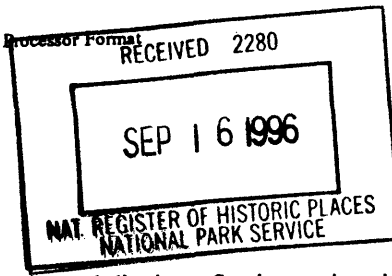


United States Department of the Interior  
National Park Service

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 TRENT-BEAVER HOUSE  
other names/site number \_\_\_\_\_

2. Location

street & number 1802 6th Avenue N/A not for publication  
city or town Des Moines N/A vicinity  
state Iowa code IA county Polk code 153 zip code 50314

3. State/Federal Agency Certification

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

Patricia Oberlin DSHPD 9-12-96  
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

Linda McClelland 10/25/96

Trent-Beaver House

Polk County, Iowa

Name of Property

County and State

5. Classification

Ownership of Property (Check as many lines as apply)

Category of Property (Check only one line)

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

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

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total. Values: 1, 0, 1, 0.

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

Number of contributing resources previously listed in the National Register

Towards a Greater Des Moines

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Craftsman

foundation Tile
walls Brick
Stucco
roof Tile
other Glass
Wood

Narrative Description

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

Trent-Beaver House  
Property

Polk County, Iowa Name of  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

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

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

#### Criteria Considerations

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

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

#### Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

TRANSPORTATION

ARCHITECTURE

#### Period of Significance

1917

1923-1940

#### Significant Dates

1917

1923

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

#### Architect/Builder

John Martin Company, Des Moines, IA (builder)

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

### 9. Major Bibliography References

#### Bibliography

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

#### Previous documentation on file (NPS):

previous determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Record

designated a National Historic Landmark

recorded by American Buildings Survey

# \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary location of additional data:

State Historical Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository

Trent-Beaver House  
Property

Polk County, Iowa  
County and State Name of

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 447915 | 4606640 |

Zone Easting Northing

2 | | | |

Zone Easting Northing

3 | | | |

Zone Easting Northing

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 River Bend Neighborhood Association date May 25, 1995

street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313

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 Steven J. Addy

street & number 1802 6th Avenue telephone 515-288-0369

city or town Des Moines state Iowa zip code 50314

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

**GENERAL DESCRIPTION**

This is a 1-story, single-family dwelling constructed of load-bearing hollow tile and clad with brick veneer. Built in 1917, it features a hollow tile foundation, front porch covered by a gable-end roof and supported by wood columns, an open porch on the south elevation, and an attached automobile garage at the rear. The house contains several ribbon windows, generally with double-hung sash in multi-pane configurations above and single pane below.

The integrity of this building is good.

**HOUSE**

The main portion of the house measures approximately 34' x 36' (width by depth), with a porch situated on the facade. This porch contains an area of about 300 square feet, is unenclosed, and situated under the facade gable of the main roof. A small courtyard, enclosed by a brick wall, is located directly adjacent to this porch. It contains an area of about 145 square feet. Another open porch is situated on the south elevation contains an area of about 60 square feet.

The building rests on a hollow tile foundation. It features masonry load-bearing walls. Most of these walls consist of hollow tile, while sections above window and door openings are constructed of brick. Brick veneer clads the exterior walls. This brick exhibits a dark-tan to red-brown mottled color and features rough vertical striations. The original mortar is plain colored and consists of stream sand with aggregate. The roof is covered with red-colored terra cotta tile.

The interior features five rooms, living room (including a fireplace), front bedroom, dining room, kitchen, and a second bedroom. The floorplan also features an entryway, bath, and attached garage. While the front door accesses the entryway and the living room, a second front door accesses the front bedroom. Overall, the house contains 1,256 square feet and the attached garage 252 square feet.

Integral to the house itself is an attached automobile garage. Situated on the Jefferson Avenue side of the house, this garage is situated on the west elevation of the building.

The house contains a basement under about sixty percent of the building. There is no basement under the attached garage or the living room area.

Overall the house is in good condition. The entire roof, until recently in poor repair, has been completely restored using compatible terra cotta tile from a demolished historic property. Brick tuck pointing on the southeast corner employed an inappropriate mortar formula. Concrete steps to the open porch on the south elevation have been removed because of deterioration.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

**SITE**

This house is situated on Lot 7 in Block 6 of Polk County Homestead & Trust Company's Addition to the City of Des Moines, Iowa, and the south one-half of Lot 6 in that city block is also now included as part of the property. In total, this parcel measures 77' x 128' (width by depth) and occupies the southeast corner of the plat at the intersection of Jefferson and 6th Avenues. The house stands on the west side of 6th Avenue and faces east.

A poured concrete retaining wall, about eight inches in height, stands on the east and south sides of the lot. This retaining wall postdates a circa 1926 photographic postcard showing the property as level. The excavation and construction for this wall might date from the 1930s when 6th Avenue was widened into four lanes and its grade cut down. Already by 1909 6th Avenue in this vicinity possessed curbs and presumably paving, documented by a 1909 Curbing Certificate for costs assessed against the lot on which the Trent-Beaver House stands.

The William H. and Alice Bailey House, another historic property, stands immediately to the north of the Trent-Beaver House.

