls attention to Art Deco styling, new trends in hotel design, the emergence of the skyscraper hotel in downtown Des Moines, and the considerable skills of H. L. Stevens & Company, its architect.

Art Deco

The Hotel Kirkwood's massing, sleek exterior skin and geometrical detailing, and treatment of the crown, which caps the building, reflect the influence of Art Deco styling on its design.

Looking as if it had been carved out of a single block of stone, the building conveys a massive and monolithic appearance of great strength and permanence. This look served several purposes. It presented a striking, modern image to the traveling public. It was also served to allay patron concerns about the safety of the new building in the wake of the old Hotel Kirkwood's destruction by fire. The low relief, polychrome architectural detailing, which embellishes the building, relieves it of a heavy feeling.

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Hotel Kirkwood, Polk County, Iowa.

As befits a building whose design emphasizes a sleek look, the intervening stories between the second and eleventh floor feature planar surfaces devoid of decoration. Yet even in seeming simplicity, the building reveals a subtle elegance. The east façade of the building pushes its five central bays forward about six inches from the four bays, which flank it on both sides. The projection rises from the first floor all the way to the top of the building. This architectural feature adds a note of verticality to the building and softens the massing of the façade.

A series of architectural details embellish the Hotel Kirkwood and call attention to the influence of Art Deco styling on its design. A series of golden-colored, metal panels are situated between each of the windows between the tenth and the eleventh floors of the building. These panels feature vertical lozenges and wavy, horizontal lines. These panels achieve greater visual prominence because their gold color contrasts with that of the building's brown face brick. The principal entrance to the building on the east façade is particularly detailed, with four, decorative pilasters on the projecting portion of the wall between the first and third floors. These black and gilded pilasters are stair-stepped upwards and feature panels of grillwork in stylized plant material designs. The employment of beige and black marble on the first floor of the east façade provides further richness of color and texture to the composition. All of these details are worked in low relief, so that they embellish the building without detracting from its sleek appearance.

The 1-story crown that caps the twelfth floor of the skyscraper contributes a key element to the building's architectural design. This crown, which measures perhaps 80' x 30' and is actually a partial 13<sup>th</sup> floor, houses the elevator machinery for the hotel, but its architectural significance exceeds this function. The crown sits flush with the west façade and is setback from the south, east, and north facades. This setback subtly reiterates the skyscraper styling of Art Deco buildings in such cities as New York and Chicago, where zoning laws required upper floors to be setback from lower floors to allow light to fall on the streets below.

When originally completed, the crown of the Hotel Kirkwood was lighted at night. As one reporter from a trade publication based in Omaha, Nebraska, noted on the hotel's opening night in 1930:

The entire lighting system of the house is superb, more fully described elsewhere. The night illumination on the top making a striking impression, a landmark to guide belated tourists. (*Mid-West Hotel Reporter*)

This vision of American cities with soaring skyscrapers illuminated at night by dramatic lighting captured the imagination of Americans during the early Twentieth Century. (Gowans: 230) The Chrysler Building in New York City epitomized these beacons of light. The application of this architectural conceit to the Hotel Kirkwood in Des Moines hit a striking note to the new building and the city's skyline. The words "Hotel Kirkwood," painted on the west façade of the crown in bold black letters on a white field, provided another "landmark to guide belated tourists."

The Hotel Kirkwood investors intended the new building to outshine all other hotels in the city in more ways than one. In addition to providing the amenities discussed below, the Kirkwood was built one

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Hotel Kirkwood, Polk County, Iowa.

story taller than its sister institutions. The Hotel Fort Des Moines and the Savery Hotel possessed 11 floors. The Hotel Kirkwood was built with 12.

New Trends in Hotel Design

The opening of Hotel Kirkwood in 1930 reflected other new trends in hotel design in addition to its Art Deco styling. By the late 1920s, the formality of Victorian and Edwardian lifestyles had given way to a new informality, and the Hotel Kirkwood introduced new concepts of informality, comfort, and privacy for hotels in Des Moines. The lobby as a venue for guests to “see and be seen,” so important for Victorians and Edwardians, declined as informality increased. The efficiency and convenience of elevators replaced the prominent lobby staircase, the *sine qua non* for a grand entrance. As one newspaper reporter noted at the opening of the Hotel Kirkwood:

One does not have to look far back into hotel construction to recall the time when the stairway was a lobby feature. Marble and bronze, onyx and silver entered into their construction and their stateliness and magnificence gave character to the hotel. Here in the Kirkwood one had to inquire as to stairways—the elevators do the “toting.” Modern folks ride on rubber and are lifted by elevators. (*Mid-West Hotel Reporter*: 5-6)

Guest rooms and their amenities became more the focus of a hotel stay rather than the lobby. As befit its role as the city’s most modern hotel, the Kirkwood provided its guest rooms with the latest in private comfort and service.

There are the desk lamps in the rooms, silver bells, adjustable at proper angle, then at the head of each bed a similar but smaller light. In fact the entire lighting system of the house is superb, more fully described elsewhere. . . The papering of the guest rooms and corridors shows excellent taste, as do the pictures which hang on guest room walls. One might not notice the ventilating system, but having the air washed and cooled or warmed, is a sanitary measure, and moist air in winter means economy of fuel, preservation of carpets and rugs, and will prolong the life of furniture. (*Mid-West Reporter*)

The Kirkwood’s Art Deco decorations and furnishings lent striking modernity to the building and stood in marked contrast to the Academic styling so in evident at the Hotel Fort Des Moines and the Savery Hotel. By 1930, these traditional designs had declined in popularity, and the Kirkwood’s sleek design offered a new look.

