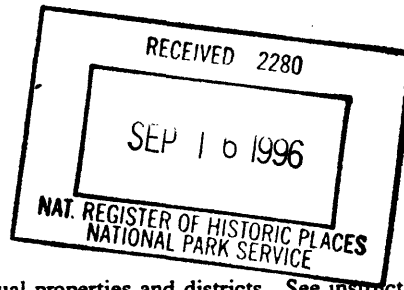


United States Department of the Interior
National Park Service

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 RIVERVIEW PARK PLAT HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Arlington, Franklin, and 6th Avenues N/A not for publication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 (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.)

Fatima Christens DSHDO 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)

Edson H. Beall
Signature of Keeper

Date of Action
10-25-96

Entered in the
National Register

Riverview Park Plat 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	
30	22	buildings
1	0	sites
1	0	structures
0	0	objects
32	22	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

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

foundation BRICK

LATE 19TH AND 20TH CENTURY REVIVALS/

walls WOOD

Colonial Revival, Tudor Revival

BRICK

roof ASPHALT

other METAL

STONE

Narrative Description

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

Riverview Park Plat 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.
- 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
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance

1886-circa 1922

Significant Dates

1886
1891
1893

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Various (see Continuation Sheet 8-23)

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

Riverview Park Plat Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreege of Property 11 acres =/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 447900 | 4606600 |

Zone Easting Northing

2 | 15 | 447900 | 4606800 |

Zone Easting Northing

3 | 15 | 448280 | 4606700 |

Zone Easting Northing

4 | 15 | 448280 | 4606600 |

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 March 31, 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

Riverview Park Plat Historic District, Polk County, Iowa.

GENERAL DESCRIPTION

The Riverview Park Plat Historic District is located in the River Bend neighborhood of Des Moines, Iowa. The historic district consists of three types of resources. They are Riverview Park Plat (including land and water elements manipulated into a designed historic landscape); the street circulation network, which binds the historic district together and materially adds to its character; and the collection of residential and ancillary buildings, which constitutes the largest number of individual resources within the historic district. In total, the Riverview Park Plat Historic District comprises 54 resources. Of them 32 are contributing and 22 are noncontributing resources.

The historic district contains 28 city lots, which flank both sides of Arlington Avenue between 6th and Franklin Avenues, as well as the north side of Franklin Avenue and the east side of 6th Avenue. Arlington Avenue is designed as a curvilinear street, so that few lots in the plat are true rectangles. The Des Moines River is situated directly adjacent to the north. Riverview Park stands on bluffs of the North Des Moines heights and commands a view of the river valley when tree foliage permits. Birdland Park, one of Des Moines' large parks, stands directly across the river from the Riverview Park Plat Historic District.

The Riverview Park Plat Historic District conveys a distinctive sense of late Nineteenth and early Twentieth Century time and place. The serpentine configuration of Arlington Avenue lends an ambiance to the neighborhood. Buildings share a uniformity of setback from the street, which adds visual cohesion to the district. A number of first growth oak trees remain extant.

Two edifices--the Ford J. Howell House at 1948 Arlington Avenue and the H. B. Wyman House at 1961 Arlington Avenue--flank the 6th Avenue entrance to the district. (See Continuation Sheet 8-33.) Their massive size and rich architectural detailing provide an arresting visual image and signal the entrance to a significant residential area. This image is further enhanced when the district is viewed from Birdland Drive on the north side of the Des Moines River. Here the district is seen standing high on the bluffs of the opposite side.

RESOURCES

Outline of Resources

SITE

Riverview Park Plat Historic District contains one site--Riverview Park Plat--which is counted as one contributing resource to this nomination. This site contains a designed landscape, which manipulates natural and man-made features into an integrated design, and possesses 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

Riverview Park Plat Historic District, Polk County, Iowa.

STRUCTURE

The Riverview Park Plat 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, provides it with streetscape amenities, and possesses historic value for reasons discussed in Section 8 of this nomination.

BUILDINGS

The Riverview Park Plat Historic District contains 52 buildings. Of these, 34 are residential dwellings and 18 are ancillary buildings (stables or garages). Of the dwellings, 24 are counted as contributing and 10 are counted as noncontributing to this nomination. Of the ancillary buildings, six are counted as contributing and 12 are counted as noncontributing to this nomination.

These buildings represent the fulfillment of Riverview Plat's purpose and possess historic value for reasons discussed in Section 8 of this nomination.

Note of Caution

A note of caution concerning nomenclature should be observed. Numerous places and locations in Des Moines have been given the name "Riverview" and "Riverview Park." Riverview Park Plat Historic District and Riverview Park Plat, as used in this nomination, apply to a residential section of North Des Moines. They do not refer to the widely known Riverview Amusement Park, which was located on the north side of the Des Moines River, or any other site known as "Riverview." These terms are used in the nomination because they are the historic terms used to describe this area.

Resource Descriptions

SITE

Riverview Park Plat is counted as one contributing site. It consists of two land elements and one water element. One of the land elements is man-made, while the other land element and the water element are natural features.

The man-made land element consists of Riverview Park Plat, Arlington Place, and Jackson's Subdivision. Arlington Place and Jackson's Subdivision are subdivisions of the original

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 3

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Riverview Park Plat. They were subdivided from it and reconfigured shortly after Riverview Park Plat was established.

The second land element consists of the bluffs, which form the south bank of the Des Moines River.

The water element consists of the Des Moines River in its course from the 6th Avenue Bridge downstream about 1,200' to the east.

Riverview Park Plat

Riverview Park Plat now consists of 13 city lots of irregular size bounded on the north by the Des Moines River and on the south by Franklin Avenue. Each of these city lots is large in size. Lot 8, for example, measures approximately 125' x 90', and it is not the largest city lot in the plat. Arlington Avenue in Riverview Park Plat connects 6th Avenue with Franklin Avenue along a curvilinear route, the main reason for the irregular size of the city lots.

Plated in 1886, Riverview Park Plat originally contained 16 city lots. In 1891 and 1893, three of these city lots were subdivided, as discussed below.

Arlington Place

Arlington Place was platted in 1891 as a subdivision of Lots 9, 10, and 11 of Riverview Park Plat. This subdivision divided Lot 9 into five lots and divided Lot 10 into five lots. A eastern portion of Lot 11 was divided into three lots. A total of 13 city lots was, therefore, formed out of three. Although the depths of these new lots retained about the same dimensions as the lots platted in 1886, these new lots possessed only about one-third their width.

In addition to redrawing the size of lots, the plat of Arlington Place also introduced an alley at the rear of the subdivided lots. This alley, which began on Franklin Avenue, ran behind Lots 9, 10, and 11.

Jackson's Subdivision

Jackson's Subdivision was platted in 1893 as a subdivision of Lot 13 of Riverview Park Plat. This subdivision divided the lot into three smaller lots. Although the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 4

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

depths of these new lots retained the same dimensions as the lot platted in 1886, these new lots possessed only about one-third its width.

Bluffs

These bluffs form the south bank of the Des Moines River from the 6th Avenue Bridge to about 1,200' downstream. The bluffs stand about 840' above sea level. This contrasts with the floodplain on the south side of the river, which stands about 800' above sea level. Because of their height, these bluffs possess a panoramic view and, when viewed from the north, a commanding presence.

Des Moines River

The Des Moines River forms the northern boundary of this historic district. The river itself is situated at the base of high bluffs immediately adjacent to it on the south. The river flows generally in an easterly direction in this area. Several blocks beyond the historic district, however, the river takes a ninety degree turn to the south. This distinctive topographical feature was named "Thompson's Bend" at an early time in the city's history, an epithet derived from an early landowner. This distinctive physical feature has also given name to a current neighborhood organization active in improving this area--the River Bend Neighborhood Association.

STREET CIRCULATION NETWORK

The street circulation network is located within Riverview Park and counted as one contributing structure to the historic district. It consists of Arlington Avenue, Franklin Avenue, and 6th Avenue.

Arlington Avenue is gently serpentine in design. Originally measuring 75' in width, the street has been somewhat widened over the years. Arlington Avenue follows the curve of the Des Moines River and connects 6th Avenue to Franklin Avenue. When originally platted, Arlington Avenue featured a small, triangular-shaped parcel, Arlington Park, at its intersection with 6th Avenue. (See Continuation Sheets 7-20 and 8-33.) This parcel is nonextant, having been obliterated by street improvements.

Franklin Avenue conforms to the north-south and east-west grid system in Des Moines. It intersects other city streets at right angles and forms the southern boundary of the historic district. At the south end of the historic district, Arlington Avenue forms a T-intersection with

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 5

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Franklin Avenue, jogs about 75 feet to the east, then continues running south. This T-intersection was necessitated because the area south of Franklin Avenue had previously been platted as Oakland Plat in 1884, one of Des Moines' many irregularities of street design. Franklin Avenue measures about 66' in width.

Sixth Avenue is an artery within the Des Moines street system. It features a bridge across the Des Moines River and connects the downtown with the River Bend neighborhood, Highland Park, and other points to the north. Although 6th Avenue generally runs north, it jogs slightly to the northeast where it abuts the Riverview Park Plat Historic District.

BUILDINGS

The Riverview Park Plat Historic District contains residential property types exclusively. They include 29 single-family dwellings (original function), five multiple-family dwellings, and 18 ancillary buildings, four of which are stables and 14 of which are automobile garages. Most of the single-family dwellings remain in that use today.

Buildings constructed prior to circa 1917 are uniformly of balloon frame construction and comprise the most resources in the district. Those constructed following World War I are more likely to be of brick or feature brick veneer. Counted among the brick buildings are the following:

BRICK

1917 Arlington Ave.
1919 Arlington Ave.
1935 Arlington Ave.
1959 Arlington Ave.
1920 Arlington Ave.
1948 Arlington Ave.
253 Franklin Ave.

The single-family dwellings are influenced by the following architectural styles:

Queen Anne
Colonial Revival
American Four Square
Craftsman
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

Riverview Park Plat Historic District, Polk County, Iowa.

