

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 FRANKLIN APARTMENTS

other names/site number Rood House, Antes House, Coffin Apartments

2. Location

street & number 1811 6th Avenue N/A not for publication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 (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.)

Signature of certifying official/Title Patricia Christy DSHPO Date 9-12-96 State or Federal agency and bureau State Historical Society of Iowa

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)

Signature of Keeper Edson H. Beall Date of Action 10-25-96

Franklin Apartments
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	
2	0	buildings
		sites
		structures
		objects
2	0	Total

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

Towards a Greater Des Moines

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Glass

Narrative Description

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

Franklin 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

1914

1918

Significant Dates

Circa 1897

1914

1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Morrison & Thome, architects

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

Franklin Apartments
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | L5 | 447 915 | 4606 565 |

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 22, 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 Roy G. and Dolores Skoglund

street & number 1811 6th Avenue telephone 515-288-8914

city or town Des Moines state Iowa zip code 50314

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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Franklin Apartments, Polk County, Iowa

GENERAL DESCRIPTION

This is a 3-story building of balloon frame construction clad with brick veneer. Originally constructed as a single-family dwelling circa 1897, this building was enlarged in 1918 and converted into an apartment building. The brick veneering was installed at this time. Because of this radical remodeling, evaluation of the building must be of its 1918 design. The integrity of this building amply conveys this 1918 era significance.

APARTMENT BUILDING

The main portion of the house measures approximately 32' x 50' (width by depth). The facade features a wrap-around porch. A porte-cochere, illustrated in a 1918 drawing, is nonextant (see Continuation Sheet 7-8).

The building rests on a concrete foundation. Of balloon frame construction, the exterior walls of the first and second floors are clad with red-orange colored brick veneer. The exterior walls of the third floor and the attic floor are clad in half-timbering and stucco. The roof is flat and of built-up construction. A wood frame stairwell is situated at the rear of the building, which provides a secondary access to each of the building's three floors. An 2-story oriel window is situated on the north elevation and a 3-story bay window is located on the south elevation. This bay window features quoins worked in brick of a dark red color. They contrast with the red-orange colored brick of the exterior walls.

The facade features a wrap-around porch. Resting on brick footings and supported by brick columns, this porch is covered with a hip roof. The porch railing is also constructed of brick. The color of this brick is dark red, which contrasts with that of the building's exterior walls. Cast concrete detailing is also employed on this porch, including the railing cap.

Most windows features 1/1 double hung sash. Ribbon windows are extensively employed, including sets of four on the first, second, and third floors. The attic story features long and low windows outlined by wood bands, emphasizing their horizontal feeling. A 2-story oriel window is situated on the north elevation.

The interior of this building features fine woodwork and a massive fireplace on the first floor.

Overall this apartment building is in good condition.

SITE

The Franklin Apartments are situated on a portion of Lot 3 in Block 3 of the Polk County Homestead & Trust Company's Addition to the City of Des Moines, Iowa. This city lot is situated on the east side of 6th Avenue near its intersection with Franklin Avenue. The building faces west.

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Franklin Apartments, Polk County, Iowa

A 2-story, brick automobile garage is situated at the northeast corner of this lot. Constructed circa 1918, the building features a steeply pitched hip roof with moderately wide eaves, quoins fashioned of brick on the southwest and northwest corners, and a brick chimney located near the southeast corner. This building was constructed to house an automobile on the first floor. The apartment, situated on the second floor, was possibly used originally as a dwelling for the apartment house supervisor. This apartment is accessed by an exterior wall flight of wooden steps on the south elevation. A 1-story, frame automobile garage, which formerly stood adjacent on the south and is pictured on the 1920 Sanborn fire insurance map, is no longer extant.

The immediate site of this property is generally level in topography. Within 100 feet of the property to the north, however, 6th Avenue slopes steeply into the Des Moines River valley.

The feeling of 6th Avenue is that of an area densely built. Several multi-story apartment buildings stand nearby. The Ayrshire, a 36-unit apartment building is situated immediately to the north, and an apartment complex of seven brick buildings (now known as the Good Samaritan but historically known as the Bailey Court Apartments) is located within two blocks to the northwest. 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, 6th Avenue carries heavy north-south traffic flow. Land use to the west and east of the site remains residential.