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Skyscraper Hotel

The construction of the Hotel Kirkwood climaxed the emergence during the early Twentieth Century of a new architectural form in downtown Des Moines--the skyscraper hotel. This new form emerged in the city during the period of economic prosperity between World War I and the onset of the Great Depression. Three skyscraper hotels date from this period.

SKYSCRAPER HOTELS IN DES MOINES

Name	Address	Notes
Savery Hotel	Fourth & Locust	11 story, opened in 1919
Hotel Fort Des Moines	Tenth & Walnut	11 story, opened in 1919
Hotel Kirkwood	Fourth & Walnut	12 story, opened in 1930

These three hotels remained the largest in downtown in Des Moines until the construction of the 33-story Marriott Hotel at Seventh and Grand in 1981.

The fact that developers believed that Des Moines could support three large, luxury hotels in addition to a number of small hotels witnesses to the importance of the capital city as a commercial, political, entertainment, and convention site for Iowa.

Each of these hotels naturally elicited contemporary comparison because each was constructed within about ten years of one another and competed with each other for business; and yet this competition remained friendly. One reporter in 1930, for example, said:

The writer, the associate editor of the Mid-West, has taken part in the opening of three splendid hotels in Des Moines, the Ft. Des Moines, the Savery and the Kirkwood. Each was an event in the city's history and citizens showed marked interest, demonstrated a desire to encourage in every way such a large contribution to the welfare of their charming city. Des Moines is fortunate in having such public-spirited citizens as the Hubbells, who built the Kirkwood. They own vast property interests, were the owners of the lots upon which the Ft. Des Moines was built and are stockholders in that enterprise. (*Mid-West*)

H. L. Stevens & Company

H. L. Stevens & Company, a firm of architects, engineers, and builders based in Chicago, designed the Hotel Kirkwood. This building calls attention to that firm's considerable architectural skills.

H. L. Stevens & Company officed at 900 (earlier 910) South Michigan Avenue, in Chicago. It enjoyed a regional reputation for the design of prestigious hotel commissions. For example, the firm designed

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the Churchill Apartments, located at 1251-1259 North State Parkway in Chicago, Illinois. Built in 1922, this nine-story building was designed as an apartment hotel. According to Meredith Taussig of the Chicago Landmarks Commission:

It is still standing and considered noteworthy by our recent survey. It is within the "Gold Coast" National Register district. (Meredith Taussig)

Taussig also notes that this building is the only H. L. Stevens & Company design she could find in the Landmark Commission's files. (*Ibid.*) The Handbook of Illinois Society of Architects includes the Churchill Apartments as one of its "Milestones in Building Construction." (*Ibid.*)

In Iowa and in addition to the Hotel Kirkwood, H. L. Stevens & Company also designed the Savery Hotel (1918, NRHP), a hotel for the Iowa City Hotel Company in 1913, the Brown Hotel in Des Moines in 1918 (Iowa Architects File), Hotel President in Waterloo, Hotel Chieftain in Council Bluffs, the Martin Hotel in Sioux City in 1910, Hotel Jefferson in Burlington in 1913 (NRHP), Plaza Centre Hotel in Iowa City, "and a number of the other leading hotels in Iowa." (*Des Moines Tribune*, April 6, 1929) The Brown Hotel served for many years as a residential hotel in Des Moines.

The improvement to the Brown Hotel designed by H. L. Stevens & Company was a three-story addition to the top and cost \$75,000 to construct. The Brown Hotel stood on the corner of 4th and Chestnut Streets before it was razed in the 1960s or 1970s. The Iowa City facility possessed six stories. The *American Contractor* published announcements of H. L. Stevens & Company's commissions for each of these three projects. (Iowa Architects File) In 1929 the firm was granted a license to practice architecture in Iowa. (*Ibid.*)

The selection of H. L. Stevens & Company to design the new Hotel Kirkwood came as no surprise. F. W. and J. W. Hubbell, the investors who erected the building, had commissioned the firm to design the Savery Hotel in 1918. The Tingney-McGinn Hotels Company, which was to operate the new Kirkwood, no doubt knew the firm from the recently completed Hotel President in Waterloo, their hometown.

### Architectural Context

An analysis of architectural design in downtown Des Moines reveals that the city possesses a limited number of Art Deco-influenced buildings. The Hotel Kirkwood stands among the most pre-eminent of them. Others include the Des Moines Building at Sixth and Locust and the Iowa-Des Moines Building (NRHP) at Sixth and Walnut, both commercial properties.

Within this context, the Hotel Kirkwood illustrates how Art Deco styling could be manipulated to the needs of a hotel building. By the very nature of its residential function, the Hotel Kirkwood sought to project an image of hospitality and comfort. This need stood in distinction to those of commercial buildings. To this end the hotel used light, brown-colored brick to face its exterior. This warm color

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lent an air of welcome to the building. The use of brick was redolent of prosperous, contemporary, single-family dwellings. These choices stood in marked contrast to the Des Moines Building and to the Iowa-Des Moines Building. The former employed concrete as its exterior facing material, while the latter employed stone. These materials and their austere light-gray color lent a monumental and authoritative air to these buildings, appropriate for the commercial activities they housed, but quite in contrast to the Hotel Kirkwood's residential function.