The immediate vicinity of this site is generally level in topography. Within one block to the north, 6th Avenue slopes steeply into the Des Moines River valley. That street also inclines downward from the site to the south.

The visual impression of 6th Avenue is that of an area densely built. Several multi-story apartment buildings stand nearby on the east side of 6th Avenue, and a large apartment building complex is situated one block north on the west side. Although many single-family dwellings occupied this portion of 6th Avenue in the Nineteenth and early Twentieth Centuries, only a few remain. Most city lots have been redeveloped for commercial or multi-family purposes. As a four-lane artery into downtown Des Moines from the north, 6th Avenue carries heavy traffic. Land use to the west of the site remains residential.

**REHABILITATION**

In 1990 the present owner acquired the property and began a major rehabilitation program. The building's 2" x 6" rafters were insufficient to support the weight of its tile roof, which had badly settled. The original tiles were removed and the rafters replaced with stronger members. About 15% of the original tiles had to be replaced because they were broken. About 1,000 tiles were purchased from a municipal building remodeling in Knoxville, Iowa. These tiles had been manufactured by the Des Moines Clay Company, the same manufacturer for those of the Trent-Beaver House. This roof project began in July 1990 and was completed in October 1994. Other rehabilitation work is on-going.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

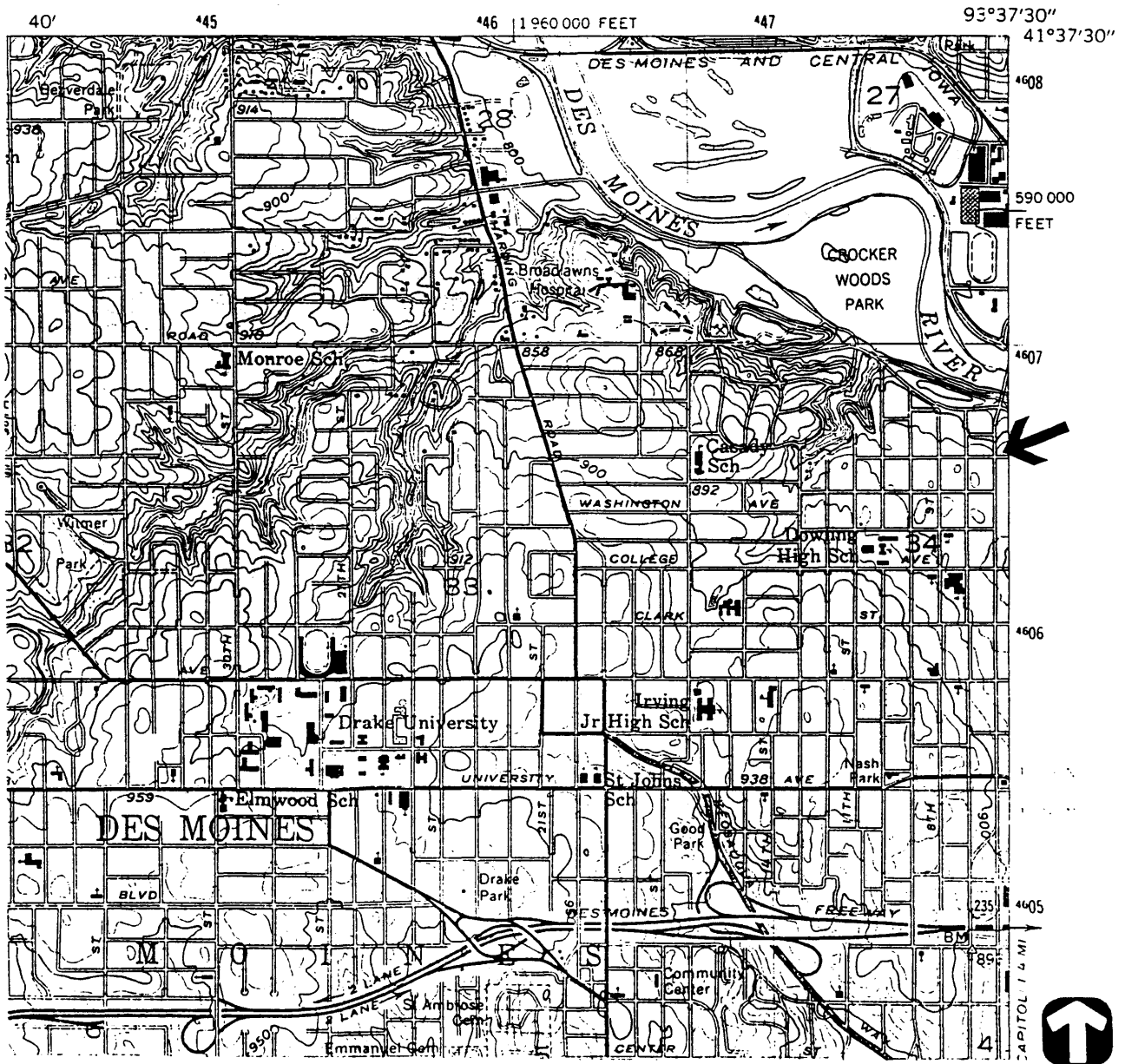
Page 3

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

## SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Des Moines SW Quadrangle, 1956, Photorevised 1976.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

