AUG 21 2013

NPS Form 10-900
(Oct. 1990)

NPS/William C. Page, Public Historian, Word Processor Format

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

829

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 DES MOINES BUILDING

other names/site number Burton Building

2. Location

street & number 405 Sixth Avenue N/A not for publication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 (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.)

Terry M. Burnett DSHPO 8/27/2013

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 10-16-13

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

October 24, 2013

Notice to file:

This property has been automatically entered in the National Register of Historic Places

on October 16, 2013

This is due to the fact that there was a lapse in appropriations by Congress and our offices were closed from October 1-16, 2013. "Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves a nomination" (30CFR60.(r). If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day.

The documentation is technically sufficient, professionally correct and meets the National Register criteria for evaluation. Thus, this property is automatically listed in the National Register of Historic Places.

Des Moines Building
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many lines as apply)

X private
_ public-local
_ public-State
_ public-Federal

Category of Property
(Check only one line)

X building(s)
_ district
_ site
_ structure
_ object

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

The Architectural Legacy of Proudfoot and Bird in Iowa, 1882-1940

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/business

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT/Art Deco

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STONE/limestone
STONE/granite
roof SYNTHETICS/rubber
other

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

Des Moines 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.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" on all the lines that apply)
Property is:

_ **A** owned by a religious institution or used for religious purposes.

_ **B** removed from its original location.

_ **C** a birthplace or grave.

_ **D** a cemetery.

_ **E** a reconstructed building, object, or structure.

_ **F** a commemorative property.

_ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1931

Significant Dates

1931

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder
Proudfoot, Rawson, Souers & Thomas
A. H. Neumann Company

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

9. Major Bibliography References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

X State Historical Preservation Office
_ Other State agency
_ Federal agency
_ Local government
_ University
_ Other

Name of repository

Des Moines Building
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing
1	15	4 489 50	460 3 900
2			
3			
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 Des Moines Developers, L.L.C. (titleholder of land & improvement) date December 10, 2011

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 Des Moines Developers, L.L.C. (land & improvement)

street & number 8109 NW Hillside Drive telephone 816-520-3948 (Steven D. Foutch)

city or town Weatherby Lake state MO zip code 64152

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.

GENERAL DESCRIPTION

The immediate site of the Des Moines Building is topographically level. The building is located in the heart of downtown Des Moines on the northeast corner of Locust Street and Sixth Avenue. Sixth Avenue developed during the 19th century as a major north-south corridor with prestigious urban properties.

The Des Moines Building is situated on Lots 3 and 4 in Block C of Commissioners' Addition to the City of Des Moines. This parcel measures about 132 x 132 feet.

The Des Moines Building is a 14-story commercial skyscraper capped by a 2-story elevator penthouse. The edifice is built upon concrete piles, and constructed on a reinforced concrete and steel frame with walls of gray-colored limestone veneer. The building was completed and first occupied in 1931. The exterior of the building remains very much as originally built except for a few replacement windows installed in the 1980s and a skywalk corridor also installed in the 1980s, when the City of Des Moines developed this system throughout the downtown. When it was completed, one local newspaper noted that: "The largest single building project of the year was the one million dollar Des Moines building." (*Des Moines Tribune*, January 1, 1931) A 2-story Annex, built in 1949-1950 and radically remodeled in the 1980s, is attached to the east elevation of the Des Moines Building. The Annex is included in this nomination because it is attached to the skyscraper, but it is evaluated as a noncontributing resource because they are unrelated historically.

SKYSCRAPER EXTERIOR

Introduction

The Des Moines Building possesses a rectangular footprint measuring 132 x 89 feet on its first, second, and third floors. An L-shaped skyscraper surmounts these floors and rises to the 14th story. A 2-story penthouse in turn caps this skyscraper. The footprint of the penthouse is rectangular, measures 32 x 66 feet, and is set back from each of the skyscraper's elevations, albeit only slightly from the west elevation. The penthouse contains hoist equipment for the building's four elevators. The first three floors of the building are covered with a flat roof of rubber membrane with mechanical equipment on top of it. This equipment is hidden from the street by the skyscraper itself and surrounding buildings. The roofs of the skyscraper and penthouse are also flat and covered by rubber membrane. A full basement is situated beneath the building with a sub-sidewalk void on its west elevation.

A skywalk corridor—one among many of these elevated corridors in downtown Des Moines—runs along the north elevation of the Des Moines Building. Several steel beams, attached to the building's second floor, support it. The skywalk is located about 14 feet above an at-grade alley and fills the void between the Des Moines Building and the building next to it on the north. The skywalk provides an entrance to the Des Moines Building on its north elevation. Another section of the skywalk runs along the east elevation of the Annex. (See below.)

Facades

The Des Moines Building possesses two primary facades, one on the west elevation and one on the south elevation. The west facade bears the address of 405 Sixth Avenue and includes the main entrance to the building. The west facade features eight bays including the main entrance, which is situated in the fourth bay from the south. The south facade features five bays and has borne various Locust Street house numbers over the years.

Both elevations feature three principal divisions: a base, tower, and capital. The base includes the first story with its storefronts and the second story. The tower includes floors 3 through 12. The capital is an Art Deco-modified version of the base-shaft-capital styling of skyscraper design insofar as it is inset rather than projecting from the shaft. This capital is situated above the 12th floor. It includes the 13th and 14th floors in-stepped from the tower by a 2-story penthouse further set back from them.

The storefronts on the first floor are clad with polished black granite from the Cold Spring Granite quarry (Wisconsin), which extend to the second floor window sills and are original to the building. The storefront windows and doors are 1980s replacements. They feature black anodized frames with the original transoms above these windows and doors now blocked by various cover-up materials. The second floor features a series of symmetrically placed Chicago-style windows, which are 1980s replacements but which conform to the general design of the originals. The balance of the second floor is clad with Bedford, Indiana, limestone veneer of a light gray color and is capped by a limestone belt course surrounding both elevations. The black granite on the first floor stands in dramatic contrast with the gray limestone on the upper floors and lends the feeling of great strength to the base of the building.

The tower division of the building is veneered with slabs of gray-colored limestone. These slabs vary in size according to where they are placed, but 40 x 40 inch measurements are not uncommon. This limestone is generally in good condition although some spalling is noticeable. This veneer originally was set in gray-colored mortar. This mortar is in fair to poor condition, having deteriorated from water penetration. Many joints exhibit shoddy repair with a rubber-like material (which itself is working loose

from many joints). All of this is visible on close inspection. The historic images of the building suggest that mortar joints originally were raked to contrast with the smooth limestone veneer to add visual interest and soften the surface of the exterior walls.

The tower on the south and west elevations features pilasters, which spring from the third floor and extend upward to the top of the tower. These pilasters are of two sorts. The principal pilasters are about 46 inches wide. The secondary pilasters are about 28 inches wide. The south elevation features four principal pilasters, each of which flanks a secondary pilaster. The west elevation features seven principal pilasters, each of which flanks a secondary pilaster. Each of the principal pilasters is supported by a stone bracket ornamented with a shield, stylized ribbons, and a pair of seahorses—all very Art Deco in feeling. All of these pilasters terminate slightly above the tower's parapet above the 12th floor. Window openings are situated on each floor of the tower between each of these pilasters. Pseudo (or French) balconies are situated below the corner windows on the 11th story of the south and west elevations.

The capital of the skyscraper begins at the 13th floor, which together with the 14th floor is set back from that of the tower. The most noticeable setback occurs at the northwest, southwest, and southeast corners of the 13th floor with decks occupying the open areas above the 12th floor for pleasure and leisure. The rest of the south, west, and north elevations of the capital are slightly set back from the plane of the tower, adding to the overall setback feeling of the capital. The elevator penthouse is deeply recessed from each of the building's elevations. As a result, it is visible only from certain angles from the street. The south, west, and north elevations of the penthouse are faced with gray limestone, while the east elevation is faced with the creamy-colored brick matching that of the building's lower floors. The penthouse is covered with a synthetic membrane roof. A small stair-tower is situated along the north elevation of this roof and provides access to it from a staircase in the penthouse. An extremely tall flagpole soars the penthouse.

The north and east elevations are secondary facades and face away from the streets. There are no storefronts on these elevations. Their upper stories vary from the primary facades of the building insofar as they are clad with common brick rather than limestone veneer and are devoid of architectural detail. Pseudo-balconies are situated on the southeast, southwest, and northwest corners of the 12th floor.

Entrances

Unlike other downtown skyscrapers, the Des Moines Building features only one principal entrance. It faces Sixth Avenue and is situated slightly off-center on the facade. This entrance features richly ornamented Art Deco features in an unenclosed recessed area rising a full two stories. This entrance is

clad with black granite with detailing worked into the stone. Two bronze revolving doors provide access to the building at this entrance. Each of the doors is surmounted by a transom, equal if not taller than the doors in height, featuring tripartite glass panes framed in bronze. Three arched windows are situated above these transoms (giving onto the second floor). The recessed walls of the main entrance are clad with marble with reeded detail. A chrome and white opaque glass light fixture, featuring three in-stepped and graduated sections, hangs from the ceiling. A stone name plaque with the words "Des Moines Building" is situated above the recessed main entrance. The west elevation also features doors to the south and north of the main entrance. All these doors date to late 20th century renovations of the building and feature glass panels set in black anodized aluminum frames.

Upper-Story Windows

Most of the upper-story windows on the west and south elevations are original to the building. They feature steel frames with 1/1 double-hung sash with thin mullions. Most of the upper-story windows on the east and north elevations are also original to the building. They generally feature 3/3 double-hung sash, some with wire safety glass. Virtually all of the windows in the Des Moines Building are in poor condition. A Window Condition Survey, conducted in 2011 in conjunction with the building's rehabilitation, discovered that subsurface moisture and a likely design flaw permitting its accumulation have caused moderate to severe delamination internally in the steel frames. (Page and Wattier: 2011) The National Park Service has concurred with this assessment.