**BACKGROUND**

The present Hotel Kirkwood is the second hotel to occupy this site in downtown Des Moines. The first, named the Savery Hotel, was built in 1862. It was renamed, remodeled, and reopened as the Hotel Kirkwood in 1879. Fire destroyed this building in 1929. The second hotel, the present structure, rose on the same site and preserved the Hotel Kirkwood name. The following paragraphs provide a thumbnail sketch of these two buildings.

Savery Hotel (1862)

In 1853 James C. Savery opened a small hotel in Des Moines. The success of that business prompted the construction of a new, 4-story, brick Savery Hotel, which opened in 1862. (See Continuation Sheet 7-8.) It was located on the southwest corner of 4th and Walnut Streets on a site 132' x 135', the same site as the present Hotel Kirkwood today. Savery subsequently became the foremost innkeeper in Des Moines during the Victorian era. The hotel provided a focal point for public activities during the Civil War. Banquets and other social events took place in this building to celebrate or to mourn national happenings. (*Des Moines Tribune*, April 6, 1929) In 1878, James C. Savery sold the hotel to John N. Dewey and Schuyler R. Ingham, Eastern capitalists.

After selling his hotel, Savery relocated from Des Moines to California. He later returned to Des Moines and became one among several investors who constructed a new hotel on the northwest corner of Locust and 4<sup>th</sup> Streets. It was also named the Savery Hotel. In 1918, this building was razed to make way for the present Savery Hotel (NRHP), which took its place and remains in service today.

Hotel Kirkwood (1879)

When John N. Dewey and Schuyler R. Ingham took title to the 1862 Savery Hotel, they renamed it the Hotel Kirkwood in honor of Iowa's Civil War-era governor, remodeled the building, and added a fifth story to it. The renovated hotel opened in 1879. (*Des Moines Tribune*, April 6, 1929)

Subsequent changes in the ownership of the Hotel Kirkwood occurred:

In the nineties Dewey sold his interest in the real estate to Ingham and a little later Ingham disposed of the property to Judge Harden of the New York state supreme court. In recent

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years the property has changed hands several times, but now is owned by the Hubbell interests. It was operated for a time by the Des Moines Hotel company and for a few months was taken over by Albert Pick & Co. In February 1928, the property was leased by F. G. Warden and C. H. Hartnagle. (*Ibid.*)

Dutch Room, a popular restaurant in the Hotel Kirkwood, became a focal point of nightlife in Des Moines during the early Twentieth Century. According to one account:

The Dutch room on the alley between Fourth and Fifth streets was for years the city's principal dining room. Done in the dark mission finish so popular in the rathskeller type of eating places, its superior cuisine and its comfortable surroundings made it a favorite eating place. Huge Dutch blue plates decorated the plate rail—the same the late Billy Hale told this reporter that he had seen there on the occasion of his first visit to Des Moines some thirty odd years ago. . .

The old Dutch room at the Kirkwood had a tradition and its service in the old days gave it a manner which none of the newer hostelrys quite achieved.

But of late, the old Dutch room has been closed. Restaurant men say that whatever night life the city had has transferred itself to the barbecue shacks that dot the countryside. Few people any more eat "supper" downtown after the dance or theater. (*Ibid.*)

Fire struck the Hotel Kirkwood in 1929. The blaze broke out on the night of April 5-6<sup>th</sup> and claimed the lives of seven people. Initial damage estimates were placed at \$300,000. Local newspapers headlined the story on the front pages, including big photographs of the conflagration. According to one report, the fire did not totally consume the building:

Perhaps enough remains of the Kirkwood that the Dutch room may be restored. The fire loss on the lower floors Saturday morning did not appear to be large, although the water damage is considerable. That probably will be decided by the owners, the tenants and the fire insurance companies. (*Ibid.*)

Regardless of whatever damage the fire might or might not have caused to the building, the loss of life tainted the building's continued utility.

Hotel Kirkwood (1930)

There was apparently little discussion among the owners of the Hotel Kirkwood to rebuild on this long-established site. The fact that the hotel was completely rebuilt within one year's time witnesses a healthy economy and the importance of the Hotel Kirkwood in the business life of the community.

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Hotels, like other businesses, which cater to the traveling public, benefit by time-honored locations, and when the decision was made to rebuild the Kirkwood, there was no thought about a new site. The Hotel Kirkwood cost about \$800,000 to construct, not including the cost of the land. (*Mid-West Hotel Reporter*) The furnishings and equipment for the building cost another \$200,000, bringing its total cost to \$1 million. (*Des Moines Register*, May 23, 1930)

When completed, the new hotel included:

269 outside rooms, all equipped with bath, a spacious suite for the governor on the twelfth floor. In addition there are several sample rooms, coffee shop, banquet room, with facilities for 350 persons, several dining rooms, kitchen, laundry room, heating and cooling plants and several retail storerooms. (*Ibid.*)

A mural above the main reception desk, painted by Edgar Miller and Edgar Britton of Chicago and original to the new building, remains extant. It depicts "a pageantry of travel. . . the elephant, jinricksha, locomotive, airplane, stage coach, and automobile." (*Ibid.*: April 24, 1930)

