

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 "THE OAKLANDS" HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Arlington, Oakland, Franklin, and College Avenues N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50312

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.)

Signature of certifying official/Title Janaia Christini Date 9-12-96
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

_____	_____
_____	_____
_____	_____
_____	_____

"The Oaklands" Historic District
Name of Property

Polk County, Iowa
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.)

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

- buildings(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
52	31	buildings
1	0	sites
1	0	structures
0	0	objects
54	31	Total

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
DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival, Tudor Revival

foundation BRICK
walls WOOD
BRICK
roof ASPHALT
other STONE
GLASS

Narrative Description

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

"The Oaklands" Historic District
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.
- 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.
individual distinction.
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
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance

1884-circa 1922

Significant Dates

1884
1887
Circa 1895

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

C. C. Cross & Company, architects
Liebe, Nourse, & Rasmussen, architects

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

"The Oaklands" Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 38 acres +/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 4 47 960 | 46 06 580 |

Zone Easting Northing

2 | 15 | 4 48 265 | 46 06 580 |

Zone Easting Northing

3 | 15 | 4 47 960 | 46 06 200 |

Zone Easting Northing

4 | 15 | 4 48 265 | 46 06 200 |

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 July 27, 1995

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

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 Various (see attached list)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

"The Oaklands" Historic District, Polk County, Iowa.

GENERAL DESCRIPTION

"The Oaklands" Historic District--the union of three plats historically associated and laid out in the 1880s--is located in the River Bend neighborhood of Des Moines, Iowa. The district comprises all of Oakland Plat and portions of Oakland Plat No. 2 and Oakdale Plat. These plats contain choice residential property situated on high ground on the south bank of the Des Moines River near Thompson's Bend. First growth oak trees stand throughout the area--hence the name of the plats--and add to its scenic beauty.

"The Oaklands" Historic District contains a total of 85 resources. These include one site, one structure, and 83 buildings. Of these buildings, 52 are contributing and 31 are noncontributing to the historic district.

Although laid out to the points of the compass, the Oakland Plat and Oakland Plat No. 2 radically break with the grid system, which otherwise dominates North Des Moines. This is because the plats are laid out as long blocks running north-to-south, undivided by cross streets. Oakland Avenue on the west and Arlington Avenue on the east run north-to-south within the plats about 1,200 feet. No cross streets were laid out to impede them. The platted street widths of Oakland Avenue and Arlington Avenue were also larger than usual. The extra widths of these streets, coupled with their uninterrupted lengths, as well as the large size of city lots and the over-story tree cover which enhances the corridors, continue today to give "The Oaklands" a feeling of dignity, sense of place, and cohesion.

As already mentioned, many first growth oak trees stand on Oakland Avenue, especially on the south end of the plat. The land slopes downward near College Avenue. Because of the size of city lots within the plats, houses on the west side of Oakland Avenue and on the east side of Arlington Avenue are on a generally larger scale than those on the west side of Arlington and the east side of Oakland. The city lots between Oakland and Arlington are smaller than the other city lots in the district, a fact which affected the improvements built upon them.

RESOURCES

Outline of Resources

SITE

"The Oaklands" Historic District contains one site. This site, which includes portions of Oakdale Plat and Oakland Plat No. 2 and all of Oakland Plat, is counted as one contributing resource to the historic district. This contains a designed historic landscape, which illustrates the manipulation of natural and man-made features into an integrated design. This site possess historic value for reasons discussed in Section 8 of this nomination.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 2

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

STRUCTURE

"The Oaklands" Historic District possesses a significant street circulation network. This structure is counted as one contributing resource to the nomination.

This network articulates the district for vehicular and pedestrian traffic and organizes the improvements on the city lots into a unified whole. This network also provides streetscape amenities.

BUILDINGS

"The Oaklands" Historic District contains 83 buildings. Most of them are single-family dwellings. Of the total number of buildings, 58 are counted as dwellings, and 25 are counted as ancillary buildings (stables or garages). Of the dwellings, 37 are counted as contributing, and 21 are counted as noncontributing to this nomination. Of the ancillary buildings, 15 are counted as contributing, and 10 are counted as noncontributing to this nomination.

These buildings represent the fulfillment of "The Oaklands" in its purpose as a developed subdivision. These buildings possess historic value for reasons discussed in Section 8 of this nomination.

Resource Descriptions

SITE

"The Oaklands" is counted as one contributing site. It consists of two land elements. One of the land elements is man-made, while the other comprises natural features of topography and vegetation.

The man-made land element consists of the following three city plats:

Oakland Plat
Oakland Plat No. 2 (part)
Oakdale Plat (part)

The natural element consists of the over-story tree canopy within these three plats.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 3

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Oakland Plat

Platted in 1884, Oakland Plat consists of two strips of land. One is situated between Oakland and Arlington Avenues. The other is situated on the west side of Oakland Avenue. Franklin and College Avenues bound the plat on the north and south.

A total of 36 lots were platted between Oakland and Arlington Avenues. Eighteen of these lots faced Arlington Avenue, and 18 of these lots faced Oakland Avenue. An alley was platted between Oakland and Arlington Avenues at the rear of these lots. Lots generally measured originally 50' x 150' in size. The alley has since been vacated. Several irregular lots are also situated on the south end of the plat.

A total of 10 city lots were platted on west side of Oakland Avenue. They generally measured originally 100' x 250'. There are also three irregularly sized lots, which make up a subdivision of Lot 46 in the southwest corner of the plat.

Oakland Plat No. 2

Platted in 1887, Oakland Plat No. 2 originally consisted of eleven city lots, each measuring about 100' x 582'. The plat was originally bounded on three sides by streets--Arlington Avenue on the west, Franklin Avenue on the north, and 2nd Avenue on the east--and Oakdale Plat on the south. Over the years, the rear portions of these lots have been sold off, and these parcels, which face 2nd Avenue, have been developed oriented to that street.

These rear parcels are excluded from the historic district for that reason. As a result, the east boundary of the historic district is a survey line west of 2nd Avenue.

Oakdale Plat

Platted in 1887, Oakdale Plat consists of twelve city lots. The plat is bounded on the east by 2nd Avenue, on the south by College Avenue, and on the west by Arlington Avenue. A land survey line on the north separates Oakdale Plat from Oakland Plat No. 2. Lots 1, 2, 3, and 4 are included in the historic district. The other lots in the Oakdale Plat are excluded from the historic district for the reasons discussed below under "Excluded Resources." An alley was originally platted between the lots included and the lots excluded in this historic district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 4

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Over-Story Tree Canopy

An intrinsic part of this historic district is an over-story tree canopy of mature oak trees, native to the area and in some cases predating the plats. This tree canopy is particularly pronounced on Oakland Avenue in its southern reaches.

Many mature oak trees remain in the district, including varieties such as White Oak, Red Oak, and Burr Oak. A windshield survey of this district identified 31 mature or semi-mature oak trees on Oakland Avenue, 32 such trees on Arlington Avenue, and an additional two on the south side of Franklin Avenue. A number of these oak trees probably predate platting of the neighborhood. The property at 1701 Oakland Avenue, for example, contains four mature oak trees, which could date to this time.

Prior to the outbreak of Dutch Elm Disease in the 1960s, mature American Elm trees lined both sides of Oakland and Arlington Avenues. Unfortunately these trees, which provided an over-story tree canopy to these streets, were among the first trees in Des Moines to succumb to that disease.

STREET CIRCULATION NETWORK

The street circulation network located within "The Oaklands" is counted as one contributing structure to the historic district. The street circulation network consists of Arlington Avenue, Franklin Avenue, Oakland Avenue (formerly known as 4th Street or Fourth Street), College Avenue (formerly known as Oakland Street and later State Street), and an alley between Oakland Avenue and Arlington Avenue.

Oakland Avenue was platted with a 60 foot right-of-way and runs north-to-south between Franklin and College Avenues. Arlington Avenue was platted with a 70 feet right-of-way and also runs between Franklin and College Avenues. Both these streets are distinctive in North Des Moines because of the breadth of their rights-of-way. Although it cannot be said that a standard such breadth existed historically for North Des Moines streets, 50 feet was typical. Even 6th Avenue, the major north-south route through the area, was only platted at 55 feet. It can readily be seen, therefore, that rights-of-way of 60 and 70 feet are exceptional. The breadth of these rights-of-way have been retained along Oakland and Arlington Avenues to the present day and some early paving materials might exist beneath their present surfaces.

An alley was originally platted between Oakland Avenue and Arlington Avenue. (It has since been vacated.) This alley ran north-to-south between Franklin and College Avenues. This alley was platted 16 feet in width. As with Oakland and Arlington Avenues, this alley was wider than most others in North Des Moines. Here again, it cannot be said that a standard alley width existed historically in North Des Moines, but 14 feet was typical. It will also be seen that a width of 16 feet was exceptionally wide.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 5

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Franklin and College Avenues conform to the east-west grid system in North Des Moines. They intersect other city streets at right angles and form, respectively, the north and south boundaries of the historic district.

An interesting anomaly occurs in the street circulation network of the historic district. About 345 feet north of College Avenue, Oakland Avenue bends at a ten degree angle to the southeast. This bend was designed to avoid a mature oak tree, which stood in the way. According to a nearby property's warranty deed of 1885:

the front on Fourth Street is reserved for street and sidewalk purposes alone as is required to make the present curve about the old Oak tree standing in the center of Fourth Street in order that said Fourth Street shall be full width outside of said tree. (Warranty Deed 1885)

The "Landscape Architecture" portion in Section 8 of this nomination discusses the significance of this preservation.

BUILDINGS

"The Oaklands" contains residential property types exclusively with the exception of one religious institution. They include 45 single-family dwellings (original function), 13 multiple-family dwellings, and the one exception already mentioned.

Buildings constructed prior to circa 1917 are uniformly of balloon frame construction and comprise the most resources in the district. Dwellings constructed during the 1920s and following World War II are more likely to be of brick or feature brick veneer, while ancillary buildings during this period mostly remained balloon frame. Over the years, many of the single-family dwellings have been converted into multi-family dwellings.