Queen Anne

These houses include the following:

QUEEN ANNE

1917 Arlington Ave.
409 Franklin Ave.
509 Franklin Ave.
511 Franklin Ave.

Colonial Revival

These houses include the following:

COLONIAL REVIVAL

1951 Arlington Ave.
1957 Arlington Ave.
1961 Arlington Ave.
1930 Arlington Ave.
1942 Arlington Ave.

American Four Square

These houses include the following:

AMERICAN FOUR SQUARE

1900 Arlington Ave.
1934 Arlington Ave.
1944 Arlington Ave.
1946 Arlington Ave.
319 Franklin Ave.
401 Franklin Ave.
519 Franklin Ave.
1909 6th Ave.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 7

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Craftsman

These houses include the following:

CRAFTSMAN

315 Franklin Ave.
515 Franklin Ave.
517 Franklin Ave.
525 Franklin Ave.

Other

These houses include the following:

OTHER

1919 Arlington Ave. ((Tudor Revival, brick)
1921 Arlington Ave. (Ranch, post World War II)
1935 Arlington Ave. (Tudor Revival, brick)
1908 Arlington Ave. (Italianate Cube, radically altered)
1924 Arlington Ave. (Italianate Cube, radically altered)
1964 [*sic*] Arlington Ave. (Ranch, post World War II)
1948 Arlington Ave. (Eclectic)
241 Franklin Ave. (Ranch, post World War II)

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

The multiple-family dwellings are divided into following two functional types:

Double House
Apartment Building

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

Page 8

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Double House

The double house includes the following:

DOUBLE HOUSE

1903-1905 6th Ave.

Apartment Buildings

These apartment buildings include the following:

APARTMENT BUILDING

1959 Arlington Ave. (c. 1924)

1940 Arlington Ave. (modern)

253 Franklin Ave. (modern)

The two apartment buildings listed above as "modern" are noncontributing to the historic district because their construction postdates the district's period of significance

Stylistic Influence

Contributing multiple-family dwellings are influenced by several architectural tastes. They include:

STYLISTIC INFLUENCE

1920 Arlington Ave.

1903-1905 6th Ave.

1959 Arlington Ave.

Craftsman

Craftsman

Eclectic

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 9

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Ancillary Buildings

Ancillary buildings are located adjacent to alleys at the rear of the city lots or are situated at the rear of the dwelling and accessed by a driveway.

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

1919 Arlington Ave.	Garage
1951 Arlington Ave.	Stable
1957 Arlington Ave.	Garage
1961 Arlington Ave.	Stable
1908 Arlington Ave.	Garage
1920 Arlington Ave.	Garage
1924-1926 Arlington Ave.	Garage
1934 Arlington Ave.	Garage
1940 Arlington Ave.	Stable
1948 Arlington Ave.	Garage
241 Franklin Ave.	Garage
315 Franklin Ave.	Garage
409 Franklin Ave.	Garage
509 Franklin Ave.	Stable
515 Franklin Ave.	Garage
517 Franklin Ave.	Garage
525 Franklin Ave.	Garage
1909 6th Ave.	Garage

RESOURCE COUNT

The following inventory lists resources within the Riverview Park Plat 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 Riverview Park, counted as a site, and the street circulation network, counted as a structure.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 10

CFN-259-1116

Riverview Park Plat 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	Applicable N. R. Criteria	
			Criterion A	Criterion C
ARLINGTON AVENUE NORTH SIDE				
1917	House, vernacular Queen Anne, frame.	c. 1892	C	C
1919	House, vernacular Tudor Revival, brick. Garage, 2-bay.	c. 1940s	N	N
		c. 1955	N	N
1921	House, post World War II, frame, cover-up siding, on river. Built by Joseph A. Schuster.	c. 1948	N	N
1935	Joseph A. Schuster House, Tudor Revival, brick.	1937	N	N
1951	Edwin A. & Ada F. Nye House, Colonial Revival, shingle. Stable.	c. 1905	C	I
		c. 1912	C	C
1957	House, Free Classic Queen Anne, cover-up siding, integrity questions. Garage, flared roof compatible w/house.	c. 1903?	C	C
		1995	N	N
1959	Apartment building, "The Almar," eclectic, brick. a.k.a. 501 Arlington Ave.	c. 1924	C	C
1961	H. B. Wyman House, Colonial Revival, cover-up siding, deteriorating condition, endangered porch. Liebbe, Nourse, & Rasmussen. Site of nonextant J. A. Jackson House. Stable, flared roof, 1.5 story.	c. 1898	C	I
		c. 1898	C	C

ARLINGTON AVENUE
SOUTH SIDE (ARLINGTON PLACE PLAT)

1900	House, modified American Four Square, cover-up siding, now multi-family.	c. 1905	C	C
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 11

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

ARLINGTON AVENUE (continued)
SOUTH SIDE (ARLINGTON PLACE PLAT)

1908	House, Altered beyond recognition, cover-up siding. Garage, 1-bay.	unknown 1950s	N N	N N
1920	W. D. Phillips House, Craftsman, Hallett & Rawson. Brick, stucco, half-timber. Garage, 2-bay, Craftsman influence.	c. 1907 c. 1907	C C	I C
1924-1926	House, Altered beyond recognition in 1950s. Hipped roof. Originally single family, now duplex. Garage, 1-bay.	unknown 1950s	N N	N N
1930	House, Colonial Revival type cottage. Hallett type. Cover-up siding, enclosed porch.	c. 1899	C	C
1934	House, Colonial Revival influ. American Four Square, flared hipped roof, cover-up siding. Attributed Liebbe, Nourse & Rasmussen. Garage, 1-bay.	c. 1902 1920s	C C	I C

ARLINGTON AVENUE
SOUTH SIDE (JACKSON'S SUBDIVISION)

1940	Apartment Building, modern. Multi-family. Half of site in Arlington Place, half in Jackson's Subdivision. Stable.	c. 1957 c. 1900	N C	N C
1942	House, Colonial Revival side gable. Hallett type.	c. 1897	C	C
1944	House, Classical infl. American Four Square, cover-up siding, flared roof.	c. 1898	C	C
1946	House, Classical infl. American Four Square, flared roof.	c. 1898	C	C

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 12

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

ARLINGTON AVENUE
SOUTH SIDE (RIVERVIEW PARK PLAT)

1964 [sic]	House, tiny brick vernacular with basement garage.	c. 1953	N	N
1948	Ford J. Howell House, eclectic, exceedingly steep roof, brick, shingle, & clapboard. Now multi-family. Wetherell & Gage.	c. 1908	C	I
	Garage, 1-bay.	1950s	N	N

FRANKLIN AVENUE
NORTH SIDE

241	House, modern, frame, hipped roof.	1950s	N	N
	Garage, 1-bay.	1950s	N	N
253	Apartment building, modern, brick & frame. Vacant. Site of nonextant Jesse O. Wells House.	c. 1972	N	N
315	House, Craftsman, endangered and vacant.	c. 1912	C	C
	Garage, 1-bay, Craftsman influence.	1930s	N	N
319	Eugene Waterbury House, American Four Square, clapboard, altered first floor windows	c. 1905	C	C
401	House, Colonial Revival, flared roof, front porch missing, many alterations	c. 1902	N	N
409	House, Queen Anne, cover-up siding, now multi-family dwelling	c. 1896	C	C
	Garage, 2-bay, Craftsman influence.	1930s	N	N
509	Oscar Frye House, Free Classic Queen Anne, stone piers on porch, period barn at rear. Design by C. C. Cross & Company.	c. 1898	C	I
	Stable, good integrity, fair condition.	c. 1898	C	I
511	Johnson Brigham House, Queen Anne, cover-up siding, window replacements, porch removed, multi-family now	c. 1896	C	C
515	House, Craftsman, cover-up siding, solarium, brick sidewalk	c. 1904	C	C
	Garage, 2-bay w/attached 2-bay shed garage.	1950s	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

Riverview Park Plat Historic District, Polk County, Iowa.

FRANKLIN AVENUE (Continued)
NORTH SIDE

517	House, Craftsman, facade dormer, architect-designed? brick sidewalk	c. 1910	C	I
	Garage, 2-bay.	1950s	N	N
519	Double House, Am. Four Square, endangered, vacant	c. 1905	C	C
525	House, Colonial Revival, cover-up siding	c. 1910	C	C
	Garage, 2-bay.	1950s	N	N

6TH AVENUE
EAST SIDE

1903-1905	Double House, Craftsman, shingle	c. 1915	C	C
1909	House, American Four Square, flared roof	c. 1904	C	C
	Garage, 1-bay.	1950s	N	N

This resource count was verified on October 27, 1995. It was accurate as of that date.

ARCHITECT-DESIGNS

The Riverview Park Plat Historic District contains a number of architect-designed buildings. They include the following:

LIST OF ARCHITECT-DESIGNED RESOURCES

<u>Name of Architect</u>	<u>Historic Name</u>	<u>Address of Property</u>
Liebbe, Nourse & Rasmussen	H. B. Wyman House	1961 Arlington Ave.
Hallett and Rawson	W. D. Phillips House	1920 Arlington Ave.
Wetherell & Gage	Ford J. Howell House	1948 Arlington Ave.
C. C. Cross Company	Oscar B. Frye House	509 Franklin Ave.
Foster & Liebbe	Jesse O. Wells House (nonextant)	253 Franklin Ave.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 14

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

INTEGRITY

The integrity of this area was maintained at a high level until the 1960s. While a number of the single-family dwellings had already been converted by this time into multi-family dwellings, the overall condition of the district remained high.

A combination of advancing age and increased stress on building fabric, caused by conversion to multi-family, began to take a 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 Development had classified the area as "slum-blight."

Although the condition of the district's buildings did decline during this period, relatively few alterations were made to the historic fabric of these buildings. For this reason, the general integrity of the district remains good. Some cover-up siding has been installed in the area, 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.

A major loss to the historic district was sustained in the 1970s to site redevelopment. The Jesse O. Wells House at 253 Franklin Avenue was demolished and an apartment building constructed on the site. Although this loss removed one of the most impressive dwellings from the historic district, the redevelopment of its site proved that North Des Moines was still perceived to be a good place for apartments, an historic characteristic of the area.