In 1930, a new automobile parking garage was built abutting the alley directly south of the hotel. Although this building is associated with the hotel, it is not included in this nomination because it is disattached from it and the property owners are still weighing their options for its possible adaptive reuse. Known historically as the Kirkwood Garage, Inc., it stands adjacent to the Hotel Kirkwood to the south. Disattached from the hotel proper, this garage operated historically as a separate business from the hotel, although, as its name says, in association with it. Located at 218-222 Fourth Street, this business originally housed parking for automobiles and provided washing, greasing, and tire services. (City Directory 1942: 461)

The Tangney-McGinn Hotels Company managed the new Hotel Kirkwood building. F. W. and J. W. Hubbell held title to the land and erected the building. Based in Waterloo, Iowa, the Tangney-McGinn firm included E. F. Tangney and S. F. McGinn as its principals. The firm also operated other hotels in Iowa. Subsequent owners of the Kirkwood building included Parkway Inns, Inc. In 1974, Joseph Coppola bought the Hotel Kirkwood. Coppola subsequently acquired the title to the land on which the building stands from Knapp realty interests. Prior to that time, the owners of the building had leased the land. Coppola also owned the nearby Randolph Hotel at 4<sup>th</sup> and Court and other buildings along 4<sup>th</sup> Street. Today, the Randolph Investments Company, a corporation of the Coppola family, is leasee of the building, and Marguerite E. Coppola holds the title to the land.

Since its opening, the new Hotel Kirkwood has offered a number of services for its guests and for the general public. In 1942, for example, they included--in the basement--the Hotel Kirkwood Barber Shop and the Kirkwood Valet Shop. The Pub, a tavern, was located at 402 Walnut Street, and the Kirkwood Coffee Shop, located at 406 Walnut Street. Kalman M. Kaplan, a jeweler, operated his business from 408 Walnut Street on the ground floor of the hotel building. (City Directory 1942: 461)

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**HOTEL ROW**

By the late Nineteenth Century, the 200 block of 4<sup>th</sup> Street had become Des Moines' hotel row. The presence of the nearby Rock Island Depot (Vine between 4<sup>th</sup> and 5<sup>th</sup>) and Union Station (Cherry between 5<sup>th</sup> and 6<sup>th</sup>) drove the formation of this cluster. By 1918, these hotels included the Hotel Randolph, Elliot Hotel, Hotel Kirkwood, Hawkeye Hotel, Hotel Antlers, Ogden Hotel, and Mungers European Hotel. (City Directory) An historic photograph, circa 1918, pictures this city block and reveals the heavy concentration of these establishments. (See Continuation Sheet 7-9.)

Many of these hotels catered to commercial travelers. At a time before automobile transportation became wide-spread, "drummers" for national manufacturers traveled extensively by the excellent railroad service in and out of Des Moines to visit customers and take orders. The city's rise as a wholesale center during the late Nineteenth and early Twentieth Centuries brought with it a steady stream of these businessmen to the city, and the 4<sup>th</sup> Street hotels provided economical and convenient lodging.

The destruction of the Hotel Kirkwood by fire in 1929 threatened the vitality of this corridor. Since 1862, a hotel had stood at the corner of Walnut and 4<sup>th</sup> and had anchored the evolution of 4<sup>th</sup> Street into its position as an hotel corridor. The decision to rebuild the Hotel Kirkwood following the fire and its rapid construction ensured that 4<sup>th</sup> Street would continue to play this important role.

Following World War II, downtown Des Moines slowly lost its eminence as a social gathering place and center for commercial travelers, and hotel business declined. Suburban entertainment spots supplanted those in the inner city. Highways had improved, so business representatives drove company cars and stayed in outlying motels.

By the 1960s, "hotel row" looked like a red light district. Then in the 1970s and 1980s, downtown Des Moines began a rebirth, as local business and government sought to revitalize the area. The rise of Court Avenue as an entertainment district spilled over into 4<sup>th</sup> Street as a trendy spot for young and old alike. Today, a rebirth of interest in downtown living augurs a renaissance of the area as an urban residential district.

**REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS**

The Hotel Kirkwood was surveyed in 1979 as part of a windshield survey of Des Moines conducted by Iowa State University students under the direction of John Maves. The building was later given the Iowa Site Inventory number 77-02849. The Maves survey identified the Hotel Kirkwood, photographed it, ranked its architectural condition as "C," and evaluated the property as contributing to its surroundings but not architecturally significant. This evaluation has not stood the test of time. The Maves survey criteria for evaluation did not conform to National Register standards, and the Hotel Kirkwood was not 50-years of age at the time of the survey.

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In 1995, Patricia A. Eckhardt conducted a reconnaissance survey of downtown Des Moines, prepared an historic context for the area, and completed a series of Iowa Site Inventory Forms. The Hotel Kirkwood was not included among the surveyed resources. (Eckhardt: 33-34)

Later in 1995, Patricia Zingsheim, senior urban design planner for the City of Des Moines, directed a survey of architecturally and historically significant architecture in downtown Des Moines. This survey inventoried the Hotel Kirkwood as #106 and noted that it possessed architectural significance.

New research into the history of the Hotel Kirkwood, undertaken for this project, prompted a reevaluation of the resource's National Register eligibility. The building was found individually eligible for the reasons discussed above.