The single-family dwellings (original function) are influenced by the following architectural styles:

Stick Style
Queen Anne
Colonial Revival
Prairie School
Craftsman
Tudor Revival
Other

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 6

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Stick Style

Few houses in the Stick Style have been identified to date. Other examples may be identified as cover-up materials are removed from exterior walls and reveal decorative detailing. Those identified include:

STICK STYLE

1617 Oakland Ave.
1701 Oakland Ave.
1601 Arlington Ave.

Queen Anne

These houses include the following:

QUEEN ANNE

1615 Arlington Ave.
1618 Arlington Ave.
1620 Arlington Ave.
1626 Arlington Ave.
1630 Arlington Ave.
1702 Arlington Ave.
1720 Arlington Ave.
1804 Arlington Ave.
1818 Arlington Ave.
1820 Arlington Ave.
1629 Oakland Ave.
1805 Oakland Ave.
1811 Oakland Ave.
1819 Oakland Ave.
1825 Oakland Ave.
1618 Oakland Ave.
1624 Oakland Ave.

Colonial Revival

These houses include the following:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 7

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

COLONIAL REVIVAL

1611 Arlington Ave.
1719 Arlington Ave.
1814 Arlington Ave.
1625 Oakland Ave.
1633 Oakland Ave.
1639 Oakland Ave.

Prairie School

These houses include the following:

PRAIRIE SCHOOL

410 Franklin Ave.
1814 Oakland Ave.

Craftsman

These houses include the following:

CRAFTSMAN

1609 Arlington Ave.
1701 Arlington Ave.
1715 Arlington Ave.
1717 Arlington Ave.
1614 Arlington Ave.
1806 Arlington Ave.
246 Franklin Ave.
250 Franklin Ave.
312 Franklin Ave.
1700 Oakland Ave.

Tudor Revival

These houses include the following:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 8

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

TUDOR REVIVAL

1815 Oakland Ave.
1634 Oakland Ave.

Other

These houses include the following:

OTHER

1635 Arlington Ave. (Ranch)
1731 Arlington Ave. (Ranch)
1706 Arlington Ave. (radically remodeled)
307 College Ave. (Institutional)
1721 Oakland Ave. (Ranch, radically remodeled)

All five resources classed as "other" are noncontributing to the historic district. This is because they 1) postdate the district's period of significance or 2) have sustained major losses of integrity.

The multiple-family dwellings (original function) are divided into two functional types:

Duplex House
Apartment Building

Duplex House

The following duplex house is in the historic district:

DUPLEX HOUSE

1605 Oakland Ave.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 9

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Apartment Building

These following apartment buildings are in the historic district:

APARTMENT BUILDING

- 1805 Arlington Ave.
- 1807 Arlington Ave.
- 1809 Arlington Ave.
- 1739 Arlington Ave.
- 229 College Ave.
- 400 Franklin Ave.
- 1715 Oakland Ave.
- 1600 Oakland Ave.
- 1710 Oakland Ave.
- 1726 Oakland Ave.
- 1802 Oakland Ave.
- 1812 Oakland Ave.

All 13 resources classed as "Duplex House" and "Apartment Building" are noncontributing to the historic district. This is because they postdate the district's period of significance.

ANCILLARY BUILDINGS

The ancillary buildings are generally located at the rear of city lots and accessed by driveways from the streets. The ancillaries are of two architectural types: stables and garages. The stables are slightly larger in size than the garages and were intended to house horses and perhaps carriages. They could also be called barns. "Stable" is used here as a descriptive term because historic Sanborn Fire Insurance maps employ that word for them. The garages are similar in size and shape with the stables but are of later construction. Garage roofs are typically lower pitched than stables.

ANCILLARY BUILDINGS

- | | |
|---------------------|--------|
| 1601 Arlington Ave. | Stable |
| 1611 Arlington Ave. | Stable |
| 1717 Arlington Ave. | Garage |
| 1719 Arlington Ave. | Garage |
| 1731 Arlington Ave. | Garage |
| 1614 Arlington Ave. | Garage |
| 1618 Arlington Ave. | Stable |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 10

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

ANCILLARY BUILDINGS (continued)

1620 Arlington Ave.	Garage
1626 Arlington Ave.	Garage
1630 Arlington Ave.	Stable
1706 Arlington Ave.	Garage
1720 Arlington Ave.	Garage
1804 Arlington Ave.	Stable
1806 Arlington Ave.	Garage
246 Franklin Ave.	Garage
312 Franklin Ave.	Garage
410 Franklin Ave.	Garage
410 Franklin Ave.	Garage
1805 Oakland Ave.	Garage
1815 Oakland Ave.	Garage
1624 Oakland Ave.	Garage
1624 Oakland Ave.	Garage
1634 Oakland Ave.	Garage
1802 Oakland Ave.	Garage
1814 Oakland Ave.	Garage

RESOURCE COUNT

The following inventory lists resources within "The Oaklands" Historic District by address and classifies them as contributing or noncontributing resources to it. All resources within the historic district are counted as buildings except the Oakland Plats, counted as a site, and the street circulation network, counted as a structure.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection number 7Page 11

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES

Under "Applicable National Register Criteria" below, "I" indicates a resource is individually eligible, as well as contributing; "C" is contributing; and "N" is noncontributing to the district under the criterion listed.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C
ARLINGTON AVENUE EAST SIDE				
1601	House, Stick/Queen Anne, canted bay with tower, and porte cochere	c. 1887	C	I
	Stable, board & batten	c. 1895	C	I
1609	House, Craftsman	c. 1915	C	C
1611	Henry M. Rollins House, Colonial Revival with Prairie influence, eclectic, Liebke, Nourse, and Rasmussen, architects, cost \$6,075	1903	C	I
	Stable, flared hip roof w/dormers	c. 1903	C	I
1615	House, Queen Anne w/Craftsman infl., front porch c. 1912, cover-up siding, multi-family now	c. 1897		C
1635	House, modern, 1-story frame	c. 1956	N	N
1701	H. T. Rollins House, Craftsman, shingle	c. 1919	C	C
1715	House, Craftsman bungalow, 1.5-story, cover-up siding, enclosed front porch	c. 1919	C	C
1717	House, Craftsman	c. 1915	C	C
	Garage, frame	c. 1915	C	C
1719	Charles A. McCune House, Colonial Revival/Craftsman, cover-up siding, (Stone wall from "The Oaks," Lowry Goode's estate, stands on north)	1906	C	C
	Garage, gable on hip roof, shingle siding	c. 1922	C	C
1731	House, Ranch, period garage (Site of nonextant Goode estate "The Oaks")	c. 1949	N	N
	Garage, frame	c. 1949	N	N

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 12

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C
ARLINGTON AVENUE EAST SIDE				
1805	Arlington Apartment Building (Site of nonextant Goode estate "The Oaks")	c. 1958	N	N
1807	Arlington Apartment Building (Site of nonextant Goode estate "The Oaks")	c. 1958	N	N
1809	Arlington Apartment Building (Site of nonextant Goode estate "The Oaks")	c. 1958	N	N
ARLINGTON AVENUE WEST SIDE				
1614	House, vernacular Craftsman, cover-up siding, altered front entry	c. 1910	C	C
	Garage, frame	c. 1945	N	N
1618	House, Queen Anne, gable-on-hip, cover-up siding	c. 1892	C	C
	Stable, board & batten	c. 1900	C	C
1620	House, vernacular Victorian, updated c. 1901 in Colonial Revival style	c. 1891	C	C
	Garage, frame	c. 1957	N	N
1626	House, Stick/Queen Anne, cover-up siding, newer Craftsman style front porch	c. 1891	C	C
	Garage, pent on gable roof, Tudor Revival influence	c. 1922	C	C
1630	House, Queen Anne, gable-on-hip, cover-up siding, brick sidewalk in front	c. 1893	C	C
	Stable, board & batten	c. 1900	C	C
1702	House, Queen Anne, cover-up siding, multi-family now	c. 1895	C	C
1706	House, Queen Anne, radically remodeled c. 1915 in Craftsman style adding porch, lowering roof pitch	c. 1892	N	N
	Garage, frame	c. 1955	N	N

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 13

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C

ARLINGTON AVENUE WEST SIDE

1720	George P. Pearsall House, Queen Anne, part of porch enclosed	c. 1897	C	I
	Garage (nice c. 1910 brick driveway)	c. 1945	N	N
1730	House, modern	1978	N	N
1804	House, originally Queen Anne (c. 1895), remodeled under Craftsman influence & evaluated as such	c. 1910	C	C
	Stable, board & batten, 1-1/2 story, side gable w/facade gable and pent roof	c. 1895	C	I
1806	House, Craftsman, cover-up siding, many alterations	c. 1915	N	N
	Garage, board & batten	c. 1920	C	C
1814	House, Colonial Revival, Hallett type, cover-up siding	c. 1897	N	N
1818	T. H. Knotts House, Shingle style, Stone first floor, c. 1895 shingle second floor, hexagonal turret roof removed Might be C. C. Cross Co., similar to 509 Franklin Ave. in Riverview Park Plat Historic District		C	I
1820	House, Queen Anne, stone piers on porch, enclosed porch, cover-up siding. Altered beyond recognition. Multi-family now	c. 1895	C	C

COLLEGE AVENUE NORTH SIDE

229	Apartment building, Riverwood III, modern	c. 1960	N	N
307	Church, tile block	Post WWII	N	N

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 14

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C

FRANKLIN AVENUE SOUTH SIDE

246	House, Craftsman, enclosed front porch	c. 1915	C	C
	Garage, frame	c. 1955	N	N
250	House, Craftsman, cover-up siding, enclosed front porch	c. 1915	C	C

FRANKLIN AVENUE SOUTH SIDE

312	House, Craftsman, 2-story, frame, facade gable	c. 1915	C	C
	Garage, frame, Craftsman influence	c. 1915	C	C
400	Multiple-family, modern, brick veneer, probably architect designed to be compatible with 410	c. 1959	N	N
410	George H. France House, Prairie influence., 2-story brick, cast concrete trim. Liebbe, Nourse, and Rasmussen, architects. Multiple-family now. Had Oakland Avenue address originally	1905	C	I
	Garage, frame, hip roof	c. 1912	C	C
	Garage, frame, shed roof	c. 1945	N	N

OAKLAND AVENUE EAST SIDE

1605	Duplex, modern	c.1964	N	N
1617	Lowry W. and Hattie N. Goode House, "Oakland," Queen Anne, cover-up siding, radical alteration, c. 1895, new Proudfoot and Bird addition on south c. 1915	c. 1885	I	C
1625	A. L. Grefe House, Colonial Revival, enclosed front porch, cover-up siding with Permastone	by 1902	C	C
1629	House, Queen Anne, cover-up siding, Colonial Revival front porch (now enclosed), gable-on-hip roof	c. 1889	C	C