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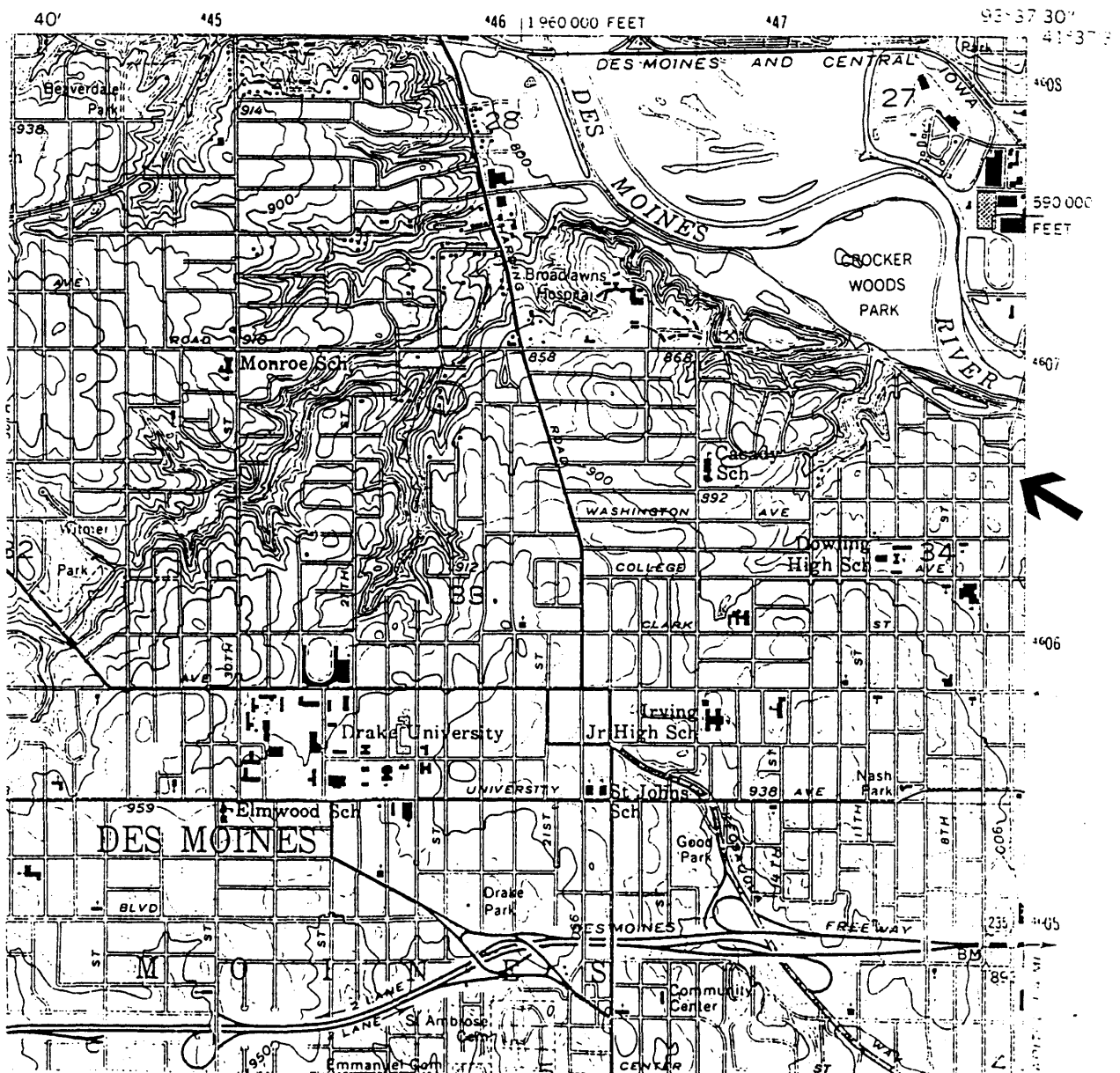
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Franklin Apartments, Polk County, Iowa