The overall integrity of Riverview Park Plat 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 in North Des Moines organized together and formed the River Bend Neighborhood Association. The boundaries of this organization include Riverview Park Plat. The association 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 Riverview Park Plat Historic District excludes one city lot originally contained in the layout of the plat. This lot, number 17, was situated west of 6th Avenue and adjacent to the Des Moines River. (See Continuation Sheet 7-17.) Over the years, this lot has been developed and redeveloped, and the current improvements on the lot date from post World War II. Additionally, this lot lacks visual

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 15

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

connections with the Riverview Park Plat Historic District. For these reasons, this lot was 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

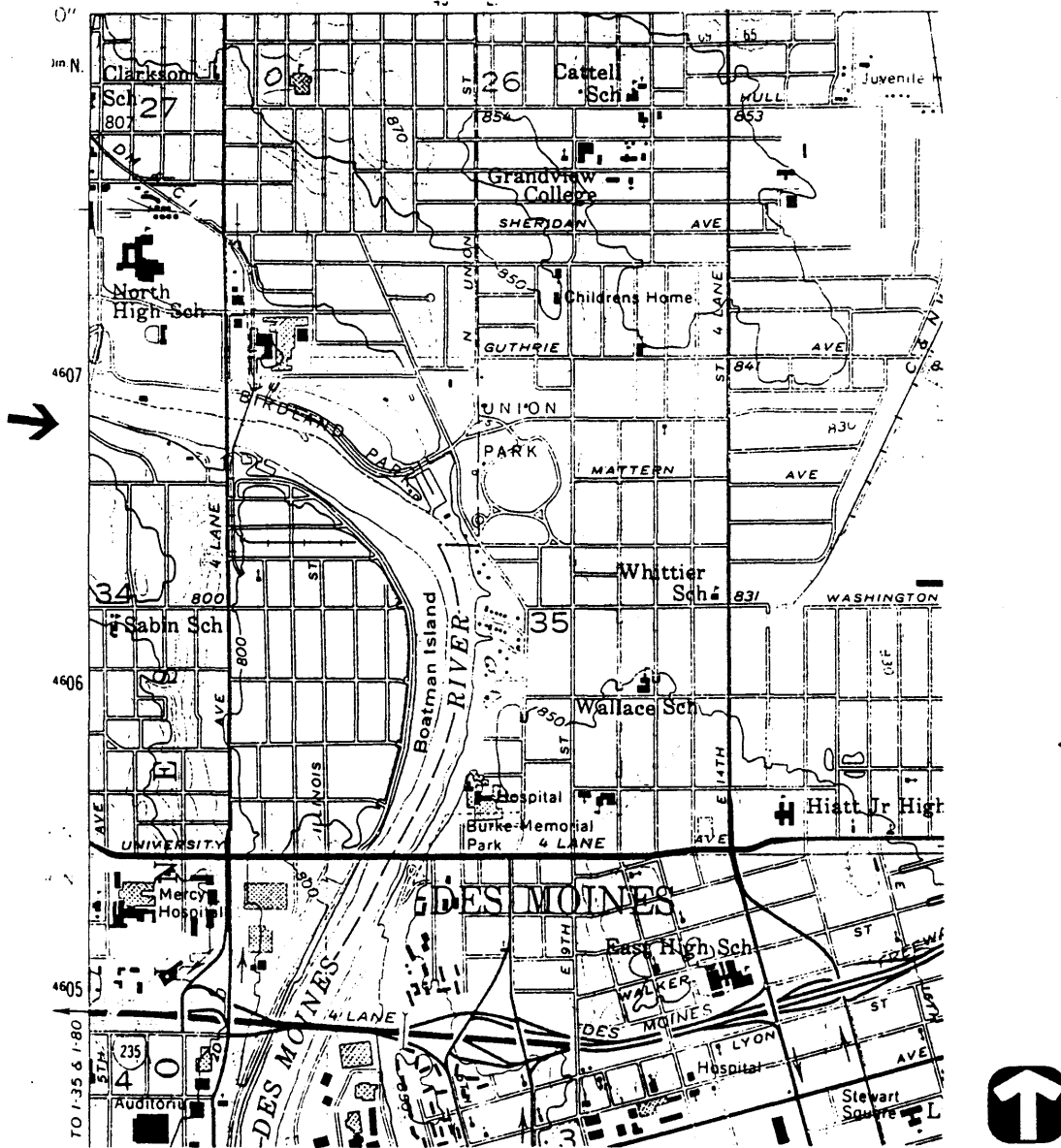
Page 16

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

SITE MAP

ARROW LOCATES PROPERTY



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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

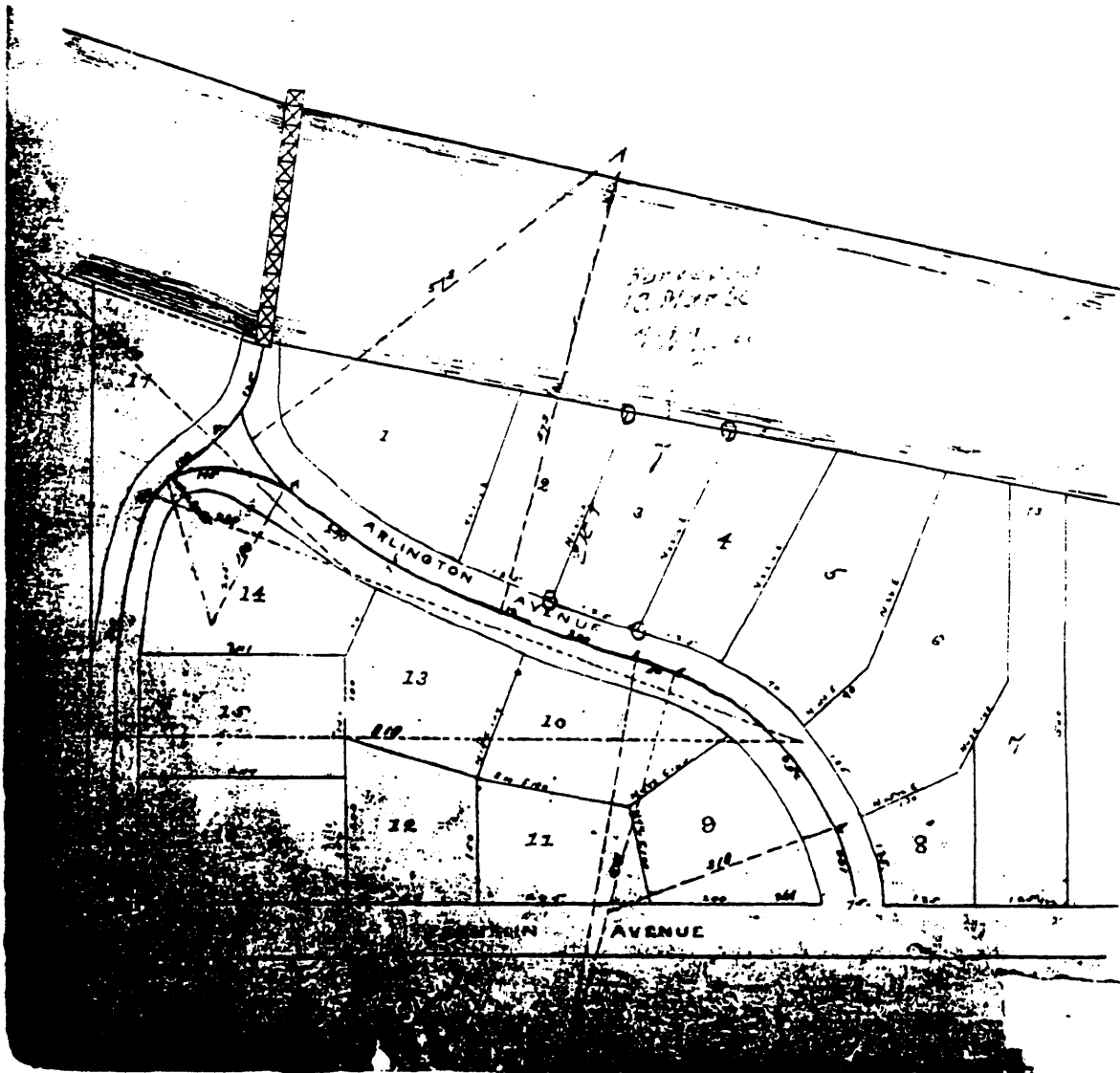
Section number 7

Page 17

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

ORIGINAL PLAT RIVERVIEW PARK



Source: Polk County Recorder's Office, Plat Book C, p. 418, dated May 13, 1886.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