The windows on the second floor of the primary facades are exceptions to this typology. The building originally featured Chicago-style windows. These were replaced in the 1970s with fixed, thermo-pane, wood windows compatible in configuration with the originals but with tinted glass. They remain in good condition.

Balconies

Balconies are located above the 14th floor on the southeast, southwest, and northwest corners, where the skyscraper reduces its footprint. These balconies measure 18 x 18 feet. Two balconies are presently enclosed with glass, while the one on the northwest remains open. These balconies had no covering according to original architect drawings and historical photographs.

Fire Escapes

Fire escapes, original to the building, are situated on its east elevation in the northeast corner of the skyscraper and on the east elevation of the skyscraper in its el.

Changes to Original Design

During planning, changes occurred to reduce the building's height, the economy of the Depression undoubtedly playing a role. As originally designed, the skyscraper featured 18 stories—two stories for the base, 11 stories for the tower, and five stories for the capital (plus a 2-story penthouse). A contemporary architect's drawing pictures this design. (See Figure 2.) As planning for the building's construction evolved, one story was deleted from the tower and three stories were deleted from the capital to equal the 14 stories (plus the 2-story penthouse, which remained unchanged and built as originally planned). (See Figure 3.)

Other changes occurred during planning. That part of the Des Moines Building northeast of the skyscraper originally featured 7-stories. A parking garage for automobiles was envisioned for the interior of the building, an innovative amenity at the time. Cars would enter from Sixth Avenue. (See Figure 2.) As planning evolved, the concept of the parking garage was deleted.

In the opinion of this writer, the original plan offered a more aesthetically pleasing design than the implemented one. The original plan clad the skyscraper's first and the second floors with black granite, giving its base great visual strength. The implemented plan clad only the first floor with black granite and diluted that feeling. Further, the massing of the original plan lent an appealing upward thrust to the composition, thereby avoiding a boxy monolithic look. The implemented plan lacks this strong vertical thrust and looks stubby by comparison.

SKYSCRAPER INTERIOR

Foundation

The excavation for the construction of the Des Moines Building discovered sandy soil on the site. To establish a solid base for the skyscraper, 1,492 concrete piles were sunk to bed rock rather than using a "spread foundation." This use of concrete piles was said to be a "superior" design and the only one of its kind in Des Moines at the time. The upper foundation of the building is of poured concrete.

Basement

The basement features a number of small rooms for various purposes, with a boiler room located in the northwest corner and recessed about five feet from the basement's main floor. The basement remains generally as originally built.

First Floor

The main entrance on Sixth Avenue features a vestibule, small lobby, and a bank of four passenger elevators. The lobby features the most decorative treatment of the building's interior and exhibits a riot of Art Deco detailing. (See Section 8.) In 1983, one surveyor noted that the lobby's ceiling was dropped due, according to a doorman, to water damage. (Long 1983) All of these interior finishes and fixtures are in good condition. Doors from the lobby lead to commercial spaces on the north, east, and south. Ed Massman, operating as Des Moines Building, L.L.C. (a Chicago development firm and prior titleholder of the building), gutted these commercial spaces, but their redevelopment never occurred. The Art Deco ornamentation on the first floor (and elsewhere in the interior) ties into that style's influence on the exterior of the building as described above.

Elevators and Lobbies

Four passenger elevators run from the basement to the 14th floor of the building. Each elevator cab features its original wood-paneled walls and ceilings, rich in Art Deco ornamentation. The elevator lobbies on the upper floors generally remain as built, although the elevator doors have been painted and carpet has been installed on the floors. A freight elevator is situated in the northeast corner of the building and serves floors 1 through 3.

Upper Floors

The interior of the building features an open plan office on every floor from 2 to 14. The bank of four elevators and elevator lobbies lead to large open spaces on the west and east sides of the building. Such an open floor plan allowed for individual floor layouts as needed by tenant firms. Over the years, many changes have taken place in these floor plans. All of the office spaces now feature dropped ceilings. Throughout these changes, the locations of elevators, elevator lobbies, and men and women's restrooms have remained the same for obvious reasons. A few of these restrooms retain original marble partitions

and wainscoting, but many have been substantially remodeled. An internal stairwell with a steel staircase and terrazzo treads is situated directly south of the lobbies and runs from the 1st floor to the 14th floor and to the penthouse and basement. Another staircase is situated in the northeast corner of the building and runs from the 1st to the 3rd floor.

ANNEX

The Annex began its life as 2-story building abutting the skyscraper but independent of it. (See Figure 6.) In the 1980s, the Annex was radically remodeled, converted into a 3-story building, and internally attached to the skyscraper. Constructed in 1949-1950, this building originally was constructed as a self-contained commercial edifice independent in design and function from the Des Moines Building. An historic photograph pictures the two buildings circa 1965 and shows these differences. Only in the late 20th century did radical remodeling link these two buildings together in design and function. The Annex is counted as a noncontributing resource in this nomination for these reasons.

The footprint of the Annex measures 44 x 128 feet. Two-stories in height when completed in 1949-1950, its front facade was faced with buff-colored brick with three windows ranging across its second story in a horizontal line slightly below those on the third story of the skyscraper.

The Annex was not "designed so as to match the lower three-stories of the original [Des Moines] building." (Jacobsen 2010: 3) This so-called "match" dates, in fact, to 1980s alterations, which obliterated the Annex's exterior and interior. These alterations included the removal of the second story windows and their replacement with a set of two windows placed to conform horizontally to those on the third floor of the skyscraper. (See Photograph #8.) At the same time, the storefront of the Annex was faced with black granite and the upper floors clad with gray-colored limestone to match that of the skyscraper. The east and north elevations of the Annex were clad with an Exterior Insulation Finishing System-like material. Originally, the parapet on the front facade had terminated at a line between the second and third floor of the skyscraper. (See Figure #3.) Now the parapet on the front facade terminates at a horizontal line halfway between the windows on the third floor of the skyscraper. (See Figure #5.) The interior of the Annex also has changed. Originally, it featured two floors. The 1980s remodeling added a third floor to the building. (Today, the second and third stories of the Annex share the two facade windows, made possible because the third floor is set back from the inside plane of the windows, creating a light well between the two floors.) Because the Annex lacks both the integrity of its original design and historical association with the Des Moines Building, the Annex is considered a noncontributing resource to this nomination.

SKYWALKS

A skywalk corridor, constructed in the 1980s, is attached to the north elevations of the Des Moines Building and the Annex and to the east elevation of the Annex. They are not included in the resource counts. These skywalks are hall-like structures, which are elevated one floor above grade to link buildings together throughout the downtown. One skywalk door provides access to the Annex. One skywalk door provides access to the Des Moines Building. Because these skywalks are situated on secondary facades of this building, they are not visually distracting to them.

USE AND FUNCTION

Throughout the 20th century, the Des Moines provided office space for a wide variety of tenants and some retail businesses. Most of the retail activity centered on the first floor, with long-time tenants including Hyman's News and Book Shop, Barbara's Bake Shop, Holmes Jewelry, among others. The United Airlines Ticket Office also occupied the first floor to provide easy walk-in service for customers. Government offices were prominent among tenants on the upper floors, with the State of Iowa leasing space from 1934 through the early 1950s for the Retail Sales Tax Commission, Income Tax Division, and the Iowa Board of Assessment and Review. The U.S. government leased space during World War II for the Internal Revenue Service, the U.S. Alcohol Tax Unit, and the Office of Defense Transportation. Professionals of all sorts also leased office space in the building. Many doctors and attorneys officed here, as did at least one architect, Owen Thomas. The Federal Home Loan Bank also called the Des Moines Building home for a while. A barbershop leased space on the second floor for many years. In the 1970s and 1980s, more and more of the floors were occupied by the Statesman Group, including the Statesman Life Insurance Company and the Statesman Building Corporation, a real estate firm.

CONDITION AND INTEGRITY CONSIDERATIONS

Condition

The condition of the Des Moines Building is good, having been well maintained for most of its life. (The City of Des Moines prevented a calamity in 2010-2011, when it took title to the building. (See "Current Plans" below.) Extensive mortar deterioration has occurred on the west and south elevations, likely because of moisture absorption by the building's limestone veneer. These joints have been shoddily pointed with a rubber-like material. Although this material is lighter in color

than the building's original mortar and visually distracting, these repairs are reversible. The absorption of moisture also has caused extensive delamination to the building's steel windows, as noted above.

Exterior Integrity

The Des Moines Building retains integrity in its seven aspects.

Because the Des Moines Building remains on its original site, the level of integrity as it relates to *location* is excellent.

The integrity of the building as it relates to its *design* is very good. Although the south and west storefronts have been changed, their original openings remain intact. While it is true that the building's original windows have badly deteriorated, their simple and unadorned design renders them visually unassuming and easily replicated. The sloppy application of synthetic grout to the building's veneer is unsightly but reversible.

A note is in order concerning the Des Moines Building's connection to the Des Moines skywalk system, as described above. Skywalks to the Des Moines Building are attached to the east and north elevations of the edifice but not to the primary facades. Because of this, the skywalks do not compromise the integrity of the building.

The integrity of the Des Moines Building's *setting* is good. At the intersection of Sixth Avenue and Locust Street, the building stands adjacent to three other skyscrapers, one of which—the Equitable Building—is of nearly contemporary construction with it. In other words, the "Sixth Avenue Canyon," an historic term used to describe this densely developed urban space (*Des Moines Tribune*, June 6, 1930), remains lined with high-rise commercial buildings.

The integrity of the Des Moines Building as it relates to *materials* is good. Except for its south and west elevation storefronts, the building's materials—including limestone and brick veneer, marble, metalwork, and poured concrete—remain original.

The integrity of the building's *workmanship* is very good as it relates to the building's exterior masonry construction and detailing. The building's limestone and granite veneer is carefully laid. The workmanship of the main lobby is outstanding, including its plaster crown molding, marble veneered

walls, and decorative metal fabrications. It is difficult to hide shoddy work in small areas. This small lobby is a jewel without flaw.

The Des Moines Building retains an excellent *feeling* of its historic function. Viewers immediately perceive the building's original intended purpose as an office building.

The building retains a high level of integrity as it relates to *association*. Visitors from the building's period of significance would readily recognize its exterior and surroundings today.

Interior Integrity

The main lobby, staircases and stairwells, and elevator cabs possess excellent integrity, very few changes having occurred.

The upper floors of the Des Moines Building have undergone considerable change since the building's original construction, and these changes vary from floor to floor. Such change is to be expected, given that the building's open floor plan was designed to encourage flexibility. Although bathroom locations on the upper floors remain unchanged, many of their surface finishes have been altered.

CURRENT PLANS

The Des Moines Building is presently under rehabilitation for adaptive reuse for commercial and residential purposes. In 2010, the City of Des Moines obtained an emergency court order to enter the then-abandoned Des Moines Building to prevent irreparable damage. The city subsequently took title to the building and issued a Request for Proposal for its rehabilitation. The firm of Des Moines Developers, L.L.C., was selected in 2011 to this end.

Today, this partnership is planning the building's adaptive reuse for commercial use and market-rate apartments. Federal and state historic preservation tax credits are an important financial tool for this project and one reason for this nomination.

SUMMARY OF SIGNIFICANCE

Completed and first occupied in 1931, the Des Moines Building is significant, locally and under National Register Criterion C, because of its architectural style. The building's massing, upper floor setbacks, and main lobby call attention to the influence of Art Deco styling on its design. The Des Moines Building is significant because of its architectural form as a skyscraper. It added a key component to the "Sixth Avenue Canyon," one of the densest and most fully developed urban spaces in Iowa. The Des Moines Building also calls attention to Proudfoot, Rawson, Souers & Thomas, a venerable Des Moines-based architectural firm, which designed the building and demonstrated in it the ability to adapt to new architectural ideas.

The period of significance under Criterion C for the Des Moines Building is 1931, the year of its completion and first occupancy. The nomination contains two resources—the skyscraper itself and an adjacent building, now known as the Annex, which is physically linked to the skyscraper but unrelated to it historically. The skyscraper is counted as a building and one contributing resource. The Annex is counted as a building and one noncontributing resource. The Registration Requirements, as outlined in Section F of *The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940 MPD*, are satisfied because the exterior of the skyscraper retains the integrity of its architectural design.

BACKGROUND

Ownership

Arthur Sanford, acting as Arthur Sanford & Company, was the prime mover of the Des Moines Building's construction. A Sioux City, Iowa, investor and entrepreneur, Sanford had previously undertaken real estate development in that northwestern Iowa community. (*Sioux City Journal*, October 11. 1931)

During planning, this building bore the name of "Burton Building." (*Ibid.*) By the time the building's name plaque was cast for its main entrance, the name had changed to "Des Moines Building," perhaps to lend greater gravitas to it. As this nomination attests, the architectural design of this building lives up to the pretension of that name.

Sanford had leased the land on which the Des Moines Building stands from the Trostel family of Fort Collins, Colorado, under a peculiar agreement requiring payment in gold. This clause later came back to haunt the building in 1993, when the Trostel heirs demanded this form of payment. Court actions ensued, the title to the building became clouded, vacancies soared, and the building's future was jeopardized. As one local newspaper reported:

> Major flood and fire hazards were narrowly averted at a high-rise in the heart of downtown Des Moines last month when city officials gained access and restored the vacant building's heat.
>
> The Des Moines Building at Sixth Avenue and Locust Street is expected to be declared a public nuisance at Monday's City Council meeting. The action would authorize the city's legal department to seek a court order to declare the building abandoned and award its title to the city. The city would then try to sell it. (*Des Moines Register*, January 7, 2011)

A court order subsequently declared the Des Moines Building a public nuisance, the City of Des Moines acquired its title in 2011, and the Gordian knot of gold as a form of payment, which had jeopardized the building's future, was cut.

Occupancy

The Des Moines Building enjoyed full or near-full occupancy upon its completion. Over the years, retail operations, such as Hyman's News and Bookshop, Sipes Prescription Drugs, Barbara's Bake Shop, and airline ticket offices, occupied the commercial rooms on the first floor. Business and professional offices occupied the upper floors. These included offices for architects, attorneys, medical doctors and dentists, and many offices for federal and state government. For the State of Iowa, these included the Retail Sales Tax Commission, Income Tax Division, and Iowa Board of Assessment and Review. For the U.S. Government, they included the Federal Home Loan Bank, U.S. Alcohol Tax Unit, and Office of Defense Transportation. The Arthur Sanford firm maintained an office in the building into the 1950s. By the 1980s, the Statesman Life Insurance Company, Statesman Building Corporation, and Statesman Group, Inc., had become the primary occupant of the building (four floors), but numerous other offices in the building remained unoccupied (Jacobsen: n.p.) because of changing needs for professional offices and insurance companies. A barbershop occupied one room in the northwest corner of the building into the 21st century.

The building's use for State of Iowa offices, beginning in1934, received widespread press coverage. The Great Depression had put on hold the construction of a new state office building. Due to a critical lack of office space at the Capitol, the Democratic administration leased space in five downtown Des Moines office buildings, including the Des Moines Building. Republican critics of the New Deal immediately decried the use of the Des Moines Building as extravagant. "The Des Moines Building is the newest and most expensive building in the city and is located in nearly the exact center of the high rental business district" (*Estherville Enterprise*, November 28, 1934) among others. (Jacobsen: n.p.) Despite this criticism, the State of Iowa continued leasing offices in the Des Moines Building until the Lucas State Office Building was built and first occupied in 1950. By 1955, the State of Iowa had vacated the Des Moines Building entirely.

ARCHITECTURE

Architectural Style

The Des Moines Building is significant because of its Art Deco style. Architectural historian Barbara Beving Long summarized this significance succinctly nearly a quarter-century ago: "The Des Moines Building is the best example of an Art Deco office building in Des Moines." (Long 1988b: E7) Later evaluations of the building have corroborated her assessment. (Jacobsen 2010: n.p.)

The influence of Art Deco styling is most apparent in this building's massing, wall surface treatment, exterior detailing, and opulent main lobby.

The building's massing is its most prominent character-defining feature. The first 12 floors are a monolithic block softened somewhat by setbacks on the upper three floors.

> The beauty of the building will be enhanced by the two setbacks above the 12th floor accentuating the tower effect. This is in line with the modern architectural tendencies, insuring [*sic*] against severe restrictions of light and air for bounding thoroughfares and nearby buildings. (*Des Moines Tribune*, June 6, 1930)

The feeling of monolithic strength is accentuated by the building's limestone veneer, whose smooth surface and gray color lend a sense of impermeable power to the design. Cast stone ornamentation stylized in geometric, zoomorphic, and plant motifs, and in the riot of decorative treatment exhibited in the building's first floor lobby, provide decorative relief.

Indeed, the main lobby of the Des Moines Building is an Art Deco jewel box. Within a small area, this lobby exhibits exotic splendor of architectural decoration. Its terrazzo floor is a rich cloisonné of jagged geometric designs with alternating colors of black and speckled gray, accented by the golden lines of brass cloisons separating the patterns. The drama of striking color and contrasting pattern continues upward. Polished black marble, deeply veined in white, clads the walls. These panels are arranged so that the veining forms geometric patterns. Doors feature chrome frames with glass panes configured in chevron patterns. Door surrounds repeat the use of chrome but feature chevron patterns of a different sort. A plaster cornice, embellished with low-relief configurations of chevrons and stylized plant motifs (now painted silver and gold), encircles the room above the black marble walls. The ceiling is a simple plaster surface painted white. Other architectural details in Art Deco styling include a U.S. Mail letterbox, radiator grills, clock, and built-in ashtrays. This rich architectural treatment continues around the corner to a hall on the east and up the first flight of stairs to the upper floors. There the richness ends. As noted in Section 7, the absence of ornamentation throughout the rest of the building surprises the visitor after the overwhelming architectural welcome extended by the building's main entrance and lobby. "Overwhelming" is apt. The lobby's use of black for floors and walls darkens the room (which is without natural light except for two revolving doors); and, while the gleam of gold, aluminum, and reflected light from the floors and walls somewhat counterbalances this lack, a vague sense of entombment is palpable. Undeniably this lobby is one of Des Moines' most opulent interiors. One marvels and moves on quickly.

The construction of the Des Moines Building in 1931 climaxed the city's brief flirtation with Art Deco styling for a major commercial edifice. This flirtation had begun only a few years previously. Built in 1929, the Northwestern Bell Telephone Co. Building at 604 9th Street had featured top floor setbacks, but this 10-story building employed hidebound materials, such as dark-colored brick, to blend with other downtown commercial buildings. In striking contrast, the Des Moines Building and the Iowa-Des Moines National Bank were clad in black marble and gray-colored limestone. Unfortunately, the Iowa-Des Moines National Bank (erected in 1932) fell victim of the Great Depression, and the skyscraper component of its design was never implemented. It remained to the Des Moines Building to bring a fully developed Art Deco skyscraper to fruition in the city. Nothing like it ever followed.

Architectural Form

The Des Moines Building is significant because of its architectural form. The construction of this skyscraper added an important component to the "Sixth Avenue Canyon," a contemporary moniker used by local residents to describe this downtown corridor and discovered by the author in research for this nomination. Indeed, this "canyon" is one of Iowa's densest and most fully developed urban spaces. The Des Moines Building also climaxed an era of skyscraper construction in Des Moines, as documented by John P. Zeller (Zeller 1990) and the author of this nomination. (Page, 2004)

Writing in 1930 about Sixth Avenue in conjunction with plans for the new Des Moines Building, the *Des Moines Tribune* reported:

> What we have long called the "Sixth avenue canyon" is about to become a canyon in fact. The Liberty, Bankers Trust, Equitable, Fleming, and Southern Surety [Hippee, *ed.*] buildings have formed the west wall along the greater part of three blocks. But this new edifice will be the first real skyscraper on the east side. (*Des Moines Tribune*, June 6, 1930)

The construction of the Des Moines Building on the northeast corner of Sixth and Locust created the most densely built-up node within the Sixth Avenue cluster and the highest-developed commercial location in Iowa. (Although the Bankers Trust Co. Building was subsequently demolished, another skyscraper arose in its place.)

As an architectural form, the skyscraper emerged in Des Moines during the early 20th century and transformed the city's skyline. During the 19th century, the Iowa State Capitol—situated on a commanding hill overlooking the downtown—had dominated Des Moines with its golden dome soaring above the city's central business district clustered below in the Des Moines and Raccoon River valleys. By the early 1930s, skyscraper construction had transformed this view. Nearly a dozen skyscrapers now pierced the sky, and Des Moines now could boast of a modern commercial skyline like other cities across America.

For the purpose of this nomination, "skyscraper" is defined as a 10-story or taller building. This double-digit number served historically as a threshold for this architectural form during its advent in Des Moines. (Page 2004: 26) Some might add the 6-story Teachout Building (NRHP, 500 East Locust Street, 1912 built) to this list of skyscrapers; and, perhaps within the context of East Des

Moines, this might be justified. (Cackler) Still, for downtown Des Moines—and across the nation—double-digit stories were the *sine qua non* for the skyscraper moniker. (Kostof: 115)

Actually, Des Moines witnessed two historic eras of skyscraper construction. (A third era forms part of its contemporary history.)

The first era dates from 1907 to 1915, when a handful of these buildings arose. A skyscraper precursor had appeared in Des Moines in 1896. Known as the Observatory Building and located at 402 Locust Street, this building featured nine stories surmounted by a five-story tower. Charles A. Eastman, an important Des Moines architect generally believed to have been its architect, had an office in this building. It was the tallest building in Des Moines at the time. It sought to emulate skyscraper construction in Chicago and New York but proved to be overly ambitious and was razed in 1937 because of its masonry construction lacked structural integrity.

The Fleming Building (NRHP) was the first modern skyscraper in Des Moines. Designed by the Chicago firm of D. H. Burnham & Co. and built at 604 Walnut Street in 1907, this 10-story building employed a steel frame with masonry cladding. Other notable skyscrapers followed.

FIRST ERA SKYSCRAPERS IN DES MOINES

Name	Address	Notes and Construction Date
Fleming Building (NRHP)	604 Walnut St.	10 story, 1907
Equitable Life Assurance Building*	Sixth Ave., n.w. cor. Locust St.	8 story, 1891; 4 stories added in 1911
Hubbell Building (NRHP)	904 Walnut St.	10 story, 1913
Hippee Building	Sixth Avenue, n.w.cor. Mulberry St.	12 story, 1913
Des Moines Register Building	715 Locust St.	13 story, 1913-1915

* Nonextant. Originally designed by Andrews, Jacques & Rantoul and built in 1891 as an 8-story building. The top four floors, designed by Proudfoot, Bird & Rawson, were added in 1911

This era fell victim to World War I. In 1917, America entered the war and major construction projects were put on hold across the nation, including skyscraper construction in Des Moines. Then,

in the commercial prosperity that followed in the 1920s, Des Moines entered a second era of skyscraper construction. These buildings included the following:

SECOND ERA SKYSCRAPERS IN DES MOINES

Name	Address	Notes and Construction Date
Insurance Exchange Building	421 Grand Ave.	10-story, 1923
Equitable Life Insurance Co. of Iowa Building	604 Locust St.	18 story + tower, 1923
Liberty Building	418 Sixth Ave.	12 story, 1924
Northwestern Bell Telephone Co. Building	604 9th St.	10-story, 1929
Des Moines Building	405 Sixth Ave.	14 story + penthouse, 1931

Enamored by the skyscraper as an architectural form, American business and industry competed with one another to erect these towering symbols of American capitalism and conspicuously assert their own corporate might. This obtained in Des Moines as elsewhere across the nation. In an advertisement inviting tenants to the new Des Moines Building, Arthur Sanford, its developer, boasted:

> Successful businesses everywhere have grasped the genuine worth of offices of distinction and preeminence.
>
> A nation-wide appreciation of the finest business homes has inspired great structures such as the Empire and Chrysler Buildings, New York City, and the new Board of Trade Building, Chicago.
>
> And now Des Moines is to have a new fourteen story business building of unsurpassed distinction and prestige—comparable in every detail to the finest office buildings to be found anywhere. Appropriate it is to be known as the Des Moines Building. (*Des Moines Register*, May 1, 1931)

During this second era of skyscraper construction in Des Moines, a transition occurred in their architectural design. The Liberty Building shows, for example, the influence of Classical Revival styling. Built just a few years later, the Northwestern Bell Telephone Co. Building and the Des

Moines Building show the influence of Art Deco styling. This stylistic shift is most apparent in the Des Moines Building with its use of smooth, gray-colored limestone, as opposed to the traditional use of brick with its textured surface at Northwestern Bell.

When the Great Depression took hold in Des Moines in the early 1930s, the skyscraper became one of its victims. The competitive urge of business and industry had fueled their erection during the palmy days of the boom years. Wall Street's crash broke this spirit, and hubris followed in the wake of pride. In Des Moines, nowhere was the skyscraper's fall from favor more evident than in the architectural design of the new Bankers Life Co. building at 711 High Street. Erected in 1940 as the nation and Des Moines emerged from the Great Depression, this building—the home office for one of the region's most highly capitalized and biggest employers—rose only eight stories in height and emphasized horizontal mass instead of a vertical line.

The construction of the 10-story YMCA Building at 101 Locust Street in 1957 proved, by its exception, the rule that the skyscraper had fallen from commercial favor in Des Moines. While this International Style-influenced building brought fresh air to architecture in downtown Des Moines, nothing followed in its wake.

Then, beginning around the fourth quarter of the 20th century, a new generation of entrepreneurs embraced the skyscraper as an architectural form, a third era of their construction emerged, and the city's skyline transformed once again. These downtown skyscrapers included those on the following page:

THIRD ERA SKYSCRAPERS IN DES MOINES (SELECTED)

Name	Address	Notes and Construction Date
Financial Center	666 Walnut St.	25-story, 1973
Ruan Center	666 Grand Ave.	36-story, 1974
Des Moines Marriott	700 Grand Ave.	33-story, 1981
Hub Tower	699 Walnut St.	25-story, 1985
801 Grand	801 Grand Ave.	45-story, 1991

Although this era is beyond the scope of this nomination, it should be noted that most of the city's historic skyscrapers remain extant and provide a lower horizon on the downtown skyline.

Proudfoot, Bird, *et al.*

The design of the Des Moines Building shows how the venerable firm of Proudfoot, Bird *et al.* remained architecturally *au courant* with new trends in architecture and could design in 1930 an important commission by adapting the concept of the Chicago skyscraper in a contemporary vein to Des Moines.

By the 1920s, the Des Moines architectural firm of Proudfoot & Bird and its successor partnerships had become "Iowa's Pre-Eminent Architectural Firm." (Long 1981) A list of the firm's skyscrapers in Des Moines follows:

PROUDFOOT & BIRD *ET AL.* SKYSCRAPERS IN DES MOINES BEFORE 1941

Property	Firm	Date
Bankers Trust Company Building*	Proudfoot, Bird & Rawson	1891/1911
Hubbell Building (NRHP)	Proudfoot, Bird & Rawson	1913
Des Moines Register Building	Proudfoot, Bird & Rawson	1915
Hotel Fort Des Moines (NRHP)	Proudfoot, Bird & Rawson	1919
Equitable Life Insurance Co. of Iowa Bldg.	Proudfoot, Bird & Rawson	1924
Liberty Building (NRHP)	Proudfoot, Bird & Rawson	1924
Des Moines Building	Proudfoot, Rawson, Souers & Thomas	1931
Iowa-Des Moines National Bank# (NRHP)	Proudfoot, Rawson, Souers & Thomas	1930-1932

* Nonextant. Originally designed by Andrews, Jacques & Rantoul and built in 1891 as an 8-story building for Equitable Life Assurance of New York. The top four floors, designed by Proudfoot, Bird & Rawson, were added in 1911.

\# Designed and constructed with the structural capability to carry a skyscraper, but only a five or six story base was built, which only look like three stories from the street.

A comparison of this table with the two tables that appear above demonstrates the dominance of Proudfoot & Bird *et al.* in designing Des Moines' skyscrapers. Within this context, it fell to the Proudfoot firm to design a landmark Art Deco skyscraper for the city and by so doing to signal the

city's wholesale acceptance of that style for a commercial building. This achievement marked another credit to the firm's list of innovations, as its use of structural steel for the Hubbell Building in 1913 had marked the first Iowa-designed use of that material for a skyscraper. (Page 2004)

Stylistically, the Des Moines Building was not the first Art Deco-influenced skyscraper in the city. In 1929, the Northwestern Bell Telephone Co. Building was completed at 604 9th Street. Designed by architect George B. Prinz (or Prinze) of Omaha, Nebraska, in collaboration with Proudfoot, Rawson & Souers (Maves), this 10-story building introduced upper floor setbacks such as had appeared earlier in Chicago and New York City, but the overall design of the Northwestern Bell building remained conservative and its Art Deco styling watered down.

Then, in 1930, two skyscraper designs appeared in Des Moines and radically transformed the scene: the Des Moines Building and the Iowa-Des Moines National Bank, both designed by Proudfoot, Rawson, Souers & Thomas. (*Iowa's Historic Architects* incorrectly credits the Des Moines Building to Proudfoot, Brooks & Borg and dates it to 1939. [Shank: 130])

Barbara Beving Long correctly characterizes the Iowa-Des Moines National Bank, a "tour de force." (Long 1988b: E7). The banking (second) floor is particularly luxurious. An escalator provides access to it, and the visitor glides into an open space two stories in height enriched with architectural detailing in plaster, metal, terrazzo, and glass worked in chevron and other geometric-shaped patterns colored in black, gold, silver, and terra cotta. Lack of financing curtailed the full implementation of this building's concept as a skyscraper. A 3-story base was completed, including the structural capability of supporting a skyscraper, but the skyscraper itself was never built. Likewise on the exterior, the use of black marble to clad the first story and gray limestone to clad the truncated upper floors shows the venerable Proudfoot firm's full acceptance of the sharp edges and strong colors of Art Deco.

Many of these design elements are also found in the Des Moines Building, including the use of black marble and gray limestone exterior cladding. On the Des Moines Building, however, the marble is carried up through the second floor. This adds further visual strength to its base. Here too, the setbacks begin only above the 12th floor. As already described, the interior of the Des Moines Building is comparable in every respect to the interior opulence of the bank, although restricted to the main lobby.

Any fair critique of the Des Moines Building must admit that the proportions of its original concept (see Figure 2) were more pleasing than those of the as-built edifice. Although the Proudfoot firm

bowed to economic necessity, the firm's original design shows fine sensitivity to massing and line. Nevertheless, there remains no doubt that the Des Moines Building stands as a landmark of Art Deco design within the city.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

Architectural historians are in agreement that the Des Moines Building is National Register eligible. In 2010, James E. Jacobsen has neatly summarized their findings:

> Every downtown Des Moines architectural and historical survey since 1975 has given this building an "A" rating in terms of its architecture and its potential for individual listing on the National Register of Historic Places. John Maves was the first (1975) and was followed by Barbara Beving Long (1988), Patricia Eckhardt (1995) and Patricia Zingsheim (also 1995). Long's study of the architecture of Proudfoot and Bird, et al., found this to be that firm's premier Art Deco example. (Jacobsen 2010: n.p.)

Notwithstanding the validity of these evaluations, it should be noted that none of them addressed the Annex as a noncontributing accretion to the Des Moines Building.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

Although the site's potential for archaeological research is, as yet, unevaluated, there appears to be little in this regard. Excavation for the construction of this and previous buildings on the site substantially have compromised this potential.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

The rise of the skyscraper in the State of Iowa deserves further research. As architectural historians flesh out this subject, this information should be used to re-evaluate the design of the Des Moines Building and its role within this statewide context.

A claim for the Des Moines Building's historical significance, under Criterion A and within the context of politics, might prove to be justified, as outlined at the beginning of Section 8 of this nomination. Such justification would have to take into account the other four buildings simultaneously used for such purposes by the State of Iowa. This would require additional research and evaluation. The names and locations of these other four buildings are presently unknown, hence another research need. (*Ibid.*)

The Des Moines Building might be National Register eligible, under Criterion B, in association with Arthur Sanford (1896-1981). Sanford was an important entrepreneur, real estate developer, and philanthropist in Sioux City, Iowa, with apartment buildings, commercial buildings, and the Orpheum Theatre in that city to his credit. The Arthur and Stella Sanford House at 1925 Summit Street in Sioux City is listed on the National Register. Sanford was actively involved in the Democratic Party in Iowa and contributed to that organization's revival in the 1940s and 1950s. (Larew: *passim*) Further research is needed to flesh out this story and place the Des Moines Building within the context of Sanford's life and significance.

The connection between George B. Prinz (1864-1944) and the firm of Proudfoot, Rawson & Souers deserves investigation. Prinz (or Prinze) was a respected architect in Omaha. (Landmarks, Inc.)

The Sixth Avenue Canyon is likely National Register eligible as an historic district. In addition to the buildings mentioned above along this corridor, the construction of the Mies van der Rohe-designed Home Federal Savings & Loan Association Building further enhanced it in the 1960s. This building stands at 601 Grand Avenue on the northwest corner of Sixth. The corridor has captured local attention again today as the home for numerous incubator businesses—many Internet-oriented—and is popularly known as "Silicon Sixth." Further research is recommended to document this corridor and to evaluate it under Criteria A and C within the historic contexts of urban development in Des Moines and the architectural evolution of its 20th century skyscrapers.

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VERBAL BOUNDARY DESCRIPTION

Lots 3 and 4 in Block C of the Commissioners' Addition to the City of Des Moines, Iowa.

BOUNDARY JUSTIFICATION

The National Register boundary contains all land associated with the Des Moines Building, including a noncontributing parcel without historical association with it.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Des Moines Building, Polk County, Iowa.

LIST OF PHOTOGRAPHS

1. Des Moines Building
   405 Sixth Avenue
   Des Moines, IA 50309
   Looking northeast
   William C. Page, Photographer
   June 1, 2011

2. Des Moines Building
   405 Sixth Avenue
   Des Moines, IA 50309
   Looking southeast
   William C. Page, Photographer
   June 1, 2011

3. Des Moines Building
   405 Sixth Avenue
   Des Moines, IA 50309
   Looking southwest
   Greg Wattier, Photographer
   June 2, 2011

4. Des Moines Building
   405 Sixth Avenue
   Des Moines, IA 50309
   Looking northeast to top floors & elevator penthouse
   William C. Page, Photographer
   June 17, 2011

5. Des Moines Building
   405 Sixth Avenue
   Des Moines, IA 50309
   Looking east northeast to main entrance
   William C. Page, Photographer
   June 1, 2011

6. Des Moines Building
   405 Sixth Avenue
   Des Moines, IA 50309
   Looking east northeast: Detail of main entrance above revolving door
   William C. Page, Photographer
   June 1, 2011

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

7. Des Moines Building
405 Sixth Avenue
Des Moines, IA 50309
Looking southeast to cast stone detail on west elevation
William C. Page, Photographer
June 1, 2011

8. Des Moines Building
405 Sixth Avenue
Des Moines, IA 50309
Looking northeast to Annex (center)
William C. Page, Photographer
June 2, 2011

9. Des Moines Building
405 Sixth Avenue
Des Moines, IA 50309
Looking east in main lobby
William C. Page, Photographer
June 2, 2011

10. Des Moines Building
405 Sixth Avenue
Des Moines, IA 50309
Looking southwest to stair rail to second floor
William C. Page, Photographer
June 2, 2011

11. Des Moines Building
405 Sixth Avenue
Des Moines, IA 50309
Looking north on typical upper floor
William C. Page, Photographer
June 2, 2011

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Embedded Images Page 29

CFN-259-1116

Des Moines Building, Polk County, Iowa.

LOCATION

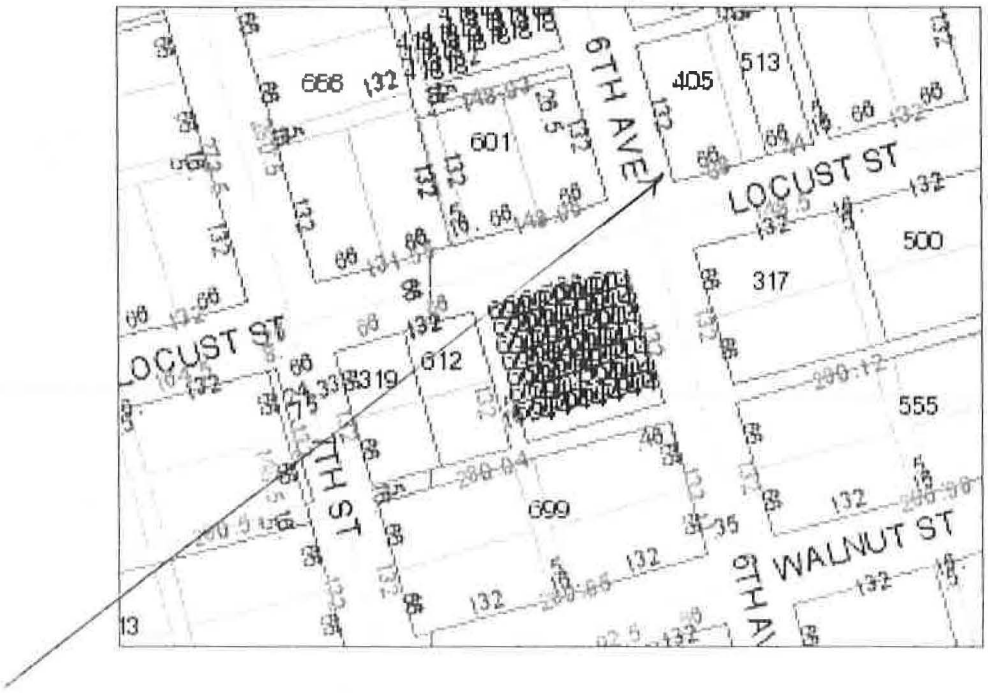

Figure #1

Arrow locates the Des Moines Building on the northeast corner of Locust Street and Sixth Avenue.

Source: Polk County Assessor's Website, viewed December 12, 2011.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Embedded Images Page 30

CFN-259-1116

Des Moines Building, Polk County, Iowa.

Presentation Drawing #1

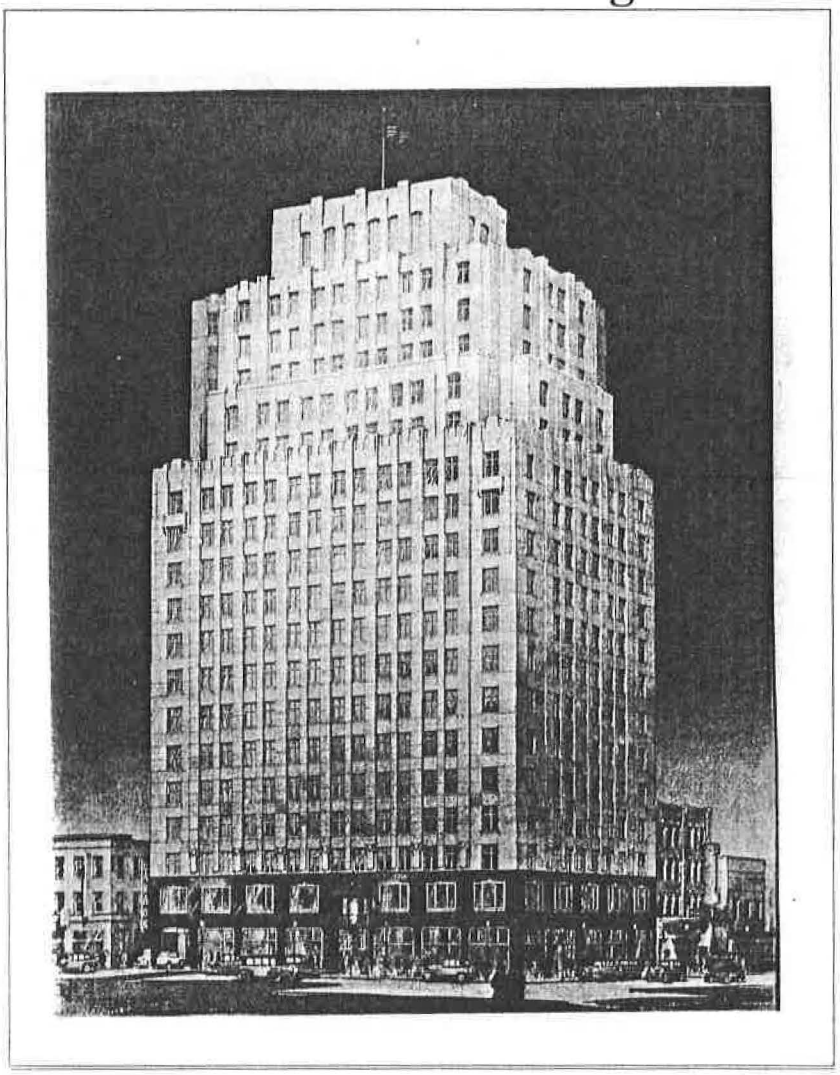

Figure 2

This presentation drawing shows the Des Moines Buildings as an 18-story skyscraper. Compare this drawing with Figure 3 showing it reduced in height. An automobile parking garage inside the building also was envisioned . Automobiles would enter on Sixth Avenue at the northern end of the building. This amenity was not implemented.

Source: Jacobsen 2010, unreferenced source.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Des Moines Building, Polk County, Iowa.

Presentation Drawing #2

Figure 3

This 1930 presentation drawing shows the Des Moines Buildings as-built with 14-stories. Figure 2 shows the skyscraper as originally envisioned and four stories higher.

Source: Jacobsen 2010, unreferenced source.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Des Moines Building, Polk County, Iowa.

Des Moines Building circa 1939

Figure 4

This picture postcard features the Des Moines Building (third from right) among other landmarks in Des Moines. The inclusion of the Des Moines Building within this context calls attention to its significance within the community.

Source: Collection William Colgan Page.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Des Moines Building, Polk County, Iowa.

Skyscraper & Annex—February 19, 1965

Figure 5

This photograph pictures the so-called Annex (2-story addition right of skyscraper) in1965. The image documents (faintly) three windows positioned on the second floor of the Annex. This facade was radically remodeled in the 1980s. (See Photograph #8.)

Source: Pioneer Collection, State Historical Society of Iowa, Des Moines, Iowa.

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Annex circa 1965

Figure 6

Albeit blurry, this circa 1965 photograph pictures the Annex (near right margin), when it housed the Des Moines Morris Plan Co. The photo documents the 2-story configuration of the Annex at that time. Note that the parapet of the Annex is positioned about midway between the second and third floors of the skyscraper.

Source: Photograph (cropped) on display in main lobby of Des Moines Building on June 1, 2011.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Embedded Images Page 35

CFN-259-1116

Des Moines Building, Polk County, Iowa.

Fire Insurance Map 1920

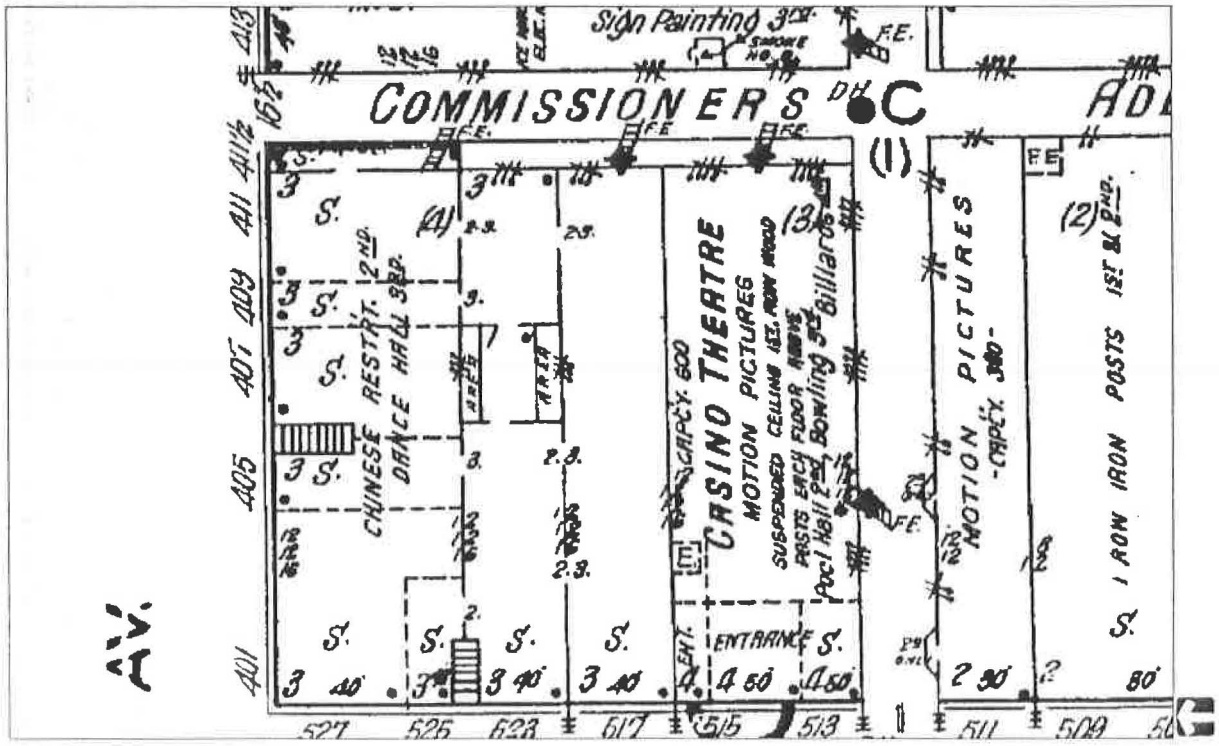

Figure 7

Before the construction of the Des Moines Building, the Trostel Block stood on its site. This map pictures that 3-story brick building. The map also pictures the Casino Theatre, one 1920 occupant of the 4-story building subsequently replaced by the Annex.

Source: Sanborn Map Company, 1920, Volume 1, Sheet 29.

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CFN-259-1116

Des Moines Building, Polk County, Iowa.

Fire Insurance Map 1950

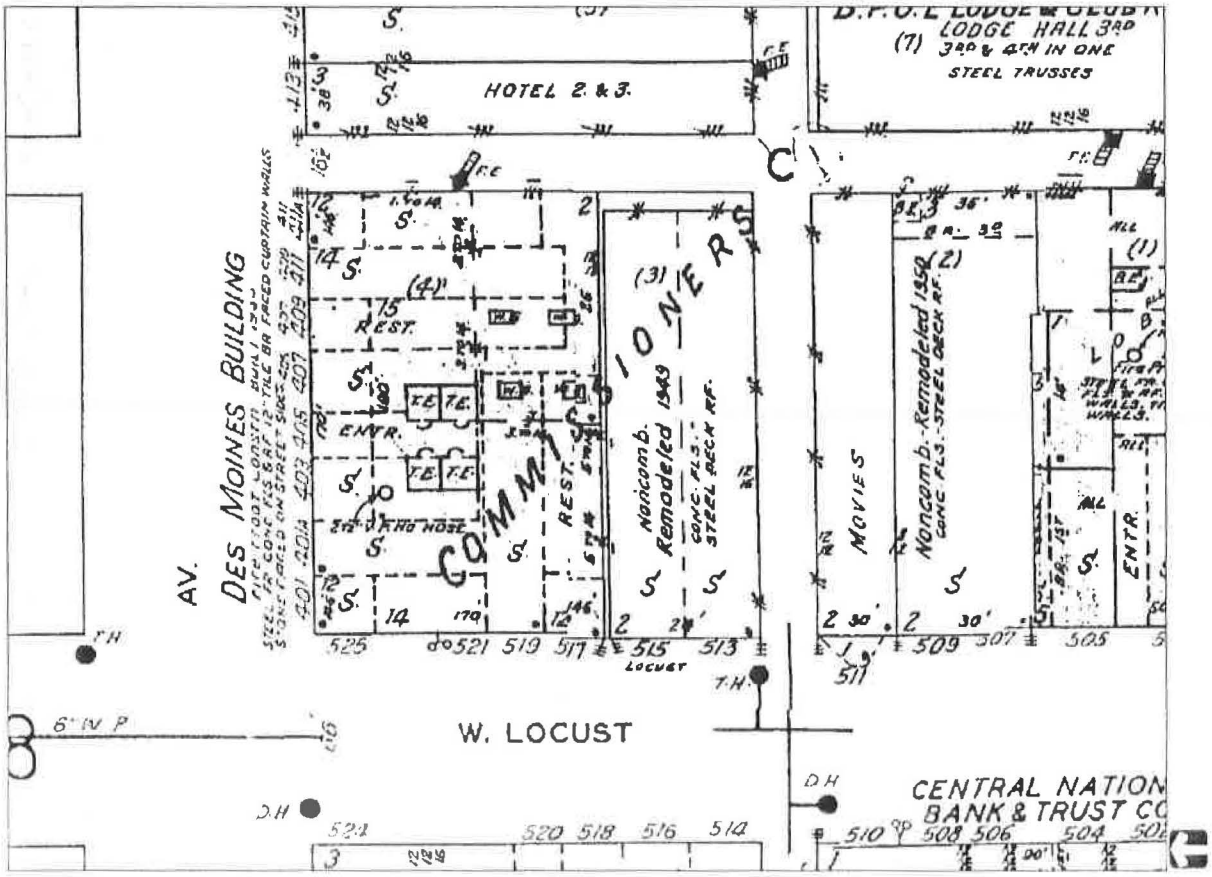

Figure 8

The Des Moines Building has replaced the Trostel Block, and the 2-story Annex is shown to its right.

Source: Sanborn Map Company, 1950, Volume 1, Sheet 29.

West Elevation Drawing 1930

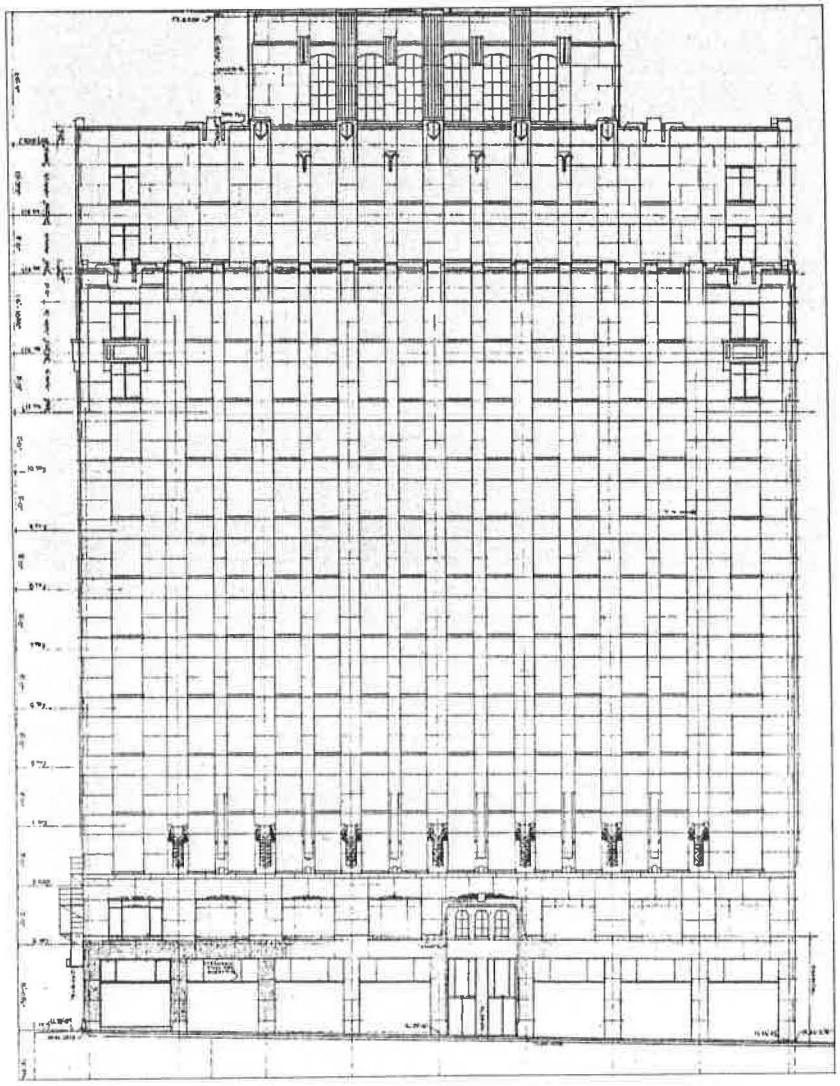

Figure 9

Dated June 1930, this drawings shows the Des Moines Building foreshortened to 14 stories plus a penthouse by that time.

Source: Proudfoot Rawson Souers & Thomas, p. 114R.

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Des Moines Building, Polk County, Iowa.

Detail Drawing 1930

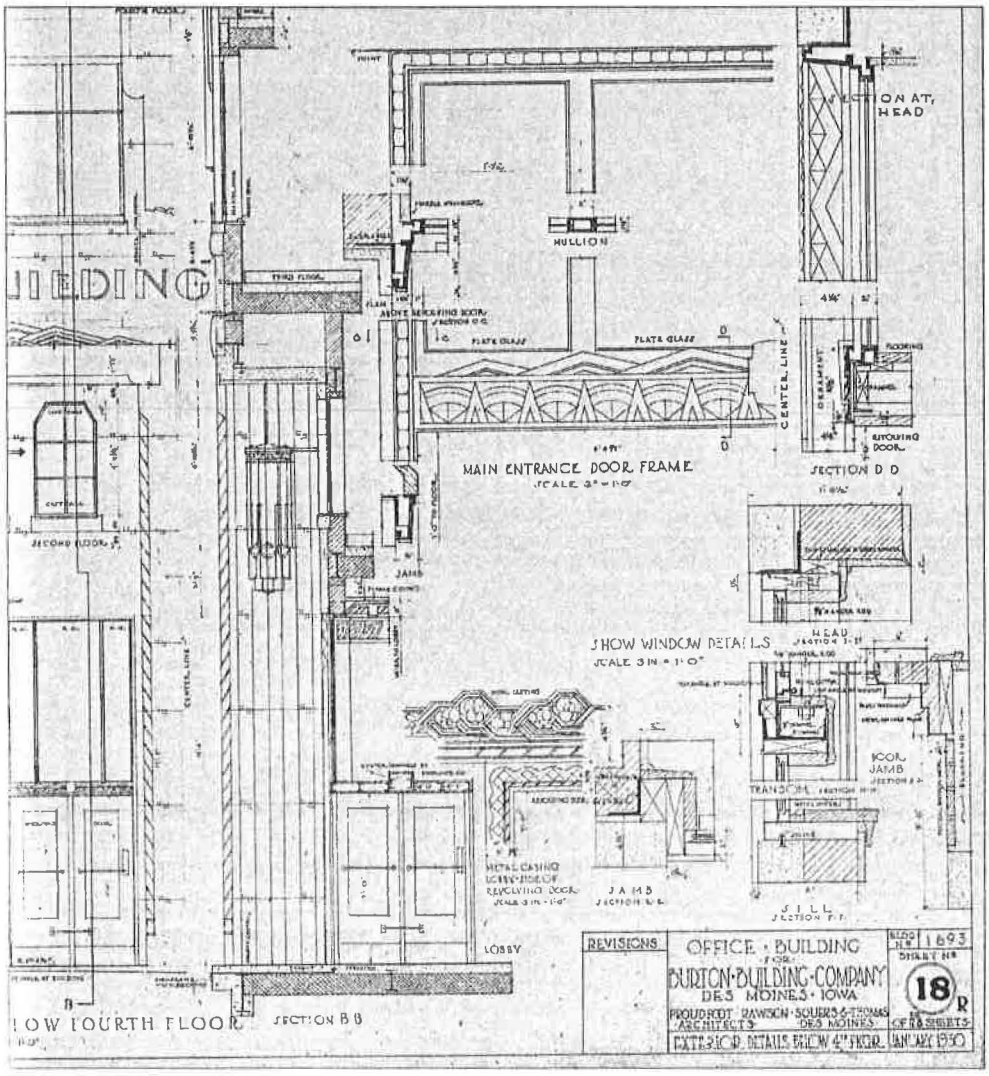

Figure 10

This drawing shows some of the Art Deco designs specified for various architectural features in the Des Moines Building.

Source: Proudfoot Rawson Souers & Thomas, p. 18R.

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Des Moines Building, Polk County, Iowa.

