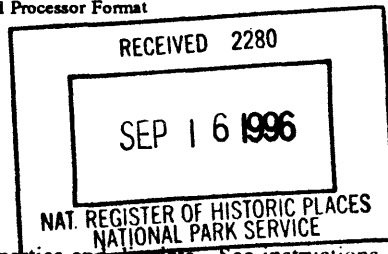


United States Department of the Interior
National Park Service



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 AYRSHIRE, THE, APARTMENTS

other names/site number "THE AYRSHIRE," AYRSHIRE APARTMENT BUILDING

2. Location

street & number 1815 6th Avenue N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50314

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 O'Brien PSMPO 9-12-96
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)

Elson H. Ball
Signature of Keeper

Date of Action
10-25-96

The Ayrshire Apartments
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	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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

Towards a Greater Des Moines

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/
Tudor Revival

foundation Tile
walls Brick
Stucco
roof Tile
other Wood
Glass

Narrative Description

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

The Ayrshire Apartments
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)

COMMUNITY PLANNING AND DEVELOPMENT
TRANSPORTATION
ARCHITECTURE

Period of Significance

1920

Significant Dates

1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

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

The Ayrshire Apartments
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 | 13 | 447915 | 4606520 |

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 River Bend Neighborhood Association date June 30, 1995
street & number 520 East Sheridan Avenue telephone 515-243-5740; FAX 515-243-7285
city or town Des Moines state Iowa zip code 50313

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 John W. Haluska, including partners
street & number 2500 Fairlawn Drive telephone 515-225-8862
city or town West Des Moines state Iowa zip code 50265

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
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CFN-259-1116

The Ayrshire Apartments, Polk County, Iowa.

GENERAL DESCRIPTION

The Ayrshire Apartments is a 3-story, masonry building clad with brick, half-timbering, and stucco. Built between 1919 and 1920, this building is classified as an apartment hotel for reasons explained on Continuation Sheet 8-11. It contains a total of 37 living units and imparts an imposing visual impression on the surrounding streetscape.

The integrity of this building is high, with few discernible alterations from its period of significance.

BUILDING

The main portion of this building measures approximately 60' x 100' (width by depth). The building rests on a hollow tile foundation. Of masonry load-bearing wall construction, the building is clad with red brick on floors one and two. The third floor is clad with half-timbering and stucco. The roof features a gable configuration and is clad with tile.

General Layout

The Ayrshire Apartments contains a total of 37 living units. Each of the building's three floors contains 12 units, for a total of 36, and the basement contains one unit, probably intended for the building superintendent.

The floor plan of each of the three floors is the same. A central hall runs the entire length of the building east-to-west on each floor. One entrance and flight of stairs accesses these halls on the west (facade) side of the building, and one entrance and flight of stairs accesses these halls on the east side of the building. This latter entrance also contains a flight of stairs to the basement.

There are two kinds of units in this building. The smaller, a studio unit, contains essential elements of apartment living in a convenient floor plan, including a door bed (see Continuation Sheet 7-9). The larger unit contains four rooms and also includes a door bed in the living room (see Continuation Sheet 7-10).

Six units are situated on the north side of the central hall and six units are situated on the south side of this hall (see Continuation Sheet 7-8) on each floor. One large unit is situated on each side of the central hall at the head of the front stairs and at the head of the rear stairs. A series of four studio units is situated between the large units.

A basement is situated under the rear half of the building. The front half of the building contains only a crawl space. The basement contains a boiler/furnace room, storage area, laundry, hall, and the superintendent's apartment mentioned above. Floors in these areas are poured concrete.

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The Ayrshire Apartments, Polk County, Iowa.

Studios

The Ayrshire Apartments contains a total of 24 studio units. Each of these units is the same. Each features a living room, kitchen, dining alcove, bathroom, walk-in closet, coat closet, and door bed accessed from the living room (see Continuation Sheet 7-9).

The living room contains two 6/1 double-hung sash windows, and the kitchen contains one 6/1 double-hung sash window.

Although the bathroom is quite small (smaller in fact than the walk-in closet), the overall impression of the studio apartment is one of space and comfort. The fenestration provides considerable natural light to the unit.

Original woodwork remains in place. It consists of door and window surrounds, doors, baseboard and base shoe, and a cornice molding (situated above 12 inches beneath the ceiling), which runs around the living room. This cornice molding ties into the upper window surrounds and imparts a feeling of Craftsman or Prairie School styling to the interior because of its horizontal accent.

A door bed (sometimes called a Murphy bed) is original to each studio apartment and is accessed from the living room by means of double doors. Many of the original beds are said to remain in the building.

Large Units

The Ayrshire Apartments contains a total of 12 large units. Each of these units is the same. Each features a living room, solarium, dining room, kitchen, bathroom, walk-in closet, and hall system interconnecting these rooms, as well as a door bed (sometimes called a Murphy bed) accessed from the living room (see Continuation Sheet 7-10).

The living room contains two 6/1 double-hung sash windows with a pair of French doors accessing the solarium. The solarium contains a series of 6/1 double hung sash and a doorway to the dining room. The dining room and the kitchen each contains one 6/1 double hung sash window. The bathroom is small (about the size of the walk-in closet). Nonetheless, the overall impression of this unit is one of space and comfort. This is because of the pleasing proportions of the rooms and because their fenestration provides considerable natural light to the interior.

Original woodwork remains in place. It consists of door and window surrounds, doors, baseboard and base shoe, and a cornice molding (situated above 12 inches beneath the ceiling), which runs around the living room. This cornice molding ties into the upper window surrounds and imparts a feeling of Craftsman or Prairie School styling to the interior because of its horizontal accent.

A door bed, original to each unit, is accessed from the living room by means of double doors. Many of the original beds are said to remain in the building.

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The Ayrshire Apartments, Polk County, Iowa.

Central Halls

Each floor contains a central hall, which runs the entire length of the building east-to-west. The walls of the central hall have finished plaster surfaces. A high wainscoting effect is achieved in these halls because this area is scored in grid lines to resemble blocks. Units on the south side of the building are odd numbered and units on the north side of the building are even numbered. Overall, the central halls convey the feeling of a dormitory, since all doors to the various units are situated along these corridors.

Entrances and Stairs

One entrance to the building is situated on the front facade, and one entrance is situated near the rear of the building. Each of these entrances contains a small landing area, with flights of stairs running to the various floors.

The staircases themselves are constructed of iron, and the treads appear to be of composition materials.

Building Materials

The Ayrshire Apartments is of fireproof construction. This includes widespread employment of hollow tile for foundations, interior walls, and exterior walls, steel floor joists, and iron staircases.

SITE

The Ayrshire Apartments is situated on the east 65 feet of Lot 2 in Block 3 of the Polk County Homestead & Trust Company's Addition to the City of Des Moines, Iowa. The building is situated on the east side of 6th Avenue and faces west.

A multiple-car garage, which once stood at the rear of the property, is now nonextant. This area has been graded down, so that the rear of the site contains two levels. On the higher level (immediately adjacent to the building) land has been surfaced with asphalt for automobile parking. On the lower level (at the rear of the property) land has been surfaced with gravel for additional automobile parking. The asphalt surfaced parking is accessed from 6th Avenue by a driveway adjacent to the building on the south. The gravel surfaced parking is accessed from Franklin Avenue by an alley, which runs behind the property.

The immediate site is generally level. A slight grade is situated near the west boundary of the property, where land slopes somewhat to the level of the pedestrian sidewalk and 6th Avenue corridor. Within 100 feet of the property to the north, 6th Avenue slopes steeply into the Des Moines River valley.

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The Ayrshire Apartments, Polk County, Iowa.

The feeling of 6th Avenue is that of an area densely built. The Ayrshire Apartments contributes to this feeling, as do several multi-story apartment buildings standing nearby. Good Samaritan Homes, a complex of seven 3-story apartment buildings, is situated one block to the west, and the Rood House-Franklin Apartments is situated immediately to the south. Although some single-family dwellings remain on 6th Avenue in this area, most lots have been redeveloped for commercial or multi-family purposes. As an artery into Des Moines' central business district from the north, 6th Avenue carries heavy traffic flow. Land use to the west and east of the site remains residential.

