UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED MAY 3 0 1978

DATE ENTERED NUV 4 1978

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

| HISTORIC Ralm | h Rollins House | | | |
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| AND/OR COMMON | II ROTTINS HOUSE | | | |
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| LOCATION | | | | |
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| CITY, TOWN | | | CONGRESSIONAL DISTR | ICT |
| Des Mo | ines | | Fourth | |
| STATE IOWA | | CODE | COUNTY Po1k | CODE 153 |
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| | | UNOCCUPIED WORK IN PROGRESS | X_COMMERCIAL EDUCATIONAL | PARK PRIVATE RESIDE |
| SITE | PUBLIC ACQUISITION | ACCESSIBLE | ENTERTAINMENT | RELIGIOUS |
| OBJECT | IN PROCESS | \underline{X} YES: RESTRICTED | GOVERNMENT | SCIENTIFIC |
| | -BEING CONSIDERED | YES: UNRESTRICTED | INDUSTRIAL | TRANSPORTATIO |
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7' DESCRIPTION

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Rollins house is a rambling mansion in the English medieval eclectic style, popular in the 1920's. It is set within a landscaped acreage featuring fruit trees, evergreens of various species and hardwoods, as well as formal gardens (untended for some years) and several pools and fountains.

The facades of the house are a picturesque accumulation of gables, window bays, over hangs and minor projections. The roofscape (of slate) plays an important role in defining the character of the house, and consists of a major ridge running the length of the house, interrupted by short cross gables, which occasionally swoop down to a level well below that of the second floor. The walls balance areas of brick against areas of stucco half-timber in almost equal proportions.

The brick is a blend of red, brown and ochre shades, laid in various bonds, primarily common bond, and employing a variety of decorative patterns: raised diapering, herringbone. The openings in the brick surfaces are mostly finished with stone surrounds featuring label molds and the three-centered, pointed arches. The windows, with diamond or square leaded panes, inset with stained glass panels, are grouped variously into double windows, triple windows, or window bands.

The entrance (west) front is dominated by a broad gable end of brick. To one side (the right) the eaves reach down to the first floor; to the other side they styp at a much higher level. The doorway, set slightly off-center, features a recessed entry above which is a recessed porch with panelled stone balcony. The total composition of this facade balances the long horizontal of the main roof to the left against the short staccato verticals of a minor (half-timber) gable and the exterior chimney of the living room fireplace to the right. The face of the entrance gable counters this situation in its fenestration. To the left of the doorway is the tall narrow window lighting the staircase landing; to the right on the ground level is a long low window band lighting the library.

The garden (east) facade is dominated by four high half-timber gable ends, the most elaborate of which is that at the southeast end of the livingroom wing. Much of the area of the east elevation is occupied by the expansive enclosed terrace with large areas of small-paned glass and a wooden balustrade above. The southwest facade of the livingroom wing, which is dominated by the enormous chimney-piece, was not given the attention that was lavished on the east or west facades, and is not nearly as effectively composed.

The plan of the Rollins house is essentially that of a long narrow rectangle, to which is joined at one end a livingroom wing set at an angle, and at the other end a low wing housing a three-car garage set at right angles to the body of the house. The rooms on all floors are disposed randomly but tightly along a linear axis. On the first floor this axis is embodied in a long gallery, terminated at one end by the dining room, at the other by the spacious livingroom, which is set at a slightly lower level. Here the exis is terminated visually by an oblique view of the fireplace. Off this axis are arranged, on one side, the library, vestibule and See continuation sheet



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| SPECIFIC DAT | ES 1926 | BUILDER/ARCH | HITECT Boyd and Moore. | Des Moines |

STATEMENT OF SIGNIFICANCE

The Rollins house is a superb example of the type of large suburban residence of the 1920's, which sought identity in literal borrowing from the domestic medieval architecture of England, applying it liberally for overall effect. Along with Salisbury House (National Register, 20 July 1977) it is unique for this in Des Moines, and perhaps in Iowa generally. The architects of the Rollins house were Byron (Ben) Boyd and Herbert Moore, both of Des Moines. The house was designed in 1925, according to the drawings, and constructed in 1926. In 1922, Boyd and Moore received the commission to design Salisbury House for Carl Weeks. Salisbury House was modelled heavily on the Kings House in Salisbury, a noted medieval dwelling which spanned four centuries of building, and Boyd was sent to England to study the proposed prototype. Clearly, the Rollins house is an offspring of the Salisbury House.

The two houses bear comparison. The Rollins house is more homogeneous in its stylistic derivations, based as it is almost exclusively on the English manor house tradition of the 16th century. Salisbury House is conceptually (as well as physically) grander, with a sense of the flow of history and the evolution of historical style expressed through its conscious recreation of different periods of the English medieval style. The Rollins house gives a general sense of historic accumulation in its picturesque massing, without pointedly attempting, as Salisbury House does, to emulate one or several specific models over several centuries of building. Salisbury House, with its great hall, carries eclecticism even into the planning of its interior spaces; the plan of the Rollins house, on the other hand, owes as much to the innovations of R.N. Shaw and his American followers working in the Queen Anne and Shingle style, as it does to the direct experience of English medieval houses, and is more contemporary in conception.

·注入了10月的代表,这些时代的一个时间的组成了,在10月的1日的。

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Roberts, C., "The Saga of Salisbury House," The Iowan, Spring, 1977, pp. 4-26,48-52.

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| hereby nominate this property for inc | | egister and certify th | hat it has been evaluate | ed according to the |
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| STATE HISTORIC PRESERVATION OFFICE | | in K. Ma | lun n | ι. |
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| Director, Division | I OI HISTORIC PIE | | 7 | |
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| Chuk Q | Sum- | > | DATE | 1.14.78 |
| KEEPER OF THE NATIONAL RE | GISTER | | | |
| ATTEST: May all - | | | M 4 4 F 1 | I N N |
| CHIEF OF REGISTRATION | Sherfy | | DATE / | 1-7-28 |

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Ralph Rollins House, Des Moines, Polk County, Iowa

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stairhall; on the other side (toward the garden) the gallery opens onto a covered terrace. A passageway running parallel to the gallery connects the formal areas of the house with the garage wing, the back entrance from the service courtyard and other service rooms (which are grouped tightly at the end of the dining room). The layout of the second floor is comparable, with a long corridor running the length of the house. Over the livingroom is the master suite and along the corridor/axis are four bedrooms. A playroom, sequestered from the rest of the upstairs, with access only from a back passageway, is located over the garage wing. The basement contained both living spaces and service spaces: an enormous "party room" underneath the livingroom, another children's room, an "organ room" (organ was never installed), and an assortment of storage areas.

Woodwork is almost exclusively oak, as is the flooring, and walls are plastered. The ceiling of the livingroom is decorated with sculpted plaster designs. A brick tile floor is found in the gallery.

The Rollins house stood empty for a number of years before acquisition by the present owner, with concomitant minor deterioration of the brickwork and paint. The house is currently undergoing rehabilitation for use as law offices, involving the restoration of the exterior, the surrounding grounds, and principal areas of the interior; and "discreet" modification of less important areas for office use.