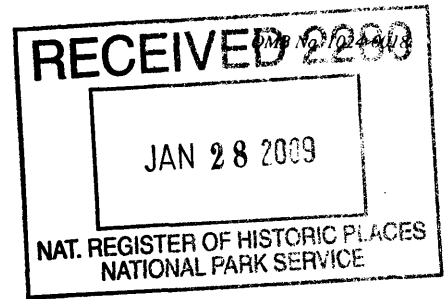


United States Department of the Interior
National Park Service

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 BOYT COMPANY BUILDING

other names/site number Gilchrist Building

2. Location

street & number 210 Court Avenue N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50309

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets does not meet) the National Register criteria. I recommend that this property be considered significant (nationally statewide locally). (See continuation sheet for additional comments.)

Barbara A. Mitchell, DSHPO Jan 22 2009
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)

Signature of Keeper

Date of Action

Edson H. Beall 3-10-09

Boyt Company Building

Name of Property

County and State

5. Classification

Ownership of Property (Check as many lines as apply) **Category of Property** (Check only one line)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
		sites
1		structures
		objects
2	0	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)

COMMERCE/TRADE/warehouse

TRANSPORTATION/road-related (vehicular)

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/restaurant

TRANSPORTATION/road-related (vehicular)

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Stucco

Asphalt

Narrative Description

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

Boyt Company Building
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

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

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

INDUSTRY

Period of Significance

1904-1908
1943-circa 1945

Significant Dates

1904
1943
circa 1945

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

Boyt Company Building
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 | 1 5 | 4 4 8 2 0 0 | 4 6 0 3 6 9 9 |
Zone Easting Northing

2 | | | |
Zone Easting Northing

3 | | | |
Zone Easting Northing

4 | | | |
Zone Easting Northing

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 Quebec Construction, LLC date February 10, 2008
street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740 (Page)
city or town Des Moines state Iowa zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs - Representative **black and white photographs** of the property.

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

Property Owner

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

name Jeffrey C. & Pamela K. Baker; City of Des Moines, Iowa
street & number 210 Court Avenue; 400 E. 1st Street telephone 515-243-5300; 515-283-4500
city or town Des Moines state Iowa zip code 50309

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**

Section number 7

Page 1

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

PHYSICAL DESCRIPTION

Erected in 1904, the Boyt Company Building is located on the south side of Court Avenue immediately north of an alley running between 2nd Avenue and 3rd Street and immediately east of an alley running south of Court Avenue. The latter alley is included in this nomination as a contributing resource. The Boyt Company Building replaced an earlier, 1-story frame structure on the site, pictured on 1891 and 1901 Sanborn fire insurance maps.

A parking lot is situated to the west of the Boyt Company Building. This parking lot was created after the collapse of a 4-story, brick building in the 1960s. The Boyt firm had constructed this building circa 1907 to house its factory, at which time it also vacated the 210 building. The Taft-West Warehouse (NRHP) is situated immediately to the west of this parking lot at 216-222 Court Avenue. This warehouse, now converted to dining, drinking, and entertainment, uses part of the parking lot to the east as a patio for its patrons.

Court Avenue is an historic corridor in downtown Des Moines. Other nearby buildings include the Seth Richards Commercial Block (NRHP) at 300-310 Court Avenue, the Des Moines Saddlery Company Building (NRHP) at 307-311 Court Avenue, and the Polk County Courthouse (NRHP) at the west end of the street. The Hotel Row Historic District—properties facing both sides of 4th Street between Walnut Street and Court Avenue—was recently determined National Register eligible by the State Historical Society of Iowa.

EXTERIOR

The Boyt Company Building is a rectangular-shaped, 2-story, masonry edifice. It features brick walls on a masonry foundation and a shed roof covered with rubber membrane. There is no basement. The footprint of the building measures 22 by 192 feet, the larger dimension forming the west elevation. The north façade faces Court Avenue, and the west façade faces an alley. The south elevation at the rear of the building faces an alley and remains largely unseen. To the east, the building shares a party wall with its 3-story neighbor at 208 Court Avenue. An historic photograph of the building's north facade pictures it circa 1905. (See Continuation Sheet 7-10.) Today, the west façade is actually more visible from the street than the north façade because an alley and largely vacant lot to the west of the building open up a vista to the entire length of the west elevation. A large, animated billboard currently surmounts the roof.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 2

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

North Elevation

The north elevation has been remodeled twice. In the 1910s or 1920s, stucco was applied over its face brick. This included several courses of brick, which formed a simple cornice to the building.

In 1980, the second remodeling occurred and converted the building into a restaurant. On the upper floor, vertical wood panels were installed to cover the stucco. The stucco-clad cornice remained exposed. Although this cladding material covered up the three original segmental-arched, 1/1 double-hung windows shown in the historic photograph, the window cavities remain extant underneath.

The storefront was also remodeled. Originally, it featured four bays, defined by brick pilasters at each side of the building flanking three support posts. A door in the east bay provided access to a staircase to the second floor. A door in the west bay provided access to the first floor. The two bays in the center featured storefront windows, which were wider than the two bays on the sides. (See Continuation Sheet 7-10.) The 1980 remodeling appears to have removed the middle of these three posts in order to install double doors and a small window in the two center bays of the storefront. At the same time, a small window replaced the door in the west bay. The door in the east bay was left intact although non-operative. One now gains access to the staircase behind the east bay from inside the building. The three original window openings and their segmental arches on the second floor remained extant throughout both remodeling projects. These window openings are now clad with cover-up materials, and their original 1/1 double-hung sash are missing. The segmental arches remain visible from the interior of the building. A fixed, canvas awning now extends above the storefront and across the north elevation of the building. A small electric sign is mounted to the second floor extends over the public sidewalk in front of the building.

West Elevation

The west elevation remains very much as originally constructed with 20 bays on the first and second floors. All 20 bays on the second floor bays feature fenestration; only some on the first floor do. The brick on the west elevation features mottled colors of orange, brown, purple, and dull red, laid in American bond with natural-colored mortar in lightly raked joints. The natural finishes of these materials remain intact. One row of header brick alternates with six rows of stretcher brick. The base of the west elevation is now clad with stucco up to about three feet above grade. This alteration to the building likely occurred during the 1910s or 1920s, when the stucco was applied to the north elevation. A circa 1980 sign is painted on the brick between the first and second floors toward the

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 3

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

north end of the west elevation and advertises the restaurant. The rear three bays on both the first and second floors are now painted gray.

Six windows and three doors are situated on the first floor. All of these windows are now covered up with plywood. The window cavities feature brick sills, now parged with stucco, and segmental-arched lintels. The first three windows from the north are shorter than the others on the first floor. If this is a later alteration (these windows lack the brick sills of the others), this alteration was carefully built because little if any evidence suggests brick infill. The status of the sash behind most of these windows is unknown, since their cavities are presently clad with cover-up materials on the inside of the building as well as on the outside. Two of the cavities remain uncovered and feature 6/6 double-hung sash windows. The difference between the tall and short windows suggests the one-time presence of a demising wall separating them.

All of the door openings are located toward the rear of the west elevation. A large, dock-type door, likely installed in the 1940s, when the Walter Boyt Saddlery Co. leased the building again and converted it into a warehouse, is located about midway down the west elevation to the south. It is now closed with cover-up materials, although a working man-door is situated at one side. Another working man-door is located to the south of it. The third door, now clad with cover-up material, is situated near the rear of the building. Larger than a man-door but small than a vehicular door, it was likely used to move goods in and out of the building.

Twenty windows are situated on the second floor. Although 18 of them are now covered up with plywood on the exterior and interior, two windows remain uncovered, showing original 6/6 double-hung wood sash. All or most of the other windows undoubtedly featured the same treatment, and their sash likely remain intact. The three bays at the south end of the west elevation are now painted gray.

South and East Elevations

The south and east elevations of this building are barely noticeable because the former faces a back alley and the latter abuts the 3-story building to its east.

The brick at the base of the south elevation has been parged (as around the corner on the west). The south elevation originally featured three bays, each with a window. All the windows on the first floor have been infilled with concrete block, although the original cavity of the east window remains revealed, as does a portion of the west window cavity. The sills for both of these windows also

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

remain extant. The windows on the second floor are now clad with cover-up materials. Their sills and segmental brick arches remain intact. A stepped parapet surmounts the top of the south elevation. The south elevation is painted gray.

Today, a small portion of the east elevation is visible. This was not intended. This building and its neighbor to the east at 208 Court Avenue share a party wall. Sometime after 1957, about 20 feet was removed from the rear of the 208 building. This did not include its party wall with the 210 building, which remained intact and is now visible from the alley. Although this party wall was parged with stucco in 2007, the joist pockets for the 208 building remain visible between the first and second floors. This 20-foot wall is now painted dark red.