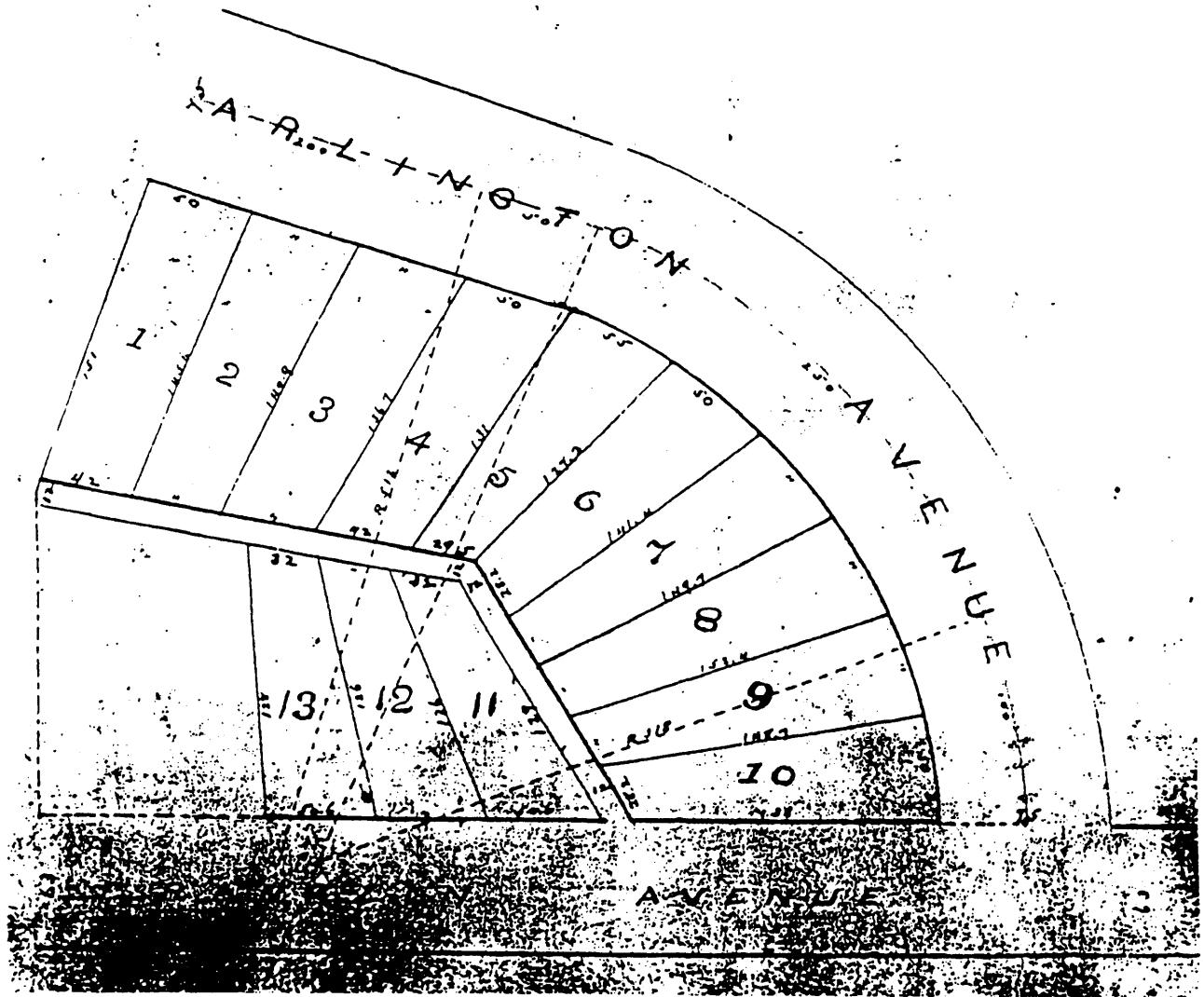
Section number 7

Page 18

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

ORIGINAL PLAT ARLINGTON PLACE



Source: Polk County Recorder's Office, Plat Book E, p. 19, dated November 3, 1892.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

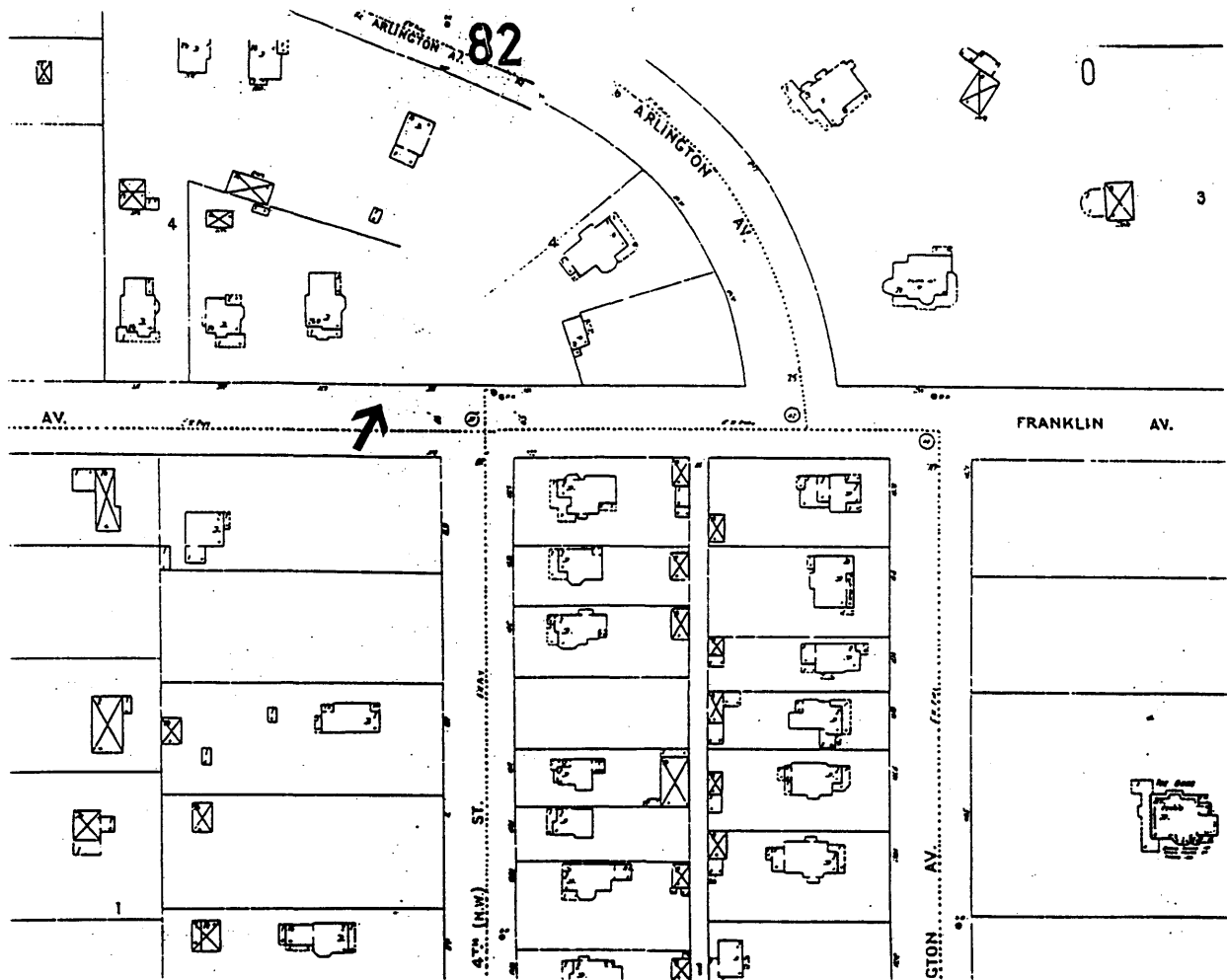
Section number 7

Page 19

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

1901 PLAT MAP



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

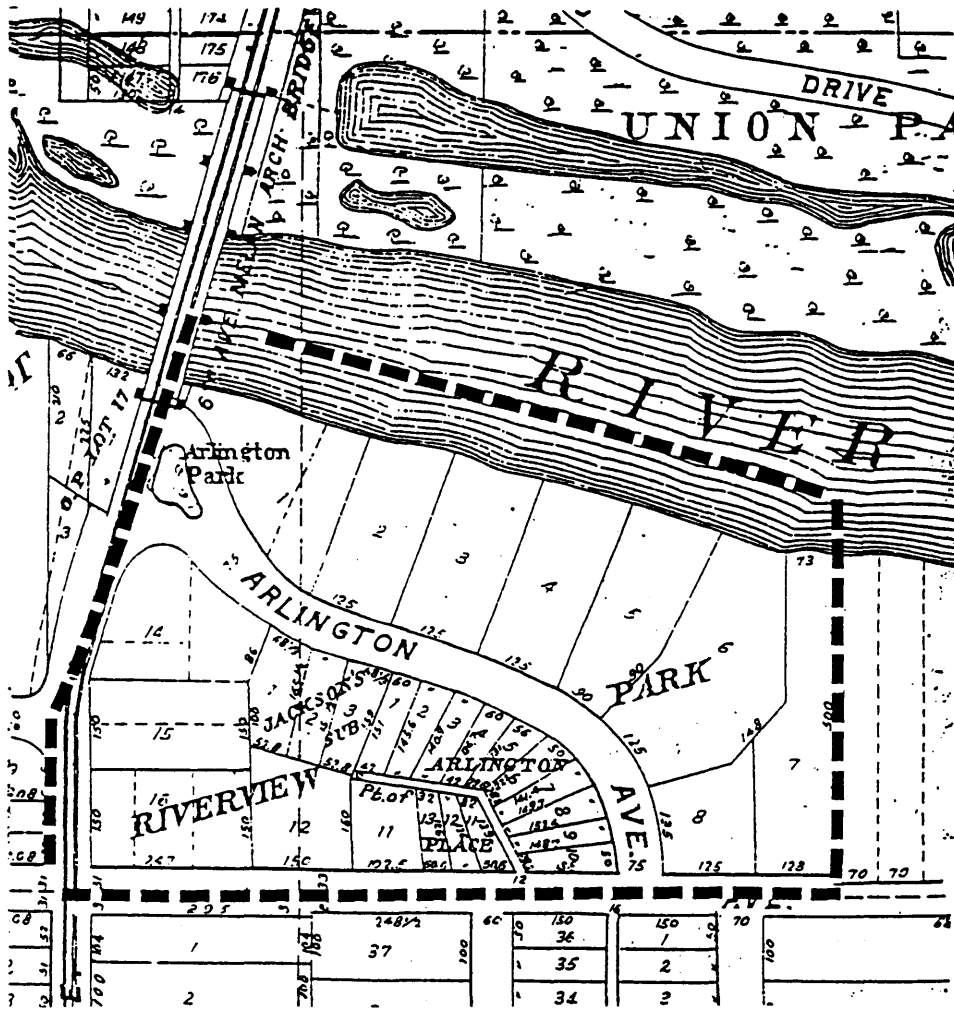
Section number 7

Page 20

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

RIVERVIEW PARK PLAT HISTORIC DISTRICT 1909



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

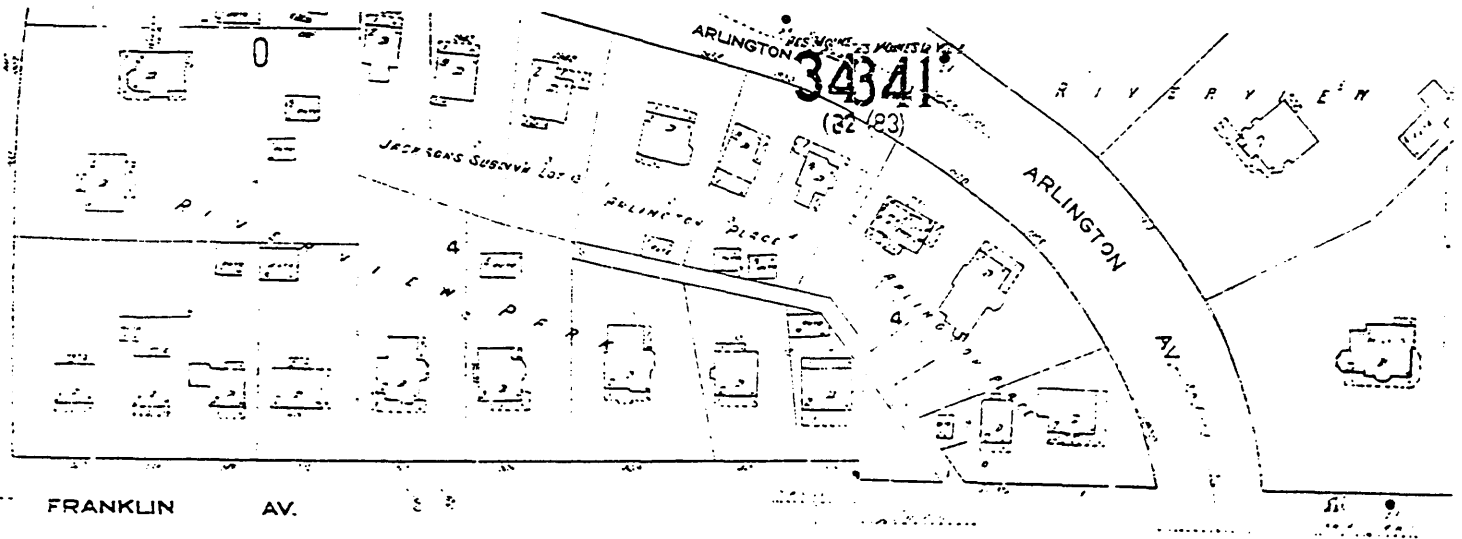
Section number 7

Page 21

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

1920 PLAT MAP



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

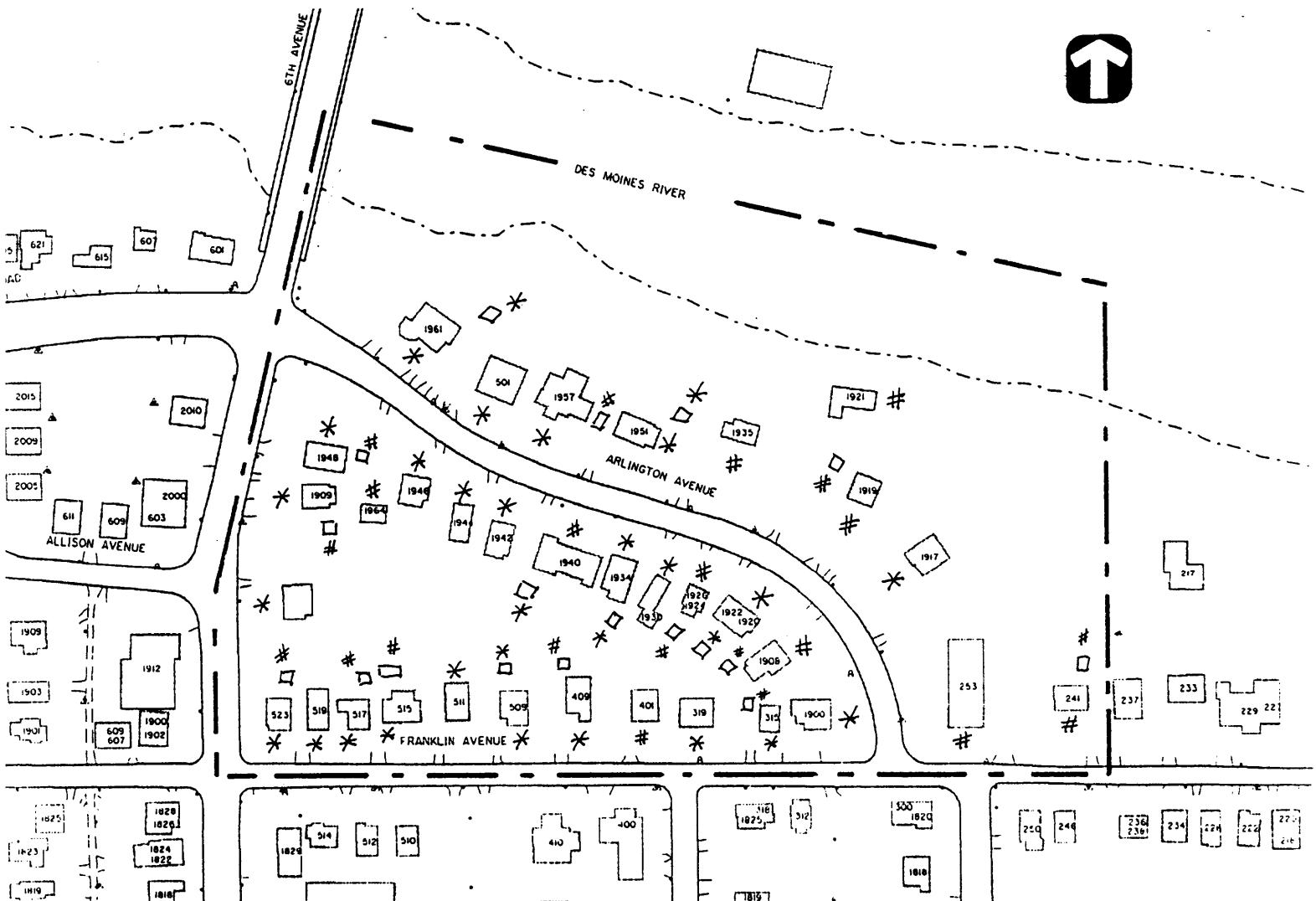
Section number 7

Page 22

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

BOUNDARIES RIVERVIEW PARK PLAT HISTORIC DISTRICT



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 23

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

STATEMENT OF SIGNIFICANCE (CONTINUED)

ARCHITECT/BUILDER

Architectural designs by the following architects are represented in the Riverview Park Plat Historic District:

Liebe, Nourse & Rasmussen
Des Moines, Iowa

Wetherell and Gage
Des Moines, Iowa

C. C. Cross & Company
Des Moines, Iowa

Hallett and Rawson
Des Moines, Iowa

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 24

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

STATEMENT OF SIGNIFICANCE

The Riverview Park Plat Historic District is significant, under Criterion A, because it calls attention to suburban development during the late Victorian period in Des Moines. Platted as an affluent residential neighborhood in 1886, the picturesque setting of this historic district on the bluffs above the Des Moines River illustrates the lure which attracted many home owners to suburban sections of the city. The Riverview Park Plat also shows how real estate developers responded to and fueled the desire for movement to the suburbs. Perhaps most significant within this context is the Riverview Park Company's use of a restrictive covenant as an investment protection, the earliest such covenant identified in the city to date.

Riverview Park Plat Historic District is significant, under Criterion C, for its architecture. Possessing many houses illustrating a variety of stylistic influences, including Queen Anne, Colonial Revival, and Craftsman tastes, Riverview Park calls attention to these stylistic influences on residential design in Des Moines and North Des Moines in particular. This significance is strengthened by the fact that a number of notable local architects designed these buildings.

Riverview Park Plat Historic District is also significant, under Criterion C, as a designed historic landscape. Planned by Frank Pelton, civil engineer of Des Moines, the plat of Riverview Park calls attention to the influence of Victorian landscape architectural practices on city planning. This influence can be seen in the plat's site elements reflecting a naturalistic design.

The period of significance for the Riverview Park Plat Historic District, under Criterion A, is 1886 to circa 1893, the time this tract of land was initially developed for residential improvement. The period of significance, under Criterion C, is circa 1886 to circa 1922, the time of its upbuilding. Significant dates include 1886, when Riverview Park Plat was laid out, 1891 when Jackson's Subdivision was parceled from the original plat, and 1893 when Arlington Place was subdivided from the original plat.

SUBURBAN DEVELOPMENT

Riverview Park Plat Historic District is significant, under National Register Criterion A, because it calls attention to patterns of suburban development in Des Moines during the late Victorian period. A textbook example of the suburban lure over homeowners, the historic district provides an important case study to understand how North Des Moines became the metropolitan area's premier streetcar suburb during the late Nineteenth and early Twentieth Century.

The Riverview Park Plat Historic District illustrates an upper-middle class example of late Nineteenth and early Twentieth Century suburbanization in North Des Moines. The plat enjoyed a picturesque setting. Situated on the bluffs above the Des Moines River and some 40 feet above the floodplain on the opposite bank, the site enjoyed a panoramic view of the river valley from Thompson's Bend to points upstream. (See Continuation Sheet 8-31.) It presented an imposing visual image when viewed from the opposite bank. Finally, the site featured first growth tree canopy. All these natural features encouraged real estate developers to exploit the site as distinctive and appeal to the city's upper-middle class. To this end, the developers platted a wide avenue in serpentine configuration with very large

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 25

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

city lots facing it. Prices for these city lots were high. It was thought these factors would stimulate quality improvements.

Because Riverview Park Plat was located directly on the 6th Avenue streetcar line, this plat enjoyed convenient access to public transportation, proximity to the city's downtown, and a picturesque setting in a suburban environment. (See Continuation Sheet 8-32.)

Real Estate Development

In 1886 Wesley and Anne Redhead sold two tracts of land to the Riverview Park Company. It appears that the Redheads had owned this property (Lot 1 of the Official Plat of Government Lot 2 and Lot 39 of the Official Plat of Government Lot 3) for some years, holding them as investments. The Riverview Park Company entered into a mortgage in the sum of \$12,500 to the Redheads for this property.

Riverview Park Plat illustrates the commercial frenzy of Des Moines real estate development during this period. Although Riverview Park was conceived as a quality residential area, developers soon realized their expectations outpaced their market. Its subsequent subdivision into Jackson's Subdivision and Arlington Place Plat indicates the developers' reassessment of this market and their willingness to make the plat less exclusive and more palatable to the solid middle-class for the sake of cash flow. The results of these decisions followed the developers' expectations. All the lots were sold. The tangible evidence of these events remain today, calling attention to this business decision. While the houses on the north side of Arlington were constructed on a large scale and in a grand manner, those in the subdivided areas are typically of a smaller scale and somewhat less architecturally detailed.

Restrictive Covenant

Originally platted in 1886 by the Riverview Land Company, incorporated for that purpose, Riverview Park then comprised 17 choice lots, variously sized and in the 150'x247' range (easily more than double the size of standard lots in North Des Moines, which generally run in the 50'x150' range).

This land was expensive, a fact which the following prices contained in a mortgage lien proves:

<u>Lot #</u>	<u>Price</u>
Lot 1	\$688.00
Lot 2	736.00
Lot 3*	
Lot 4	768.00
Lot 5	656.00
Lot 6	832.00

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 26

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Lot #	Price
Lot 7	\$720.00
Lot 8	640.00
Lot 9	800.00
Lot 10	720.00
Lot 11	800.00
Lot 12	800.00
Lot 13	720.00
Lot 14	752.00
Lot 15	800.00
Lot 16	960.00
Lot 17	640.00

*Lot 3 was released from this mortgage lien on June 5, 1886.

Source: Abstract of Title for 1951 Arlington Avenue.

These dollar amounts are contained in a mortgage agreement between the Riverview Park Company and the owner of the land, Wesley Redhead. Developer and investor J. A. Jackson purchased Lot 17, the only lot located west of 6th Avenue. It is unclear if Jackson improved this lot. His own massive, residence apparently stood east of the 6th Avenue bridge. (See Continuation Sheet 8-31.)

Eight of these lots abutted the Des Moines River and were sold comparatively quickly by the proprietors. The lots on the south side of Arlington were not disposed of so easily. In 1891, J. A. Jackson subdivided lot 13 into three lots, and named it Jackson's Subdivision. This tract consisted of three lots. In 1893, lots 9 and 10 were subdivided into 13 lots and renamed Arlington Place.

In other regards, Riverview Park Plat is atypical of other residential developments in Des Moines and possesses historical significance for this reason. As an upper and upper middle-class real estate development during that time, the lots in this plat were marketed under a restrictive covenant designed to promote its quality and ensure it as an investment. Lot owners who desired to sell were required to offer the lots (or their shares of stock in the company) to others who had already bought into the enterprise. Only if no offers were made could the owners then offer them on the open market. As Section 1 of Article VIII of the incorporation agreement concluded:

But for the purpose of keeping the ownership of Lots in Riverview Park in the hands of persons not obnoxious to the Incorporators, no sale of Lots shall be made in any other than the above prescribed manner by any member or grantee of the Company. (Articles of Incorporation of Riverview Park Company)

Although such restrictive covenants were then rare in Des Moines (Riverview Park is the earliest example identified to date within the city), restrictive covenants became widely employed in Des

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 27

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Moines as a development tool before their exclusionary nature was deemed discriminatory in the mid-Twentieth Century.

ARCHITECTURE

Riverview Park Plat Historic District is significant, under National Register Criterion C, because it contains an outstanding collection of upper and upper middle-class residences constructed in Des Moines during the period of its early suburbanization. Conceived as a quality subdivision and situated in one of the city's choicest locations, Riverview Park Plat was improved with numerous fine houses. These residences include some of the largest and most architecturally ambitious in North Des Moines, and, indeed, the entire city during that period. They feature a range of architectural influences, with Queen Anne and Colonial Revival predominating. Several later stylistic influences are also present. A number of these dwellings are presently known to be architect-designed, and others may be as well.

During the late 1890s and early decades of the Twentieth Century, contemporary perception in Des Moines held that this neighborhood was one of social status and good taste. Several local publications, appealing to the public's desire for genteel reading material, featured exterior and interior photographs of houses in the Riverview Park Plat 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") catered to these cultural interests. The fact that many homes in the Riverview Park Plat were pictured in them proves that architectural design played an important role in the cultural milieu of the period.

Style

Stylistically, the Queen Anne taste was best illustrated in the district by the now nonextant J. A. Jackson House, located on the present site of 1961 Arlington Avenue. (See Continuation Sheet 8-31). The Jackson House is thought to have been destroyed by fire, the present edifice, the H. B. Wyman House, replacing it on the site. Of the remaining Queen Anne influenced buildings, the house at 1917 Arlington Avenue provides a good example. An historic photograph of this building pictures it with a porte-cochere and front porch. (See Continuation Sheet 8-35). Although these features are no longer extant, the interior of the house possesses rich woodwork.

Colonial Revival is well represented in the historic district. The H. B. Wyman House, designed by Liebbe, Nourse & Rasmussen and discussed above, is located at 1961 Arlington Avenue. The Wyman House provides an outstanding example of Colonial Revival taste. Diagnostic features include its massive scale, arch-pedimented dormer windows and entryway, pillar wrap-around porch and arched dormer windows. The American Four Square dwelling at 1934 Arlington Avenue, also thought to have been designed by Liebbe, Nourse & Rasmussen, features a similar series of dormer windows. It demonstrates how the American Four Square could blend Colonial Revival detailing into its format.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 28

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

Several outstanding examples of eclectic architecture can be found in the district. Designed by Hallett and Rawson, architects of Des Moines and completed circa 1907, the W. D. Phillips House at 1920 Arlington Avenue blends influences of Craftsman and Tudor Revival styling into its composition. The side-gabled configuration of the building and the shed roof, which covers its facade dormer, have a Craftsman influence. On the other hand, this house features half-timbering and stucco exterior walls on the second floor. The employment of this decorative motif stands as an early example of the Tudor Revival influence, a taste which following World War I would become one of the city's most popular styles.

The Ford J. Howell House is another outstanding example of eclectic architecture in the district. Designed by Wetherell and Gage, completed circa 1908, and located at 1948 Arlington Avenue, the eclectic design of this house possesses an important element of Tudor Revival styling integrated into a design otherwise Colonial Revival in feeling. As such, this building stands early in the transition between those two architectural styles in Des Moines. The symmetrical configuration of the facade, the employment of bay windows, and the wide eaves with their braces point to the influence of Colonial Revival styling. On the other hand, the main roof of this house is very steeply pitched, possibly without equal in the city, and stands as an early example of Tudor Revival styling in the city. The pitch of this roof is further emphasized by the siting of the house. Located on a slope above street grade, the height of this site coupled with the roof's steep pitch make an arresting visual impression on the viewer. This vertical feeling is even more pronounced and memorable because the house is situated on 6th Avenue, a thoroughfare in Des Moines. Indeed, it is not too much to say that the dramatic and highly visible architecture of this building helped popularize Tudor Revival styling in the city. As an incidental and concluding remark, Wetherell and Gage might have wished to underline the picturesque design of this building by their selection of an Old English type font in an advertisement picturing it. (See Continuation Sheet 8-38.)

Architect Designs

Riverview Park Plat possesses a number of houses designed by some of Des Moines' leading architects. These firms include C. C. Cross & Company; Liebbe, Nourse & Rasmussen; Hallett and Rawson; and Wetherell and Gage; as well, probably, as George E. Hallett practicing independently. The fact that these architects sometimes included photographs of these very houses in their advertisements indicates the high regard they themselves had for these designs. (See Continuation Sheets 8-36 and 8-38.) These advertisements may also have influenced the architectural tastes of subsequent patrons.

The Oscar Frye House at 509 Franklin Avenue presents a fine example of Queen Anne styling employing the Free Classic mode of that style. Designed by C. C. Cross & Company and constructed circa 1898, it features a wrap-around porch with stone piers, classical-inspired columns, and pedimented entryway; a Palladian-type window in the gable front; and a bay window on the east elevation. (See Continuation Sheet 8-37.) The architectural significance of this property is augmented by an original 1-1/2 story stable surviving at the rear of the site.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 29

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

The Ford J. Howell House at 1948 Arlington Avenue calls attention to the architectural skills of Wetherell & Gage, architects of Des Moines. Constructed circa 1908, this large edifice is eclectic in feeling. (See Continuation Sheet 7-38.) Although the symmetrical design of the facade suggests Colonial Revival styling, the building's steeply pitched roof suggests the nascent influence of what became known as Tudor Revival but was known at the time as "English." This dramatic roof stands as an early example of the steep roof as it became popular somewhat later in diluted versions on the many "Beaverdale Brick" houses of northwestern Des Moines.

LANDSCAPE ARCHITECTURE

Riverview Park Plat calls attention to the growing influence of naturalistic design on city planning in the late Nineteenth Century and specifically in Des Moines during the 1880s. The Riverview Park Plat Historic District is locally significant for this reason as a designed historic landscape. Indeed, the selection of this plat's name was intentionally chosen to underscore its park-like feeling.

Frank Pelton, civil engineer of Des Moines, planned Riverview Park Plat in 1886. The plat integrates natural elements of land and water to form a naturalistic suburban subdivision. The plat focuses on the Des Moines River bluffs by laying out Arlington Avenue parallel to them. The gentle serpentine configuration of this street dramatically breaks with the traditional grid pattern of streets in North Des Moines. The curvilinear course also introduces a naturalistic feeling into the plat reflecting the bend in the Des Moines River, which occurs nearby.

Other aspects of Arlington Avenue's design augmented the park-like quality of its landscape. For example, Arlington Avenue was platted with an exceptional breadth. With a width of 75 feet, it exceeded by fifty-percent standard 50 foot street breadth in Des Moines at the time. Arlington Park, an island green space, situated at the junction of Arlington and 6th Avenues, further emphasized the park-like character of this street. (See Continuation Sheet 7-20.) Unfortunately this island park is nonextant.

The idea of a naturalistic suburban subdivision developed quickly in Des Moines during the 1880s. Lowry W. Goode, for example, had already introduced the concept into North Des Moines in 1884 and again in 1887 when he platted "The Oaklands" Historic District. Clifton Heights on Des Moines' south side was another example. Located east of S.W. 9th Street, it was designed by H. W. S. Cleveland, landscape architect of Minneapolis. By this time in his career, Cleveland enjoyed a national reputation. His "major professional triumph and perhaps American's finest urban open space network [was]--the Twin Cities metropolitan park system" (Tischler:27). Unfortunately, Cleveland's design for Clifton Heights was only partially implemented.