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 15

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C
OAKLAND AVENUE EAST SIDE				
1633	House, Colonial Revival updated with Period Revival influence on facade (update c. 1919)	c. 1895	C	C
1639	House, Colonial Revival, cover-up siding	c. 1895	C	C
1701	Goode-Cuppennell House, Stick/Queen Anne, canted bay	c. 1886	I	I
1715	Multiple family dwelling, modern, tiny	c. 1965	N	N
1721	House, modern, shell dates post-World War II	late 1940s	N	N
1805	House, Queen Anne, side addition on south	c. 1892	C	C
	Garage, frame	c. 1962	N	N
1811	House, Queen Anne, frame, relatively small scale	c. 1893	C	C
1815	House, Tudor Revival, wood frame, brick foundation	c. 1917	C	I
	Garage, hip roof, stucco walls, Craftsman influence	c. 1925	C	C
1819	House, Queen Anne radically altered c. 1914	c. 1895	N	N
1825	House, Queen Anne influence, cover-up siding, now multiple-family	c. 1898	C	C

OAKLAND AVENUE WEST SIDE

1600	Oakland Knoll Apartments, modern 3-story brick veneer (Site of nonextant S. F. Prouty House)	c. 1966	N	N
1618	Frank D. Jackson House, Queen Anne-Shingle, sleeping porch added c. 1918. Original cost \$6,000	1890	C	I
1624	Matilda and E. M. Denny House, Queen Anne with Tudor Revival improvements c. 1917. 1st fl. porch & 2nd fl. sleeping porch now enclosed, also possesses porte-cochere	1889	C	I
	Garage, frame	c. 1922	C	C

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 16

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C
OAKLAND AVENUE WEST SIDE				
1624	Garage, masonry	c. 1955	N	N
1634	G. L. Tidrick House, Tudor Revival, stucco, brick, & half-timber	1919	C	I
	Garage, frame, Craftsman influence, good integrity	1919	C	I
1700	B. F. Ford House, Craftsman influence, stucco, new wing at southwest	c. 1917	C	C
1710	Apartment complex, brick veneer	c. 1958	N	N
1726	Apartment building, brick veneer	c. 1955	N	N
1802	Apartment building, 2-story brick veneer	c. 1960	N	N
	Garage, board & batten	c. 1950	N	N
1812	Group house, frame	c. 1962	N	N
1814	E. J. Eaton House, Prairie influence, stucco	c. 1915	C	C
	Garage, stucco exterior walls	c. 1915	C	C

This resource count was verified on November 7, 1995. It was accurate as of that date.

ARCHITECT-DESIGNS

"The Oaklands" Historic District contains a number of architect-designed buildings. They include the following:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 17

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

LIST OF ARCHITECT-DESIGNED RESOURCES

<u>Name of Architect</u>	<u>Historic Name</u>	<u>Address of Property</u>
Liebbe, Nourse, and Rasmussen	Henry M. Rollins House	1611 Arlington Ave.
C. C. Cross & Company [attribution]	House	1814 Arlington Ave.
Liebbe, Nourse, and Rasmussen	George H. France House	410 Franklin Ave.

INTEGRITY

The overall integrity of "The Oaklands" Historic District is good. The physical condition of buildings in the district was maintained at a high level into the 1960s. Although a number of the large single-family dwellings had been converted by this time into multi-family dwellings, they and the single-family dwellings were well cared for. A combination of advancing age and increased stress on building fabric, caused by conversion to multi-family, began to take their toll. By the 1980s, it was apparent that the neighborhood needed many general repairs. By this time, the U. S. Department of Housing and Urban Affairs had classified the area as "slum-blight."

Although the condition of the district's buildings has declined, relatively few alterations have been made to their historic fabric. For this reason, the general integrity of the district remains good. Some cover-up siding has been installed, and some facade porches have been removed or enclosed. These alterations should be considered acceptable if original fabric remains behind the cover-up materials and if the original design of the resource and its detailing remain visible. It is hoped that this historic district nomination will encourage property owners to rediscover what lies beneath cover-up siding.

A major loss to "The Oaklands" Historic District occurred in the 1940s due to site redevelopment. The estate residence of Lowry W. and Hattie N. Goode, known as "The Oaks," was demolished. (See Continuation Sheet 7-36). The site was subsequently redeveloped into single-family dwellings and, later, a complex of apartment buildings (1805-1809 Arlington Avenue). Although this loss removed one of the most impressive resources from the historic district, the buildings which took its place are generally compatible in height to others in the district. They also stand in the northeast corner of historic district, so their presence is not felt as central.

A note is in order concerning front porches. Many houses in the district, particularly the Queen Anne influenced examples, have replacement porches. One motivation for such construction undoubtedly was to expand porch space. Another motivation appears to have been remedial. According to John Rice, a Des Moines architect and local preservationist, many Victorian houses in North Des Moines had front porches of low structural quality. Deterioration of these porches became a problem at an early time, and replacement porches appeared in the first decades of the Twentieth Century (Personal communication with Ralph J. Christian). A replacement porch should be considered acceptable if the original design of the house and details are clearly visible.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section number 7

Page 18

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

The overall integrity of "The Oaklands" Historic District is augmented by numerous examples of late Nineteenth Century stables and early Twentieth Century garages. The survival rate of these structures in the district is surprising, given the fact that wood frame is a relatively fragile material and that many stables and early garages in Des Moines have been razed in favor of newer facilities.

In the 1980s, property owners and neighbors organized together and formed the River Bend Neighborhood Association. This organization is dedicated to community improvement. Issues included in its agenda are promotion of home-ownership, security, historic preservation, economic development, long range planning, and zoning.

EXCLUDED RESOURCES

"The Oaklands" Historic District excludes four city lots located in the Oakdale Plat. These lots front on College Avenue and are separated from the Oakland Plats by an alley. The improvements upon them are modest, single-family dwellings built later than most buildings in the district. For these reasons, these four lots were excluded from the boundaries of the historic district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