INTERIOR

The first floor features a foyer, staircase to the second floor, restaurant and bar, kitchen, and restrooms. The 1980s remodeling in the restaurant and bar included a new, arched ceiling installed beneath what is said to be an intact, original ceiling above it. The remodeling in this area also included decorative wood posts and beams on the walls to suggest a Wild West theme.

An original staircase on the east side of the building provides the access to the second floor. The second floor plan originally contained one large room and a small room on the far north end of the building. The latter is thought to be original to the building because it features a finished, wood ceiling. A third room, the smallest of the three, is situated between the other two. The 1980s remodeling formed this room with the construction of several new partition walls. The balance of the second floor—about 3,750 square feet—remains one large, open space. An open shaft is situated in the southwest corner, where an elevator was once situated. (Sanborn Map Company 1920-1957) A large fire door, mounted on a metal track, is situated about midway down the east wall of this room. It provided access from the second floor of the building at 208 Court Avenue.

A series of wood posts are situated along the east wall, which in turn support a horizontal wood beam the length of the room. This beam supports the rafters. The rafters and sheathing are of wood and exposed. The rafters slant down from east to west, so that the shed design of the roof is visible in the interior.

The surface finishes on the second floor are plain and simple, commensurate with a factory. The walls are of brick and without plaster. They are now painted white. The floor is original wood laid in planks running north and south and left in a natural finish.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 5

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

All but two of the 6/6 double-hung sash windows on the second floor are covered with plywood on the exterior and most are covered on the interior as well, but several are exposed. These sash are original to the building and stripping the cover-up materials from the other windows will likely reveal a similar status for the others. There are no window surrounds, stools, or aprons on the interior of the windows. They are finished off in a strictly utilitarian fashion. Wood infills the small areas of the window cavities between the top of the window frames and the segmental arches, which surmount them.

ALLEYS

A public alley is situated immediately west of the building. The alley measures about 16 feet wide and runs south from Court Avenue to another 16-foot alley running east and west at the rear of the building. During the late 19th and early 20th centuries, both alleys likely were paved with brick, although today they are surfaced with asphalt.

The north-south alley provided a vehicular corridor for dray wagons and, later, motorized trucks, which moved raw materials and finished goods in and out of the Boyt operation. An historic drawing of the site in 1919 pictures these operations. (See Continuation Sheet 7-11.)

During World War II, this alley served an added purpose. The 210 building was pressed into service to receive and warehouse boxes and crates until the factory at 212-214 Court Avenue needed them for shipment. Then, workers moved the boxes and crates across the alley from the storage depot to the factory. After the boxes and crates were packed with finished goods, they were dispatched in vehicles using this alley. Congestion likely occurred in this narrow alley, particularly during World War II, when the Boyt firm reached its manufacturing zenith.

CONDITION AND INTEGRITY

Condition

The condition of this building is excellent. It has remained occupied and well maintained throughout its life. Some damage occurred to the building during the Great Flood of 1993 in Des Moines. Although water penetrated the first floor of the Boyt Company Building, its damage was relatively minor, confined to the first floor, and quickly remedied. The damage to the business climate of Court Avenue suffered, however, as the flood curtailed business operations for some time,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 6

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

and patrons found other venues for dining and entertainment. They have returned only in the last few years along with a new generation of patrons attracted to residential redevelopment and revitalized business along Court Avenue.

Several points concerning the condition and design of the north elevation are in order. This façade has been remodeled twice in its history. Likely during the late 1910s or early 1920s, the second story was covered with stucco. This was a popular trend at the time to insinuate a Craftsman-influenced styling to update the curb appeal of commercial and residential brick buildings. As such, the stucco on the Boyt Company Building should be considered as integral to its integrity, since its north elevation looked this way during its period of significance in World War II. The north elevation was remodeled again in 1980. This remodeling covered-up the stucco on the north elevation with vertical wood siding. This siding is easily reversible and should be removed to return the building to its previous appearance.

Integrity

The Boyt Company Building possesses excellent or high integrity according to five of the National Register's seven qualities.

The building's integrity of *location* is excellent. It remains on its original site with a number of its late 19th and early 20th century surroundings along Court Avenue intact.

The integrity of the building's *design* is high. The west elevation wall surfaces remain intact, along with all 20 original window cavities on the second floor. All of the window and door cavities on the first floor also remain intact from the building's service during World War II. The quality of the west elevation's design integrity is particularly important because of its prominence along Court Avenue. An alley and an unenclosed patio are situated immediately west of the Boyt Company Building and this open space provides an unimpeded view of the west evaluation from the street. The north façade of the building has been remodeled, as discussed above, but this is not unusual for a commercial building. Although cover-up materials now clad its upper floor, this material is easily removed and the underlying stucco exposed. The design of the stucco façade should be considered integral to the building's integrity, since the building appeared this way during its period of significance in World War II. Although the automated sign, which surmounts the building, is visually distracting, National Park Service guidelines allow latitude for signage. This sign was erected and can be removed without damage to the fabric of the building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 7

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

The *setting* of the Boyt Company Building is only fair because the Boyt factory at 212-214 Court Avenue is non-extant. Still, Court Avenue remains as an urban thoroughfare, as it did during the period of significance of the building. The Polk County Courthouse heads the avenue on the west, and many of the buildings, which line both sides of Court Avenue to the Des Moines River on the east, date from the late 19th and early 20th centuries. Although some buildings along the avenue post-date World War II and demolition has removed some buildings from the streetscape, this setting remains commensurate with the historical character of this warehouse and light-industrial district.

The integrity of *materials* in Boyt Company Building is excellent. The west and south elevations of the building remain virtually intact. In the interior, the original brick walls, wood floors, and ceiling materials on the second floor have changed little since 1904 except for the construction of several partition walls on the north end of the room, which are easily reversible. Although the interior of the first floor has been remodeled, original wall surfaces might remain extant behind cover-up materials. Original materials are also said to remain extant above the current drop ceiling.

The *workmanship* evident in the building today is best seen in the simplicity of its utilitarian construction. The building was erected as an investment for light industrial or warehouse use, and the fashioning of its building materials reflects a concern for cost-effectiveness. This workmanship reflects an early 20th century emphasis on function and efficiency and is excellent within that context.

The Boyt Company Building retains an excellent *feeling* of light industrial vitality. Today's lively pace of urban activity surrounding it on Court Avenue lends a sense of movement and purpose, which characterized the property during its period of significance.

The Boyt Company Building retains a good quality of *association*. Although the firm's main factory is nonextant, the site of the 210 building, its alley, and its surroundings remain substantially as they existed during the building's periods of significance. Visitors from these eras would recognize the building and its surroundings today.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 8