Existing First Floor Plan

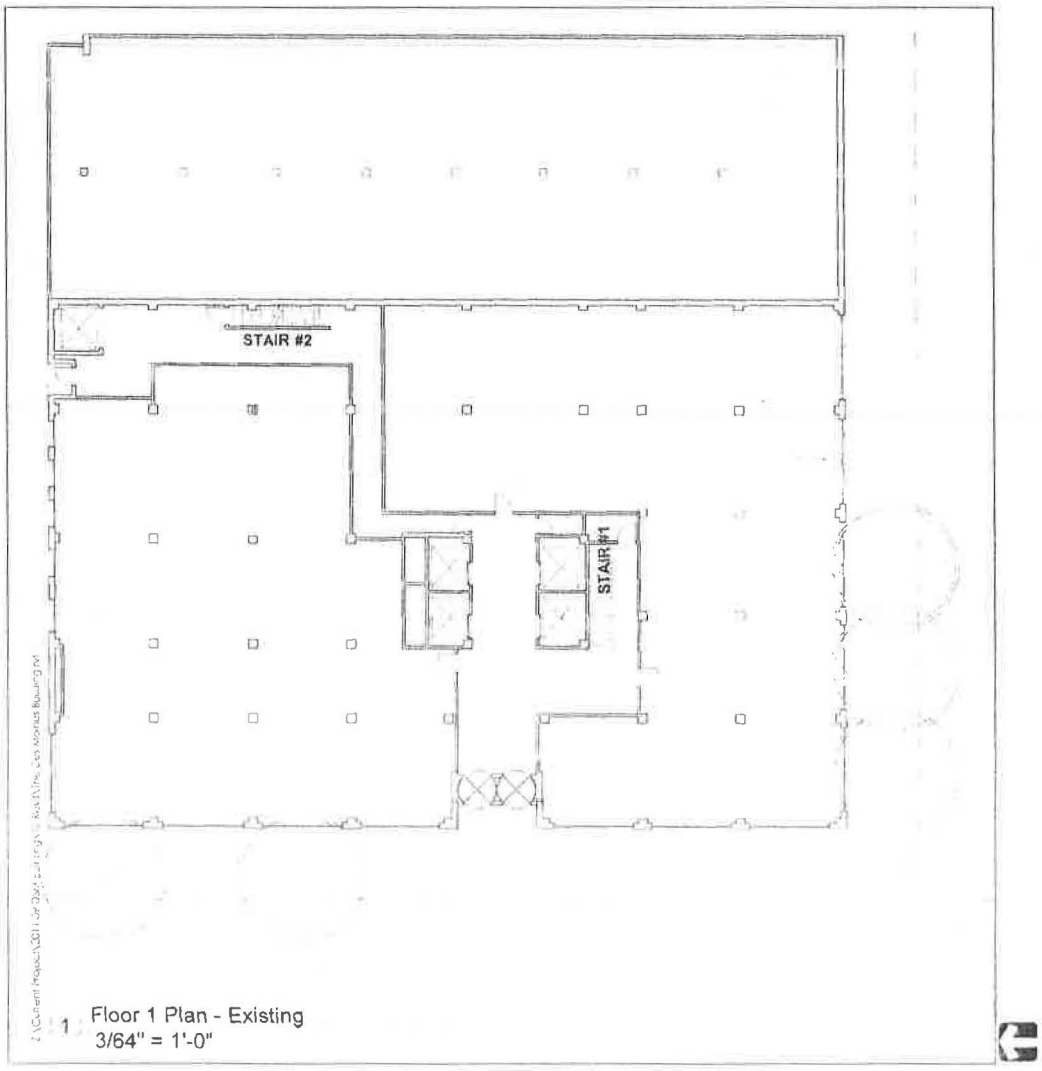

Figure 11

Source: G. E. Wattier Architecture.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Representative Upper Floor Plan

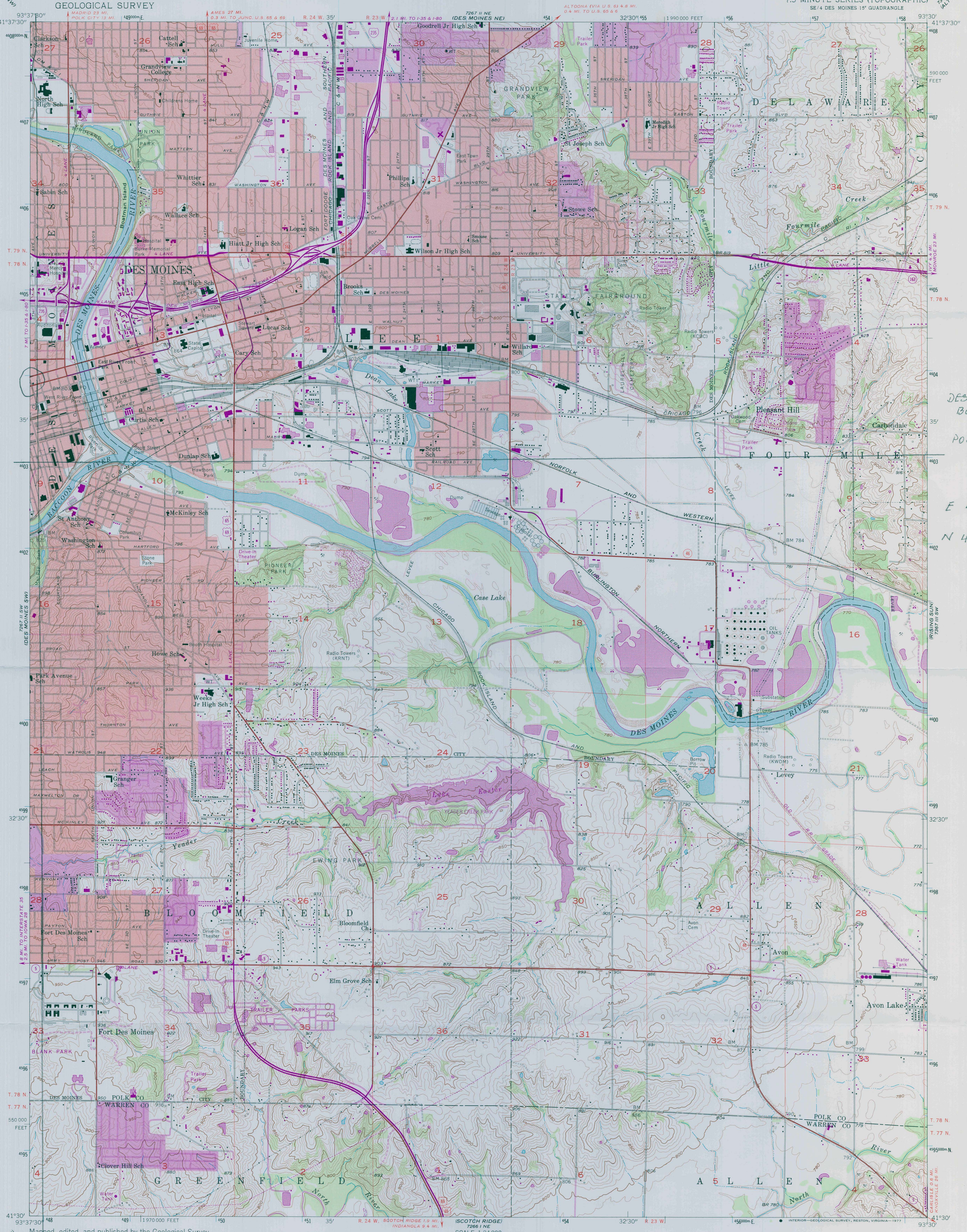
Figure 12

The Des Moines Building has replaced the Trostel Block, and the 2-story Annex is shown to its right.

Source: G. E. Wattier Architecture.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DES MOINES SE QUADRANGLE
IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 DES MOINES 15' QUADRANGLE



DES MOINES BUILDING
POLK COUNTY
IOWA
E 448950
N 4603900

Mapped, edited, and published by the Geological Survey in cooperation with Polk County and City of Des Moines

Control by USGS, USC&GS, and Iowa Geodetic Survey

Topography from aerial photographs by Kelsh plotter
Aerial photographs taken 1956. Field check 1956

Polyconic projection. 1927 North American datum
10,000-foot grid based on Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple compiled from aerial photographs taken 1967, 1971, and 1976. This information not field checked

Purple tint indicates extension of urban areas

MN
GN
0°22' 7 MILS
5½° 98 MILS
UTM GRID AND 1976 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 ½ 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

IOWA
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
Interstate Route — U. S. Route — State Route

DES MOINES SE, IOWA
SE/4 DES MOINES 15' QUADRANGLE
N4130—W9330/7.5

1956

PHOTOREVISED 1967, 1971, AND 1976

AMS 7267 II SE—SERIES V876

Locust

FedEx

DES MOINES BUILDING
NO PARKING
7-9 AM
4-6 PM
NO PARKING
405

grow main street
grow main street

Suite

EXIT

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Des Moines Building

MULTIPLE NAME: Architectural Legacy of Proudfoot & Bird in Iowa MPS

STATE & COUNTY: IOWA, Polk

DATE RECEIVED: 8/30/13 DATE OF PENDING LIST: 9/23/13
DATE OF 16TH DAY: 10/08/13 DATE OF 45TH DAY: 10/16/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000829

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 10-16-13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF
CULTURAL AFFAIRS
MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

RECEIVED 2280
AUG 30 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

STATE HISTORICAL SOCIETY of IOWA
JEROME THOMPSON
ADMINISTRATOR

IOWA ARTS COUNCIL
MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

August 28, 2013

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Belle Plaine Main Street Historic District, Centered Along 12th Street from 7th Avenue on the West to 9th Avenue on the East, from 11th Street on the South to 13th Street on the North, Belle Plaine, Benton County, Iowa
- Des Moines, Building, 405 Sixth Avenue, Des Moines, Polk County, Iowa
- Forest Grove School No. 5, 24040 195th Street, Bettendorf vicinity, Scott County, Iowa
- Bregant, Jean and Inez (Lewis), Residence, 517 South 4th Street, Council Bluffs, Pottawattamie County, Iowa

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs