

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001234

Date Listed: October 24, 2002

Property Name: Theodore Roosevelt High School

County: Polk

State: Iowa

Public Schools for Iowa: Growth and Change
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Daniel J. Vivian
Signature of the Keeper

October 24, 2002
Date of Action

Amended Items in Nomination:

Section 8. Statement of Significance

"1954," "1962," and "1974" are hereby deleted as significant dates because they are not within the period of significance.

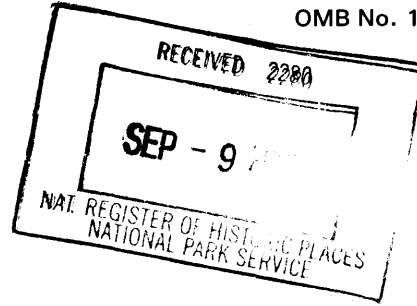
The Iowa State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

AUG 27 2002

1234



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" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional 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 Theodore Roosevelt High School

other names/site number

2. Location

street & number 4419 Center Street

not for publication N/A

city or town Des Moines

vicinity N/A

state Iowa code IA county Polk

code 153 zip code 50312

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.)

Rowell G. Lorke
Signature of certifying official

August 28, 2002
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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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):

Daniel J. Vivian 10/24/02

for _____
Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

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

Number of Resources within Property

Contributing	Noncontributing	
<u> 1 </u>	<u> 0 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 1 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register: 0

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

Public Schools for Iowa: Growth and Change, 1848-1966

Name of Property or District
County, State

Theodore Roosevelt High School
Polk County, Iowa

6. Function or Use

Historic Functions (enter categories from instructions)

Cat: EDUCATION Sub: School

Current Functions (enter categories from instructions)

Cat: EDUCATION Sub: School

7. Description

Architectural Classification (enter categories from instructions):

Cat: LATE 19th AND 20th CENTURY REVIVALS Sub: Tudor Revival

Materials (enter categories from instructions):

foundation CONCRETE
roof ASPHALT
walls BRICK

other

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Name of Property or District
County, State

Theodore Roosevelt High School
Polk County, Iowa

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository

10. Geographical Data

Acreage of Property: 5 Acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>15</u>	<u>443395.533</u>	<u>4604565.342</u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>

See continuation sheet.

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.)

Name of Property or District
County, State

Theodore Roosevelt High School
Polk County, Iowa

11. Form Prepared By

name/title Camilla Deiber, Architectural Historian

organization The Louis Berger Group, Inc.

date 7/10/02

street & number 950 50th Street

telephone 319-373-3043

city or town Marion

state Iowa

zip code 52302

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 the SHPO or FPO.)

name Des Moines Public Schools, Superintendent Dr. Eric Witherspoon

street & number 1801 16th Street

telephone 515-242-7911

city or town Des Moines

state Iowa

zip code 50314-1902

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 the 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 Project (1024-0018), Washington, DC 20503.

Criteria Considerations

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

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or a 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):

EDUCATION

ARCHITECTURE

Period of Significance

1922-1952

Significant Dates

1922

1954

1962

1974

Significant Person (complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Proudfoot, Bird and Rawson

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

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

DESCRIPTION SUMMARY

The Theodore Roosevelt High School, built in 1922, is a two-story Tudor Revival brick building that has a modified H-shape plan. The structure sits on a 30-acre site with the main (west) facade facing a large open lawn. The school has an elaborate entrance on the exterior, a Tudor style auditorium, and a gymnasium. Though there have been several additions to the structure, on the east facade and on the interior of the wings, the structure has a high degree of integrity. Only five acres of the original 30-acre complex, which have remained intact with little alteration, are being nominated. The remaining 25 acres have been altered with the construction of the interstate and modern school buildings not associated with the high school.