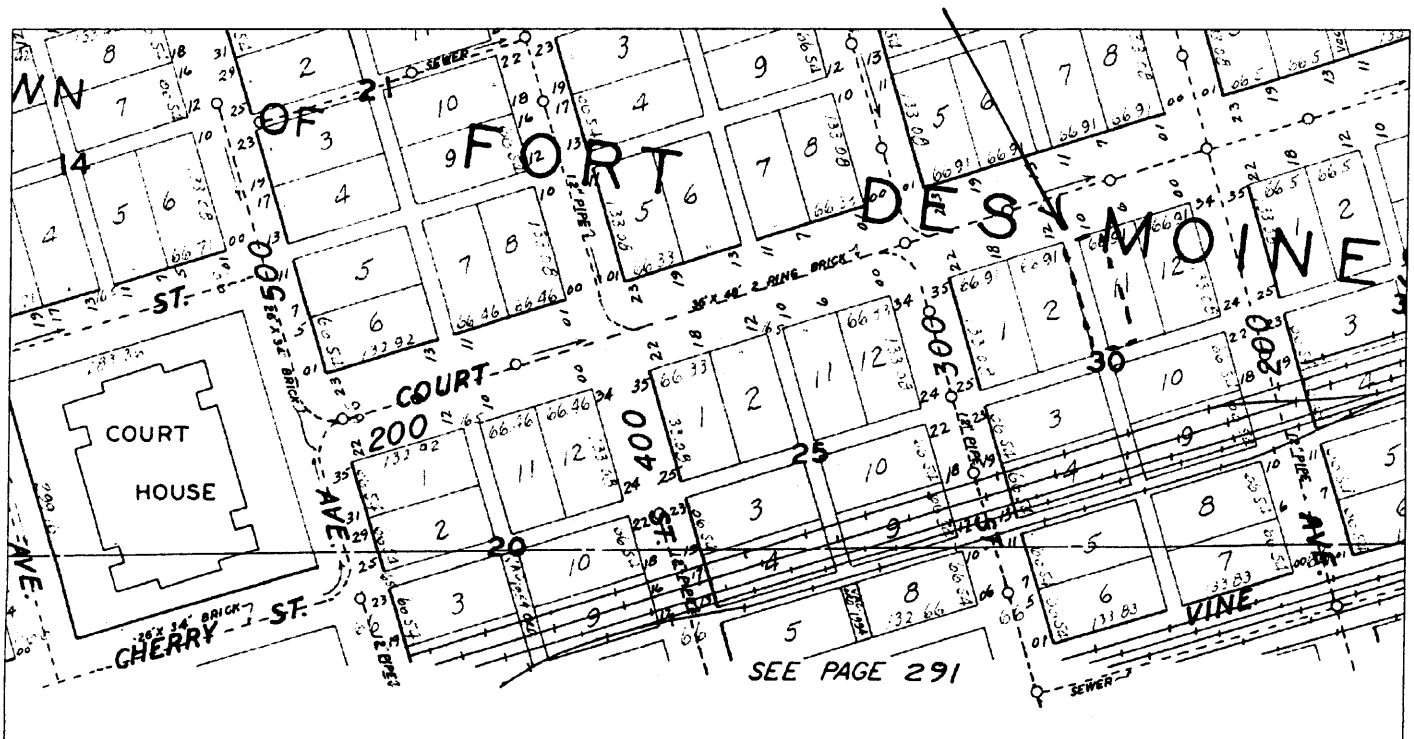
CFN-259-1116

Boyt Company Building, Polk County, Iowa.

SITE MAP

ARROW LOCATES LOT 11 AND ALLEY ADJACENT TO WEST

Dashed Line Shows Property Boundaries



Source: *Aer-O-Plat Atlas of Polk County, Iowa, City of Des Moines, Volume Two, Sidwell Studio, 1953, p. 233.*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

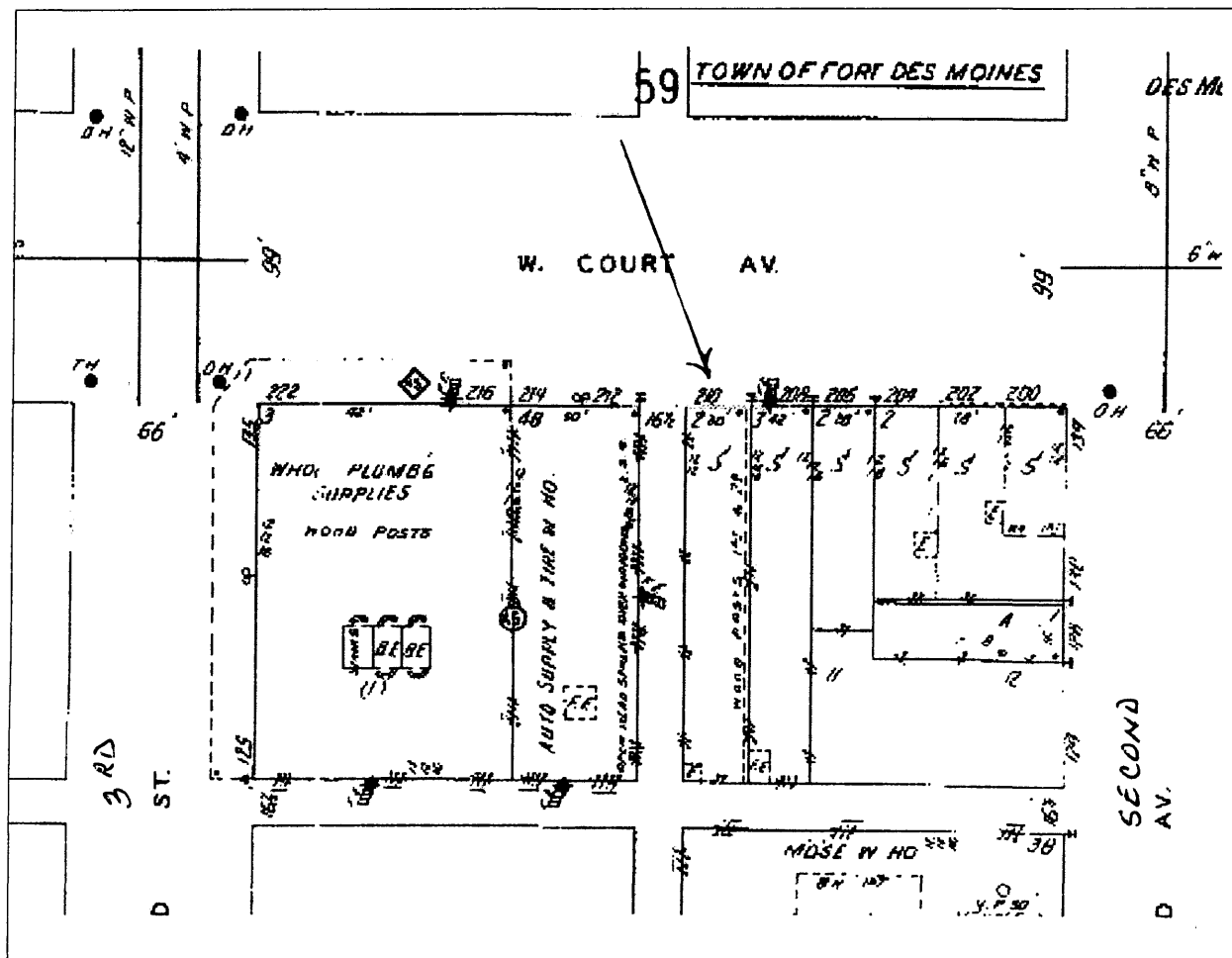
Page 9

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

1957 FIRE INSURANCE MAP

ARROW LOCATES THE BOYT COMPANY BUILDING



This map pictures the building's original configuration, although after Boyt Company Building had vacated it. The map shows the wood posts, which support the building's upper floor and roof, the elevator in the building's southwest corner, and the 16.5-foot alley adjacent to the west.

Source: Sanborn Map Company, Des Moines, 1920 update (1957).



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

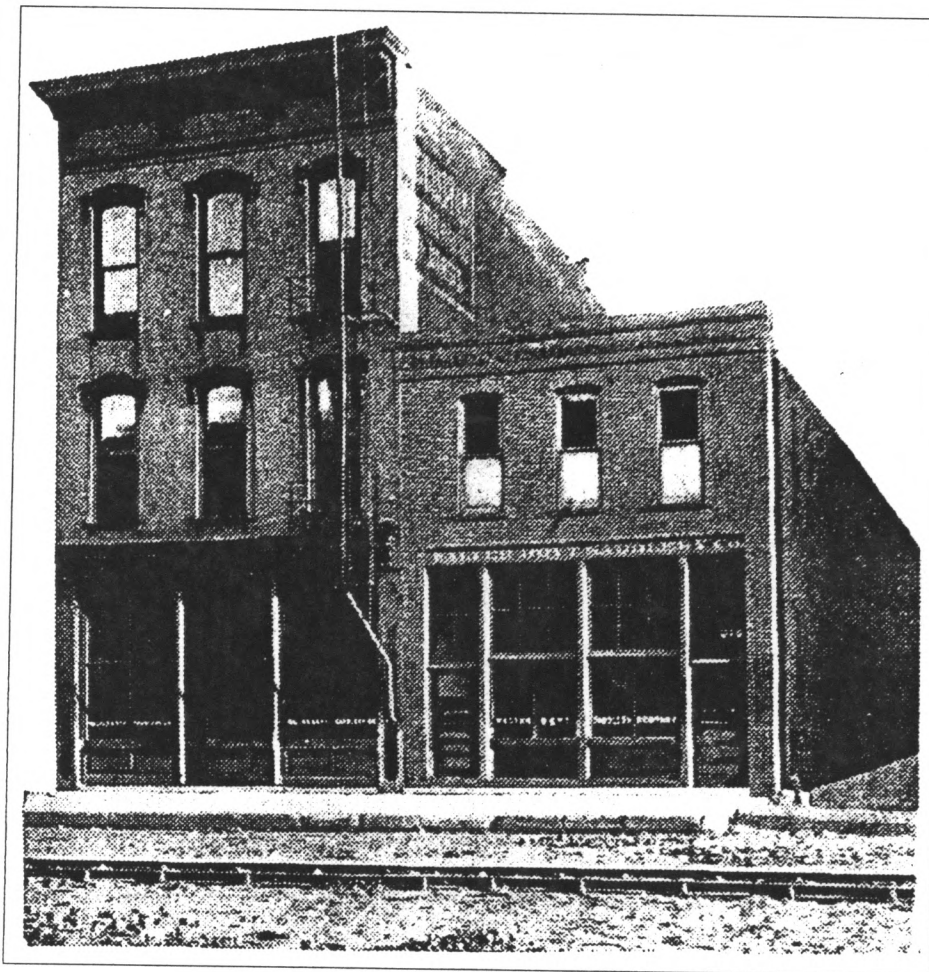
Section number 7 Page 10

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

HISTORIC PHOTOGRAPH

CIRCA 1905



Although indistinct, "Walter Boyt Saddlery Co." can be seen written across the structural member above the storefront.