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Section number 7

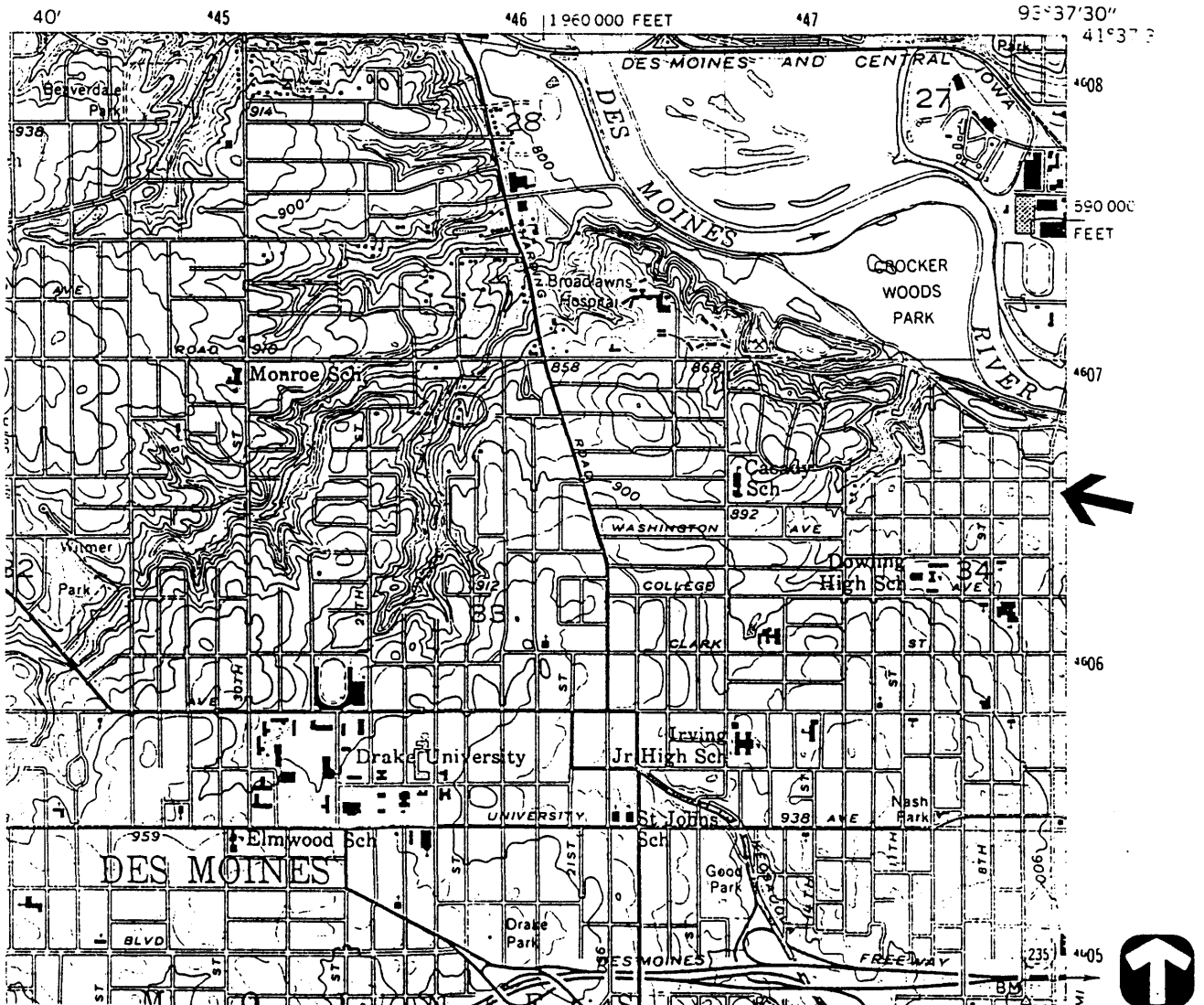
Page 5

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The Ayrshire Apartments, 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

Section number 7

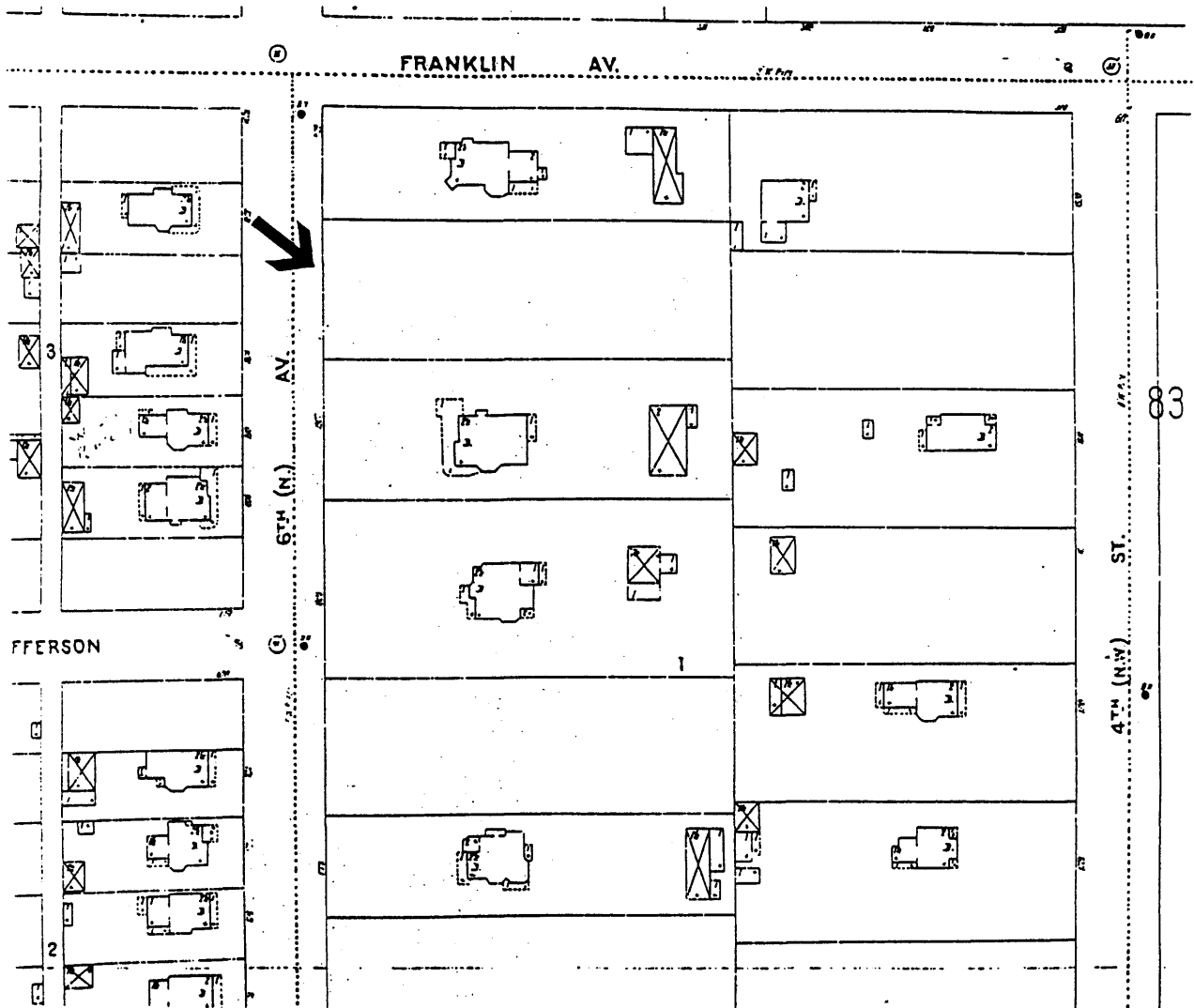
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The Ayrshire Apartments, Polk County, Iowa.

1901 PLAT MAP

ARROW LOCATES VACANT LOT



United States Department of the Interior
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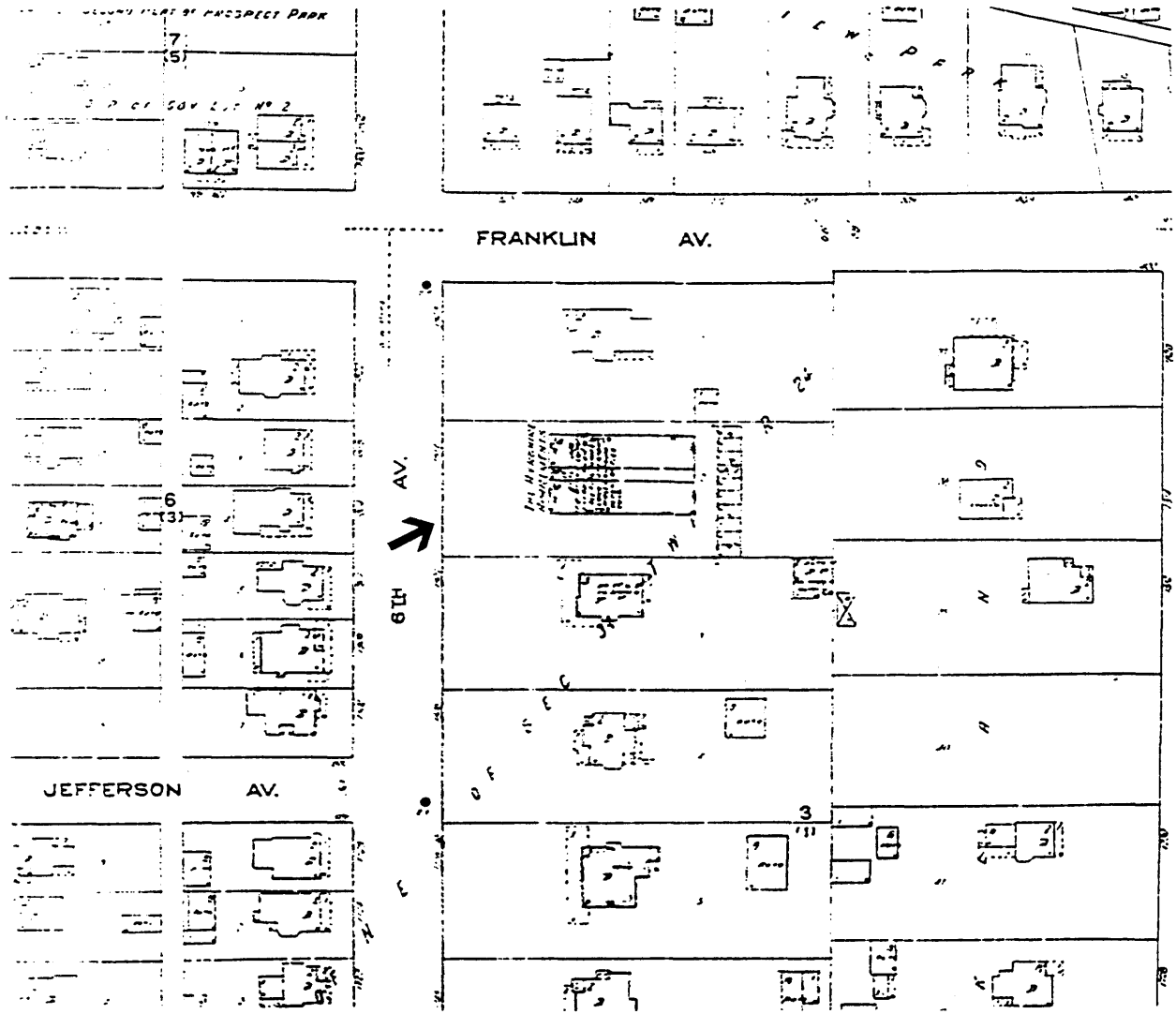
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The Ayrshire Apartments, Polk County, Iowa.

1920 PLAT MAP

ARROW LOCATES THE AYRSHIRE APARTMENTS



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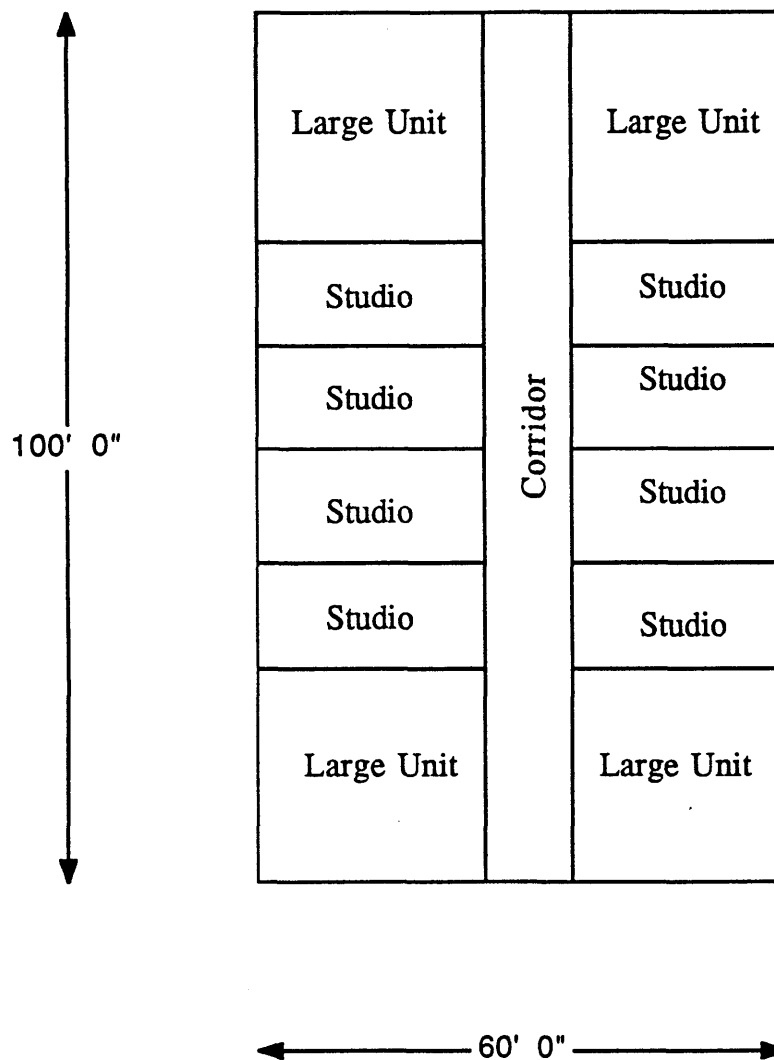
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The Ayrshire Apartments, Polk County, Iowa.

LAYOUT OF UNITS



Not to Scale.

Source: Des Moines City Assessor Office Property Record Card.
Computer Sketch by William C. Page.