**POTENTIAL FOR HISTORICAL ARCHAEOLOGY**

Although the site's potential for archaeological research is, as yet, unevaluated, there appears to be little in this regard. Construction of this building in 1930 disturbed its entire quarter block site. It is unlikely that historic subsurface features remain extant.

**RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION**

Potential exists for the nomination of a cluster of properties on and around 4<sup>th</sup> Street in downtown Des Moines as an historic district. As outlined above, 4<sup>th</sup> Street became a center for hotels because of its proximity to the railroad stations several blocks to the south, an historic context which might justify historical claim for the district under National Register Criterion A. The Hawkeye Insurance Company Building at 209 4<sup>th</sup> Street is already listed on the National Register. It was converted from an office building into a hotel during the late Nineteenth Century. The Hotel Randolph at 200 4<sup>th</sup> Street anchors this row of hotels on the corner of 4<sup>th</sup> and Court Avenue.

Several buildings within the potential historic district are also likely eligible for individual nomination. They include the Kirkwood Garage, Inc., at 218-222 4<sup>th</sup> Street and the compound commercial block at 212-216 4<sup>th</sup> Street. The former property has operated in association with the Hotel Kirkwood since the construction of both of them in 1930. The latter possesses a cast iron façade, which calls attention to the employment of this innovative building material to downtown Des Moines during the last quarter of the Nineteenth Century.

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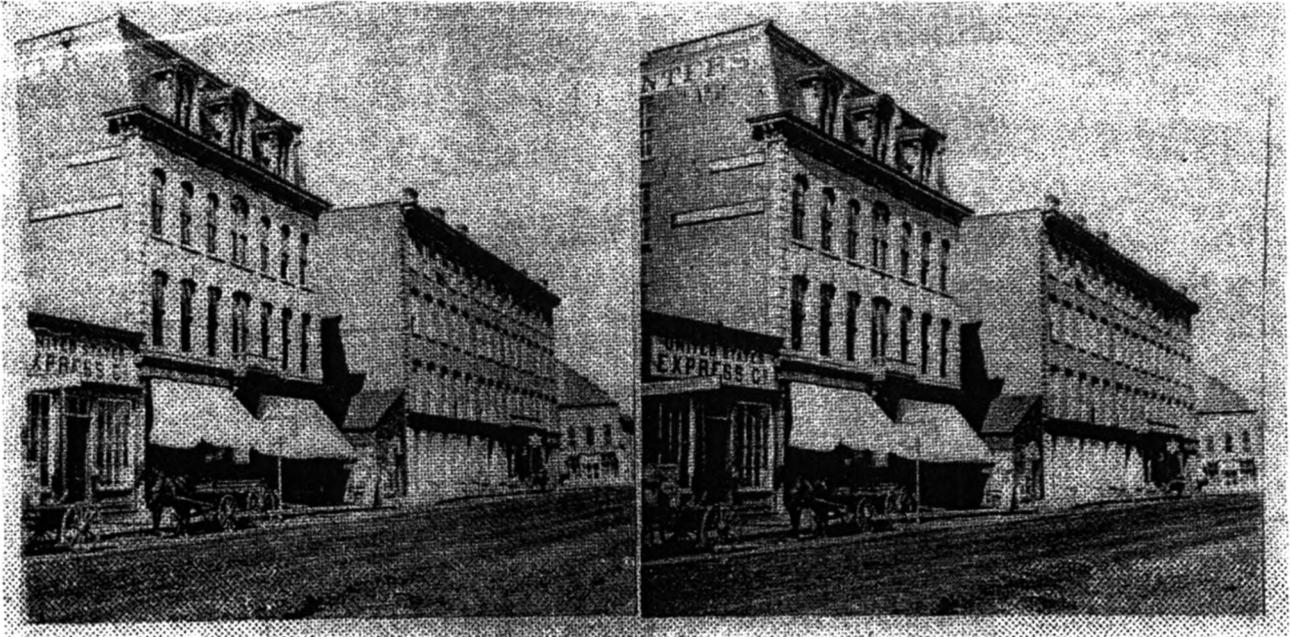
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## SAVERY HOTEL

CIRCA 1875



Taken from a circa 1875 stereo card photograph, this image pictures the 4-story, brick Savery Hotel (center right) about the time Eastern investors purchased it and changed its name to the Kirkwood.

Source: Kirkwood Civic Center Hotel from an unidentified newspaper feature.

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## FOURTH STREET CIRCA 1918



The 200 block of 4<sup>th</sup> Street became an important corridor for hostelries in Des Moines. This view looking north from Court Avenue pictures the Hotel Randolph, Elliott Hotel, and Hawkeye Hotel. A sign for the Hotel Antlers is barely visible above the one for the Randolph. The former Hotel Kirkwood, which fire destroyed in 1929, is also barely visible. Other hotels in this block, according to the 1920 city directory, included the Ogden Hotel and Mungers European Hotel.

Source: Kirkwood Civic Center Hotel.