Source: Unreferenced clipping, William C. Page, Public Historian.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

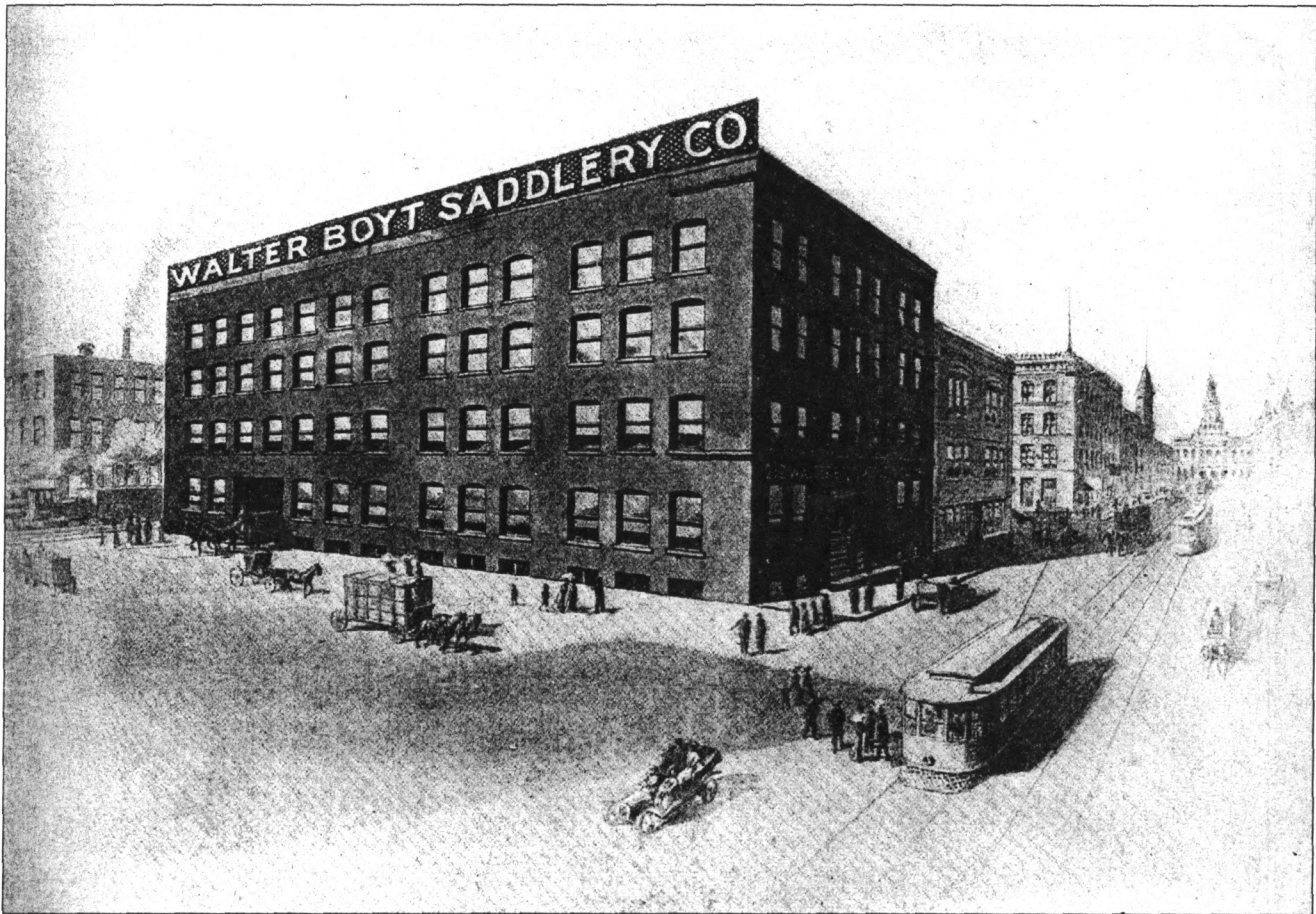
Section number 7

Page 11

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

212-214 COURT AVENUE



This nonextant building was erected in 1908 and was originally occupied by Cruzan & Co., a buggy and wagon dealer. C. E. Eastman might have designed the building. In 1908, the Boyt firm leased it for ten years. The building was located west of an alley between it and the 210 Court Avenue building, which is omitted in the drawing. The vehicular and pedestrian traffic shown in the alley give a sense of its heavy use. This heavy use increased during World War II, as shipments of raw materials and finished goods moved in and out of the property, the justification for including the alley in this nomination. The big overhead dock door, seen in this drawing, was situated directly west of a similar door at 210 and facilitated the transfer of shipping crates from one building to the other. In the 1960s, the 4-story building collapsed, overloaded with tires and killing one person.

Source: *The Boyt Company Catalogue*, 1919, Courtesy James O. Boyt.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section number 8

Page 12

CFN-259-1116

Murillo Flats, Polk County, Iowa.

SUMMARY OF SIGNIFICANCE

The Boyt Company Building is National Register eligible, locally under Criterion A, because it is the only extant building that conveys the significance of this important Des Moines light industry firm. The building calls attention to the Boyt Company's early history from 1904 to 1908, when the firm manufactured leather goods in it and from 1943 and 1945, when the Boyt Company leased the building again in conjunction with the manufacturing of millions of items of essential war materiel for the U.S. Government. A nearby building (nonextant) served as the factory for this production, and the subject of this nomination was used as a depot for shipping supplies. Boyt supplied the U. S. Marine Corps, Navy Department, Signal Corps, Rock Island Arsenal and Ordnance Department, Army Air Force, and Treasury Department, among others with leather and canvas goods of all kinds. Products included bags, belts, bridles, field packs, saddles, cases, pouches, belts, holsters, and many others. For example, the firm manufactured 1,306,265 slings for the M1907 rifle, 1,146,597 holsters for the M1916 pistol, and 1,253,969 cartridge belts for the 30 caliber M1923 rifle.

The period of significance, under Criterion A, is 1904 to 1908, the time when the Boyt Company established its business, and 1943 to circa 1945, the time during World War II, when the firm used the building in conjunction with its production of essential war materiel.

The property possesses two resources, the edifice itself, which is counted as contributing and classified as a building, and the alley to its west, which is counted as contributing and classified as a structure.

LIGHT INDUSTRY

The Walter Boyt Saddlery Company was established in 1901 in Des Moines, Iowa, by Walter Boyt and John Boyt, two brothers who emigrated to the United States from England, where they had trained in the leather goods business. (*Iowa Business and Industry*: 17)

Earlier, Walter had worked as a traveling salesman for the Des Moines Saddlery Company, according to the city directory for 1900. Then, in 1901, the two brothers established their own leather fabrication business. Their operation occupied the 3-story, brick building at 208 Court Avenue, where they remained until 1903. (City directories) Then, in 1904, the city directory shows that their firm expanded into the 2-story brick building at 210 Court Avenue. (The 208 building remains extant but suffers from a lack of integrity.) A newspaper article reported:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 13

CFN-259-1116

Murillo Flats, Polk County, Iowa.

The Gilcrest company is erecting a two-story brick building at 210 West Court Avenue for the Walter A. Boyt Saddlery Company. The company now occupies the three-story building adjoining on the east but because of the growth of its business will need the additional room. (*Des Moines Daily Capital*, February 23, 1904)

The fabrication of driving harnesses occupied most of the firm's attention. The firm prospered and, because it soon outgrew its leased premises at 208 and 210 Court Avenue, considered the construction of a new building. According to one newspaper:

C. E. Eastman has made sketches for a building for Walter Boyt. It is a four story brick structure with an extraordinary large amount of glass. It is in the latest metropolitan style. The builder has not yet secured a location for the building, but is figuring on two or three different sites. (*Des Moines Register and Leader*, June 14, 1903)

The Boyt firm did not follow through with this plan. Instead, it signed a 10-year lease for a 4-story building at 214-215 Court Avenue constructed as an investment by G. J. Hughlin. (*Des Moines Capital*, December 5, 1908; *Des Moines Daily News*, May 31, 1909) Completed in 1908, this building had been briefly occupied by the Cruzan & Co., a buggy and wagon dealer. (*Des Moines Capital*, December 5, 1908) According to one source, the Boyt firm intended to spend a large sum of money to remodeling this building for their own purposes. (*Des Moines Daily News*, December 8, 1908) The need for this new building was a striking indication of the Boyt firm's success. Because it served all of its manufacturing and warehousing needs, the firm terminated its use of the buildings at 208 and 210 Court Avenue.

About the same time and in another show of prosperity, Walter Boyt constructed a new, \$5,000 residence on Crescent Drive and Ingersoll Avenue in Des Moines in 1904. (*Des Moines Register and Leader*, May 24, 1904) Boyt later moved to Cottage Grove Avenue.

Boyt's big building at 212-214 added a further presence to light industrial manufacturing already operating in the Court Avenue section of downtown Des Moines. Similar operations included the Kaplan Hat Company and the Lederer-Strauss Company, both nearby on Court Avenue. Light manufacturing had emerged in this downtown section during the late 19th century because of its proximity to the city's railroad lines.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 14

CFN-259-1116

Murillo Flats, Polk County, Iowa.

America's entry into World War I in 1917 came as a boom to the young firm. Having gained a reputation for the fabrication of quality leather products, the Boyt brothers contracted with the U.S. Army to supply war materiel. The firm won contracts to supply 45 caliber pistol holsters and saddlebags and flourished as a result. (James O. Boyt) In consequence of this firm's service, it won a Certificate of Merit for its excellent record for quality. (*Iowa Business and Industry*: 17)

Following the war and the nation's return to "Normalcy," the Boyt firm continued to manufacture harness equipment for horses. Into the 1920s and 1930s, draft horses powered most machinery on Iowa farms.

The Boyt firm excelled in advertising itself and its products. In an historic photograph of their operation at 208 Court Avenue (the earliest image presently known), "Walter Boyt Saddlery Co." appears on a large sign hung above the storefront. The same message is also situated on one of the storefront's plate glass windows. (See Continuation Sheet 7-10.) When the brothers expanded to the 210 building, they announced the building's purpose to the world, stretching across the entire length of the building's top floor. In the 1920s, the firm's advertising took on new dimensions and sophistication. The Boyts employed commercial artists, like Ozzie Oscar Zeller, and produced full-color calendars to advertise their products. These advertisements emphasized the quality of the firm's products, the efficiency they brought to work, and a cachet of championship. (See Continuation Sheet 8-23.)

While the Great Depression and the ensuing collapse of prices for farm products posed new challenges to the firm, it carried on through the 1930s. By 1938-1939, the Boyt Company remained the only Des Moines harness firm listed in a commercial directory for Iowa. (*Iowa State Commercial Directory*, 1938-1939: 301) Still, the need for leather products to harness draft horses remained a necessity, even during the difficult years, and the Boyt firm eked along. Then, in 1940 with war clouds on the horizon, the Boyt firm entered a new phase in its history.

The history of light industry in Des Moines is now largely forgotten, although during the first half of the 20th century much of the city's workforce was employed in it. In 1938-1939, for example, the city produced a diversity of goods. As one source reported:

Prominent among the products of its 400 factories are typewriters, gloves, hosiery, garments, proprietary medicines, trunks, carriages, wagons, sleighs, woolens, mattresses, crackers and confectionery, suspenders, saddlery goods, mill furnishings, scales, furnaces,

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 15

CFN-259-1116

Murillo Flats, Polk County, Iowa.

hot water heaters, soap, brooms, engines and boilers, cigars, plows, white bronze, bicycles, ice, prefumery [*sic*] and extracts, straw and felt hats, yeast, all kinds of novelties, cement blocks, stock food, preserves and jellies, paper boxes, incubators, linseed oil, washing machines, gasoline engines, corsets, shirt waists, steel roofing, gas engines, furniture, tents and awnings, pants, overalls, electrical appliances, baking power, breakfast foods, steel self feeders for threshing machines, etc. . .

It is first in the U.S. in casket manufacturing, independent cement plant, women's and ready to wear woolen garments, paving plant, roofing plant, stave silo manufacturing and is third in millinery jobbing. (*Ibid.*: 276)

Although not really light industry, the city's numerous packinghouses and printers for farm and home journals expanded this list.

Many of these small-scale necessities and goods required intensive handwork and could be produced without extensive heavy machinery and in small factory buildings. Factories such as this had emerged along Court Avenue during the late 19th century to manufacture men and women's hats and leather goods, such as the Boyt Company had also fashioned. Light industry could flourish along Court Avenue because it did not require heavy machinery or long assembly lines. Many of the employees of these companies were women. They appreciated the close proximity of these factories to public transportation and their safety in numbers on the busy street. The Boyt Company Building at 210 Court Avenue provides a glimpse of such a factory during the early 20th century.

At this same time, Des Moines was also home to some heavy industry, such as the Des Moines Steel Company, Eagle Iron Works, and Ford Motor Company's assembly plant. These factories tended to be located on the edge of the downtown core, where cheaper land was available yet still accessible by public transportation.

DEFENSE INDUSTRY

The Boyt Company Building calls attention to the firm's historical significance in manufacturing essential war materiel for the U.S. Government during World War II. During the war, the company reached its zenith of production, employed 1,500 workers, produced millions of leather, canvass, and related goods, and received the Army and Navy "E" Award five times for excellence, accolades said to be a record in the industry. Although the firm's headquarters at 212-214 Court Avenue is

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 16

CFN-259-1116

Murillo Flats, Polk County, Iowa.

nonextant, the Boyt Company Building at 210 Court Avenue remains a tangible reminder of the firm's outstanding service to the nation and as representative of many light industries in Des Moines during the first half of the 20th century.

World War II

World War II and its demand for war materiel provided a major opportunity for the Boyt firm to expand its production capabilities. The firm met this challenge, converted its operations to produce the needed products, and expanded its workforce to meet the required quantity. During this time, the Boyt firm reached its zenith of its manufacturing capability and reoccupied the building at 210 Court Avenue to meet these needs.

With war clouds already on the horizon in 1940, the Boyt firm contracted again with the U.S. Government to supply military goods to the nation's armed forces. Throughout the duration of the war, Boyt supplied essential military goods to a wide range of defense agencies, including the Jeffersonville Quartermaster Depot, U.S. Marine Corps, Navy Department, Signal Corps, Rock Island Arsenal and Ordnance Department, Treasury Department, and Wright Field (Army Air Force), as well as to other agencies.

The Boyt firm had manufactured some of these products for the federal government during World War I, including, for example, holsters for the M1911 pistol. The U.S. Army continued to issue that gun during World War II, and the Boyt firm produced 1,146,597 leather holsters for it. (Boyt Memorandum n.d.: 1)

The quantity of production seems staggering. During the war, Boyt produced more than five million cartridge belts, haversacks, pistol holsters, and gun slings. The full list of manufactured goods included dozens and dozens of different products. The list on the following page suggests the variety:

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 17

CFN-259-1116

Murillo Flats, Polk County, Iowa.

Sampling of Boyt-Manufactured World War II Materiel
(Selected)

<u># of Items</u>	<u>Product</u>
70,000	Bags, Ammunition
575,000	Bags, Duffel JQD 316-D
1,253,969	Belts, Cart. Cal. .30 M1923
437,000	Carriers, Pack
175,000	Carriers, Shovel
156,6335	Cases, Dispatch
2,494	Cases, Distr. Mail
220,000	Cases, 30 Rd.
1,506,500	Haversacks, M1928

Source: Boyt Memorandum, n.d.

The Boyt firm claimed to be the first manufacturer of leather and canvas products in the nation to receive the Army and Navy "E" Award and the only such manufacturer in its industry to receive five of these awards. (*Iowa Business and Industry*: 17) Awarded by the President of the United States, the Army and Navy "E" Award originated during World War II to recognize companies and their employees for excellence in the production of war materiel. The award's pennant symbolized patriotism, and companies proudly displayed it in various ways. (See Continuation Sheet 8-24.) More than 4,000 plants across the nation received the award in recognition of their production excellence. The Walter Boyt Co. in Des Moines received the award five times. (*Iowa Business and Industry*: 17) According to the Associated Press, the Boyt firm was the first in Des Moines to receive it and among NEED.

Des Moines—(AP)—A white and blue pennant combining the navy "E" and the army "A" fluttered Thursday above the Boyt Harness company here.

The award—the first of its kind in Des Moines—was presented at ceremonies attended by the firm's 1,400 employe[e]s.

Col. A. W. Jacobsen, Washington, D. C., U.S. marine corps, presented silver emblems for company workers, the first of which went to John Boyt, 80, founder of the firm. (*Waterloo Daily Courier*, August 27, 1942)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 18

CFN-259-1116

Murillo Flats, Polk County, Iowa.

Des Moines—(AP)—The Boyt Harness company, and its more than 1,000 employe[es] will receive army-navy production wards Wednesday at public ceremonies.

The Boyt company, one of the largest army and navy contract holders in Iowa, is the first Iowa firm and one of 35 industrial plants recognized in the third group of war material suppliers to receive the award. (*Ibid.*, August 23, 1942)

To meet the demands for this production in 1943, the Boyt firm again leased the 210 Court Avenue building and pressed it back into service. The firm used the building for the duration of the war and likely a little longer. The building functioned as a storage center for boxes and crates to be used for finished goods.

These boxes and crates were manufactured at other sites, brought to the 210 building, and stored there. When needed, the boxes and crates were transported to the 212-214 building, where they were packed. The loading dock doors on the west side of the 210 building corresponded to the loading dock door on the east side of the 212-214 building. The dock door at 210, which is not original to the building, was likely built at this time and for that reason. The location of these doors facilitated the efficient transfer of the shipping crates from one building to the other across the intervening alley. (See Continuation Sheet 7-11.)

This alley played a significant role in these operations. Shippers of raw materials, such as leather hides brought to the factory from local packing plants, used the alley for delivery. After the fabrication and packing of the products, dray wagons, and later motorized trucks, used the alley to transport the finished goods to the railroad freight houses for shipment. An historic drawing shows the alley's heavy vehicular and pedestrian use circa 1919. (See Continuation Sheet 7-11.) The alley's use increased dramatically during World War II, when the Boyt firm worked overtime to supply essential war materiel. Because of the alley's central role in the Boyt firm's manufacturing process, it is included in the boundary of this National Register nomination.

Post-World War II

Although the post-World War II era is outside the period of significance for this nomination, its history reiterates the characteristics that had contributed to the Boyt firm's earlier successes—innovation, efficiency, and quality.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 19

CFN-259-1116

Murillo Flats, Polk County, Iowa.

Following the war, A. J. Boyt and J. W. Boyt, the next generation of the family and now the executives of the firm, recognized that it was critical to recalibrate the firm's product line to keep its sales strong. Focusing on a core product, the firm designed leather and canvas gun cases for an emerging market among sportsmen and hunters. With peacetime's increase in leisure time and the rising popularity of this sport, the market for hunting products rapidly expanded. Already positioned to capitalize on this market, the Boyt firm added a feature, which quickly distinguished its products from its competitors. Boyt introduced a zipper to its gun cases to provide a quick and easy closing mechanism. Hitherto, leather straps and eyes had served to close gun cases. The zipper lowered manufacturing and retail costs, enabled hunters to pack and unpack their arms with less fuss, and increased the popularity of the cases. This seemingly small design improvement paid big dividends in increased market share. As one publication noted in the 1950s:

Boyt developed the zipper-type gun case, and converted a large portion of plant capacity to its manufacture. The zipper-case—then an entirely new idea in gun cases—is now extremely popular with hunters and target shooters. (*Iowa Business and Industry*: 17)

The Boyt firm continued to manufacture military goods.

Even at the present time [1952, ed.] a large percentage of the Boyt factory production is devoted to articles for the armed forces, including such items as pilots' safety belts, parachute freight containers, machine gun covers, covers for all sizes of large guns, Signal corps equipment, pistol holsters, etc. (*Ibid.*)

The volume of this production was substantial. During the Korean War and in the first quarter of 1952, for example, the Boyt firm shipped \$1,082,563.00 worth of equipment to six units of the U.S. Government and two subcontractors. (Boyt Memorandum c. 1952)

This type of product continued. By 1962, Boyt's recent output had included 65,000 covers for the Model 113 machine gun, 20,100 spare barrel covers for the M-2 machine gun, 44,000 covers for insulated water cans, and 350,000 suspenders for field packs. Other examples included leather 38 caliber hip revolver holsters (12,030), black leather belts for "Air Police" (9,828), lanyards (5,000), dog muzzles (720), and trampolines (18). The total of individual units manufactured within these product lines numbered in the hundreds of thousands. (Boyt Memorandum 1962a) This list includes

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 20

CFN-259-1116

Murillo Flats, Polk County, Iowa.

over 80 different product lines and reveals the mundane, as well as the essential, needs for a well-equipped military.

In a contemporary internal memorandum, the Boyt firm emphasized that its products met exacting standards:

The company's facilities and quality control procedures have been checked and approved by most of the military purchasing authorities plus Lockheed Aircraft Corporation and McDonnell Aircraft Corporation. (Boyt Memorandum 1962b)

At the same time, the Boyt firm continued to manufacture its luxury line of goods, particularly its gun cases, featuring tooled designs in the leather. Other luxury leather goods, such as saddles—now using aluminum saddle trees for lighter weight than hitherto—also continued in production. Although these luxury goods only comprised a small proportion of the firm's total production, they lent the cachet of prestige to the Boyt name.

As a result of its successful transition to peacetime, the firm erected in the early 1950s a new facility at Third and New York Streets on the north side of Des Moines. This 1-story, steel and concrete building included 60,000 square feet in its factory and warehouse. The building remains extant. In 1952, the trade publication *Iowa Business and Industry* featured photographs of A.J. Boyt, J. W. Boyt, and the firm's new building on the cover of its August issue and in an inside story about its half-century of progress.

The Boyt firm remained a family business until 1963. Since its sale to outside interests, the firm relocated several times. The "Boyt Harness Company" brand remains in production to the present day. Now based in Osceola, Iowa, the firm continues to produce high quality gun cases and hunting equipment. (Boyt Harness Company Website)

It is of historical interest to note that, throughout its occupancy at 210 Court Avenue, the Boyt Co. did not own the building. As early as 1866, J. K. and W. H. Gilcrest (later spelled "Gilchrist") had acquired the title to this property. After their deaths, the title remained in the hands of succeeding corporate interests of the J. K. & W. H. Gilcrest Company, the firm the two men had founded. Finally, in 1955, the company (Elbert E. Linn, president, and Ture Engstrom, secretary) transferred the title of this property to Gus and Agnes Garvis, who owned and operated the Garvis

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 21

CFN-259-1116

Murillo Flats, Polk County, Iowa.

Manufacturing Company from the site until 1961. (Abstract of Title) The long ownership by the Gilcrest interests calls attention to the conservative nature of Des Moines business.

ARCHITECTURE

The Boyt Company Building is of architectural interest as a representative example of a small, early 20th century, income-producing property of generic design. The building was erected for the Boyt firm's manufacturing by the Gilchrist family as an investment. The fashioning of its construction reflects a concern for cost-effectiveness and readily adaptable to many different purposes. The building could be used by two different establishments. The two entrances on the north elevation of the building offered private access to each of its floors, if desired. The design of the west elevation sought to incorporate the maximum amount of natural light into its interior spaces. Situated adjacent to an alley, the west elevation features 20 windows on its upper story. The basic design of this building proved to be quite adaptable, as the history of its use suggests.

Although the north facade of the building has been covered with wood siding, original materials might remain extant underneath. The west elevation of the building remains largely as originally constructed, including the presence of original 6/6 double-hung sash windows. The west elevation is as visible to passing pedestrians and motorists as is the facade of the building itself, because the west elevation is situated next to an alley and the lot immediately to the west of this alley is used for parking.

REPRESENTATION IN PREVIOUS SURVEYS

To date, the Boyt Company Building has received minimal cultural resources survey attention.

In the 1970s, it was included in a windshield fashion in the Maves survey, photographed, and subsequently given an Iowa Site Inventory number.

Although the Maves survey rated many extant buildings in Des Moines, it employed its own rating system rather than using National Register criteria and categories. As a result, the Maves ratings are difficult to analyze and apply. This survey also provided no architectural or historical evaluations, so its site sheets consist solely of Maves' sketchy ratings, as noted above.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 22

CFN-259-1116

Murillo Flats, Polk County, Iowa.

In 1983, the City of Des Moines, along with the Des Moines Development Corporation and Court Avenue Area Owners, prepared the *Court Avenue Historic Area Study*. This report surveyed the Court Avenue area, building by building, provided historical sketches of each of the properties, evaluated their current condition and potential for revitalization, and served as a milestone for the redevelopment of the area. Although this report included the Walter Boyt Company Building in its findings, the report misidentified its date of construction as 1880 and its historic name as A. H. Walker. The report noted 1983 as the date of the building's remodeling, although this actually occurred in 1980.

This survey also noted that the building's potential for rehabilitation or renovation was good. (*Ibid.*) National Register criteria were not employed for this survey.

SELECTION OF HISTORIC NAME

The selection of an historic name for this property posed a challenge. The name of the Boyt firm frequently changed. Historic corporate names for the firm, as recorded by the Iowa Secretary of State, include The Walter Boyt Saddlery Company (1930), Walter Boyt Company, Incorporated (1930), Boyt Harness Company (1934), The Boyt Company (1945), and Boyt Harness Company (1954). The Boyt firm also used the 210 property differently over the years. Sometimes the building served as a factory, sometimes it served as a warehouse. Throughout this time, the words "Boyt," "Company," and "building" remained consistently associated with the firm and its location 210. Using this rationale, this nomination uses "Boyt Company Building" as the property's historic name. The "Gilchrist Building" is a common name for the building, reflecting that of its owners, and sometimes used to identify the building, when not occupied by the Boyt firm.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

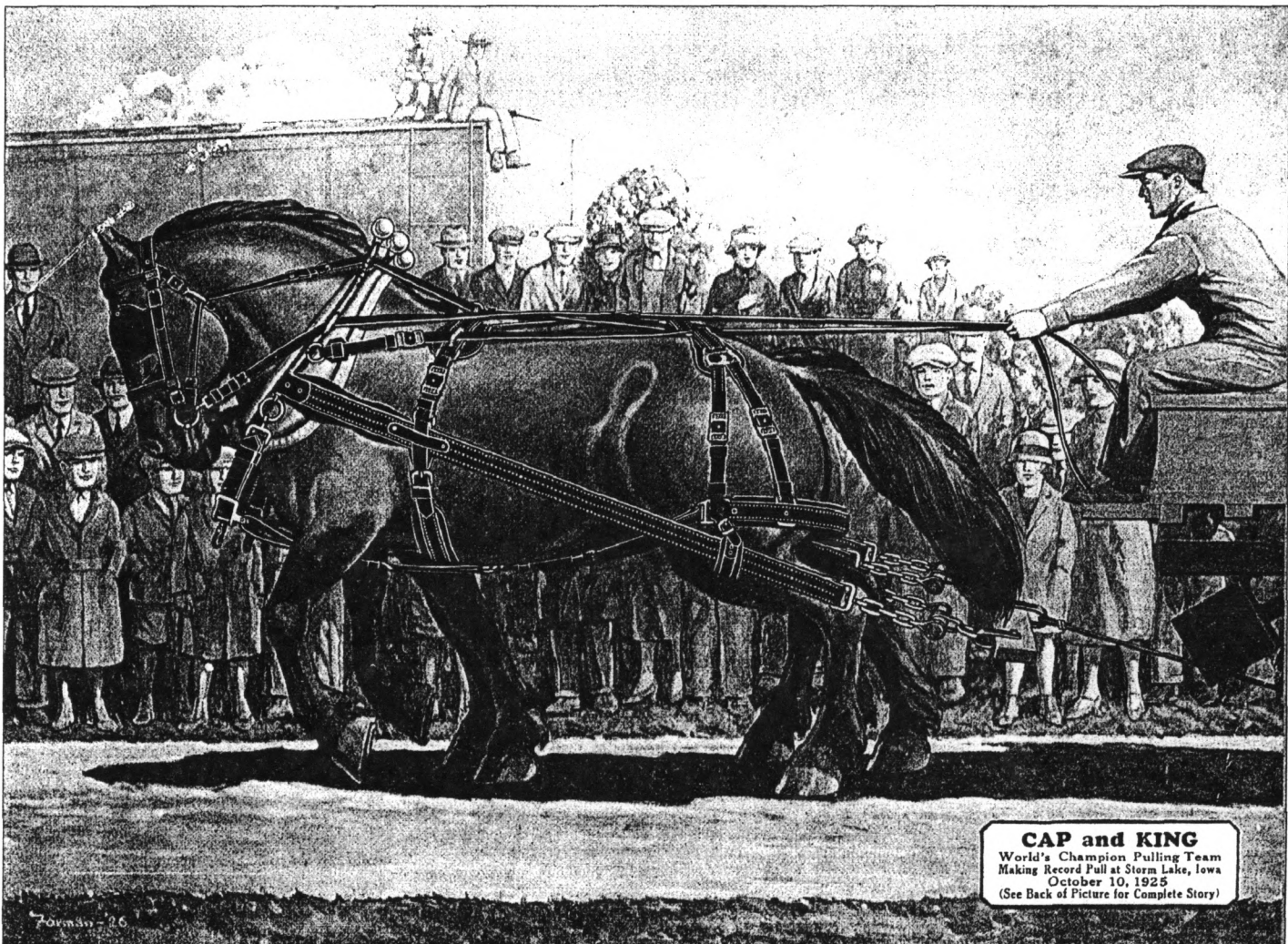
Section number 7

Page 23

CFN-259-1116

Murillo Flats, Polk County, Iowa.

CALENDAR ADVERTISEMENT



Draft horse pulling contests, like the one illustrated here, provided an excellent means to demonstrate the quality of Boyt harnesses, and the firm excelled at capitalizing on such opportunities. The firm used this full-color illustration on an advertising calendar. This pull by champion draft horses Cap and King demonstrated the strength of Boyt products.

Source: Cutting from original Boyt calendar, circa 1926. Courtesy James O. Boyt.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 24

CFN-259-1116

Murillo Flats, Polk County, Iowa.

ARMY AND NAVY "E" AWARD



Awarded by the President of the United States during World War II, the Army and Navy "E" Award recognized companies and their employees for excellence in the production of war materiel. The award's red and blue pennant symbolized patriotism, and companies proudly displayed it in various ways. This representation of the pennant appeared on an award ceremony program at a company in California. More than 4,000 plants across the nation received this award in recognition of their production excellence.

The Walter Boyt Co. in Des Moines received the award five times, said to be "the only manufacturer in the same industry to receive five 'E' Awards." (*Iowa Business and Industry*: 17)

Source: <http://www.nps.gov/pwro/collection/website/award.htm>, viewed January 25, 2008.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 25

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

BIBLIOGRAPHY

PRIMARY

Abstract of Title. Property of Jeffrey C. and Pamela K. Baker, Des Moines, Iowa.

Baldwin, Sara Mullin, editor

1929 *Who's Who in Des Moines*. Des Moines, Robert M. Baldwin Corporation.

Boyt Company, The

1927 Company catalog #27. Property James O. Boyt, Des Moines, IA.

Boyt Harness Company, The

1919 Company catalog. Property James O. Boyt, Des Moines, IA.

Boyt Memorandum

n.d. "Items Manufactured by The Boyt Harness Company during World War II."
Typewritten MS. Collection James O. Boyt, Des Moines, Iowa.

Boyt Memorandum

c.1952 "Shipments of Military Equipment for First quarter of 1952." Typewritten MS.
Collection James O. Boyt, Des Moines, Iowa.

Boyt Memorandum

1962a "Recent Military Items Manufactured By The Boyt Harness Company." Typewritten
MS. Collection James O. Boyt, Des Moines, Iowa.

Boyt Memorandum

1962b "A Partial List of Military Sub-contract Items Produced By Boyt Harness Co. Since
World War II." Typewritten MS. Collection James O. Boyt, Des Moines, Iowa.

Boyt, Walter

n.d. "Riding Equipment and Stockmen's Supplies, Catalog 80." Property James O. Boyt, Des
Moines, IA.

Brigham, Johnson

1911 *Des Moines, The Pioneer of Municipal Progress and Reform of the Middle West*.
S. J. Clarke Publishing Co., Chicago.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Page 26

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

Des Moines Capital

1908 "Boyt Firm in New Quarters." December 5, 1908.

Des Moines News

1909 "Saddlery Co. Moves Into New Building." May 31, 1909.

Des Moines Register and Leader

1903 Architect C. E. Eastman makes sketches for Walter Boyt of four-story structure with large amount of glass and in "latest metropolitan style." Two or three different sites considered. June 14, 1903.