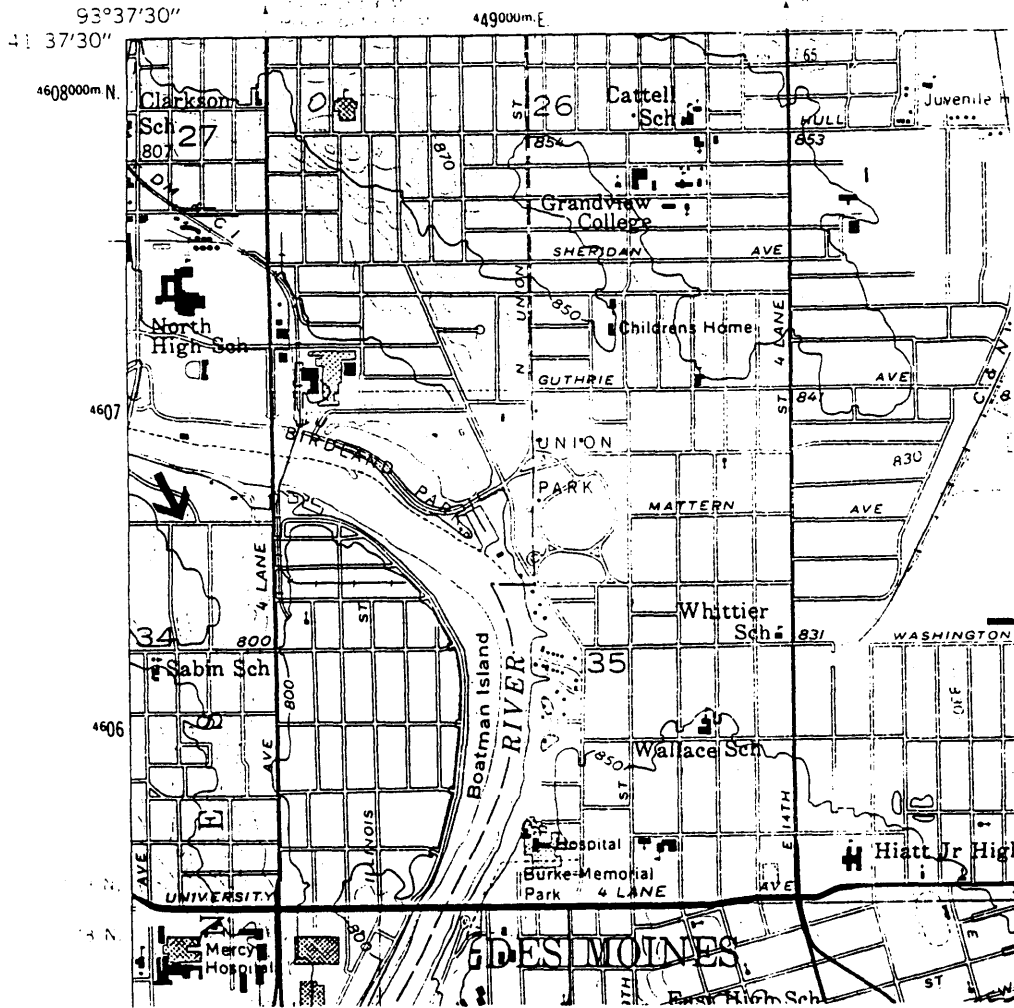
Page 19

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

SITE MAP

ARROW LOCATES PROPERTY



United States Department of the Interior
National Park Service

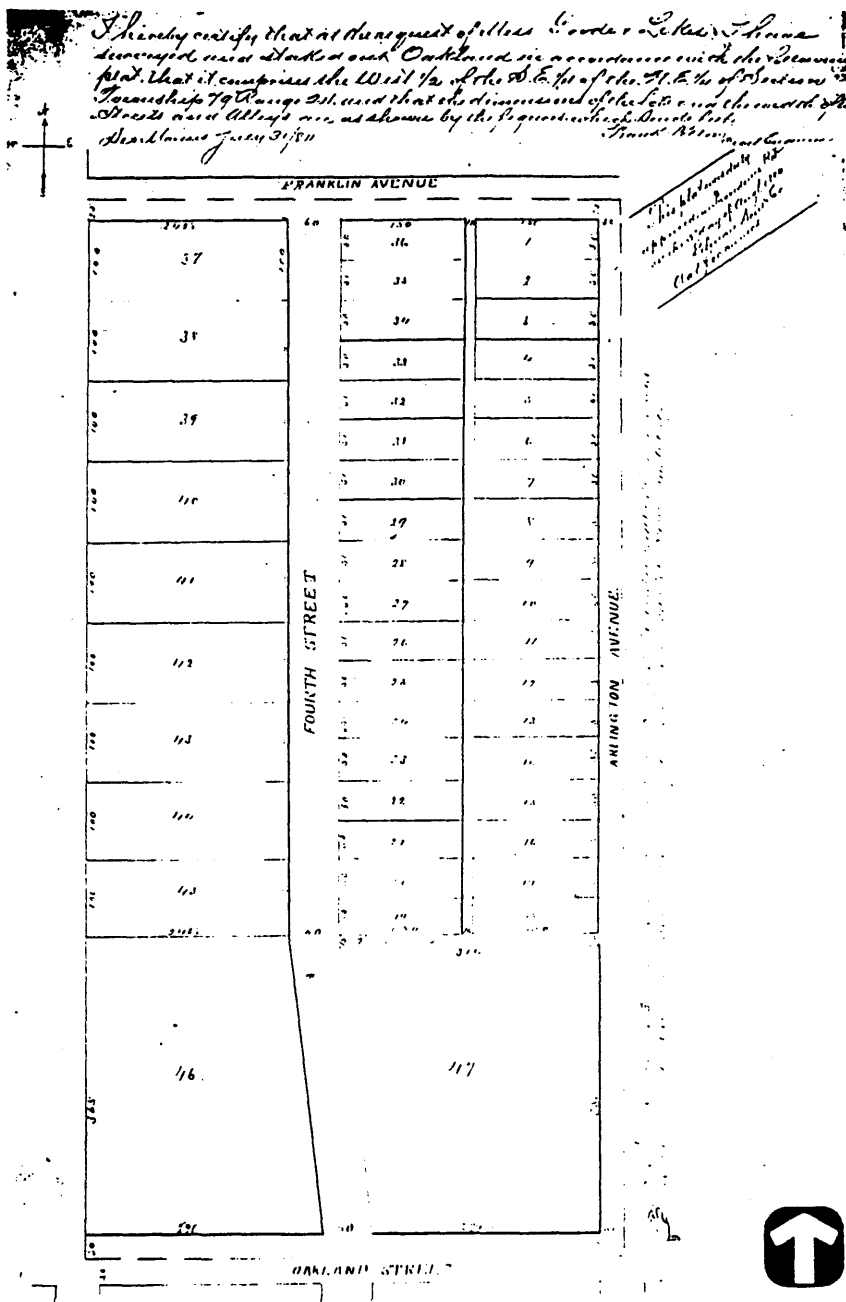
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 20