Given this context, it can be seen that Riverview Park Plat was one among several naturalistic suburban subdivisions introduced in Des Moines during the 1880s. While each of the subdivisions discussed above was significant as a designed landscape in its own right, the Riverview Park Plat and "The Oaklands" were among the very few in the city which actually saw residential construction take place about the same time. Because of this, these subdivisions illustrate roughly what their developers

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 30

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

had originally envisioned. This fact increases their historical significance as designed historic landscapes.

SUMMARY

Originally platted in 1886 and subsequently replatted in 1891 and 1893, the Riverview Park Plat 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--the growth of the suburbs. It was a movement to expand the nation's housing from beyond the confines of the walking city. 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, like Riverview Park Plat in Des Moines, were established in this period. In this city, as elsewhere, streetcar suburbs were very popular and attracted many new homeowners during the time they flourished in the 1880s to the 1910s--before the automobile became the nation's dominant form of transportation.

Architecturally the district calls attention to the designs of some of Des Moines' leading architectural firms during the period. Because of the popular attention focused on North Des Moines during the late Nineteenth and early Twentieth Centuries, these designs are thought to have had a wide-spread influence on other residential construction in the city.

As a designed historic landscape, the Riverview Park Plat Historic District calls attention to an implemented residential plat, prepared by a professional civil engineer and promoted by quality conscious developers, whose work helped introduce an important new property type in Des Moines--the naturalistic suburban subdivision.

The three categories entered on this form as areas of significance--community planning and development; architecture; and landscape architecture--are all relevant to Riverview Park Plat Historic District. The growth of North Des Moines as a streetcar suburb can be seen in the impetus to plat this land, the stimulus to improve its city lots stemmed from the perception that this was a good area to live, and the expertise and technical skill of architects and other professionals to promote good design all contributed to the development of Riverview Park Plat as a premier residential section of Des Moines.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

It is believed that a number of other houses in the Riverview Park Plat 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. For example, it is known that Josselyn and Taylor, architects of Cedar Rapids, Iowa, maintained an office in Des Moines during the late Victorian period. An analysis of this firm's opus might reveal designs prepared for North Des Moines and, possibly, the Riverview Park Plat during this period.

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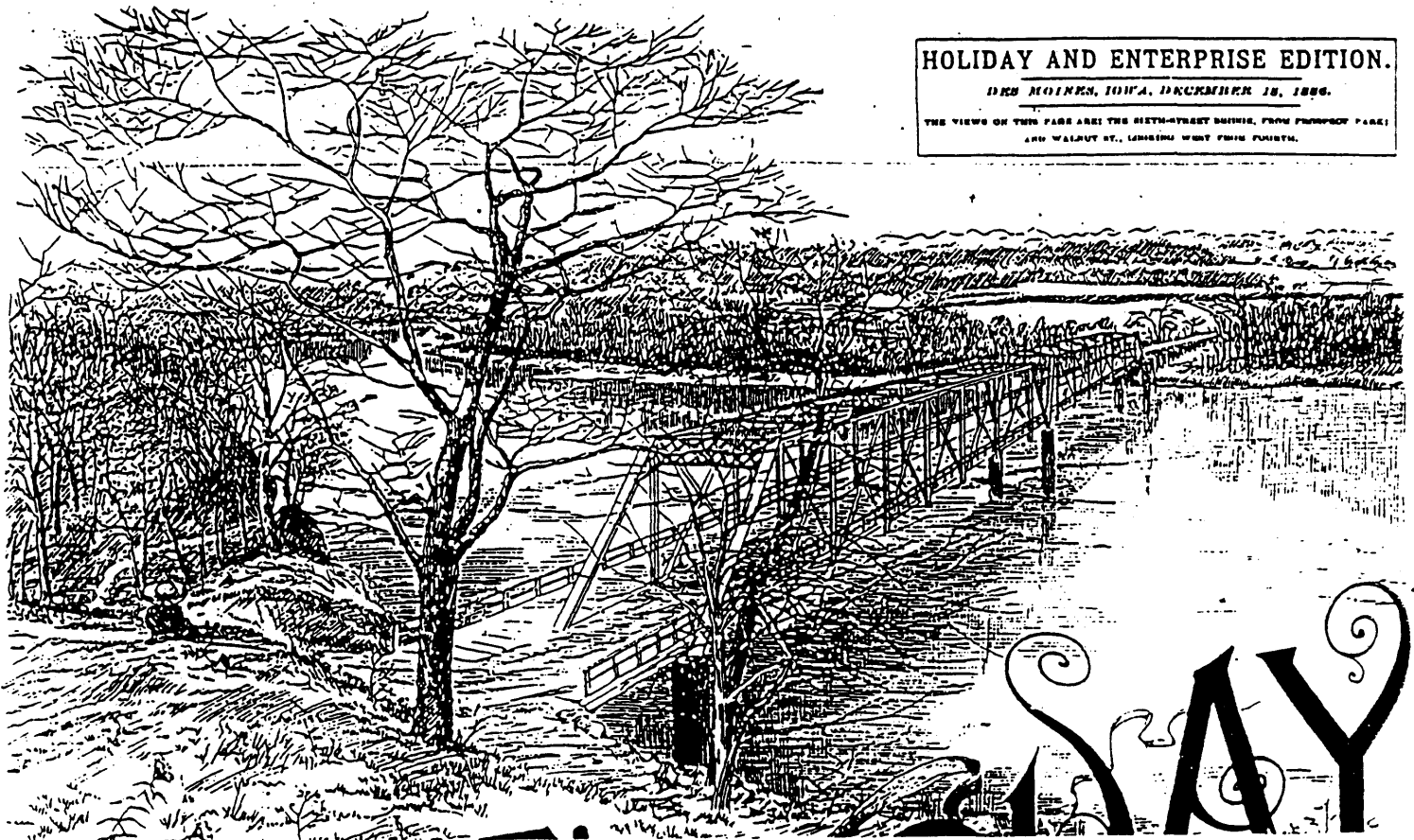
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 31

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

DES MOINES RIVER VALLEY LOOKING NORTHWEST FROM 6TH AVENUE



United States Department of the Interior
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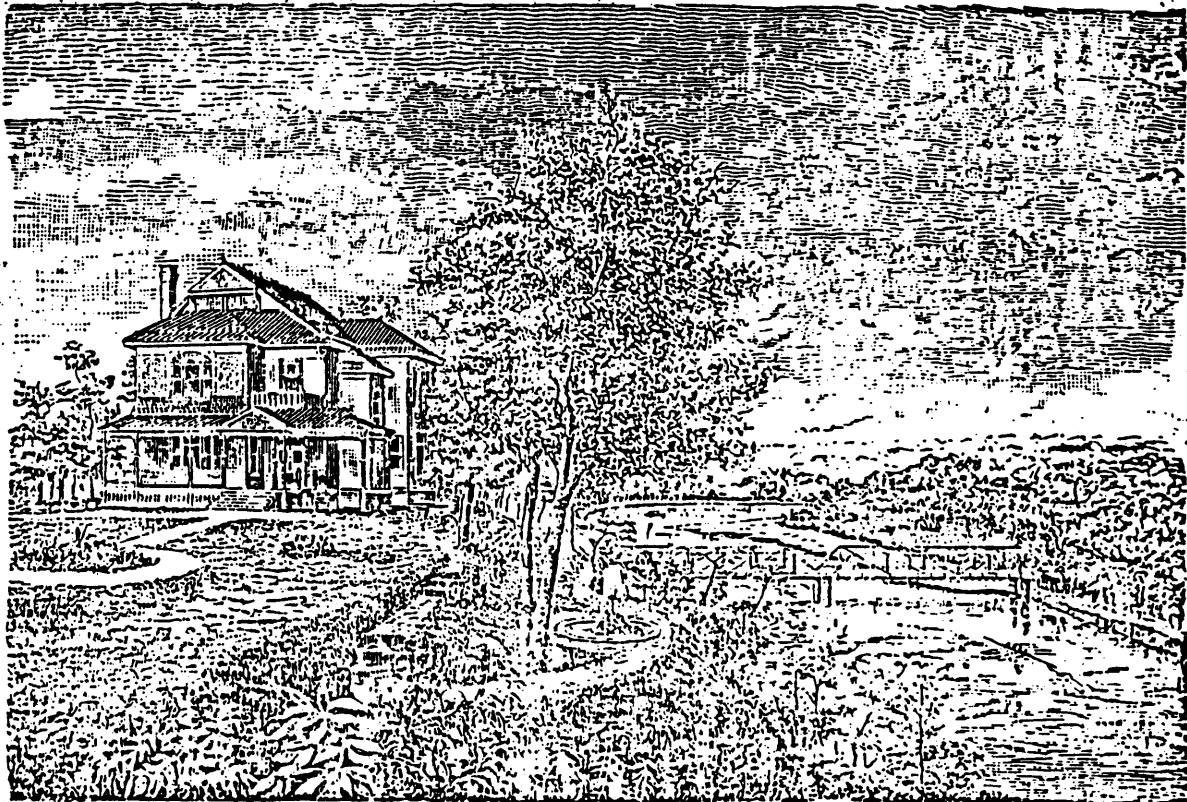
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 32