SITE MAP

ARROW LOCATES PROPERTY



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



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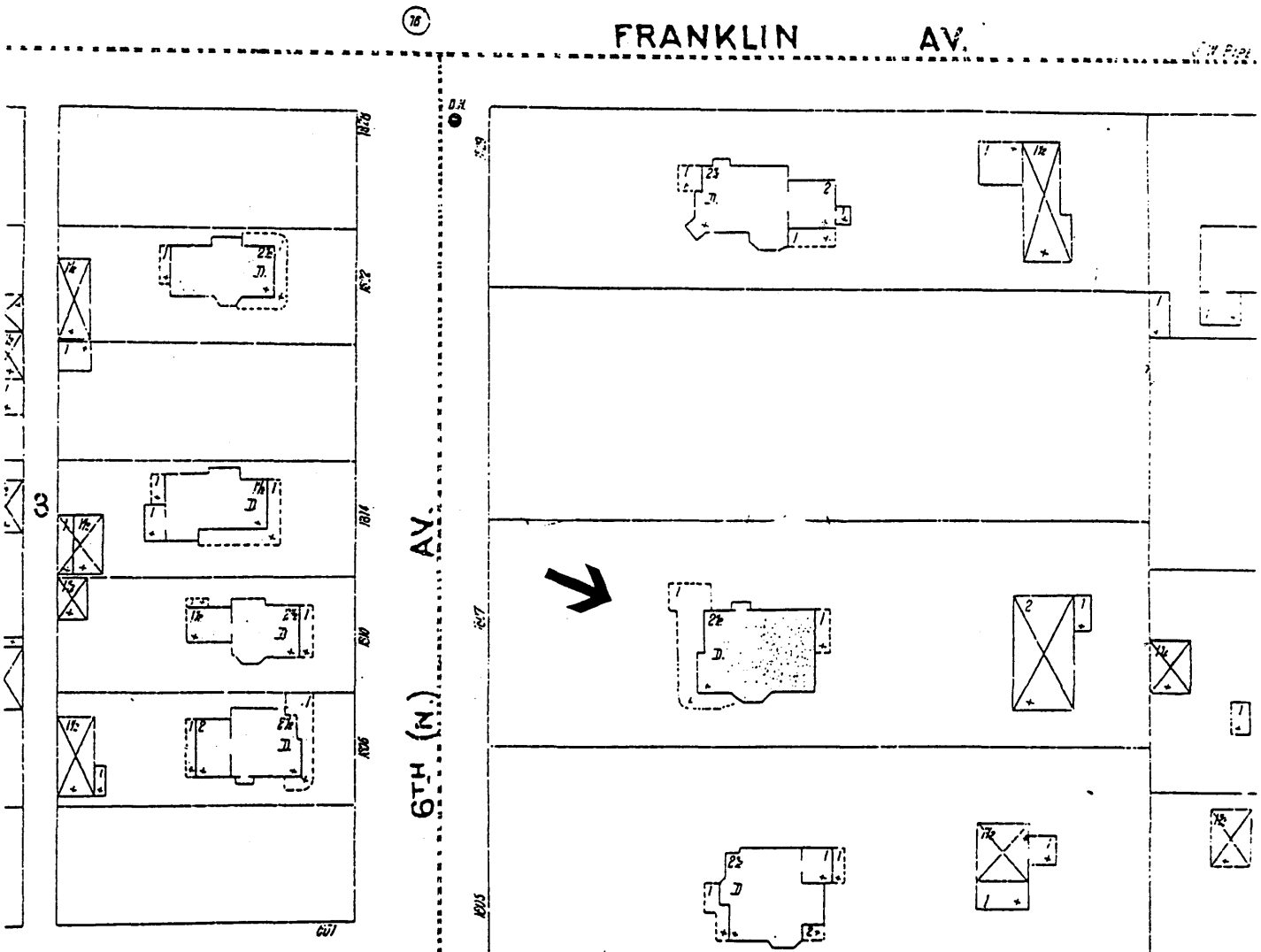
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Franklin Apartments, Polk County, Iowa