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

ORIGINAL PLAT OF OAKLAND



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

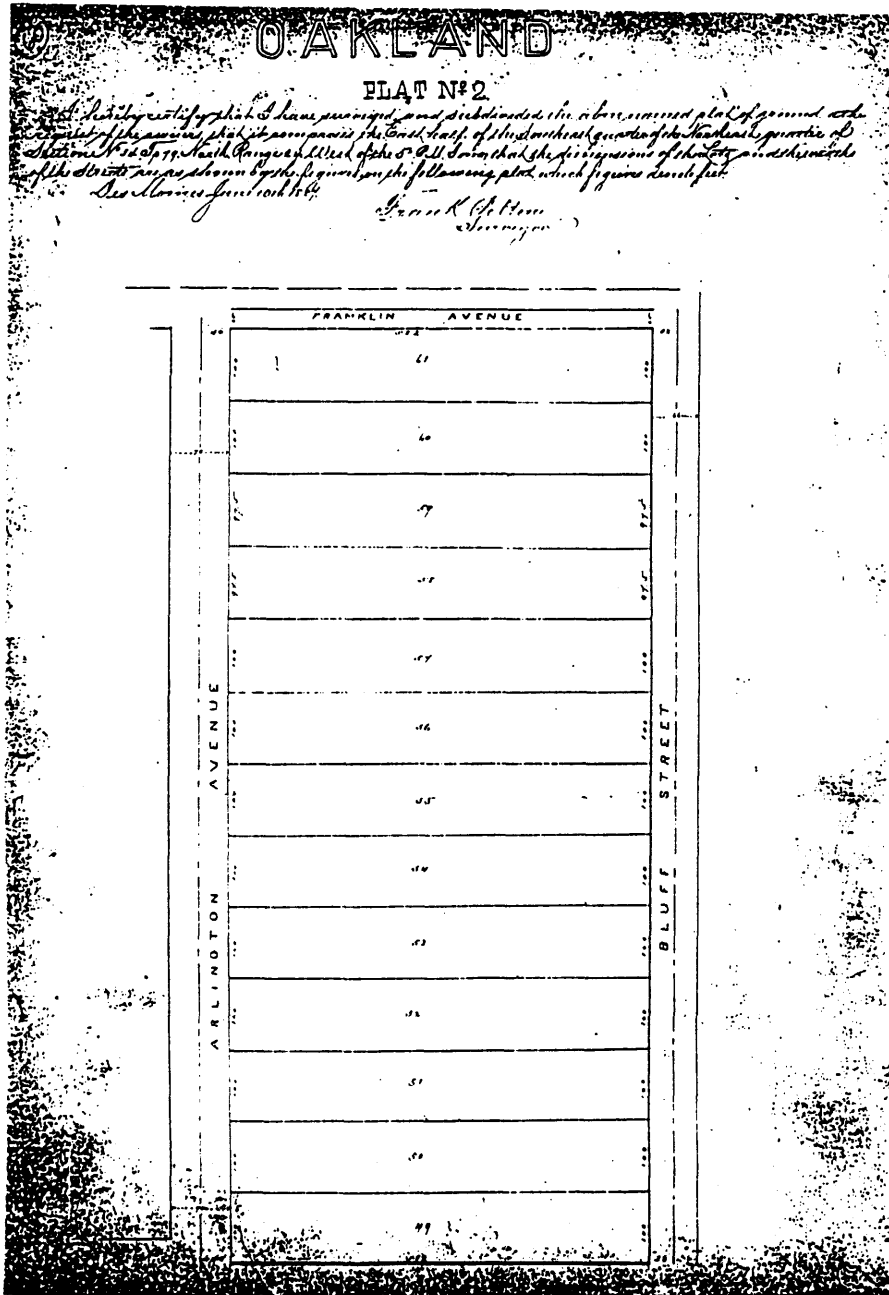
Section number 7

Page 21

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

ORIGINAL PLAT OF OAKLAND PLAT No. 2



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

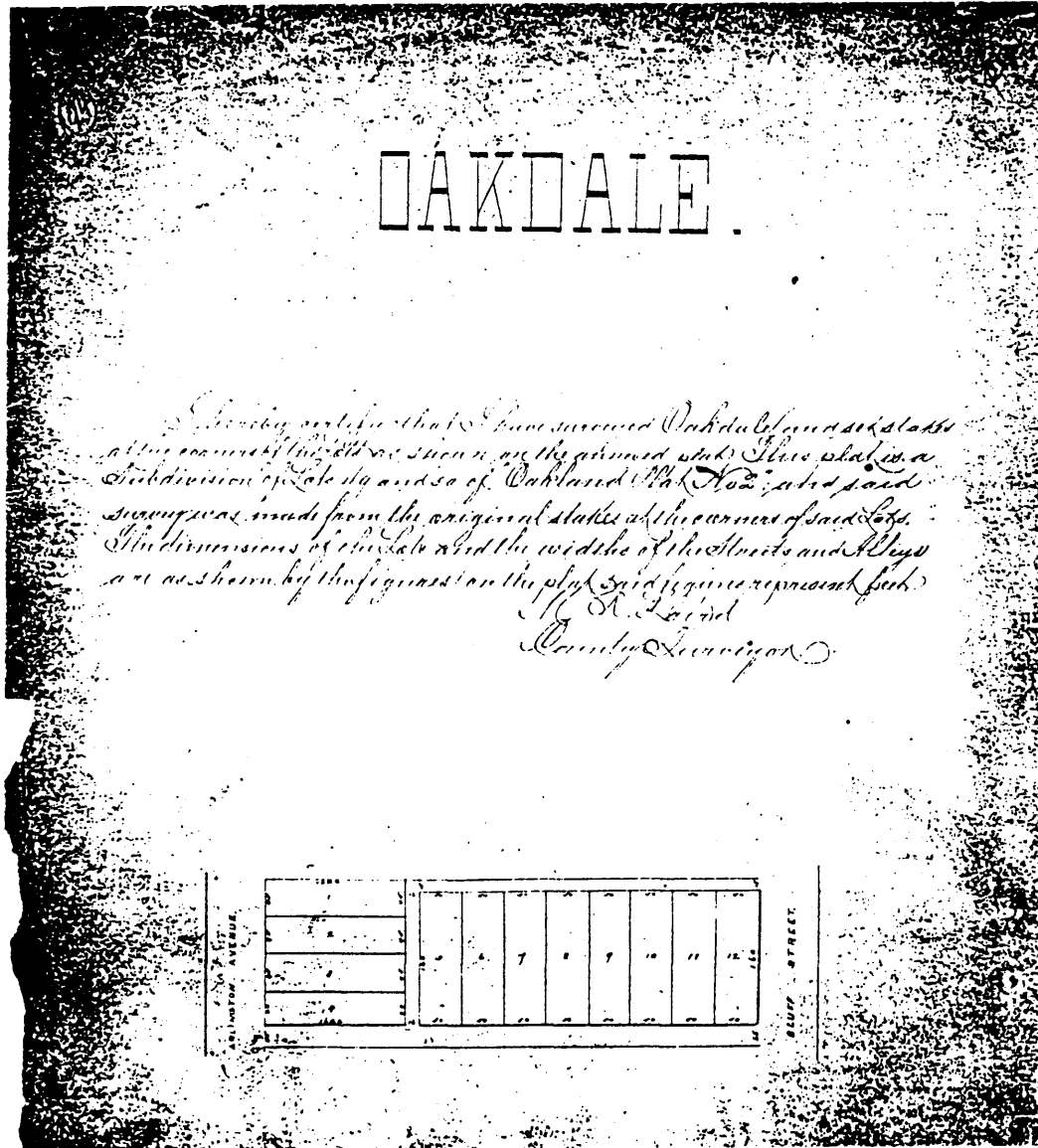
Section number 7

Page 22

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

ORIGINAL PLAT OF OAKDALE



United States Department of the Interior
National Park Service

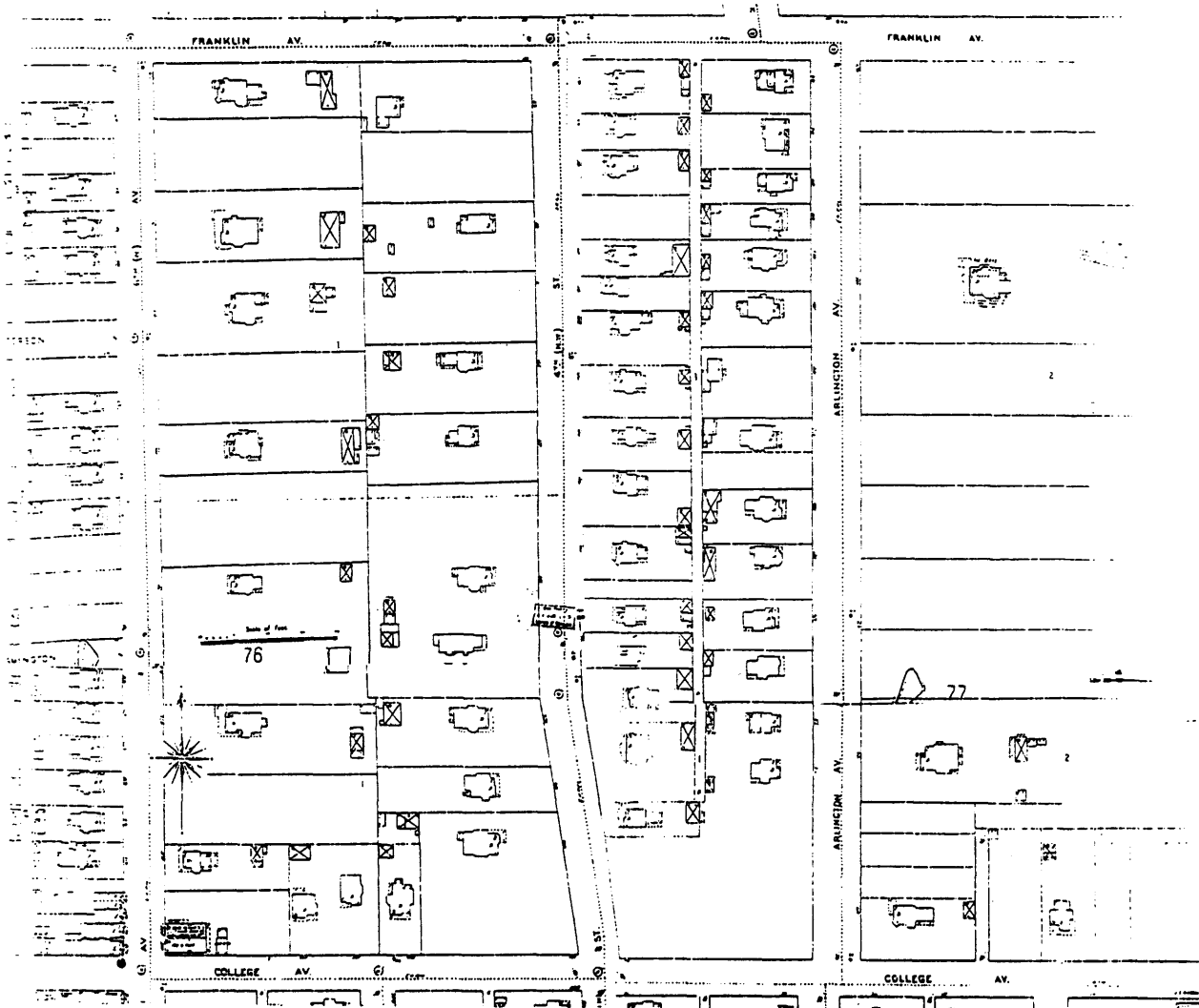
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 23

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

"THE OAKLANDS" 1901



Source: Sanborn Map Company; Des Moines, 1901; Composite of pp. 77, 82, and 83.

United States Department of the Interior
National Park Service

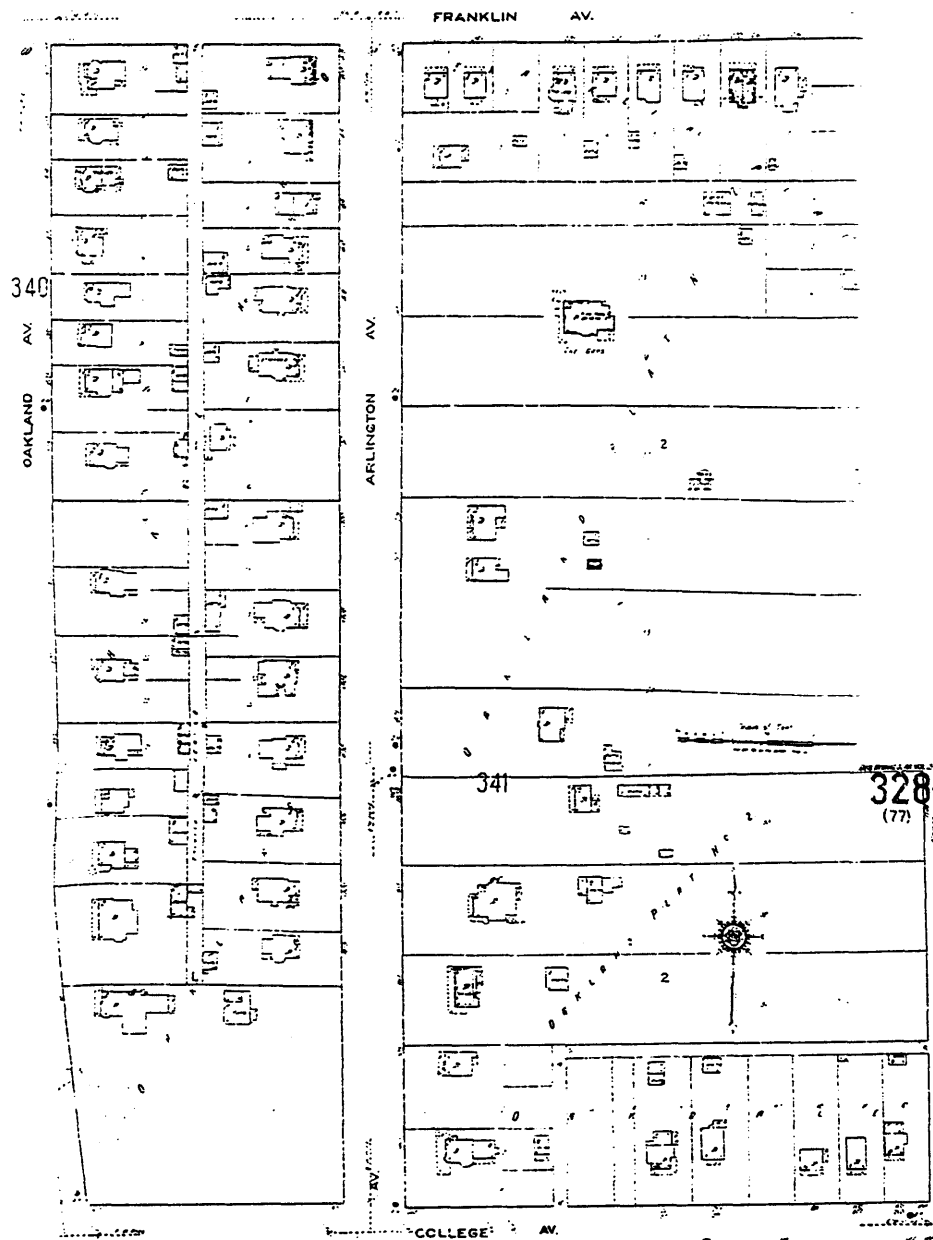
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 25

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

"THE OAKLANDS" EAST HALF 1920



Source: Sanborn Map Company; Des Moines, 1920; Composite of pp. 328 and 341.

United States Department of the Interior
National Park Service

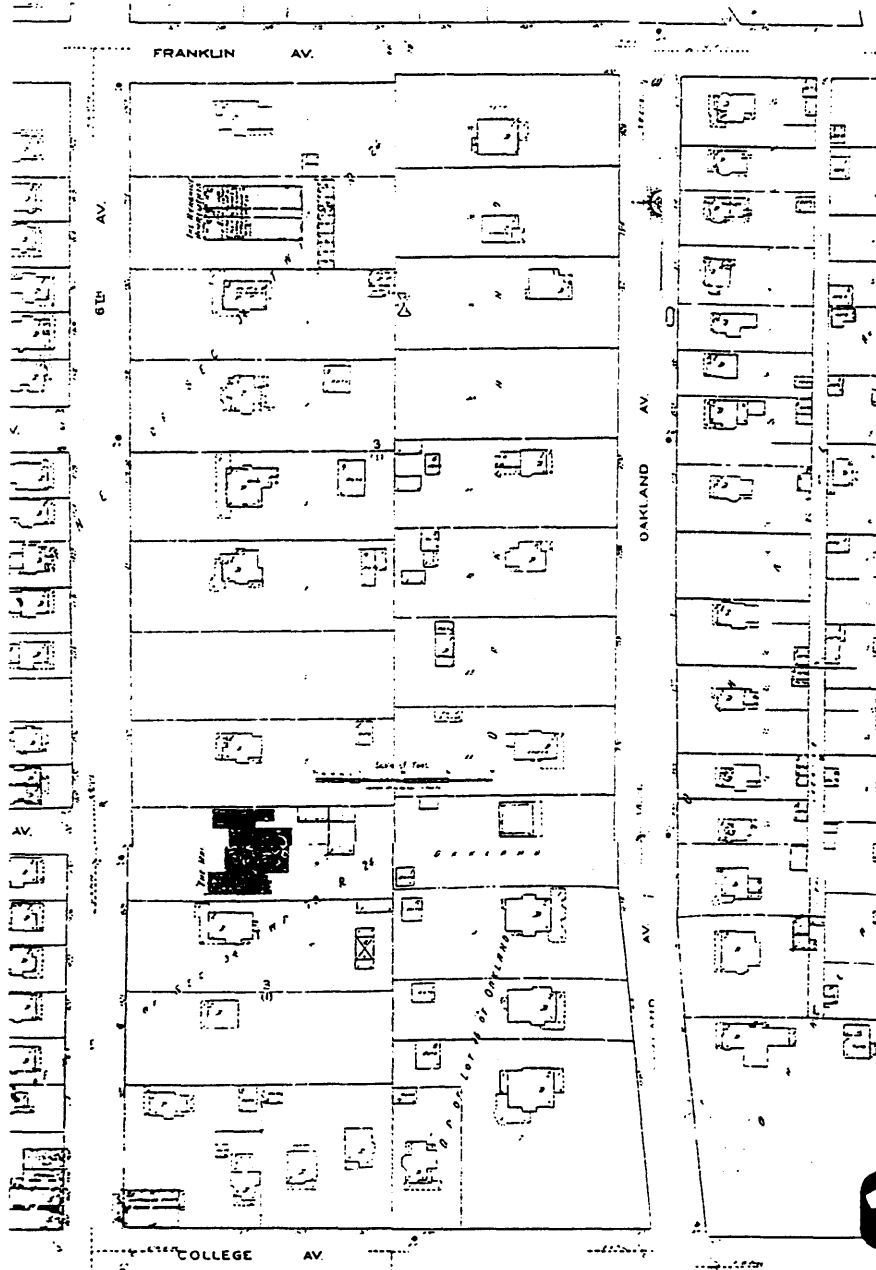
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 26