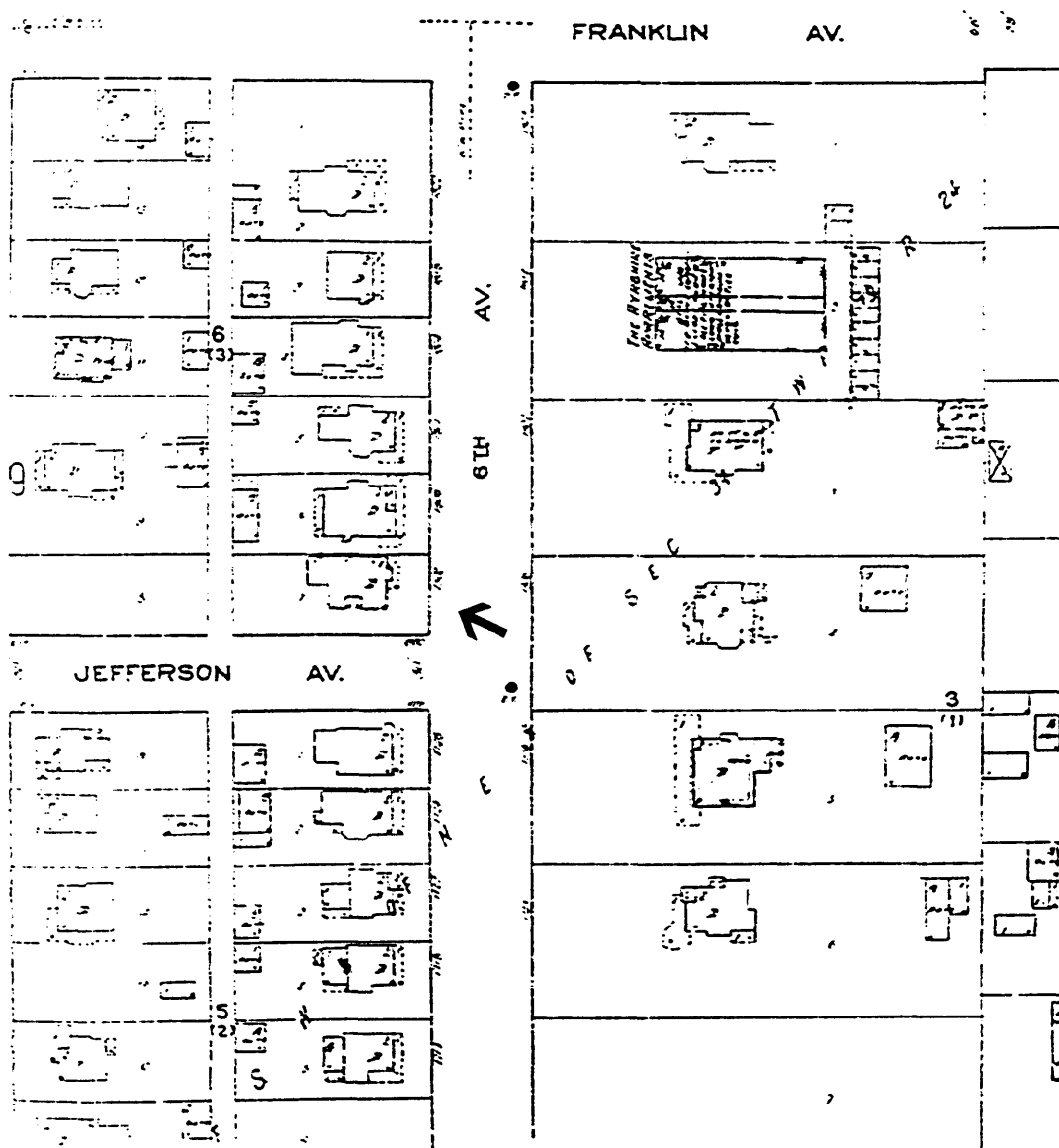
Page 4

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

## 1920 PLAT MAP

ARROW LOCATES PROPERTY



Source: Sanborn Map Company, Des Moines, 1920.





United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 5

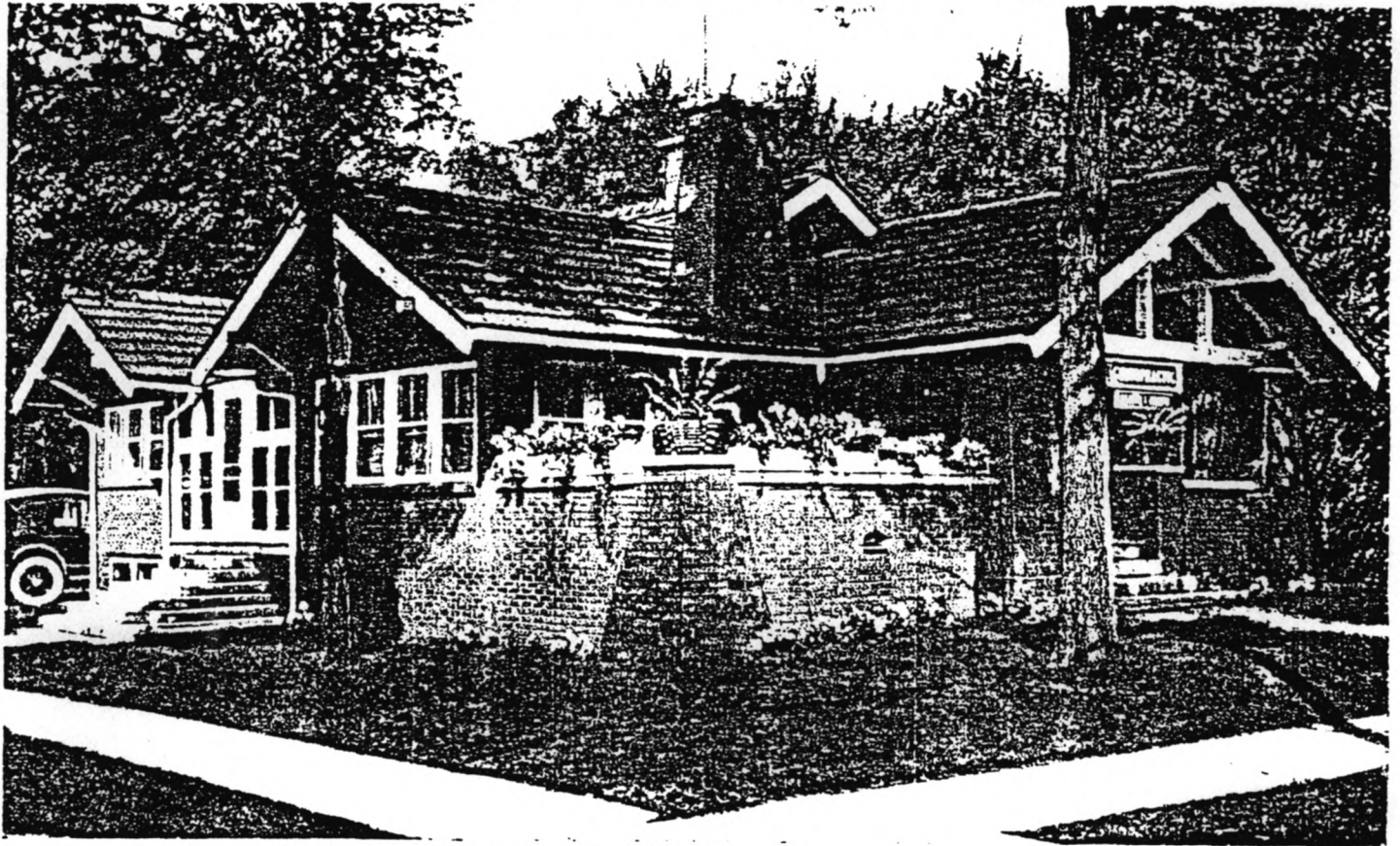
CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

## POSTCARD

NOTE "CHIROPRACTIC/BEAVER:BEAVER" SIGN AT ENTRANCE.

HOME AND OFFICE OF DRS. BEAVER & BEAVER, CHIROPRACTIC AND ELECTRIC TREATMENTS.



1802 6TH AVE , DES MOINES, IOWA. PHONE MARKET 3901.

89615

Source: Property of Steven J. Addy.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 6

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

## SNAPSHOT



LOOKING NORTHWEST CIRCA 1930

Source: Property of Steven J. Addy.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 7

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

**SNAPSHOT**



**LOOKING NORTHEAST CIRCA 1930**

Source: Property of Steven J. Addy.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7

Page 8

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

**FRANCIS E. TRENT**

**PHOTOGRAPHIC PORTRAIT**



FRANCIS E. TRENT  
Manager of the Central Land Co.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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Trent-Beaver House, Polk County, Iowa.

**DRS. BEAVER & BEAVER**



Circa 1930.

Source: Original photograph property of Sandy Clippinger.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