1901 PLAT MAP

PICTURES THE ROOD HOUSE BEFORE ITS CONVERSION TO THE FRANKLIN APARTMENTS



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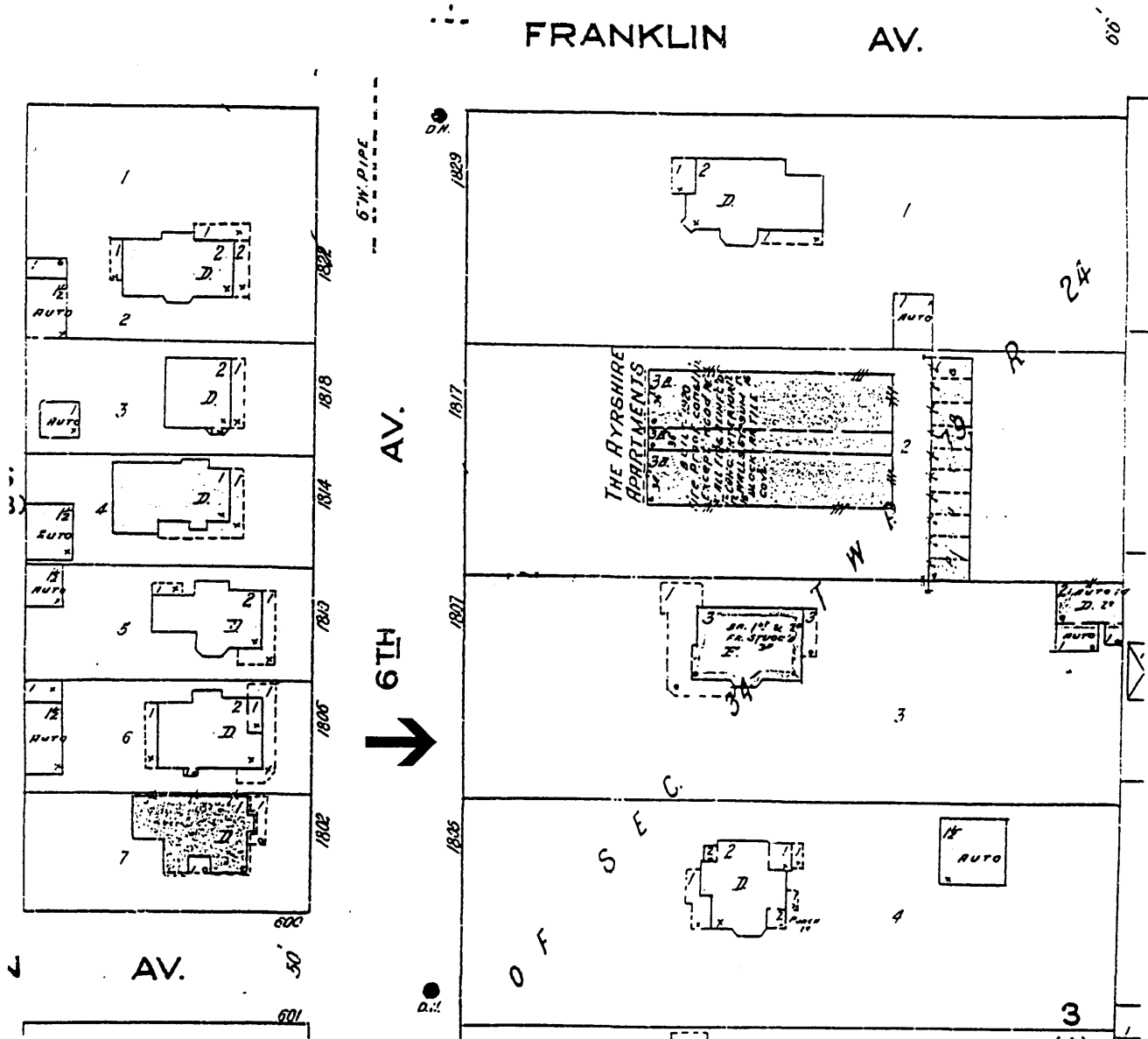
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Franklin Apartments, Polk County, Iowa

1920 PLAT MAP

PICTURES ROOD HOUSE REMODELED AS THE FRANKLIN APARTMENTS



Source: Sanborn Map Company, Des Moines, 1920, p. 340.