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

J. A. JACKSON HOUSE IN RIVERVIEW PARK PLAT LOOKING WEST CIRCA 1889



VIEW OF DES MOINES RIVER AND SIXTH STREET BRIDGE, NORTH DES MOINES.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

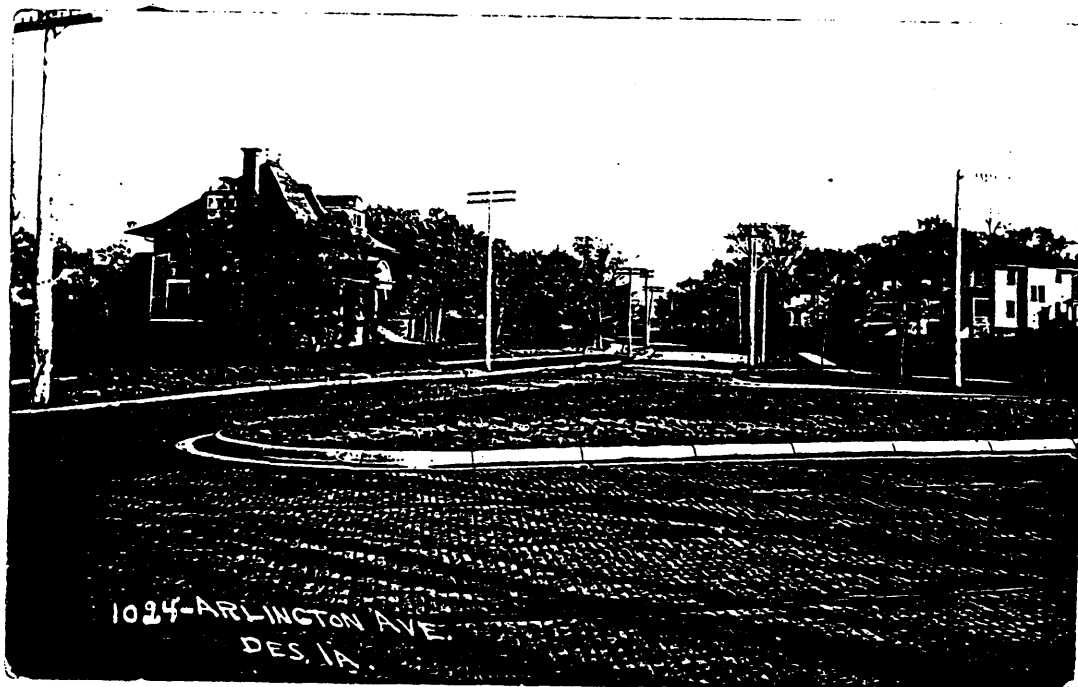
Section number 8 Page 33

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

RIVERVIEW PARK PLAT ENTRANCE

LOOKING EAST INTO ARLINGTON AVENUE FROM 6TH AVENUE
SHOWING STREETCAR TRACKS AND ARLINGTON PARK IN THE MEDIAN



Note H. B. Wyman House, 1961 Arlington Avenue, at left.

Source: Picture postcard from anonymous collection.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 34

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

RIVERVIEW PARK PLAT

FROM ARLINGTON AVENUE LOOKING TO THE NORTHEAST



STREET VIEW ON ARLINGTON AVENUE
Showing home of Jesse A. Wells in the distance.

J. O. [aka Jesse A.] Wells House (nonextant) visible between tree and telephone pole.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8

Page 35

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

H. B. WYMAN HOUSE

1961 ARLINGTON AVENUE



COURTESY OF LIEBKE, NOURSE & RASMUSSEN

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

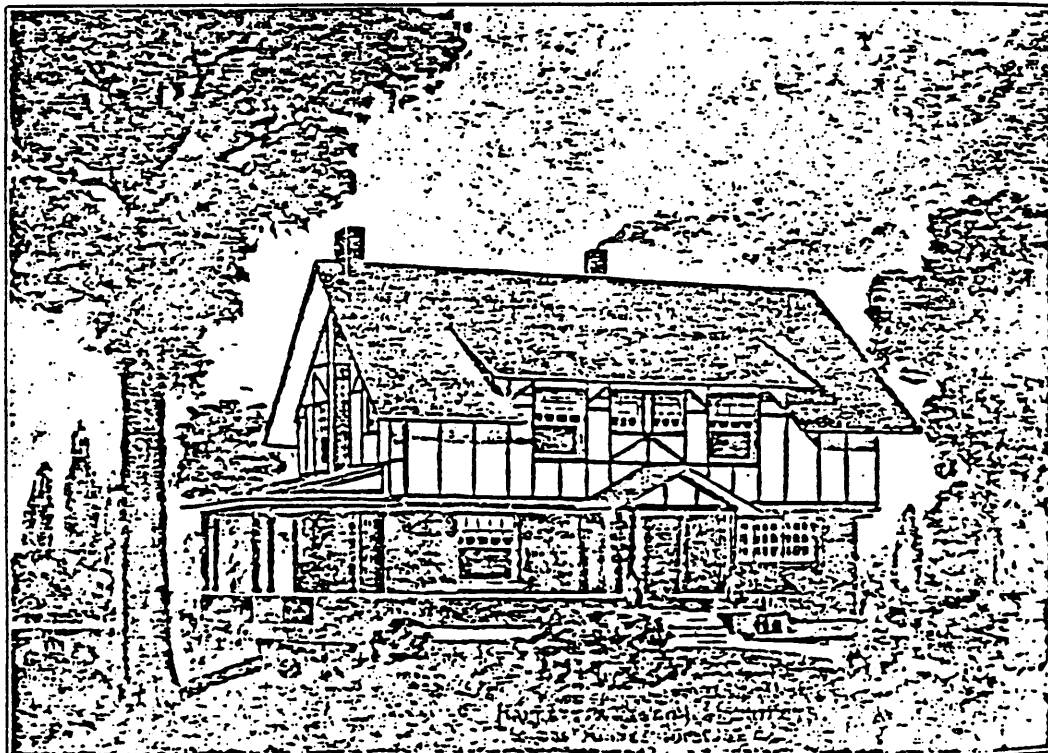
Section number 8 Page 36

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

W. D. PHILLIPS HOUSE

1920 ARLINGTON AVENUE



RESIDENCE OF W. D. PHILLIPS

. Arlington Avenue

"Hallett and Rawson, Arch'ts" written on drawing but obscured in photocopy.

Source: *The Midwestern*, Vol. 1, No. 9, May 1907, p. 30.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 37

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

OSCAR B. FRYE HOUSE

509 FRANKLIN AVENUE



The Oscar B. Frye Home on Franklin Avenue

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

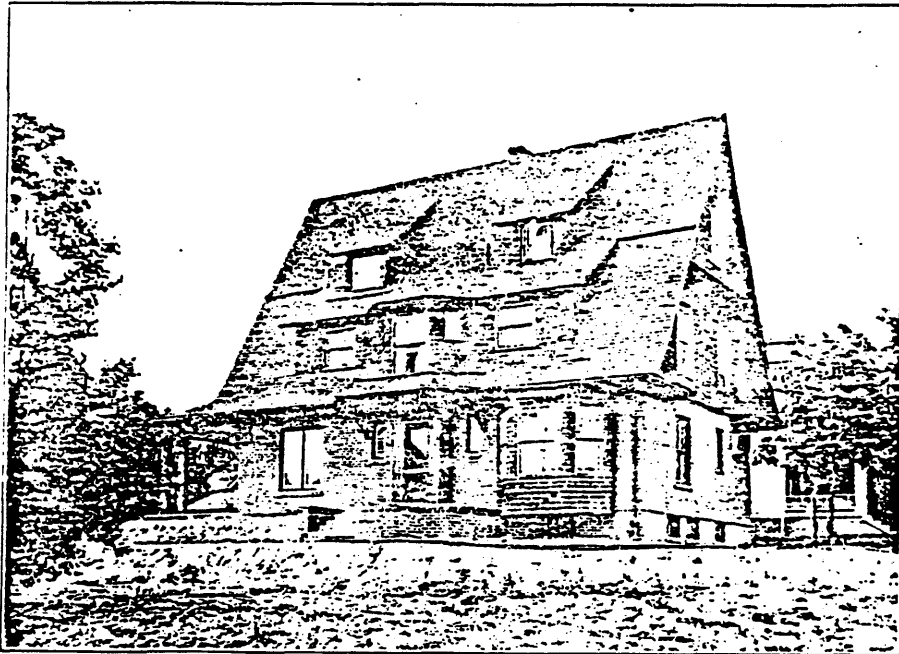
Page 38

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

FORD J. HOWELL HOUSE

1948 ARLINGTON AVENUE



Residence of Ford J. Howell

Wetherell and Gage, Architects

Wetherell & Gage, ARCHITECTS Des Moines, Iowa
202 YOUNGERMAN BLK.

Some buildings designed by this firm: St. Joseph's Academy; at State Fair Ground: Homestead Building, Administration Building, Pavilions, Dairy Halls, Horse Barns, Agricultural Hall.
Some residences designed by this firm: Ford Howell, John O'Brien, F. F. Moore, Ralph Jones, Wm. Bowen, George O'Uea, George L. Dobson, Morris M. Flavin, J. M. Pierce.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 39

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

BIBLIOGRAPHY

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

PRIMARY

Abstract of Title for 1951 Arlington Avenue.

Document the property of David E. Elwell, Des Moines, Iowa.

Articles of Incorporation of Riverview Park Company; Polk County Recorder's Office;
Deed Record Book 4, p. 594. Filed for record on March 29, 1886.

Bushnell, J. P., compiler; *Bushnell's Des Moines City Directory, 1889-1890*; Des Moines;
Des Moines Directory Co., Publishers; Vol. xiii; 1889-1890.

Midwestern, The; May 1907, pp. 15 and 30. Pictures photograph of Arlington Avenue
streetscape and "Residence of W. D. Phillips."

Midwestern, The; June 1908. Pictures photograph of "Oscar B. Frye Home."

Midwestern, The; September 1908, p. 3. Pictures photograph of "Residence of Ford J.
Howell, Wetherell and Gage, Architects."

Sanborn Fire Insurance Maps for 1891, 1901 and 1920.

Saturday Evening Mail, The [Des Moines]; December 18, 1886.

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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.

Page, William C., and Joanne R. Walroth; *Towards a Greater Des Moines:
Early Suburbanization and Development, circa 1880-circa 1920*; Intensive
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 40

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

District Commission and State Historical Society of Iowa, Des Moines;
1992.

Tischer, William H.; *American Landscape Architecture*; Washington, D. C.; The
Preservation Press, National Trust for Historic Preservation; 1991.

Tischler, William H.; Letter of Correspondence to William C. Page; August 28, 1991.
Tischler writes:

I have examined my H.W.S. Cleveland files regarding South Park in Des Moines. They contain the
plat map (untitled & undated) and several related items which I am enclosing.

ORAL HISTORY

Elwell, Tami; