UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS	USE ONLY		
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	SEEI	NSTRUCTIONS IN HOW T TYPE ALL ENTRIES 0	O COMPLETE NATIONA COMPLETE APPLICABL		3
1	NAME			5.	
	HISTORIC				
	Ra1	ph Rollins House			
	AND/OR COMMON				
	Bohen	Estate			
2	LOCATION	J			
	STREET & NUMBER				
	2810	0 Fleur Drive		NOT FOR PUBLICATION	
	CITY, TOWN	•		CONGRESSIONAL DISTR	ICT
	Des Mo	oines	VICINITY OF	Fourth	0005
	state Iowa		CODE	COUNTY Polk	CODE 153
2	CLASSIFIC	ATION			
U	CL/10011 10				
	CATEGORY	OWNERSHIP	STATUS	PRES	ENT USE
	DISTRICT	PUBLIC	XOCCUPIED	AGRICULTURE	MUSEUM
	Xbuilding(s)	X_PRIVATE	UNOCCUPIED	X_commercial	PARK
	STRUCTURE	ВОТН	WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDENC
	SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT	RELIGIOUS
	OBJECT	IN PROCESS	XYES: RESTRICTED	GOVERNMENT	SCIENTIFIC
		BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
			NO .	MILITARY	OTHER:
4	OWNER OF	FPROPERTY			
-1	OWNER	IKOLEKII			\mathcal{A}
	NAME	- 11- 1 *			V
	LEX	(Hawkins			
	=	Wakonda Court			
	CITY, TOWN			STATE	
	Des M	Moines	VICINITY OF	Iowa	
5	LOCATION	OF LEGAL DESCR	IPTION		
	COURTHOUSE,				
	REGISTRY OF DEEDS,	ETC. Recorder's Of-	fice, Polk County Co	ourthouse	
	STREET & NUMBER	necolael 5 of	tice, fork country of	our thouse	
	CITY, TOWN			STATE	
	Des	Moines		Iowa	
6	REPRESEN	TATION IN EXIST	ING SURVEYS		
	TÎTLE				
		nes! Heritage: A Sum	you of Significant	Inchitoctumo	
	DATE	nes' Heritage: A Surv	cy of orginilicant A	u chi tecture	
		er 1976	FEDERALS	TATE _COUNTY X_LOCAL	
	DEPOSITORY FOR			A	
	SURVEY RECORDS	Plan and Zoning Comm	mission, Des Moines		
	CITY, TOWN			STATE	



EXCELLENT

__GOOD

__FAIR

CONDITION

__DETERIORATED

UNEXPOSED

CHECK ONE

CHECK ONE

_unaltered

XORIGINAL SITE

MOVED DATE

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 chimmey 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

SPECIFIC DAT	es 1926	BUILDER/ARCH	HITECT Boyd and Moore,	Des Moines
_X1900-	COMMUNICATIONS	INDUSTRYINVENTION	POLITICS/GOVERNMENT	_OTHER (SPECIFY)
1700-1799 1800-1899	ARTCOMMERCE	ENGINEERINGEXPLORATION/SETTLEMENT	MUSIC PHILOSOPHY	THEATERTRANSPORTATION
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
PERIOD	AREAS OF SIGNIFICANCE CHECK AND JUSTIFY BELOW			

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.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

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

10 GEOGRAPHICAL	DATA		
	erry approx. 2½ acres		
QUADRANGLE NAME Des	Moines SW, Iowa	nagarina Maraka - Elapat	QUADRANGLE SCALE 1:24,000
VTM REFERENCES A 1 15 4 4 6 3 1 10 ZONE EASTING C	4.6.0.0.9.1.0 NORTHING	B ZONE EA	STING NORTHING
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GLILLIII		н1 г 1 1	
VERBAL BOUNDARY DESC	RIPTION		in the left of the
The eastern portion measures 300' x 3	of lot 16, Casady's	Druid Hill F	Park, Des Moines, Iowa. Lot
LIST ALL STATES ANI	COUNTIES FOR PROPERTIE	S OVERLAPPING	STATE OR COUNTY BOUNDARIES
STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE
William organization Wagner Marqua	Wagner AIA rt Wetherall		DATE
STREET & NUMBER 1106 High Street			TELEPHONE
CITY OR TOWN Des Moines			STATE Iowa
12 STATE HISTORIC	PRESERVATION LUATED SIGNIFICANCE OF T		
NATIONAL	STATE	<u>X</u>	LOCAL
_	or inclusion in the National Re by the National Park Service.		ervation Act of 1966 (Public Law 89-665), I hat it has been evaluated according to the
TITLE Discotor Divi	aion of Historia Dec	somretie-	DATE 5/19/78
Director, Divi FOR NPS USE ONLY I HEREBY CERTIFY THAT THI	sion of Historic Pre		3/1// /8
AL L) <i>4</i> –		
KEEPER OF THE NATIONA	L REGISTER	3	DATE //4.78
ATTEST: Prace	CAN		DATE 11-5-28
CHIEF OF REGISTRATION	71		

Form No. 10-300a (Rev. 10-74)

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Ralph Rollins House, Des Moines, Polk County, Iowa

CONTINUATION SHEET

ITEM NUMBER

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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.