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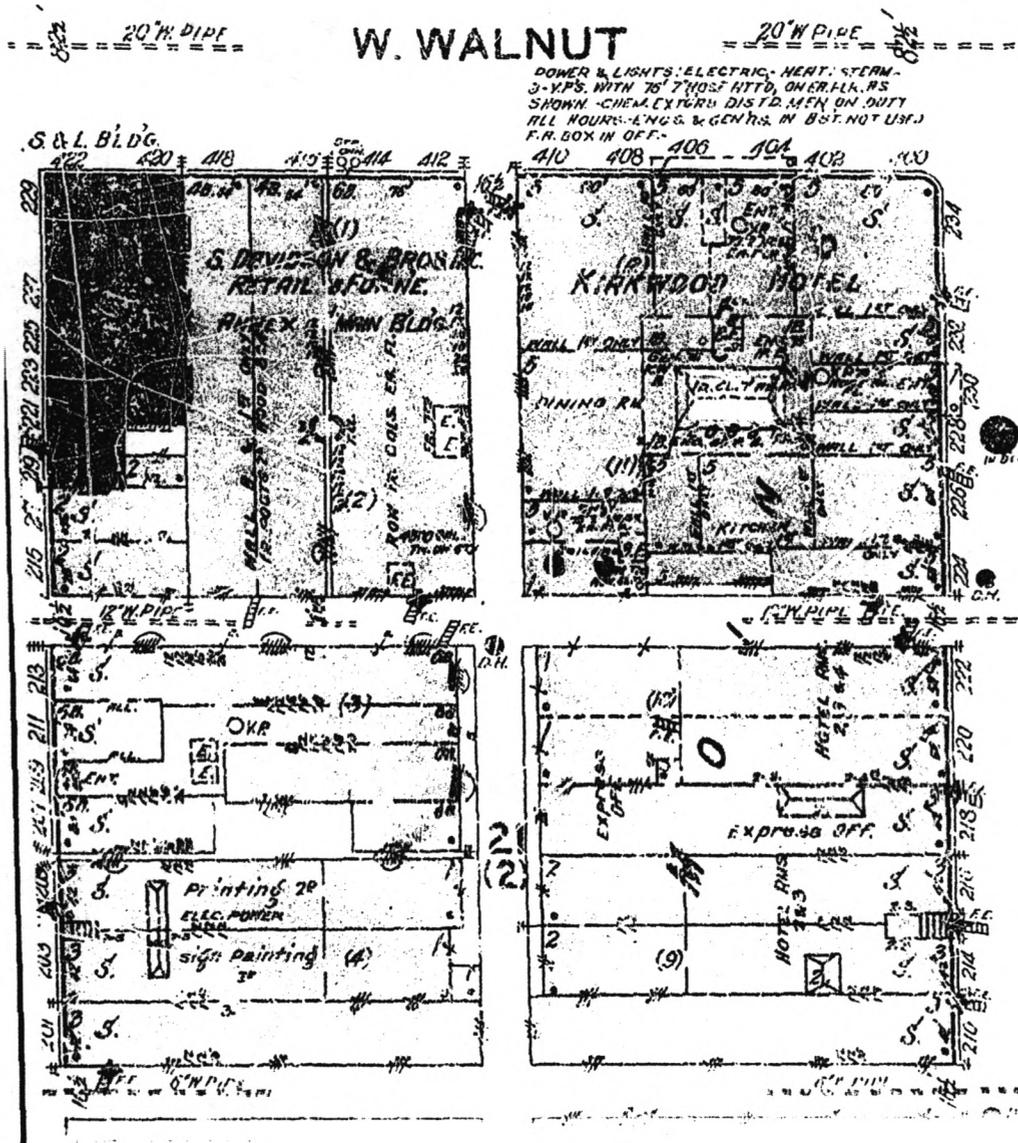
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# 1920 FIRE INSURANCE MAP

SHOWING THE FORMER HOTEL KIRKWOOD AT UPPER RIGHT



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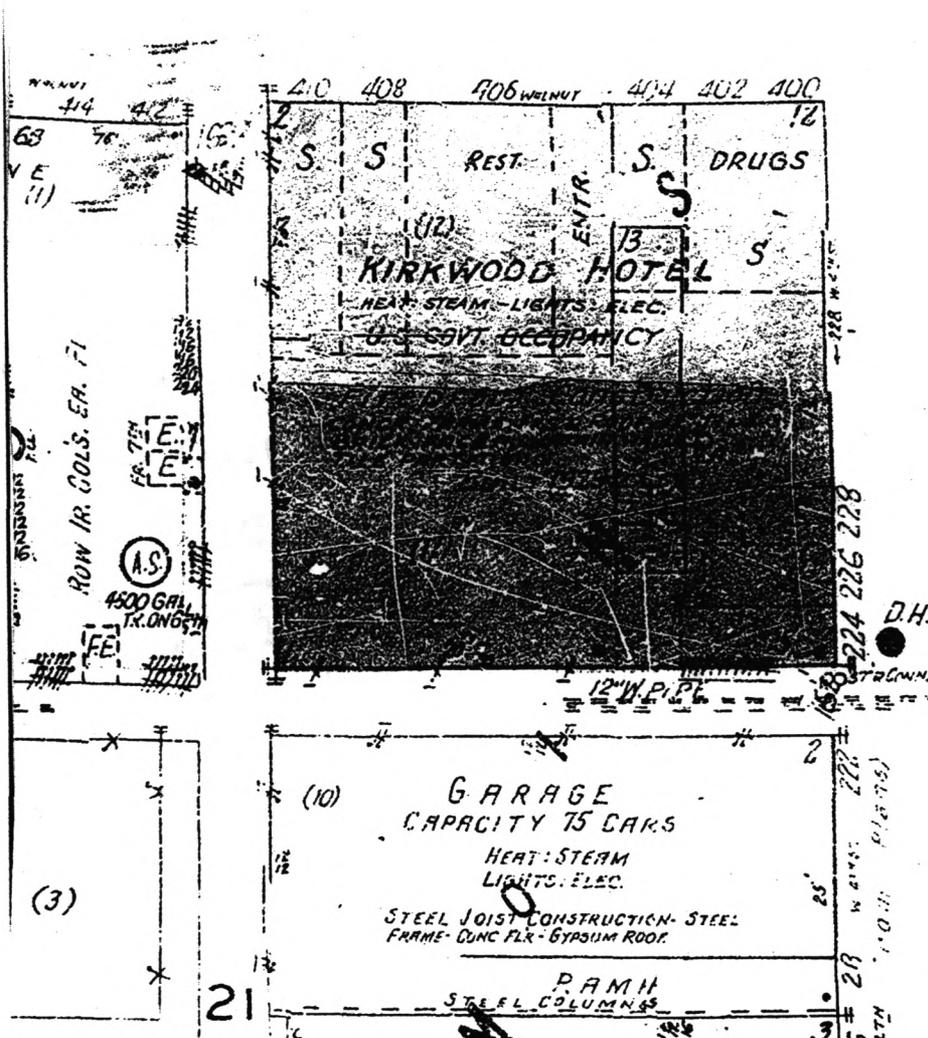
Hotel Kirkwood, Polk County, Iowa.