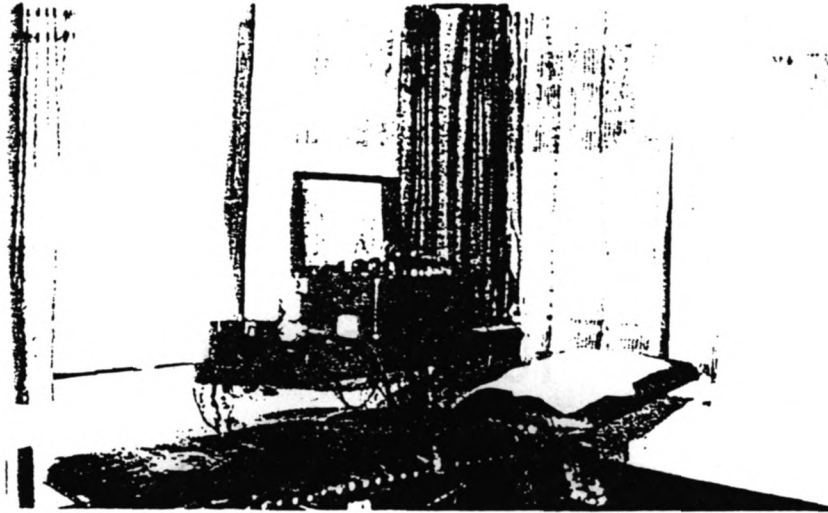
Section number 7

Page 10

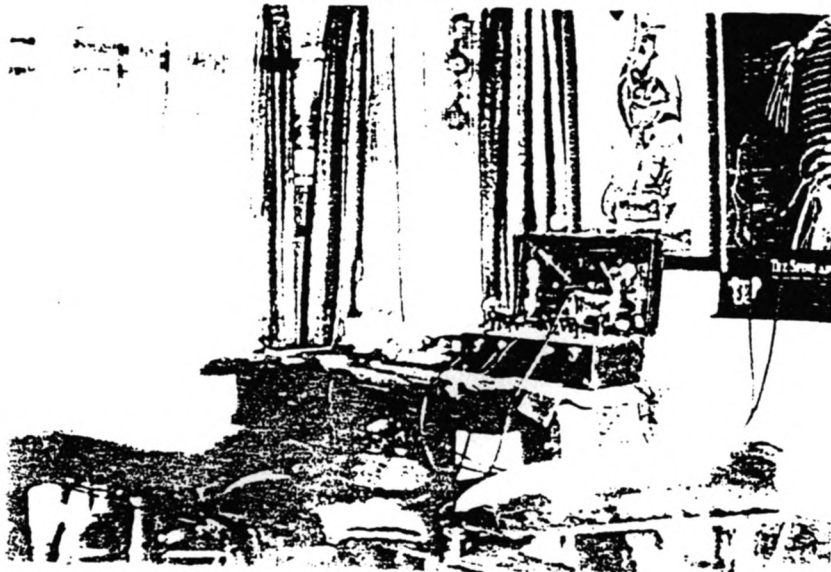
CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

## "MY [ELIZABETH'S] TABLE"



## "DAD'S TABLE"



The script captions on these circa 1923 photographs are in the hand of Dr. Elizabeth Beaver.  
They picture the office, now living room, of the Trent-Beaver House.

Source: Photographs property of Sandy Clippinger.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

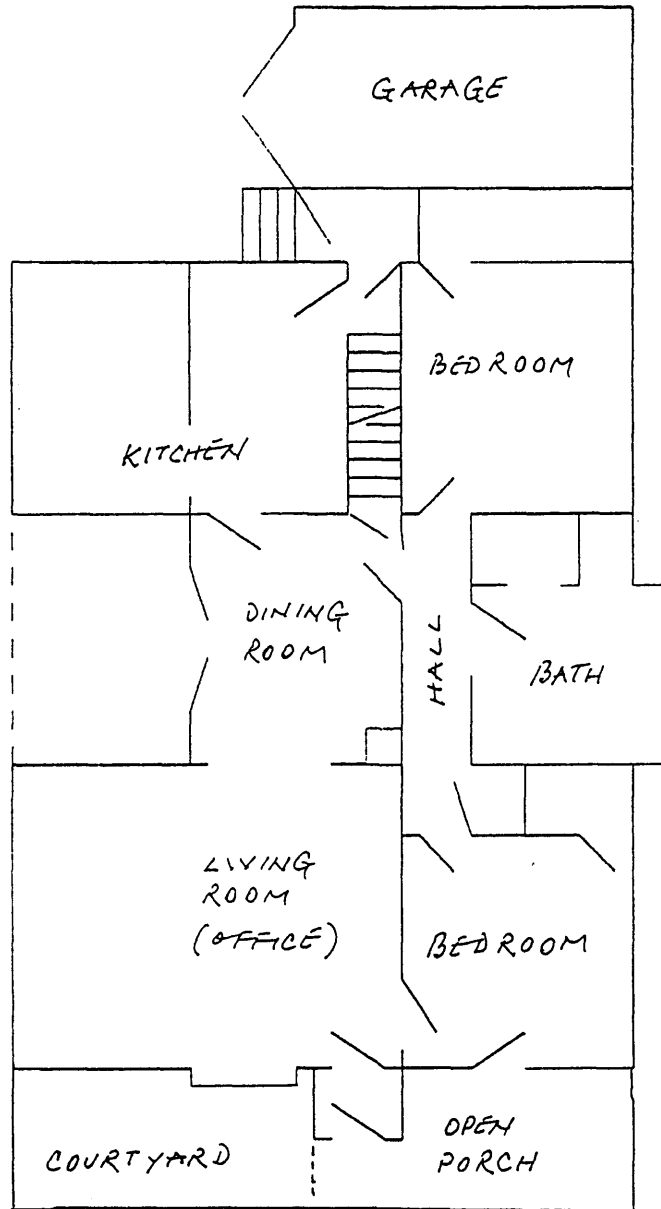
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Trent-Beaver House, Polk County, Iowa.

## FLOOR PLAN SKETCH



Not to Scale.



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CONTINUATION SHEET**

Section number 8 Page 12

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

**SUMMARY OF SIGNIFICANCE**

The Trent-Beaver House is locally significant, under National Register Criterion A, because it calls attention to an important aspect of Des Moines' suburban development--how streetcar lines stimulated higher land use along their routes. Specifically, this house illustrates how the 6th Avenue streetcar line encouraged the conversion of this single-family dwelling into a professional office. In its example, the house calls attention to the growing decentralization of professional services from the central business district into the city's suburbs as a result of rapid public transportation. In 1923, Drs. Beaver and Beaver, chiropractic physicians of Des Moines, purchased this residence and converted the front room into an office for their practices. They lived in the rest of the building. This mixed use remained until 1940.

Originally constructed in 1917, the Trent-Beaver House is also locally significant, under National Register Criterion C, for its architectural design. With its series of ribbon windows, battered piers, courtyard, and tile roof featuring wide eaves and richly embellished facade gable end, the Trent-Beaver House stands as an outstanding example of Craftsman styling as practiced in Des Moines during the second decade of the Twentieth Century.

The Trent-Beaver House is additionally significant locally, under National Register Criterion C, as the documented work of a local development firm. This house was constructed by the Central Land & Real Estate Company, a partnership of the brothers Francis E. Trent and John G. Trent. As such, the Trent-Beaver House calls attention to the significant role of small real estate developers and contractor-builders in Des Moines during the 1910s. Although such small scale operations were responsible for most residential construction in the city prior to World War II, few have been documented to date.

The period of significance for this house, under Criterion A, is 1923 to 1940, the time it served as a chiropractic office. The period of significance, under Criterion C, is 1917, the year in which the house was built.

The property contains one resource for this nomination--the house and attached garage.

**SUBURBAN DEVELOPMENT**

The Trent-Beaver House calls attention to the growth of North Des Moines as a suburb and the 6th Avenue streetcar line in stimulating higher land use along its route. Originally constructed as a single-family dwelling, the house was converted in 1923 into mixed use. From that year to 1940, the front room served as offices for Dr. Lincoln A. Beaver and Dr. Elizabeth L. Beaver, chiropractic physicians. (See Continuation Sheet 7-10.) The convenient accessibility of this building by public transportation encouraged this more specialized usage.

Lincoln A. Beaver (1864-1936) was born, as a twin, in Middleburg, Pennsylvania and relocated to Iowa in 1884. Elizabeth L. Beaver (1867-1965) was born at Mandata, Northumberland County, Pennsylvania. In her maturity, she stood 4' 11" in height. In 1886 Lincoln and Elizabeth, who are



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Trent-Beaver House, Polk County, Iowa.

believed to have met in Davenport, Iowa, married in Wilton Junction, Iowa. Between circa 1890 and circa 1914, the Beavers lived in Davenport. Lincoln engaged in various business enterprises. During this period, Lincoln and Elizabeth attended the B. J. Palmer Chiropractic College. They graduated from that institution circa 1913. As licensed chiropractors, the couple practiced in partnership as the "Beaver & Beaver Chiropractic Sanitarium" in Anamosa, Iowa. The couple relocated to Des Moines in 1917, where they managed the Des Moines Chiropractic Sanitarium at 1354 East Grand Avenue. They also lived at this site. In 1923, Drs. Beaver and Beaver relocated their practices to 1802 6th Avenue, where they remained for the rest of their professional careers. They also lived in this house. Lincoln died in 1937. Elizabeth continued to practice as a chiropractic physician. For a time, she worked in partnership with another chiropractor, Dean A. Barker, under the name "Nu Life Health Centre." Elizabeth continued to practice from her home office until selling the property in 1940. Later, Elizabeth moved to the Eastern Star Home in Boone, Iowa, where she lived to the age of 98. (Oral informant interview with Sandy Beaver Clippinger.)

Two historic photographs picture the interior of Drs. Beaver and Beaver office (see Continuation Sheet 7-10). One shows Lincoln's chiropractic equipment, which was located in the southwest corner of the front room. It is captioned "Dad's Table." The other photograph shows Elizabeth's chiropractic equipment, which was located in the southeast corner of the same room. It is captioned "My Table."

Although the period of significance for the Trent-Beaver House under Criterion A, 1923-1940, stands beyond the era discussed specifically in the multiple property listing for this nomination, the conversion of this resource into a chiropractic office illustrates the continued influence of the 6th Avenue streetcar line on land use in North Des Moines in the period between the two world wars. As such, this nomination is directly associated with that cover document.

#### **ARCHITECTURE**

The Trent-Beaver House is an outstanding example of Craftsman styling in Des Moines. Although of moderate size, the building features a complex configuration of architectural elements and details integrated into a harmonious design. Although thought to be architect-designed, the name of this individual or firm has not yet been identified.

Chief among the building's architectural elements is the roof. With its several porches, courtyard, and entryway, the footprint of this house is irregularly shaped, yet the design of this roof serves to unite the building as an architectural composition. The roof consists of a main roof with intersecting facade and side gables. A third intersecting gable is situated at the rear of the building. These roofs feature exposed ends of rafters, ridge beams, and purlins. The facade gable end is embellished with a tie beam, collar beam, and king post. The orange-red color of the roof, its textured surface, and its wide eaves command the viewer's attention and provide a visual unity among the various other architectural elements and details it covers. The color and materials of this roof also compliment the rough-faced, brownish-colored brick of the building's exterior walls.

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Trent-Beaver House, Polk County, Iowa.

Employment of a courtyard is unusual in Craftsman styling in Des Moines. It is prominently sited on the southeast corner of the building. A battered pier forms one corner of the court yard wall. Massive in its size, this pier calls attention to the court yard. A brick chimney is also of battered configuration. Situated on the facade of the building, this chimney and the similarly shaped court yard pier repeat vertical rhythms and accent the horizontal feeling of the building by their contrast.

The wide eaves, courtyard, and front porch lend an inviting feeling to this building. Drs. Beaver and Beaver exploited the residential architecture of the Trent-Beaver House for advertising purposes. During the 1920s, for example, the couple distributed a postcard featuring a color photograph of the building's exterior (see Continuation Sheet 7-5). The visual impression conveyed by this photograph is that of a home-like property surrounded by trees, lawns, and other plantings. That the Beavers wished to emphasize home-like character of their practice is further indicated by the language of this postcard's caption, "Home and Office of Drs. Beaver & Beaver, Chiropractic and Electric Treatments." This postcard also shows that the only exterior indication of the building's professional use was an unobtrusive sign over its front entrance.

#### **REAL ESTATE DEVELOPMENT**

The brothers Francis E. Trent and John G. Trent provide one local example of an early Twentieth Century real estate developer and contractor-builder working in partnership to supply new residential housing for Des Moines. The small-scale residential development, which they specialized in, is hard to identify and document, and yet it was the primary force behind most residential construction in Des Moines between about 1880 and 1941. The role of the small real estate developer and contractor-builder is, therefore, important in understanding the residential architecture of Des Moines because houses constructed by them form the core of the city's residential stock. In this respect, the Trent brothers provide a significant case study of the phenomenon during the second decade of this century

Prior to World War II, real estate developers and/or contractor-builders typically acquired one or two city lots and proceeded to construct either speculative or custom built houses on them. When these houses were completed and sold, the process began again. Sometimes the developer or contractor-builder would live in a completed house while the next house was under construction. Such small-scale residential development contrasted dramatically with the tract home phenomenon, which followed World War II. In this method, large-scale developers acquired big tracts of land, platted streets and town lots, cleared the land, and erected many houses upon the site.

Francis E. Trent, real estate developer of Des Moines, operated the Central Land Company. Also known as the Central Land & Real Estate Company, this firm was located in the year 1917 at 704 Observatory Building in Des Moines (City Directory). The firm continued to operate from this location until at least 1920. Although in that year the Central Land Company advertised that it had been in business one-quarter of a century (*City Directory:1896*), it cannot be assumed that the Trents had operated the business during that entire length of time because it might have been purchased from someone else. Also according to this city directory, the Central Land Company specialized in Iowa land, as well as Des Moines residence and business property (*Ibid.*).

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**NATIONAL REGISTER OF HISTORIC PLACES  
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CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

John G(eorge) Trent, Francis' brother, was a local contractor-builder. Together these brothers constructed a number of single-family dwellings in Des Moines during the 1910s and 1920s. To date, five have been identified, including the following:

**IDENTIFIED CENTRAL LAND COMPANY HOUSES**

3212 Ingersoll Avenue  
3216 Ingersoll Avenue  
3108 Carpenter Street  
1242 31st Street  
1802 6th Avenue

Building permits for the first four of these houses were issued in November 1916 and it is assumed that they were constructed in 1917. Of these four houses, only the one at 1242 31st Street remains extant. Located at 1802 6th Avenue, the Trent-Beaver House was also constructed in 1917.

It is said that the Trents had a business relationship with the Martin Company, a bridge-building concern. This topic should be researched and the connections, if any, between these firms established and evaluated.

**REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS**

This house was surveyed in 1994 as part of the "Towards a Greater Des Moines" reconnaissance survey of Des Moines' Victorian suburbs. As one resource within the intensive survey of the River Bend neighborhood, (another part of this project), this house was evaluated as individually eligible, under Criterion C, for nomination to the National Register of Historic Places. The State Historical Society of Iowa concurred in this determination.

**POTENTIAL FOR HISTORICAL ARCHAEOLOGY**

Although the site's potential for historical archaeology is, as yet, unevaluated, there appears to be little if any in this regard. As the first generation house on this site, the likelihood of finding deposits of earlier habitation is slight.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 16

CFN-259-1116

Trent-Beaver House, Polk County, Iowa.

## BIBLIOGRAPHY

Please refer to Section I of the Multiple Property Documentation Form for complete bibliography.

### PRIMARY

Abstract of Title, Steven J. Addy.

Entry #64. Mechanics Lien, #ML1017, American Chandelier Company vs. John Martin Company and F. E. Trent in the amount of \$73.20. Dated September 29, 1917, and filed in the public record December 28, 1917.

Entry #67. Curbing Certificate #43147, "\$50.46 assessed November 19, 1909 paid in full."

Entry #5/#73 "#49755 Paving Certificate assessed against Lot 7 Block 6, Polk County Homestead & Trust Co's. O. P., November 21, 1919, amounting to \$298.68, was waived and payable in seven annual installments; first installment due amounting to \$67.09."

Building Permits, City of Des Moines. To J. G. Trent for the following Des Moines locations:

<u>Address</u>	<u>Date of Application</u>
3212 Ingersoll Avenue	November 1916
3216 Ingersol Avenue	November 1916
1242 31st Street	November 1916
3108 Carpenter St.	November 1916

Des Moines Water Works

Permit for service tap for F. E. Trent, requested by John Martin Company. Permit dated August 15, 1917.

Notation accompanying permit. "Aug-15-17./Walker Plumbing & Heating Co./tapped 7 ft. S. of N. L. L./Stop Box 7 ft. S of N. L. L./ and West to Street Car./John Martin Co."

Des Moines City Directories, 1917, 1919, 1920, 1921, 1922, 1923, 1930, 1933, 1935, 1936, 1937, 1938, 1939, 1941, 1942, 1943, 1944, 1947, 1965, 1966, 1969, 1970.

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Trent-Beaver House, Polk County, Iowa.

*Midwestern, The*; Photographic portrait of Francis E. Trent; Volume III, #10, p. 66  
(1909).

Sanborn Fire Insurance Maps for March 1901 and 1920.

Windshield Survey, Steven J. Addy. Mr. Addy inspected the sites for which J. G. Trent applied for building permits (listed above). These are the results:

<u>Address</u>	<u>Status</u>
3212 Ingersoll Avenue	Nonextant
3216 Ingersol Avenue	Nonextant
1242 31st Street	Extant
3108 Carpenter Street	Nonextant

## SECONDARY

Brigham, Johnson; *Des Moines, the Pioneer of Municipal Progress and Reform of the Middle West together with the History of Polk County, Iowa, the Largest, Most Populous and Most Prosperous County in the State of Iowa*; Chicago: The S. J. Clarke Publishing Company; 1911; 2 volumes.

Des Moines City Assessor's Office, City Assessor's Property Card.

Page, William C., and Joanne R. Walroth; *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920*; Intensive cultural resources report prepared for and on file at the Des Moines Historic District Commission and State Historical Society of Iowa, Des Moines; 1992.

Ingram, Tim, Letter to Correspondence to Steven J. Addy, August 27, 1994. Ingram says that Francis E. Trent and John G. Trent were his grandfather and great-uncle.

## ORAL HISTORY

Addy, Steven J.; Informant Interview with William C. Page; May 25, 1995. Mr. Addy is the current owner of this property.

Clippinger, Sandy; Informant Interview with William C. Page; October 27, 1995 and December 1, 1995. Clippinger is the granddaughter of Drs. Beaver and Beaver. She shared genealogical information and historic photographs.

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Trent-Beaver House, Polk County, Iowa.

### HISTORIC IMAGES

The following historic images are the property of Sandy Beaver Clippinger of Altoona, Iowa. Clippinger presented copies of this information to Steven J. Addy, having learned of his restoration of the Trent-Beaver House through a feature article in the *Des Moines Register*.

#### Photographs

1. Trent-Beaver House, looking northwest, circa 1930.
2. Trent-Beaver House, looking northeast, circa 1930.
3. Trent-Beaver House, photograph of family, circa 1933.
4. Trent-Beaver House, living room interior, looking southeast, circa 1930.
5. Trent-Beaver House, living room interior, looking southwest, circa 1930.

Colored photographic postcard of Trent-Beaver House, looking northwest, circa 1925. Text in margin reads "Home and Office of Drs. Beaver & Beaver, Chiropractic and Electric Treatments." and "1802 - 6th Ave., Des Moines, Iowa Phone Market 3901." Property Steven J. Addy.

Francis E. Trent photographic portrait, *The Midwestern*, Vol. III #10, (1909), p. 66. Identified as "Manager of the Central Land Co."

### MATERIAL CULTURE

Pint bottle, "Millstone Whiskey." Paper label reads "Bottled Fall 1917." Found in crawl space above breakfast nook of house imbedded in insulation along with scrap wood and other trash. Property Steven J. Addy.

Advertising blotter. Includes calendar for 1933 and six inch ruler. Text reads "Drs. Beaver & Beaver (L. A. Beaver & Elizabeth Beaver: Chiropractors/Painless Adjustments and Electric Treatments/1802 6th Ave. Home Calls Made Des Moines, Iowa." Property Steven J. Addy.

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Trent-Beaver House, Polk County, Iowa.

### VERBAL BOUNDARY DESCRIPTION

All of Lot 7 in the Official Plat of the Southwest Quarter of the Northeast Quarter of Section 34, Township 79, Range 24, in the City of Des Moines, Iowa.

### BOUNDARY JUSTIFICATION

Contains all land associated historically with the resource.

The south one-half of Lot 6, which is presently contained in the title for this property, is excluded from this nomination because it is not historically associated with the Trent-Beaver House.

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Trent-Beaver House, Polk County, Iowa.

### LIST OF PHOTOGRAPHS

1. Trent-Beaver House  
1802 6th Avenue  
Des Moines, IA 50314  
Looking southwest  
William C. Page, Photographer  
August 16, 1995
  
2. Trent-Beaver House  
1802 6th Avenue  
Des Moines, IA 50314  
Looking northeast  
William C. Page, Photographer  
August 16, 1995