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National Park Service

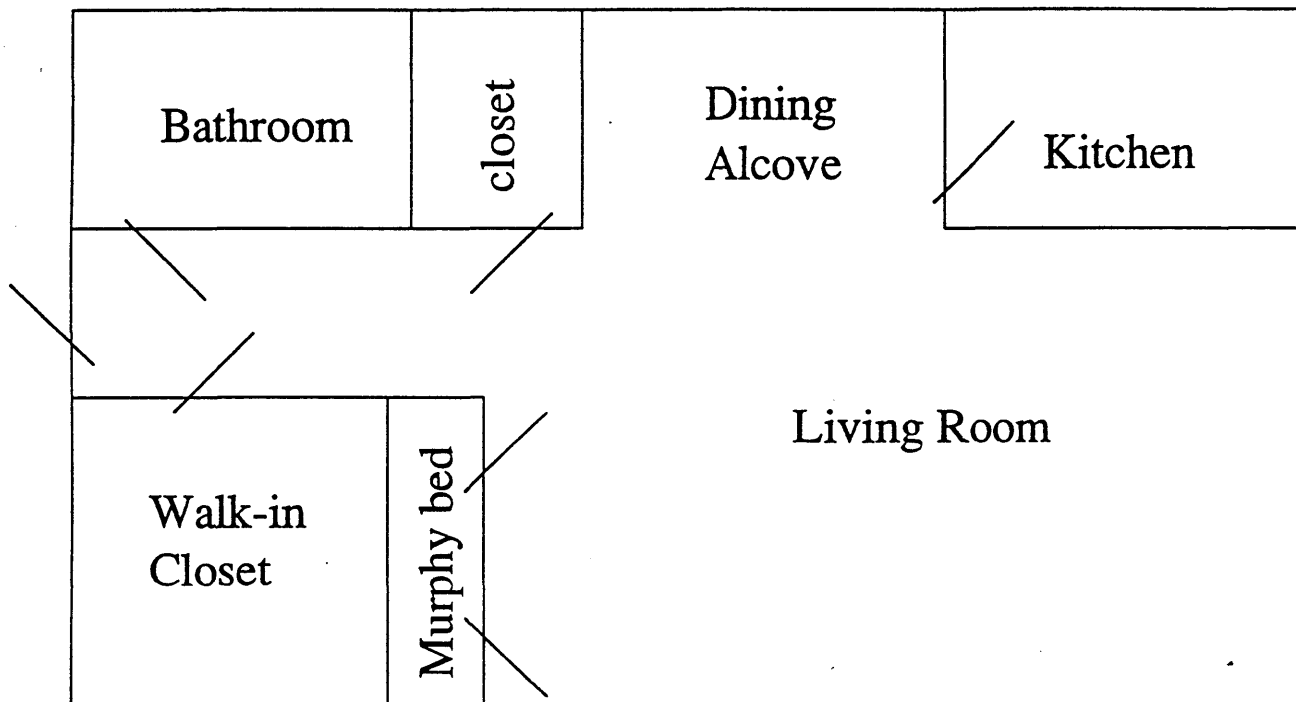
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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The Ayrshire Apartments, Polk County, Iowa.

STUDIO UNIT SKETCH PLAN



Not to Scale.

Source: Site Inspection and Computer Drawing by William C. Page.

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National Park Service

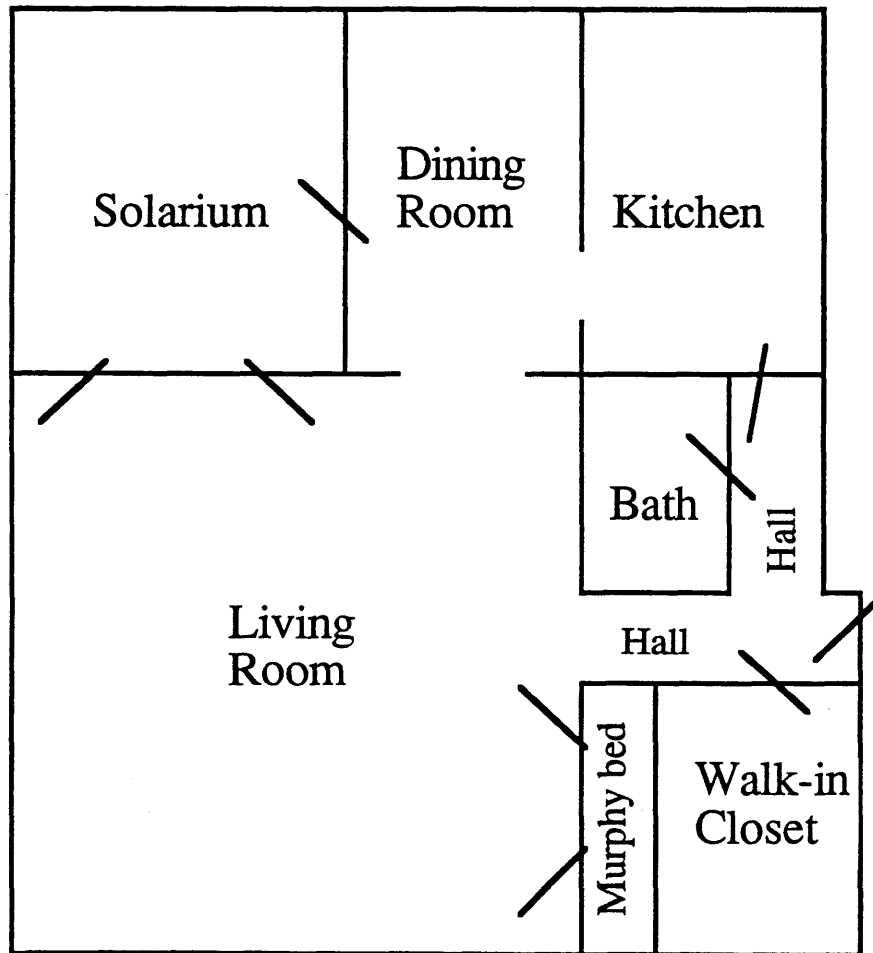
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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The Ayrshire Apartments, Polk County, Iowa.

LARGE UNIT SKETCH PLAN



Not to Scale.

Source: Site Inspection and Computer Drawing by William C. Page.

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The Ayrshire Apartments, Polk County, Iowa.

SUMMARY OF SIGNIFICANCE

Built between 1919 and 1920 as a multiple-family dwelling, The Ayrshire Apartments possesses historical significance, under National Register Criterion A, in calling attention to the evolution of 6th Avenue as a transportation corridor and the resultant land development and redevelopment along its course. By the turn of the Twentieth Century, 6th Avenue had emerged as a major streetcar and vehicular route in Des Moines. Construction of The Ayrshire Apartments illustrates how the proximity to such a route encouraged higher and denser residential use, an important community development pattern in Des Moines' history during the period.

The building is additionally significant under National Register Criterion C. The Ayrshire Apartments calls attention to the architectural influence of Tudor Revival styling on a large building. The building is additionally significant under this criterion as a fine example of an apartment hotel in North Des Moines, a new property type emerging in America during the 1910s and 1920s. The Ayrshire's efficient floor plan and built-in features are hallmarks of it.

The period of significance, under Criteria A and C, for The Ayrshire Apartments is 1920, the time in which 6th Avenue as a transportation corridor affected land development on this site and the building was completed.

The property contains one contributing resource for this nomination--the apartment building itself.

COMMUNITY DEVELOPMENT

A variety of factors influenced investors to erect apartment buildings and a careful analysis of local conditions, individual sites, appraisal data, rental incomes, and other factors helped insure that such projects would prove profitable. Proximity to a streetcar route was a high priority, as shown by advertisements for their rental, which frequently touted this service.

The Ayrshire illustrates the progressive evolution of ever higher residential land use in North Des Moines. This progression can be seen in the following stages:

- Single-family dwelling
- Double house
- Apartment building
- Apartment hotel
- Apartment complex

Although only selected sites in North Des Moines experienced such redevelopment, the incidence along 6th Avenue of city lots redeveloped from single-family dwellings into multiple-family dwellings is notable. This phenomenon calls attention to the appeal of the 6th Avenue streetcar route on the rental market and to its effects over land development and redevelopment along its route.

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The Ayrshire Apartments, Polk County, Iowa.

The Ayrshire Apartments helped affect this redevelopment. As a successful and highly visible example of an income-producing property, the building demonstrated that such investments along 6th Avenue in North Des Moines could succeed. This in turn appears to have encouraged the somewhat later construction of the Bailey Court Apartments, an apartment complex of six buildings surrounding an open court and located within the 2000 block of 6th Avenue.

Within the progression outlined above, The Ayrshire also illustrates the growing specialization and complexity of multiple-family dwellings along 6th Avenue over time. Originally constructed as an apartment hotel, this property type was distinct from contemporary apartments in North Des Moines for reasons discussed below.

ARCHITECTURE

The Twentieth Century saw the emergence of what was then called the "modern apartment hotel." Stemming from the services provided by traditional hotel institutions, the features of this new property type could vary according to the purpose for which it was built. According to a 1928 architectural planning guide by Albert Pick & Company, nationally recognized hotel consultants of Chicago:

Residential, or as they are often termed, apartment hotels, represent four basic types of service, differing in form but similar in general purpose. These include (1) apartments of one or more rooms with central restaurant service exclusively (2) apartments with service pantries to provide for food service from a central kitchen (3) apartments equipped with kitchens or kitchenettes for full housekeeping sometimes also having central facilities for the provision of cooked (and sometimes raw) foods (4) apartments and food service for bachelors only (male or female). (Albert Pick:5).

This document pointed out that Americans, enjoying increased incomes during the post-World War I years, desired "not to live in a large dwelling of average plan and appointments, but rather in a more compact and efficiently arranged space that is convenient for the ordinary needs of existence while at the same time presenting decorative appoints that approach luxury." (*Ibid.*:75). Although suggesting the growing dearth of domestic servants stimulated the new demand for the apartment hotel, this document explained that "the secondary reason is the possibility of achieving through ingenious planning a degree of luxury and convenience never before available at such a relatively low monthly cost." (*Ibid.*:80).

The layout of the apartment hotel was the keystone of its appeal. In the planning and equipping of such buildings, space saving and convenience become paramount issues. "Nowhere does the science of efficiency planning and the use of space saving conveniences find a better application and adaptation than in apartment hotels. Hence, as might be expected, there are to be found in buildings of this type some of the most ingenious uses of skillfully designed kitchenettes; door beds and dressing closet arrangements; and convenience equipment of all kinds designed to provide for the tenant the maximum

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The Ayrshire Apartments, Polk County, Iowa.

of attractive, livable space with all possible utility, comfort and even luxury within restricted floor areas." (*Ibid.*:80). Finally, Albert Pick & Company recommended the employment of efficiency kitchenettes, as well as "door beds" in living rooms in order to provide more dwelling units and greater income within the apartment hotel.

The Ayrshire Apartments calls attention to a number of these architectural desiderata. With its kitchenettes, door beds, built-in clothes closets, and conveniently laid out floor plan, each unit of this building provided efficient and compact space for comfortable living. Although The Ayrshire is a watered down version of the apartment hotel (outstanding examples, for instance, possessed central kitchens and dining rooms), The Ayrshire provides a good illustration of this property type in North Des Moines. It should also be noted that the finest examples of the apartment hotel were usually restricted to the nation's largest metropolises, New York City in particular.

Stylistically, The Ayrshire calls attention to the Tudor Revival mode of architecture. The half-timbering and stucco, which clad the third floor exterior walls of the building, stand as hallmarks of that influence. On the interior, some traces of Prairie School architecture can be discerned. These are seen primarily in the wood molding surrounding the walls about seven foot above the floors. Rather than cornice molding directly under the ceiling, these bands at a lower height lend a feeling of horizontality to the rooms, suggesting that characteristic of the Prairie School.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

This building was surveyed in 1994 as part of the "Towards a Greater Des Moines" reconnaissance survey of Des Moines' Victorian suburbs. As one resource within the intensive survey of the River Bend neighborhood, (another part of this project), this building was evaluated as individually eligible, under Criterion C, for nomination to the National Register of Historic Places. The State Historical Society of Iowa concurred in this determination.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

Although the site's potential for archaeological research is, as yet, unevaluated, there appears to be little if any in this regard.

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The Ayrshire Apartments, Polk County, Iowa.

BIBLIOGRAPHY

Please refer to Section I of the Multiple Property Documentation Form for complete bibliography.

PRIMARY

Pick, Albert, & Company; "Modern Apartment Hotels"; *Hotel Planning and Outfitting; Commercial, Residential, Recreational*; The Albert Pick-Barth Companies; Chicago; 1928; pp. 75-130.

Sanborn Fire Insurance Maps for 1901 and 1920.

SECONDARY

Brigham, Johnson; *Des Moines, the Pioneer of Municipal Progress and Reform of the Middle West together with the History of Polk County, Iowa, the Largest, Most Populous and Most Prosperous County in the State of Iowa*; Chicago: The S. J. Clarke Publishing Company; 1911; 2 volumes.

Page, William C., and Joanne R. Walroth; *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920*; Intensive cultural resources report prepared for and on file at the Des Moines Historic District Commission and State Historical Society of Iowa, Des Moines; 1992.

Field Inspection of Interior; William C. Page; July 10, 1995.

NEWSPAPERS

Des Moines Register; June 20, 1920; Section E, p. 5. Full page advertisement for The Ayrshire.

Des Moines Register; June 27, 1920; Section X, p. 10. Full page advertisement for The Ayrshire, including the names of building suppliers.

ORAL HISTORY

John W. Haluska and Charlene Haluska with William C. Page; July 10, 1995.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

The Ayrshire Apartments, Polk County, Iowa.

VERBAL BOUNDARY DESCRIPTION

The west 230 feet of Lot 2 in Block 3 of Polk County Homestead & Trust
Company Addition to Des Moines, Iowa.

BOUNDARY JUSTIFICATION

The National Register boundary contains all land associated historically with this
resource.

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

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The Ayrshire Apartments, Polk County, Iowa.

LIST OF PHOTOGRAPHS

1. The Ayrshire Apartments
1815 6th Avenue
Des Moines, IA 50314
Looking northeast
William C. Page, Photographer
November 23, 1995

2. The Ayrshire Apartments
1815 6th Avenue
Des Moines, IA 50314
Looking northwest
William C. Page, Photographer
November 23, 1995