# FIRE INSURANCE MAP C. 1945

PRESENT HOTEL KIRKWOOD AS "U. S. GOVERNMENT OCCUPANCY"

W. WALNUT

20" W PIPE



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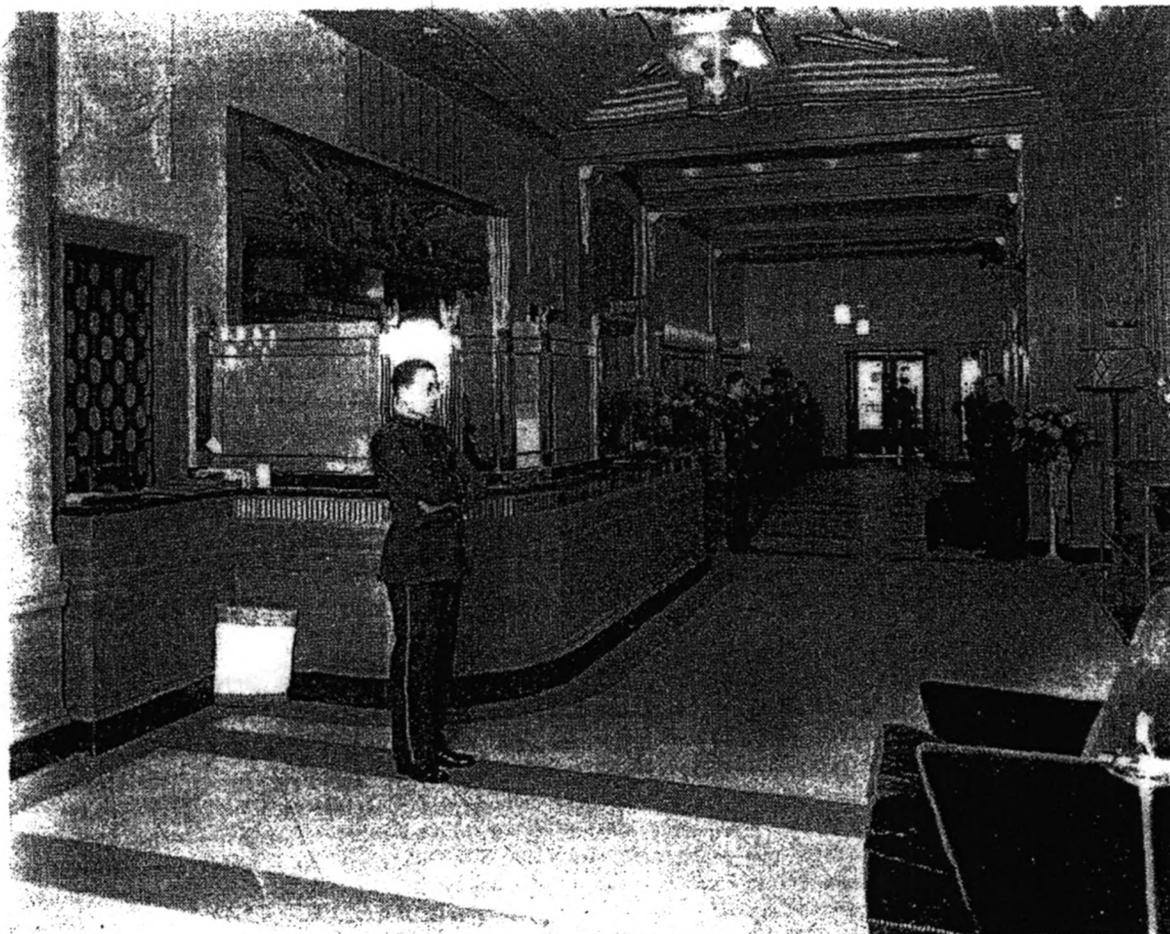
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**HOTEL LOBBY IN 1930**



**DESK AND UPPER PORTION OF LOBBY**

This is the view from the ballroom entrance. It shows the north entrance, cigar stand and restaurant entrance from the lobby

The lobby of the Hotel Kirkwood, when the hotel opened in 1930, appears much the same today (see next page), including the oil painting above the front desk.

Source: *Mid-West Hotel Reporter*, June 6, 1930.

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### HOTEL LOBBY IN 2003



The main lobby of the Kirkwood Hotel retains much of its original character. The "Pageantry of Travel," a 1930 oil painting by Edgar Miller of Chicago, is fixed above the cashier's desk and flanked by bas-relief medallions. Elaborate plaster ceilings worked in geometric designs are situated overhead. The woodwork and paneling on the walls (visible at the right), which a later generation had painted white, have been returned to their original natural finishes. The floor of the 1930 lobby appears to have featured wall-to-wall carpeting. (See preceding page.) The present terrazzo floor, with its smooth surface and geometric shapes, likely dates from circa 1952 and added an all-weather practicality to the lobby.

Source: William C. Page, Photographer.

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**HOTEL LOBBY**

1930



VIEW OF KIRKWOOD LOBBY FROM FOURTH STREET WINDOWS  
Note the lighting, the rug, the handsome furniture

According to a reporter, who attended the opening of the Hotel Kirkwood (shown here earlier in the day): "That the Tangney-McGinn company has a multitude of friends and well-wishers was evident from the profusion of floral offerings which filled the lobby and corridors on the opening day. When the writer reached the hotel Wednesday evening he could scarcely get through the crowd which thronged the lobby and felt that he had stepped into a beautiful flower garden, so profuse was the display."

Source: *Mid-West Hotel Reporter*, June 6, 1930.

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**CIRCA 1952**



This drawing seeks to present the Hotel Kirkwood as an Art Moderne design by emphasizing streamlined surfaces and by downplaying the relief panels between the tenth and eleventh floors and the stepped pilasters, which flank the east entrance. The overhead sign, installed circa 1952, compliments this new vision of the building. (Drawing signed "Duffy.")

Source: "This is Hotel Kirkwood," circa 1952.

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**NEWSPAPERS**

*Iowa State Register*

1867 July 30; August 29; September 6, 10, 29; October 4, 19, 25, 29; November 27;  
December 7, 13, 14, 21, 22.

1868 January 17, 22; February 9; March 12, 27.

1899 February 3.

1901 January 29; February 1, 2.

*Des Moines Tribune*

1929 "Was Center of Social Life In Decade After Civil War." April 6, 1929.

*Des Moines Tribune-Capital*

1929 "Five Die in Kirkwood Fire; More Bodies Sought in Ruins, Crowded Hotel Burns in Night." Saturday, April 6, 1929, page 1.

*Des Moines Register*

1987 "Joe Coppola makes good by sticking close to home." Metro Business section, Monday, April 20. Biographical sketch of Coppola's life and career in real estate. "I get more enjoyment sitting here [in my office in the Hotel Kirkwood] than if I had \$10 million in Valley National Bank. That doesn't turn me on."

*Des Moines Skywalker*

1985 "Stairways Receive Special Attention." December 4, 1985, p. 5.

**MAPS**

Sanborn Fire Insurance Maps

1884, 1891, 1901, 1920, 1957.

United States Geological Survey; Des Moines SE Quadrangle; 1956, photorevised 1976.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
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Hotel Kirkwood, Polk County, Iowa.

**ORAL HISTORY**

Informant interviews: Sandra Coppola Losh and B. J. Losh, with William C. Page, August  
20, 2002.

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

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Hotel Kirkwood, Polk County, Iowa.

**VERBAL BOUNDARY DESCRIPTION**

Lots 11 and 12, Block 21, Town of Fort Des Moines, Des Moines, Polk County,  
Iowa.

**BOUNDARY JUSTIFICATION**

Contains all land associated historically with the resource.

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

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Hotel Kirkwood, Polk County, Iowa.

**LIST OF PHOTOGRAPHS**

1. Hotel Kirkwood  
400 Fourth Street  
Des Moines, IA 50309  
Looking southwest  
William C. Page, Photographer  
April 28, 2002
  
2. Hotel Kirkwood  
400 Fourth Street  
Des Moines, IA 50309  
Looking southeast  
William C. Page, Photographer  
April 28, 2002
  
3. Hotel Kirkwood  
400 Fourth Street  
Des Moines, IA 50309  
Looking northeast  
William C. Page, Photographer  
April 28, 2002
  
4. Hotel Kirkwood  
400 Fourth Street  
Des Moines, IA 50309  
Looking northwest  
William C. Page, Photographer  
April 28, 2002
  
5. Hotel Kirkwood  
400 Fourth Street  
Des Moines, IA 50309  
Looking west northwest  
Detail of Fourth Street entrance  
William C. Page, Photographer  
April 28, 2002

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

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Kirkwood Hotel, Polk County, Iowa.

**PROPERTY OWNERS**

Building

Randolph Investments Company (leasee)  
400 Fourth Street  
Des Moines, IA 50309  
515-282-7007

Land

Marguerite E. Coppola  
6903 Colby Avenue  
Windsor Heights, IA 50311  
c/o Coppola Properties  
515-244-6161