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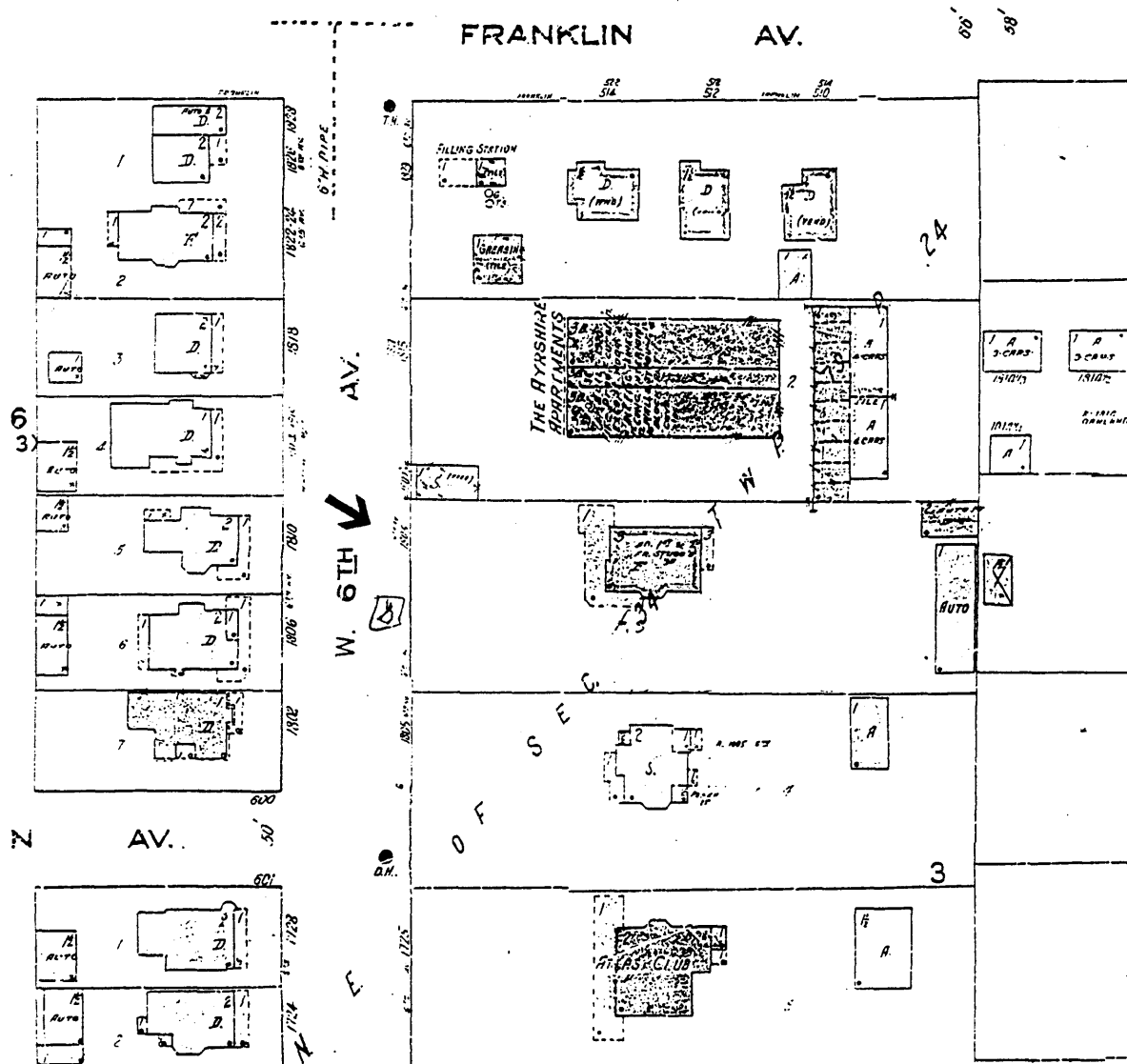
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Franklin Apartments, Polk County, Iowa

1920-1943 PLAT MAP

PICTURES ROOD HOUSE REMODELED AS THE FRANKLIN APARTMENTS



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Franklin Apartments, Polk County, Iowa

ROOD HOUSE

PICTURES PROPERTY PRIOR TO REMODELING



RESIDENCE DR. AND MRS. L. D. ROOD—1807 Sixth Avenue.

The above image reflects the poor quality of this document's microfilm.

Source: *The [Des Moines] Mail and Times*, April 1, 1899.

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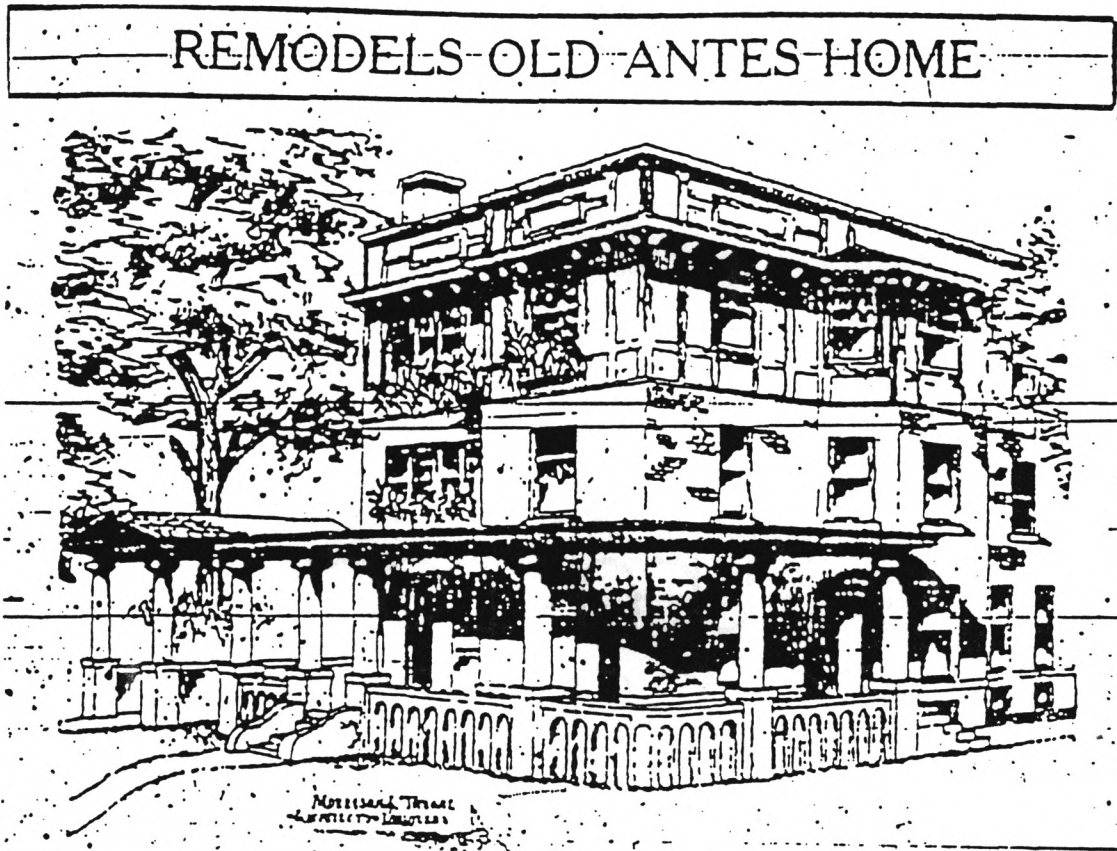
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Franklin Apartments, Polk County, Iowa

ARCHITECTS' DRAWING

PICTURES PROPOSED REMODELING DESIGN



Frank B. Coffin will remodel the old Antes home, purchased by him at 1307 West Sixth street, with three seven room apartments. They will be equipped with every modern convenience for the housekeeper including ice boxes, laundry dryers, vacuum cleaners, vapor heat and modern plumbing.

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Franklin Apartments, Polk County, Iowa

SUMMARY OF SIGNIFICANCE

Built as a single-family dwelling for the Rood family circa 1897, converted into a 7-unit apartment building in 1914, and substantially remodeled in 1918 as a 3-unit apartment building, the Franklin Apartments possess historical significance, under National Register Criterion A, in calling attention to the streetcar's role in stimulating land development and redevelopment along its route, a major theme in the history of Des Moines. Having emerged as an important streetcar route in the late Nineteenth Century, the 6th Avenue streetcar encouraged the evolution of North Des Moines from a Victorian suburb into a city neighborhood. The conversion of the Rood House into the Franklin Apartments dramatically illustrates this phenomenon.

The building is additionally significant under National Register Criterion C. The Franklin Apartments stand as a fine example of an apartment building in North Des Moines, a new property type emerging in this area during the early Twentieth Century. It is distinctive, in this regard, as an adaptive reuse of a single-family dwelling. The building is additionally significant under Criterion C because it calls attention to the architectural firm of Morrison & Thorne, whose 1918 drawing of the building publicized its remodeling and whose design shows a creative solution to an adaptive reuse project.

The period of significance, under Criterion A, for the Franklin Apartments is 1914, the year it became a 7-unit apartment building and the period of time it illustrates redevelopment along 6th Avenue. The period of significance, under Criterion C, is 1918, the year the building took on its present architectural configuration as a remodeled, 3-unit apartment building.

The property contains two resources for this nomination--the apartment building, which is contributing, and the automobile garage, which is also contributing.

COMMUNITY DEVELOPMENT

The Franklin Apartments illustrate the evolution of ever higher residential land use in North Des Moines, stimulated in large part by the 6th Avenue streetcar route. This progression can be seen in redevelopment of city lots first improved with single-family dwellings and then as multiple-family dwellings. The following list shows how these multiple-family dwellings themselves took on an ever increasing occupant density:

Double house
Apartment building
Apartment hotel
Apartment complex

Although only selected sites in North Des Moines experienced this evolution, 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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Franklin Apartments, Polk County, Iowa

The double house was the first type of multiple-family dwelling in North Des Moines. As this area grew, the demand for rental units increased. Some investors responded to this opportunity by constructing double houses. C. H. Baker illustrates one example. Built in 1902, the Baker Double House at 1700-1702 6th Avenue provided this owner a home in one of the units and an income property in the other. A number of other double houses were also built along 6th Avenue.

The apartment building was the next stage of this evolution. Such buildings as the New Lawn, The Maine, and the Kromer Flats were constructed on 6th Avenue during the first two decades of the Twentieth Century. Later, the apartment hotel made an appearance on 6th Avenue, followed in turn by the apartment complex.

The Franklin Apartments stand within this evolutionary stage as a good example of the apartment building along 6th Avenue. Originally constructed for the Rood family as a single-family dwelling circa 1897, the Franklin Apartments are unusual in this respect because they illustrates how such a dwelling could be converted into multiple-family. In 1914 Frank B. Coffin purchased the Rood House and converted it into a 7-unit apartment building. In 1918, Coffin reconstructed the exterior of the building and improved the quality of the apartment units by reducing their number to four. He also installed a number of up-to-date amenities in these units to distinguish the Franklin Apartments from other residential types in North Des Moines. The significance of these amenities is discussed below.

Prior to its use as the Franklin Apartments, the building had several other owners. Bertha A. Rood purchased the city lot on which this resource stands from Flora E. Ankeny and her husband in 1896. Prior to this time, the lot appears to have been undeveloped. This is demonstrated by city directories, which show no member of the Ankeny family living at this sizable residence in 1896 or previously. (1807 6th Avenue, as its address was then styled.) When pictured in 1899, this resource was captioned "Residence of Dr. and Mrs. L. D. Rood--1807 Sixth Avenue." It can be reasonably concluded that the Roods had this single-family dwelling constructed. The historic name of this resource does not reflect, however, the Roods' ownership because the building was substantially remodeled in 1918.

L. Drakely Rood was a medical doctor, who practiced in Des Moines. His office was located at 304 6th Avenue in 1896, and he lived at 923 6th Avenue at that time (City Directory). By 1898 he had relocated his office to 601 Walnut Street and was living at 1807 6th Avenue (City Directory).

M. F. Antes purchased this property from Bertha Rood and her husband in 1902 (Book V-2A). M. F. Antes and William H. Antes then owned this property. William H. Antes was president and manager of the Des Moines Casket Company (City Directory 1905).

As already discussed, Frank B. Coffin purchased the building in 1914. In 1918 he launched a major remodeling of the building and employed Morrison and Thorne as architects to plan it (see Continuation Sheet 7-8). Coffin subsequently implemented that firm's design, and within a year or so the remodeling was complete. The new facility now contained three apartments (City Directory 1920).

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Franklin Apartments, Polk County, Iowa

ARCHITECTURE

The Franklin Apartments is architecturally significant because it illustrates a new building type in Des Moines, because it calls attention to the architectural firm of Morrison & Thorne, and because it shows a creative design solution to adaptive reuse.

Apartment Building

The Franklin Apartments stand as a fine and early example of a new type of residential architecture emerging in North Des Moines during the early Twentieth Century--the apartment building. The apartment building was distinct in many ways from earlier kinds of multi-family dwellings. Prior to the apartment building, most suburban multi-family dwelling units were located on the upper floor or floors of commercial establishments.

The apartment building differed from commercial block dwellings in several significant ways. The floor plan of commercial block dwelling units was generally restricted to the footprint of the first floor's commercial function. In contrast, the apartment was exclusively residential and its design more flexible as a result. The apartment building also possessed amenities usually lacking in storefront units. The Franklin Apartments provide a good example of such amenities. As a 1918 newspaper reported, the Franklin Apartments:

will be equipped with every modern convenience for the housekeeper including ice boxes, laundry dryers, vacuum cleaners, vapor heat and modern plumbing. (*The Register and Leader* 1918.)

Because it offered distinctive amenities such as these, the apartment building soon became an alternate to the single-family dwelling and other types of residential architecture in Des Moines.

Morrison & Thorne

The history of Morrison & Thorne, a partnership of architects operating in Des Moines during the early years of the Twentieth Century, is, as yet, little-known. It is thought that they were based in Omaha, Nebraska. What information is available locally stems from two articles in local newspapers during the 1910s. In 1915, Morrison & Thorne submitted an elevation drawing of the New Lawn to be built at 1245 6th Avenue. In 1918, the firm designed an adaptive reuse for the Rood House, at 1811 6th Avenue, into the Franklin Apartments (see Continuation Sheet 7-8). The architectural concept of the Franklin Apartments, as well as that of the New Lawn, shows the firm to have had considerable architectural skills.

As more information becomes available about this architectural firm, the Franklin Apartments should be reevaluated in this light.

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Franklin Apartments, Polk County, Iowa

Design

The Franklin Apartments show a creative design solution to adaptive reuse. The edifice seeks to blend with the architectural character of the surrounding neighborhood, yet conveys the image of a modern, up-to-date facility. It achieves this end through choice of building materials and an eclectic selection of architectural styling.

The Franklin Apartments employs building materials compatible with others in the neighborhood. In this regard, the building illustrates how developers in North Des Moines sought to blend new construction tastefully into the character of existing architecture. For example, the first two floors of the building were veneered in brick, relating it to other brick buildings in the immediate vicinity. The S. T. Slade House at 1725 6th Avenue is a case in point. The employment of additional brick detailing, such as the porch columns and railings, also help convey the feeling of a Victorian building.

At the same time, the Franklin Apartments presents the image of a modern, up-to-date facility. It achieves this end through the design of the third floor and the attic floor. Here, exterior walls are clad in half-timbering and stucco. These textures and colors contrast with those materials on the first and second floors. They also call attention to the upper part of the building. The horizontal emphasis on the upper floors--ribbon windows, cornice between the third floor and the attic floor, and the long, narrow windows in the attic floor--provide another accent to draw attention to this area. These and the half-timbering and stucco point to the influence of Craftsman styling.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

This house was also 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 house 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.

PRESENT STATUS OF PROPERTY

This property continues to serve as a multi-family dwelling today, its original 1918 adaptive reuse function.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Although historical archaeological investigations may uncover traces of construction on the site previous to the Roods' occupancy, this is unlikely. Prices fetched in earlier sales of this property suggest that the land was unimproved when they purchased it.

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Franklin Apartments, Polk County, Iowa

The location of ancillary structures associated with this property while a single-family dwelling, such as a barn, privy, and/or other service facility, might be identified and yield information. Remains of the 1-story automobile garage located directly adjacent to the present one might also be identified.

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Franklin Apartments, Polk County, Iowa

BIBLIOGRAPHY

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

PRIMARY

Mail and Times [Des Moines] The; Picture Feature showing 15 photographs of Des Moines' showplace residences, including "Residence Dr. and Mrs. L. D. Rood--1807 Sixth Avenue."

Register and Leader, The; "Remodels Old Antes Home;" Real Estate Supplement, p. 1; April 4, 1918. Pictures an exterior view of the planned remodeling as drawn by Morrison and Thorne.

Sanborn Fire Insurance Maps for March 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.

Des Moines City Assessor Office; Assessment Card. Indicates year built as 1893.

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.

ORAL HISTORY

Skoglund, Roy G., and D. Skoglund; Informant Interviews with William C. Page; May 11, 1995. Mr. and Mrs. Skoglund are the current owners of this property.

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Franklin Apartments, Polk County, Iowa

VERBAL BOUNDARY DESCRIPTION

Lot 3 (except the south 42 feet and the west 82 feet) in Block 3 of Polk County
Homestead & Trust Company's Addition to the City of Des Moines, Iowa.

BOUNDARY JUSTIFICATION

Contains all land associated historically with the resource.

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Franklin Apartments, Polk County, Iowa

LIST OF PHOTOGRAPHS

1. Franklin Apartments
1811 6th Avenue
Des Moines, IA 50314
Apartment building
Looking northeast
William C. Page, Photographer
November 23, 1995

2. Franklin Apartments
1811 6th Avenue
Des Moines, IA 50314
Apartment building
Looking southeast
William C. Page, Photographer
August 16, 1995

3. Franklin Apartments
1811 6th Avenue
Des Moines, IA 50314
Automobile garage
Looking northeast
William C. Page, Photographer
November 23, 1995