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

"THE OAKLANDS" WEST HALF 1920



Source: Sanborn Map Company; Des Moines, 1920; Composite of pp. 327 and 340.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

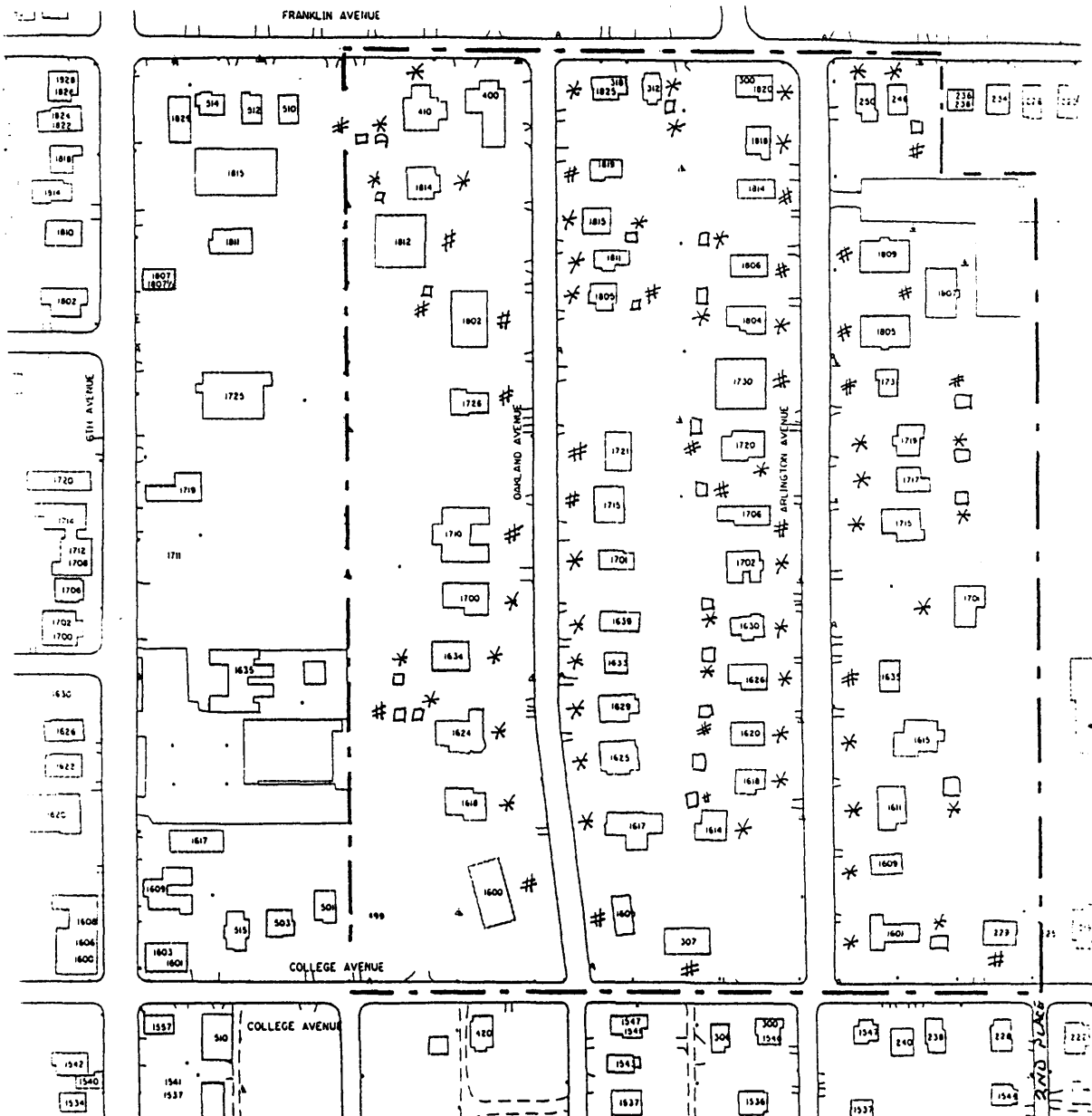
Section number 7

Page 27

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

"THE OAKLANDS" HISTORIC DISTRICT BOUNDARIES



An asterisk (*) indicates a contributing resource. A pound sign (#) indicates a noncontributing resource.

Source: City of Des Moines Engineering Department.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 28

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

SUMMARY OF SIGNIFICANCE

"The Oaklands" Historic District is significant, under National Register Criterion A, because it calls direct attention to the late Nineteenth Century real estate boom in North Des Moines, the largest of the metropolitan area's Victorian suburbs. Within this context, "The Oaklands" illustrates one manifestation of that growth--the naturalistic residential subdivision conceived and implemented for the upper and upper-middle classes.

"The Oaklands" Historic District is additionally significant, under National Register Criterion A, because it calls attention to Lowry W. Goode. The most prominent and colorful real estate developer in Des Moines during the Victorian period, Goode was responsible for the development of "The Oaklands." His association with the district is personal as well as commercial because he lived within it, at 1617 Oakland Avenue and, later, 1805 Arlington Avenue (nonextant). In the development of "The Oaklands" Historic District, Goode exploited the natural beauty of this large tract and introduced suburban amenities available at the time in few other sections of the city. Goode epitomized the early years of suburbanization in Des Moines. Platted by him in 1884 and 1887 and subsequently developed, "The Oaklands" Historic District stands as the largest and most tangible reminder of Goode's meteoric influence on real estate in the city. This historic district also illustrates Goode's respect for quality architectural and landscape design. Two speculation houses built by him have been identified to date. Each employs a canted bay, a sophisticated architectural conceit. Concerning the district's landscape design, few other Victorian plats in Des Moines could boast the suburban amenities Goode introduced in "The Oaklands."

"The Oaklands" Historic District is significant, under National Register Criterion C. The district possesses a notable collection of residences, which illustrate architectural styles popular in Des Moines during the late Nineteenth and early Twentieth Centuries. The district also calls attention to some of Des Moines' leading architectural firms during the period, which designed these buildings. These residences include some of the largest and most architecturally ambitious in North Des Moines, and, indeed, the entire city during the period. They span three architectural eras. The earliest reflect the influences of Stick, Queen Anne, and Colonial Revival styling. A second era, spanning the years between circa 1905 and circa 1922, shows how the tradition of large and architecturally sophisticated residences continued in the neighborhood under the influence of Craftsman, Period Revival, and to a lesser degree Prairie School tastes. A third era can be discerned following World War II. Although the neighborhood's tradition of good design did not disappear, buildings constructed during this period postdate the National Register's 50-year requirement and are counted as noncontributing for this reason.

"The Oaklands" Historic District is also significant, under Criterion C, as a designed historic landscape. Planned by a knowledgeable real estate developer and platted by Frank Pelton, civil engineer of Des Moines, their work helped introduce an important new property type to this city--the naturalistic suburban subdivision. This plat manipulated in a restrained way a number of natural features--including the scenic beauty of the Des Moines River and first growth tree canopy--with man-made features--such as broad streets and large-sized city lots. This appealing design profoundly affected the tract's development. It provided the vision of a quality residential subdivision, which property owners could implement according to their individual tastes.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 29

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

The period of significance for "The Oaklands" Historic District, under Criteria A and C, is 1884 to circa 1922, the time of its historic improvement as a suburban subdivision. Significant dates include 1884, when Oakland Plat was laid out, 1887 when Oakland Plat No. 2 and Oakdale were established, and circa 1895 when Goode moved to another place of residence.

NORTH DES MOINES

Laid out in 1884 and 1887, "The Oaklands" Historic District provides a revealing illustration of a movement that took place throughout the United States, beginning after the Civil War and continuing into the Twentieth Century--suburbanization of the nation's cities. It was a movement to improve the nation's housing by removing it from the congested and densely populated inner cities. The suburban subdivision development was the natural solution to providing such opportunities, particularly when railroads and streetcars came to provide cheap and rapid public transportation. Many developments, like "The Oaklands," were established in Des Moines during this period. As elsewhere, streetcar suburbs were very popular and attracted many new home owners during the time they flourished in the 1880s to the 1910s, before the automobile became the nation's dominant form of transportation.

Early suburbanization in Des Moines saw the platting and improvement of many new tracts throughout the metropolitan area. Few areas, however, experienced the rapid growth of North Des Moines, "the big suburb," as it was known. Within this area, many residential subdivisions proliferated. Few, however, offered the amenities that characterized "The Oaklands." As such, it illustrates an affluent example of Victorian suburbanization in North Des Moines. The plat enjoyed a picturesque setting. Situated on the bluffs above the Des Moines River, it featured first growth tree canopy. Real estate developer Lowry W. Goode exploited these natural features to create a rustic setting for suburban homes.

LOWRY W. GOODE

"The Oaklands" Historic District calls attention to the vision, good taste, and significant contributions of Lowry W. Goode to Des Moines. The most colorful, persuasive, and arguably successful real estate promoter in the city's Victorian period, Lowry W. Goode led the pace of feverish speculation, which characterized the city's 1880s boom market. Goode's role in this is extensively discussed in Chapter II of the cover document accompanying this nomination.

Goode set standards among contemporary real estate developers through his advertising acumen, personal vitality and charisma, architectural desiderata, and possibly volume of sales. Although Goode speculated prodigiously on the real estate market and unquestionably contributed to inflated real estate values and Des Moines' vulnerable position in the years following the Panic of 1893, he was also responsible for many physical improvements in Des Moines. Goode also was judged by his peers as without equal among the city's boosters.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 30

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

"The Oaklands" Historic District stands as Goode's largest and most significant real estate development remaining in Des Moines. Goode designed this district with broad streets and large-sized lots to attract Des Moines' elite. The district obtains additional significance because it calls attention to other lures of suburban life: scenic beauty, convenience on a streetcar line, and, in this case, the social status derived from the exclusive character of the plats as predetermined by the large size of their streets and lots. Working in partnership with Dr. E. T. Likes, Goode platted this tract, constructed speculation housing in it, promoted it, and chose it for his own residence. (See Continuation Sheets 8-34 and 8-35.)

"The Oaklands" Historic District is particularly significant because of its special association with this individual. Goode took a direct hand in the planning and implementation of "The Oaklands" Historic District. Other notable properties associated with his boosterism--Equitable Life Assurance Building (later renamed Banker's Trust Building), Highland Park College, and his own estate-style home, "The Oaks"--are nonextant. Although Goode served on the boards of directors of other successful real estate ventures, such as the Riverview Park Company, in these ventures he shared with others the role of developer.

The historic district's personal association with Goode can be seen in yet another way. Two houses built by him survive--"Oakland" at 1617 Oakland Avenue (see Continuation Sheet 8-34) and the Goode-Cuppemell House at 1701 Oakland Avenue. Although Goode would mourn today the demolition of his estate "The Oaks," at 1805 Arlington Avenue, he would recognize in the larger context of "The Oaklands" Historic District the fulfillment of much of his vision for it.

After suffering financial ruin, personal humiliation, and legal entanglements following the Panic of 1893, Goode moved to another dwelling in Des Moines. In 1896 he left the city. Little is known about Goode's later life. He continued to develop real estate and schemed to construct a railroad to connect the Midwest and Norfolk, Virginia. Controversy continued to follow Goode in death as it had in life. He died a suicide in Boston, Massachusetts, perhaps having located there to be near his brother, who had relocated to Boston from Des Moines in 1894. At his death, two women alleging to be Lowry W. Goode's wife came forward to claim his body.

ARCHITECTURE

"The Oaklands" Historic District is significant, under National Register Criterion C, because it calls attention to an outstanding example of upper middle- and middle-class residential architecture constructed in Des Moines during the period of early suburbanization. Conceived as a quality development and situated on one of the city's choicest locations, this historic district was improved with numerous fine houses. Although the district features a range of architectural influences, Queen Anne and Colonial Revival predominate.

The district also calls attention to some of Des Moines' leading architectural firms during the period. They include, for example, the Henry M. Rollins House at 1611 Arlington Avenue, designed by Liebbe, Nourse, and Rasmussen, and the George H. France House at 410 Franklin Avenue, also designed by that firm.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 31

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

During the late 1890s and first two decades of the Twentieth Century, several local publications featured exterior and interior photographs of houses in "The Oaklands" Historic District. A selection is included as continuation sheets to this nomination. Publications such as *The Midwestern* and the *Saturday Mail and Times* ("A Social, Musical and Literary Journal") appealed to cultural interests. The fact that many homes in "The Oaklands" were pictured provides a revealing demonstration of the contemporary perception that the neighborhood was one of social status and good taste.

The Stick Style is among the earliest architectural expressions in "The Oaklands." The canted bay is one diagnostic characteristics of these dwellings in the district. Although it is unclear if the Goode-Cuppennell House at 1701 Oakland Avenue was constructed by real estate developer Lowry W. Goode or contractor-builder Jason S. Cuppennell, employment of the canted bay relates this building to Goode's residence, "Oakland," at 1617 Oakland Avenue. The Goode-Cuppennell House also employs a series of stickwork bands on the exterior. Another outstanding example of the Stick Style in the district is the residence at 1601 Arlington Avenue. Constructed circa 1887, the canted bay in this example is combined with a tower. This building is additionally embellished with a porte-cochere constructed a little later than the main block and showing the influence of the Free-Classic sub-type of the Queen Anne taste.

A third example of the canted bay in the district has been substantially altered. An historic woodcut illustrates a variation on the canted bay design. (See Continuation Sheet 8-34.) Published in the Des Moines' *Saturday Review* newspaper on December 18, 1886, it pictures "Late Residence of Lowry W. Goode, 'Oakland.'" This building is located at 1617 Oakland Avenue. Here the canted bay was located within the el of this modified gable-front-and-wing building. The building was further enriched by a wrap-around porch whose pedimented entrance conforms to the canted bay, a bay window on the second story, and a substantial ancillary building at the rear of the property. This dwelling and the two described above show how the canted bay could be manipulated to achieve different architectural effects.

The George E. Pearsall House at 1720 Arlington Avenue calls attention to a large-scale example of Queen Anne styling in the historic district. (See Continuation Sheet 8-40.) Its complex roof design, square tower, and porte-cochere are notable features. The Pearsall House was an early dwelling in the neighborhood with this latter feature.

Constructed in 1905, the George H. France House is a documented design of Liebbe, Nourse, and Rasmussen. Featuring beige-colored brick exterior walls, cast concrete trim, and horizontal bands worked in brick, this substantial building illustrates how that firm could manipulate Prairie School influences into the format of an American Four Square house. (See Continuation Sheet 8-41.) In its employment of a porte-cochere, the France House repeats an architectural feature embellishing other dwellings in the district.

Constructed in 1919, the G. L. Tidrick House at 1634 Oakland Avenue calls attention to Tudor Revival influence in the historic district. It replaced an earlier single-family dwelling destroyed by fire. The Tidrick House features a massive, side-gabled configuration with front porch inset under the main roof. The gable ends of the building feature half-timbering and stucco. A contemporary automobile

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 32

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

garage stands at the rear of the property. The dwelling at 1815 Oakland Avenue is another fine example of this influence.

Architect-Designs

Two architectural firms have been identified as responsible for designs in "The Oaklands" Historic District. They are Liebbe, Nourse, and Rasmussen for the Henry M. Rollins House at 1611 Arlington Avenue and the George H. France House at 410 Franklin Avenue, and C. C. Cross & Company for the house at 1814 Arlington Avenue. The Rollins House demonstrates how the Liebbe, Nourse, and Rasmussen firm could work within the framework of Craftsman styling. It was constructed by W. F. Mitchell. The France House illustrates how Liebbe, Nourse, and Rasmussen could fashion the American Four Square format as a mansion.

LANDSCAPE ARCHITECTURE

"The Oaklands," also significant under National Register Criterion C, illustrates a designed historic landscape. Laid out by Frank Pelton, civil engineer of Des Moines, under the direction of Lowry W. Goode, the district illustrates how existing vegetation could be manipulated as a site amenity to form a naturalistic residential subdivision. Other site amenities were also introduced in the district. Oakland and Arlington Avenues were laid out in greater breadths than most streets in Des Moines at that time, presaging amenities such as boulevards and pleasure drives, which the City Beautiful Movement would strongly advocate somewhat later.

It is difficult for late Twentieth Century residents of Des Moines to appreciate the spacious quality the large city lots in "The Oaklands" conveyed to contemporaries. Spacious lots and lawns have become the norm in the century since these plats were laid out. A comparison of "The Oaklands" and the crowded plats south of College Avenue might convey some sense of how this new naturalistic subdivision appeared to Victorians in Des Moines.

Laid out in 1884 and 1887 with large lots, unusually wide streets, and deliberately platted to exploit the area's scenic beauty and over-story tree canopy, "The Oaklands" Historic District stood at that time as one of Des Moines' most picturesque residential sections. A comparison between Owl's Head and "The Oaklands" provides yet another reference point. The streets of Owl's Head were laid out in standard 50' widths. When Lowry W. Goode chose to lay out "The Oaklands," the unusually wide streets introduced a new concept to Des Moines' suburban landscape. To the present day, this design continues to exert appeal. In the 1880s these ideas were avant-garde in Des Moines.

When originally platted, Oakland Avenue bore the name Fourth Street. Its name-change occurred during the early Twentieth Century. This time corresponds with the Progressive Era, when many cities in Iowa and across the nation sought to regularize their street grids by converting named streets to numbered streets. (Elm Street to 10th Street, for example. Lettered streets were also popular.) The opposite occurred on Oakland Avenue. Here a numbered street was changed to a named street. Indeed, this name change took place only between College and Franklin Avenues. "Fourth Street"

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 33

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

remained "Fourth Street" south of College Avenue. Swimming against the democratic tide of standardization, this small incident suggests that the residents of "Oakland Avenue" wished to differentiate their block from the plebeian reaches of Fourth Street to the south. This name change also elevated that corridor in the historic district from a street to an avenue--fair given its great breadth.

An 1886 woodcut of a Lowry W. Goode house "Oakland" (see Continuation Sheet 8-34) pictures his "late residence" sited within a cluster of trees. Located at 1617 Oakland Avenue, this image illustrates Goode's respect for tree canopy as a suburban amenity. Other historic images also underline this preference. Mature tree cover plays an important role, for example, in an architect's drawing of Goode's estate residence, "The Oaks." (See Continuation Sheet 8-35.) An historic photograph of this property pictures some of the same trees.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

It is believed that a number of other houses in "The Oaklands" Historic District are architect-designed. Further research into the history of North Des Moines and the architectural resources of Des Moines will likely reveal more about this historic context. It is known, for example, that the firm of Josselyn and Taylor, Cedar Rapids architects, maintained an office in Des Moines during the 1880s. Although little is presently known about the work of that branch office, further research might identify examples of their work.

Publications such as *The Inland Architect* reveal surprisingly little information about residential construction in Des Moines during the 1880s and early 1890s. Although the reasons for this lack are not clearly understood, further research into local architects and their work will undoubtedly increase the knowledge about these firms. It is expected that many of their projects were located in North Des Moines.

As more historical information is gathered about Prospect Park, Corrected Prospect Park 2nd Plat, Prospect Part 3rd Plat, the history and development of this land in North Des Moines west of 6th Avenue should be analyzed and evaluated alongside that of "The Oaklands." For a period of years, the Polk County Homestead and Trust Company held title to land in this area. Although situated near streetcar lines, it remained largely undeveloped until the first decade of the Twentieth Century. The Polk County Homestead and Trust Company lacked the color and boosterism of a promoter like Lowry W. Goode. A comparison of these two differing real estate styles might shed further light on the development of North Des Moines during the late Nineteenth and early Twentieth Centuries.

"The Oaklands" Historic District may be also eligible for nomination to the National Register under Criterion B. Traditionally a home for the upwardly mobile, many locally significant individuals lived in this district at one time or another. Further research should focus on developing this historic context.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 34

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

LOWRY W. AND HATTIE N. GOODE HOUSE

"OAKLAND"

1617 OAKLAND AVENUE

1886



LATE RESIDENCE OF LOWRY W. GOODE, "OAKLAND."

The above image has been enlarged.

Source: *Saturday Review*, December 18, 1886.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 35

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

LOWRY W. AND HATTIE N. GOODE HOUSE
"THE OAKS"
1805 ARLINGTON AVENUE (NONEXTANT)



LOWRY W. GOODE'S RESIDENCE.

Looking east, this drawing is signed Blomgren [?] Bros., Co., Chi[cago]
and conveys the contemporary over-story tree canopy.

Source: *The Midwestern*

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

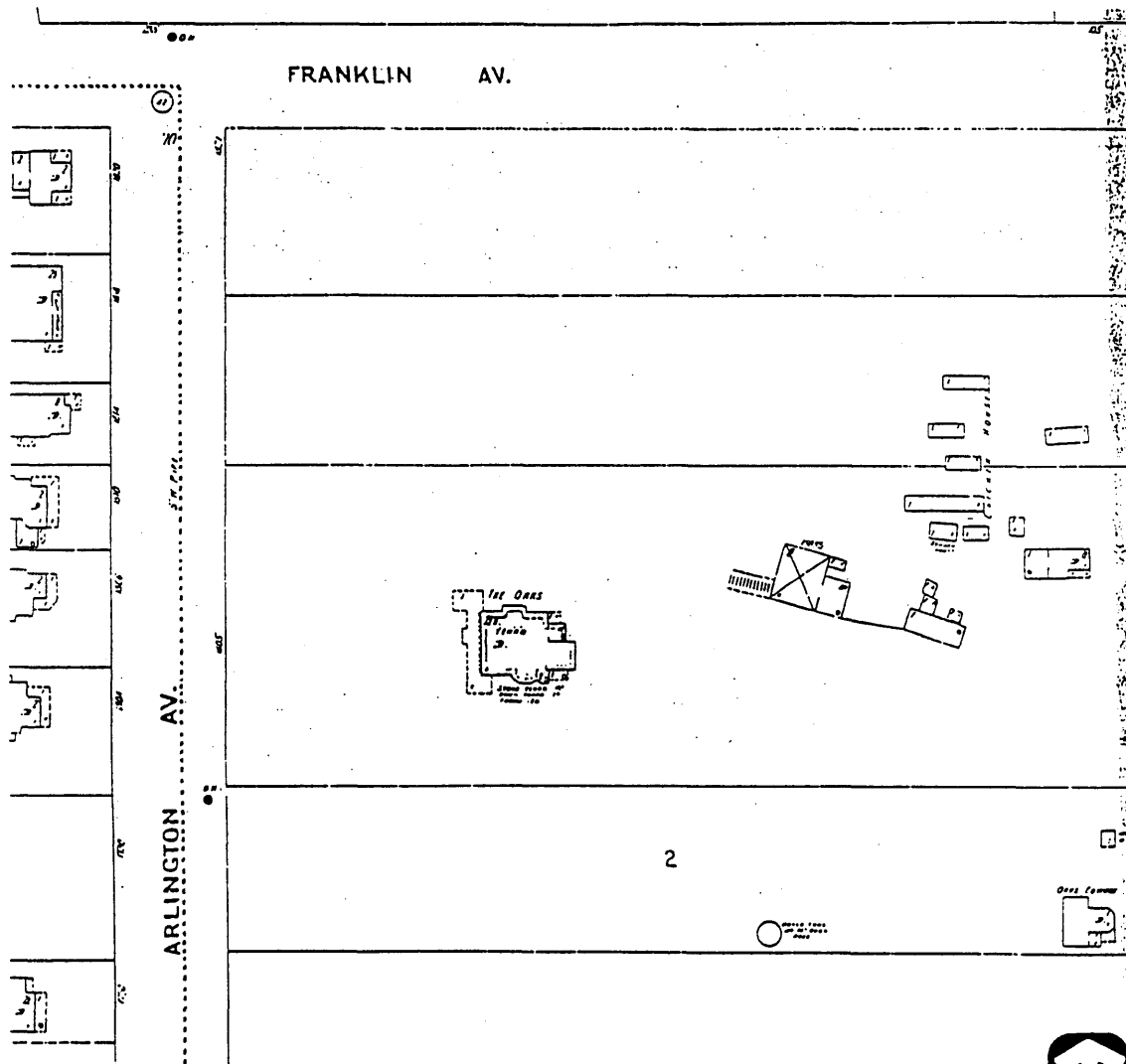
Section number 8

Page 36

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

LOWRY W. GOODE ESTATE "THE OAKS" 1901



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 37

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

**AL GREFE HOUSE
1625 OAKLAND AVENUE
1899**



RESIDENCE MR. AND MRS. AL GREFE. No. Fourth

The above image reflects the poor quality of this document's microfilm.

Source: *The [Des Moines] Mail and Times*, April 1, 1899.

United States Department of the Interior
National Park Service

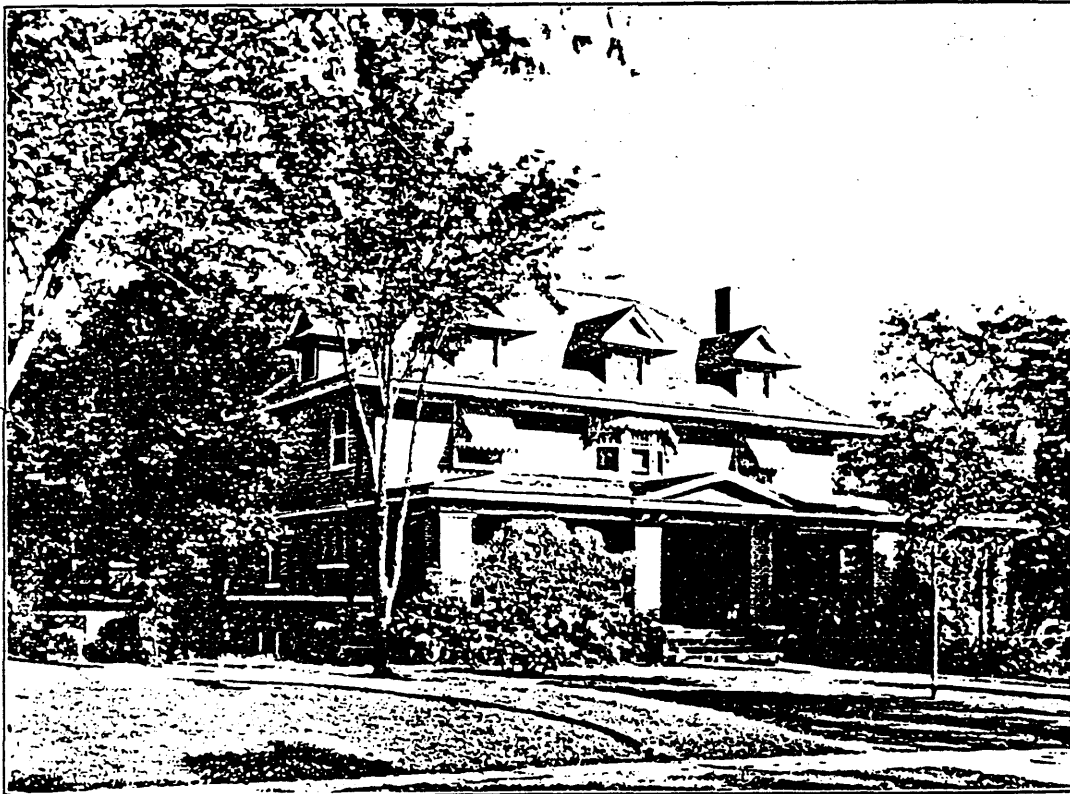
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 38

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

HENRY M. ROLLINS HOUSE
1611 ARLINGTON AVENUE



THE HENRY M. ROLLINS RESIDENCE, 1611 ARLINGTON AVE.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 39

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

**T. H. KNOTTS HOUSE
1818 ARLINGTON AVENUE**



RESIDENCE OF T. H. KNOTTS.

Department of the Interior
Service

NATIONAL REGISTER OF HISTORIC PLACES LOCATION SHEET

Section 8 Page 40

CFN-259-1116

CFN-259-1116

Historic District, Polk County, Iowa.

GEORGE E. PEARSALL HOUSE 1720 ARLINGTON AVENUE



RESIDENCE OF GEO. E. PEARSALL.



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 42

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

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

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Department of the Interior
Service

NATIONAL REGISTER OF HISTORIC PLACES nomination SHEET

Form 9 Page 43

CFN-259-1116

CFN-259-1116

Historic District, Polk County, Iowa.

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HISTORY

Tami; Interviews with William C. Page; July 20, 1995 and November 6, 1995.
Full allowed use of the Abstract of Title for the property at 1624 Oakland Avenue.

Local Committee, River Bend Neighborhood Association; Interviews with William C.
Page; various dates, 1994 and 1995.

Ferri; Interviews with William C. Page; various dates, 1994-1995.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 46

CFN-259-1116

"The Oaklands" Historic District, Polk County, Iowa.

5. "The Oaklands" Historic District
Des Moines, IA
Lowry W. and Hattie N. Goode House "Oakland"
1617 Oakland Avenue
Note oak tree canopy
Looking southeast
William C. Page, Photographer
November 23, 1995
6. "The Oaklands" Historic District
Des Moines, IA
Goode-Cuppernell House
1701 Oakland Avenue
Looking northeast
William C. Page, Photographer
March 22, 1995
7. "The Oaklands" Historic District
Des Moines, IA
House
1815 Oakland Avenue
Looking southeast
William C. Page, Photographer
March 22, 1995
8. "The Oaklands" Historic District
Des Moines, IA
House and stable, 1601 Arlington Avenue (left and right)
house, 1609 Arlington Avenue (center)
Looking northwest
William C. Page, Photographer
November 23, 1995
9. "The Oaklands" Historic District
Des Moines, IA
Henry M. Rollins House
1611 Arlington Avenue
Looking east southeast
William C. Page, Photographer
March 22, 1995