GENERAL DESCRIPTION

The Theodore Roosevelt High School is located at 4419 Center Street in Des Moines, Iowa. The school shares a 30-acre site with Hubbell School, which is located in the southeast corner of the block on 42nd Street. A large addition has been constructed onto the east side of the structure. The original section of the school faces west onto a large open lawn. The original 25-acre site had a very pastoral setting like that of an English country manor. In 1922, there was very little development in the area, just a small subdivision to the north. The site featured a pond with a winding, wooded path that led up to the school. The immediate surroundings of the school were filled with flowering bushes and vines. The site still retains some of the wooded area that led to the pond; but the pond is no longer extant, that portion of the site having been claimed for the construction of I-235. A semi-circle of large evergreens stands in front of the building. Parking lots are situated to the north, south, and east of the building.

The Tudor Revival style school building, built in 1922, is a two-story, modified H-shape, brick structure with a large modern addition on its east façade. The building is dominated by a central three-story block that serves as the main entrance to the school. The entrance is seven bays wide, the two outer bays being brick with limestone quoins and two-story bay windows with segmental arch windows. The interior five bays have a classical arrangement of fluted Corinthian columns, round arch doorways, and second-story windows with closed and broken pediments. The roofline of the entrance block has a narrow cornice with a limestone balustrade above.

The wings that flank the central entrance block are each five bays wide, the center most of which is emphasized with a shaped parapet and finials. Each of the window bays is visually grouped with limestone quoins and filigree-like limestone carving on the parapet above the cornice. The secondary façade of the wings, the north and south façades, are each composed of a two-story limestone bay with a highly decorative limestone balustrade, which serves as an entryway, and outer bays of patterned brickwork with centered limestone medallions.

The school has several modern additions including a small one-story counseling center addition built in 1954 on the north side of the building, a library wing in the center of the southern portion of the school that was built in 1962 and a large gymnasium on the east side of the school.

INTERIOR ARRANGEMENT

Central corridors run the full length of each of the wings. Cross corridors run along the outside wall of the interior block. The interior block contains a large auditorium and a small block of classrooms arranged around a light court. The first

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

floor of westernmost wing contains an entrance lobby, administrative offices and conventional classrooms.

The lower level of the north-central wing contains a cafeteria and kitchen. The south-central wing, which was built in 1962, houses a library in the lower level. The easternmost wings of the school contain a gymnasium, a wood shop, and locker rooms. Originally, the entire wing was dedicated to athletics with a boy's gym (wood shop), girls gym, equipment rooms, athletic department offices, and locker rooms. Most of the upper story contains conventional classroom spaces except for the drama room that has a stage on its end wall and is located across the hall from the auditorium. A third mezzanine level is located above the central block and contains art rooms with north facing skylights.

MAIN LOBBY

The interior of the main lobby has a strong English influence with floor to ceiling oak wainscot, barrel vaulted ceiling, and decorative plaster tracery. Three doorways with arched multi-pane transoms mirror the doorways on the main facade. Barrel vaults supported by wainscot columns are located above the doorways. Panels of plaster quatrefoil decoration separate the vaults. The floor is terrazzo with a central marble medallion. Four radiators are covered with cast iron stands that double as lamps.

HALLWAYS/STAIRWAYS

The hallways are finished with terrazzo flooring, oak wainscot up to five feet, plaster walls and cove molding. Original oak lockers, similar to those found in the teacher's lounges, have been replaced with modern steel lockers. Double return staircases, located on either side of the auditorium, have metal stairs, metal balustrades, and oak wainscot. The space below the return has built-in oak display cabinets.

AUDITORIUM

The auditorium is located immediately behind the front entrance, to provide easy access to the public while restricting access to the remainder of the school. The auditorium, with a seating capacity of nearly 2,000, has wooden seats and a large U-shaped balcony that is half the depth of the space. The ornament mirrors that of the lobby with a coffered ceiling adorned with Chinese fret plaster, cusped blind arch panels, and quatrefoil designs. Tudor arch doorways are located on either side of the balcony with plaster hood moldings and label stops. The proscenium is decorated with a framework of slender columns filled with cusped blind arch and quatrefoil panels.