Des Moines Register and Leader

1904 Walter Boyt plans \$5,000 residence. May 24, 1904.

Iowa State Commercial Directory 1938-1939

1938 Briven, Inc. The Laurance Press Co., Cedar Rapids, Iowa.

Iowa Unionist

1909 No caption, p. 3. June 25, 1909.

"Men & Women of Iowa Biographies"

n.d. Scrapbook of Newspaper Clippings. Public Library of Des Moines, Des Moines, Iowa.

Waterloo Daily Courier

1942 "Iowa Harness Plant Earns Its "E" Award." August 27, 1942.

Waterloo Sunday Courier

1942 "Production Award to Cedar Rapids [sic] Plant." August 23, 1942.

SECONDARY

"Architects in Iowa"

n/a Files of the Historic Preservation Office of the State Historical Society of Iowa, Des Moines, Iowa.

Boyt Harness Company Website

2008 <www.boytharness.com/aboutboyt.php> Viewed February 11, 2008.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 27

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

Eckhardt, Patricia

1995 Iowa Site Inventory Form, "Poly-clinic Hospital," on file at State Historical Society of Iowa, Des Moines.

Gowans, Alan

1992 *Styles and Types of North American Architecture, Social Function and Cultural Expression*. New York, HarperCollins Publishers.

Iowa Business and Industry

1952 "Boyt completes half-century of leather craftsmanship." Vol. 6, No. 11, August 1952.

Long, Barbara Beving

1983 "Des Moines, Center of Iowa: Survey of Historic Sites." Report prepared for the State Historical Society of Iowa and on file at its Historic Preservation Office, Des Moines.

Long, Barbara Beving

1988 *Des Moines and Polk County, Flag on the Prairie*. No location indicated, Windsor Publications.

Maves, John

1975 Iowa Site Inventory Form 77-06067 for 216 Court Avenue on file at the Historic Preservation Office of the State Historical Society of Iowa, Des Moines.

Page, William C.

2001 "Seth Richards Commercial Block." National Register of Historic Places nomination on file at the State Historical Society of Iowa, Des Moines.

Page, William C.

2006 "Taft-West Commercial Block." National Register of Historic Places nomination on file at the State Historical Society of Iowa, Des Moines.

Raabe, Sylvia

1983 *Court Avenue Historic Area Study*. Des Moines Development Corporation, Court Avenue Area Owners, and City of Des Moines Plan & Zoning Department. Privately published.

Shank, Wesley I.

1999 *Iowa's Historic Architects, A Biographical Dictionary*. University of Iowa Press, Iowa City, IA.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9

Page 28

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

Whiffen, Marcus

1969 *American Architecture Since 1780, A Guide to the Styles.* Cambridge, Massachusetts,
The M.I.T. Press.

MAPS

Sanborn Fire Insurance Maps; 1884, 1891, 1901, 1920, 1957 (1920 updated).

Sidwell Studio

1953 *Aer-O-Plat Atlas of Polk County, Iowa, City of Des Moines, Volume Two.*
Sidwell Studio, West Chicago, Illinois.

United States Geological Survey; Des Moines SW Quadrangle; 1976.

ORAL HISTORY

Boyt, James O. with William C. Page, October 18 and November 17, 2006. Boyt is the great-nephew of Walter Boyt, the founder of the Boyt firm, and shared information about the Boyt family and its business.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 29

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

VERBAL BOUNDARY DESCRIPTION

West one-third of Lot 11 in Block 30 of the original town of Fort Des Moines, Iowa, and the alley projecting 16.5 feet out across the west side of Lot 11. (See Continuation Sheet 7-8.)

BOUNDARY JUSTIFICATION

Contains all land associated historically with the property, including the north-south alley adjacent on the west side of the building because of the alley's significance for the Boyt firm's manufacturing logistics during World War II.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 30

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

LIST OF PHOTOGRAPHS

1. Boyt Company Building
210 Court Avenue
Des Moines, IA 50309
Looking southeast
William C. Page Photographer
June 11, 2008
2. Boyt Company Building
210 Court Avenue
Des Moines, IA 50309
Looking southeast
William C. Page Photographer
June 11, 2008
3. Boyt Company Building
210 Court Avenue
Des Moines, IA 50309
North façade looking southwest
William C. Page Photographer
June 11, 2008
4. Boyt Company Building
210 Court Avenue
Des Moines, IA 50309
Looking northeast
William C. Page Photographer
January 10, 2008
5. Boyt Company Building
210 Court Avenue
Des Moines, IA 50309
Looking north
Second floor interior
William C. Page Photographer
January 10, 2008
6. Boyt Company Building
210 Court Avenue
Des Moines, IA 50309
Looking south
Second floor interior
William C. Page Photographer
January 10, 2008

United States Department of the Interior
National Park Service

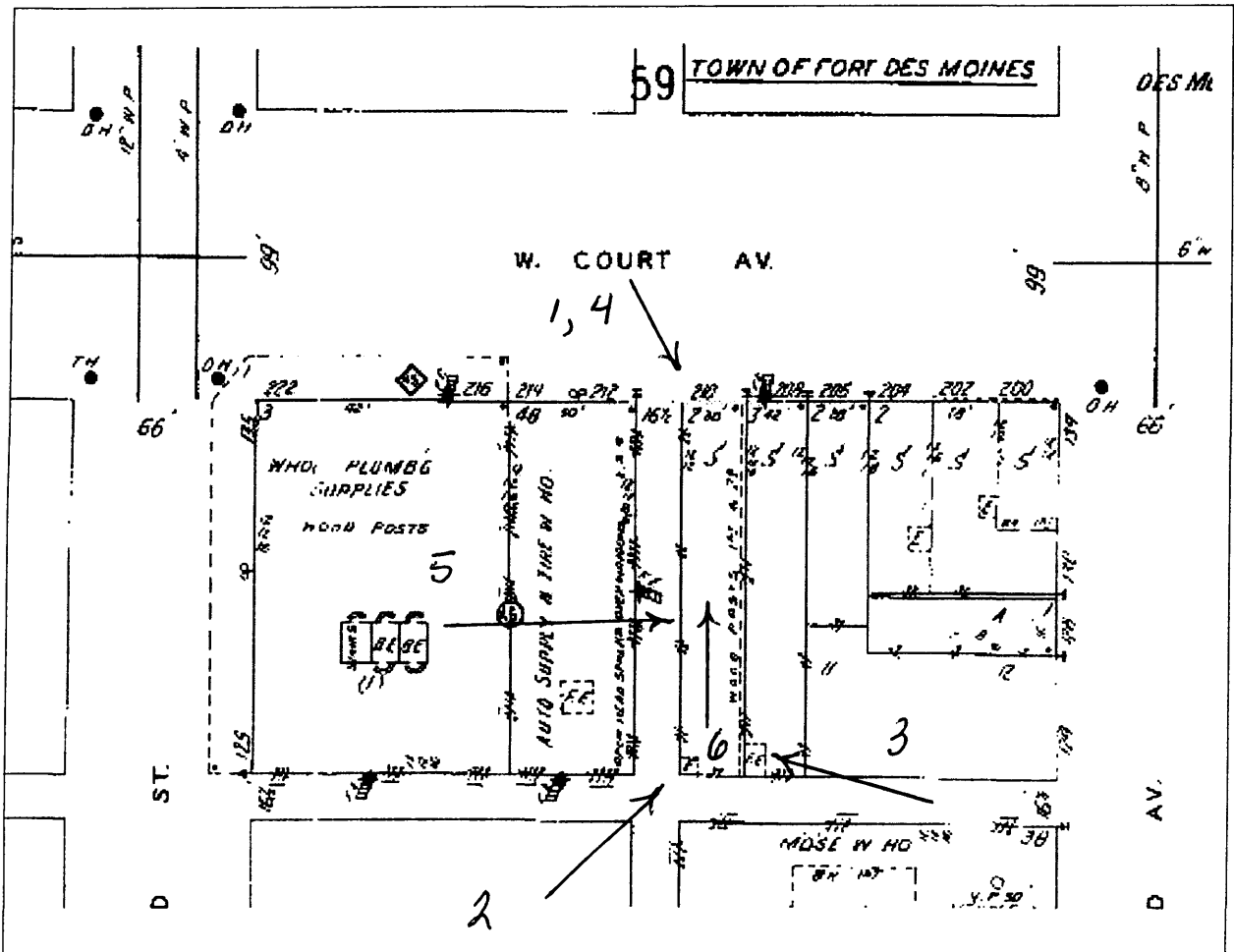
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 31

CFN-259-1116

Boyt Company Building, Polk County, Iowa.

PHOTO MAP



Source: Sanborn Map Company, Des Moines, 1920 update (1957).

