

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED **MAY 30 1978**
DATE ENTERED **NOV 4 1978**

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

1 NAME

HISTORIC

Ralph Rollins House

AND/OR COMMON

Bohen Estate

2 LOCATION

STREET & NUMBER

2810 Fleur Drive

--- NOT FOR PUBLICATION

CITY, TOWN

Des Moines

CONGRESSIONAL DISTRICT

Fourth

STATE

Iowa

--- VICINITY OF

CODE

COUNTY

Polk

CODE

153

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Lex Hawkins

STREET & NUMBER

3414 Wakonda Court

CITY, TOWN

Des Moines

--- VICINITY OF

STATE

Iowa

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Recorder's Office, Polk County Courthouse

STREET & NUMBER

CITY, TOWN

Des Moines

STATE

Iowa

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Des Moines' Heritage: A Survey of Significant Architecture

DATE

Summer 1976

--- FEDERAL --- STATE --- COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Plan and Zoning Commission, Des Moines

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE _____
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

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, overhangs 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 step 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 axis 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

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 2½ acres

QUADRANGLE NAME Des Moines SW, Iowa

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 15 446310 4600910

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The eastern portion of lot 16, Casady's Druid Hill Park, Des Moines, Iowa. Lot measures 300' x 363'.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

William Wagner AIA

ORGANIZATION

Wagner Marquart Wetherall

DATE

STREET & NUMBER

1106 High Street

TELEPHONE

CITY OR TOWN

Des Moines

STATE

Iowa

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Adrian D. Anderson

TITLE

Director, Division of Historic Preservation

DATE

5/19/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles A. ...

DATE

11-14-78

ATTEST:

KEEPER OF THE NATIONAL REGISTER

Marcella ...

DATE

11-8-78

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 30 1978

DATE ENTERED

NOV 14 1978

Ralph Rollins House, Des Moines, Polk County, Iowa

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

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.