GYMNASIUMS

The original plan of Theodore Roosevelt High School had separate gymnasiums for boys and girls, one each located in the northeastern and southeastern wings of the structure. The boy's gymnasium was converted into a wood shop and offices. However, the girl's gymnasium remains intact with its pine flooring, two-story tall multi-pane windows, and small balcony located on its south end. Remnants of the balcony in the boy's gym can be seen in the wood shop.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

POOL

A small one-story pool was located in the center of the rear (east) facade of the school. All three elevations of the structure had large round arch windows. The pool was only five feet deep. The floor surrounding the pool was finished with mosaic tiles. The space was heavily altered with the construction of the gymnasium addition in 1962. A floor was laid over the pool, which may or may not have been filled with concrete, and the arch of the windows was filled in. The space is now used as a wrestling room.

The Des Moines School District does plan to renovate the building within a couple of years. Details of the renovation plans are not available at this time.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 4 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

SIGNIFICANCE SUMMARY

Theodore Roosevelt High School is locally significant under Criterion A as it is associated with the development of secondary educational facilities after district consolidation in Des Moines in 1907 and is locally significant under Criterion C as it is quintessential example of the "Modern School" with its modified H-shape plan, highly decorated main lobby, and specialized spaces such as an auditorium and gymnasium and as an excellent example of the Tudor Revival style of architecture designed by one of Iowa's preeminent architectural firms, Proudfoot, Bird and Rawson. Evaluation of East High School for National Register eligibility is based upon criteria outlined in the Multiple Property Documentation Form *Public Schools for Iowa: Growth and Change, 1848-1966* (Beedle and Deiber 2002) under the property type "City High School." Theodore Roosevelt High School meets all of the requirements for registration of the modern high school type; the open plan, the elaborate lobby space, a pool, an auditorium, and a girl's and boy's gymnasium.

RESOURCE HISTORY AND HISTORIC CONTEXT

Tremendous growth in Des Moines in the 1920s created an increasing demand for classroom space at the high school level. The 1920s also saw a shift in educational organization from the 8-4 plan, an eight year elementary and a four year high school, to the 6-3-3 plan, a six year elementary, a three year junior high and a three year high school. In order to alleviate the demands for more high school space, the Des Moines Independent School District issued over \$6,500,000 in bonds to finance the construction of two new high schools, Abraham Lincoln and Theodore Roosevelt High Schools.

Theodore Roosevelt High School was built in 1922 and designed by Proudfoot, Bird, and Rawson. The school was built on a 23-acre site and cost \$1,065,000 to construct. The building was constructed in the center of the 23-acre parcel on top of a slight rise and facing an expansive lawn that contained a small pond and was planted with groves of deciduous trees. Athletic fields and the physical plant of the school were located to the rear (east) of the school. The site and the style of the school, Tudor Revival, created an attractive pastoral setting and a commanding presence in the semi-urban area on the west side of Des Moines.

Roosevelt was established as a six-year high school, along with Lincoln High School, which was also built in 1923. A junior high school program was developed at the same time to accommodate the fifth and sixth grades. The school opened in September 1924 with 1,282 students. At the time of opening the auditorium was unfinished and the landscaping was incomplete. Along with the educational curriculum a variety of organizations and clubs were available to students at Roosevelt: seven vocal and band clubs, seven dramatic clubs, a library club, two art clubs, two law/debating clubs, a Latin club, a science club, two radio clubs, and a campfire club.

In 1954, a small one-story counseling addition was constructed on the north side of the main block between the boy's gymnasium and the middle wing. In 1962, a two-story brick addition containing a swimming pool and gymnasium was constructed on the east side of the building and a two-story wing was added to the south side of the building between the east and west wings. In 1974, a metal shop addition was constructed onto the southwest wing of the school.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 5 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

The firm of Proudfoot, Bird & Rawson was one of Iowa's foremost architectural firms. The firm and its predecessor, Proudfoot & Bird, designed countless secondary and post-secondary school buildings including numerous buildings at Iowa State University and the University of Iowa. Besides Roosevelt and Lincoln High Schools, Proudfoot, Bird and Rawson designed the David W. Smouse Opportunity School, Callanan Junior High School, Amos Hiatt Junior High School, John Quincy Adams School, and the Phillips School.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 6 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

MAJOR BIBLIOGRAPHICAL REFERENCES

Denny, Robert (ed.)

1966 *History of the Des Moines Public Schools.* The Des Moines Public Schools, Des Moines, Iowa.

Sanborn Fire Insurance Company

1901-57 *Map of Des Moines, Iowa.* Sanborn Fire Insurance Company, Chicago.

Unknown

1973 A History of Theodore Roosevelt High School. Manuscript available at the Theodore Roosevelt High School Library, Des Moines, Iowa.

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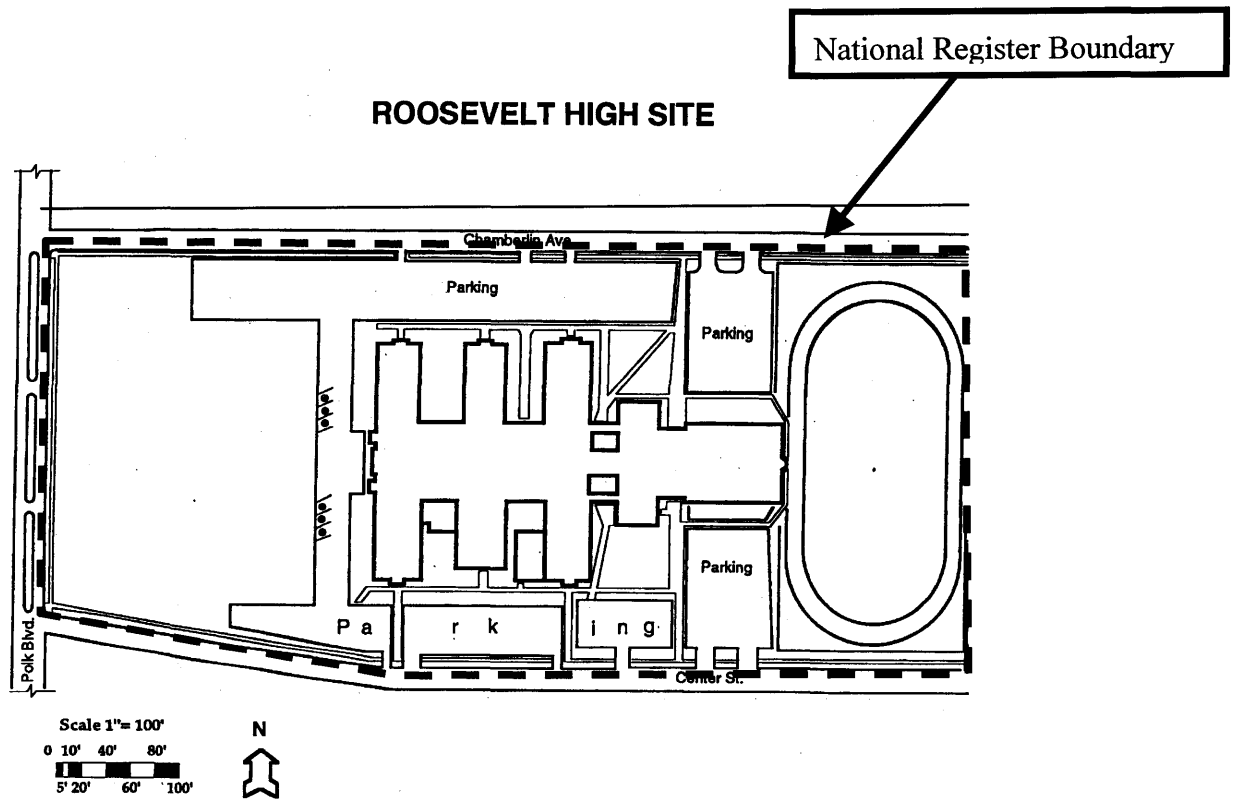
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 7 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

GEOGRAPHICAL DATA

Verbal Boundary Description

The National Register boundary for Theodore Roosevelt High School is depicted on the following figure.



Boundary Justification

The nominated property includes the entire parcel historically associated with the school.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photos Page 8 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

The following items apply to all photographs:

Property Name: Theodore Roosevelt High School

Location: Des Moines, Polk County, Iowa

Photographer: Camilla R. Deiber

Date of Photographs: 2001

Location of Negatives: The State Historical Society of Iowa, Community Programs Bureau, Des Moines, Iowa 50319

Individual Photograph Identifications:

1. Overall view, looking northeast
2. View of main entrance, looking east
3. Overall view, looking east by northeast
4. View of modern additions, looking north
5. Overall view, looking southeast
6. View of south entrance, looking north
7. Main lobby, looking northeast
8. Main staircase, looking southeast
9. First floor hallway, looking north
10. Teacher's lounge with original lockers, looking southeast
11. Auditorium, looking northeast
12. Stage and proscenium, looking east
13. Art room, looking northeast
14. Drama room, looking north by northeast

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Section Photos Page 9 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

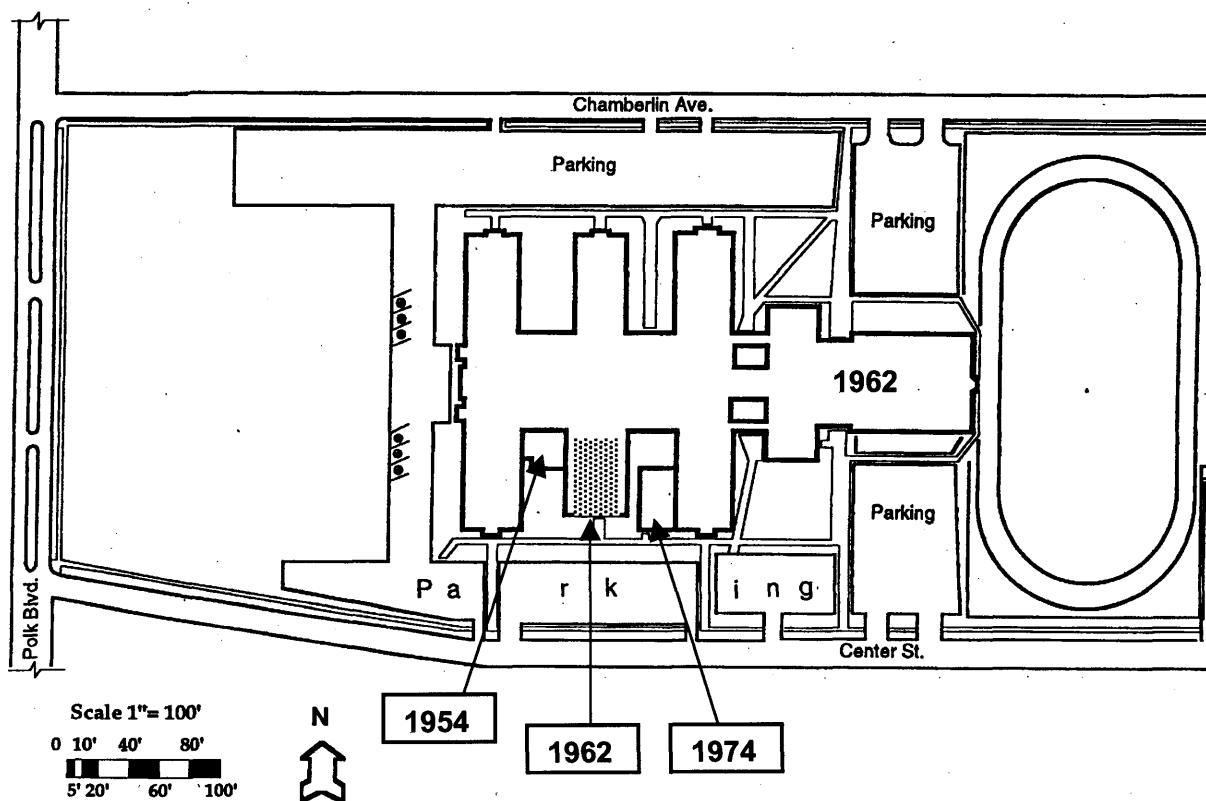
15. Home economics room, looking northeast
16. Wrestling room (former swimming pool), looking east
17. Wood shop (former gymnasium), looking northwest
18. Gymnasium, looking southeast
19. Cafeteria, looking northwest

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Section Floor Plans Page 10 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

ROOSEVELT HIGH SITE



Duane Van Hemert, Exec. Director of Facilities, Des Moines Public Schools, Des Moines, Iowa. December 2001.

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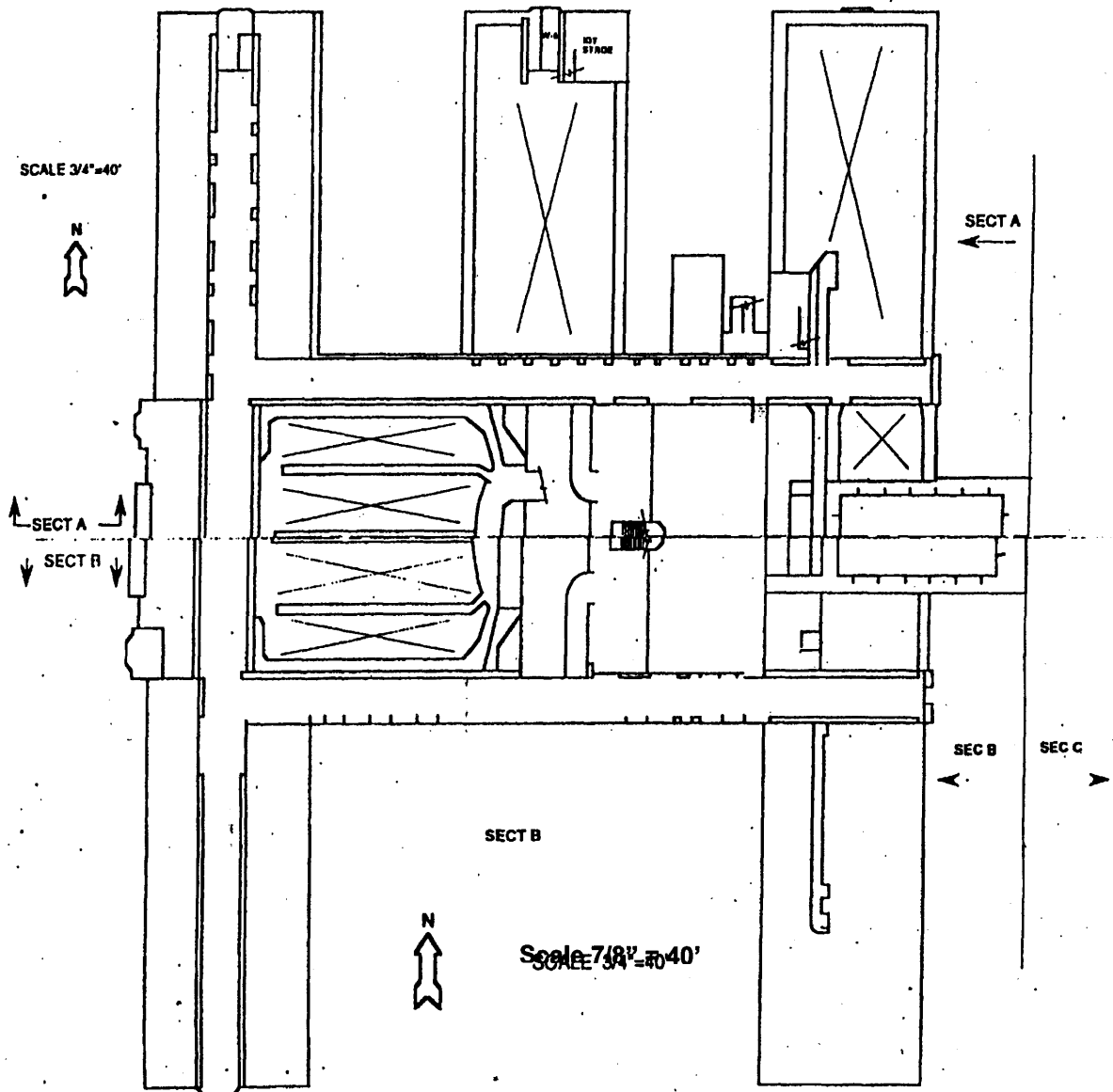
Section Floor Plans

Page 11

name of property
county, state

Theodore Roosevelt High School
Polk County, Iowa

ROOSEVELT HIGH SCHOOL
BASEMENT LEVEL



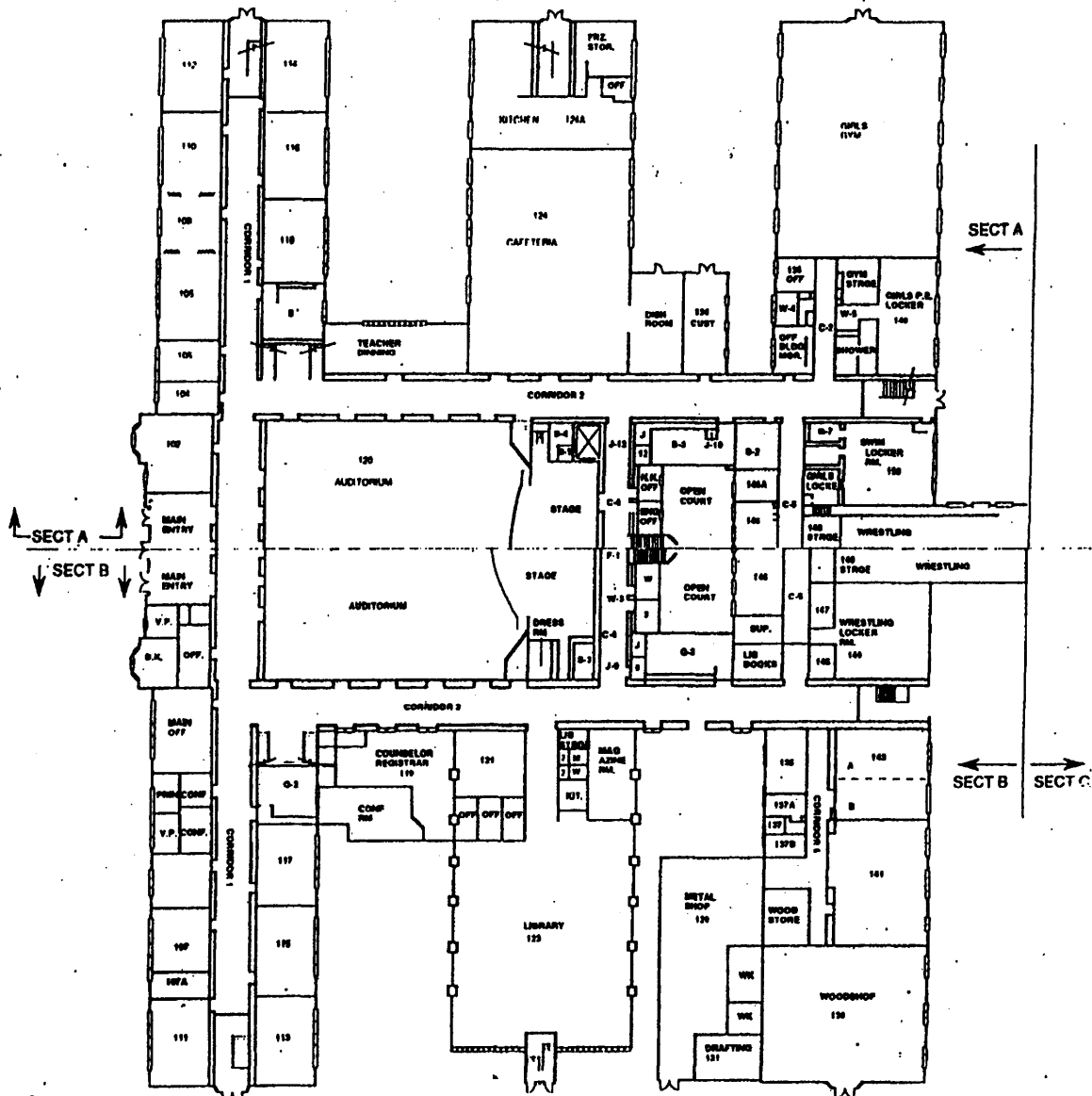
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ROOSEVELT HIGH SCHOOL

FIRST FLOOR



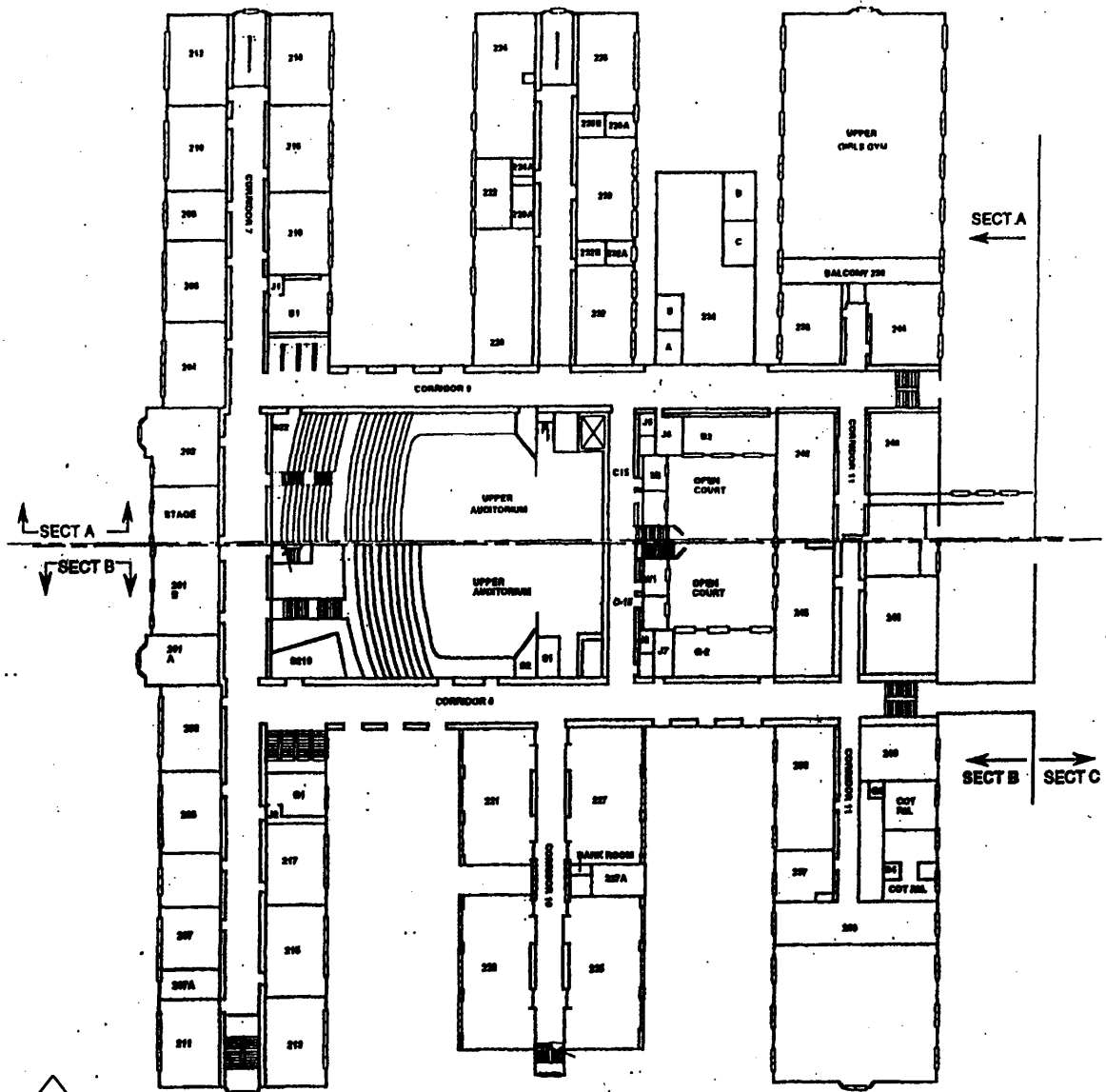
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Section Floor Plans Page 13 name of property Theodore Roosevelt High School
county, state Polk County, Iowa

**ROOSEVELT HIGH SCHOOL
SECOND FLOOR**



↑
Scale 7/8" = 40'

SECTION B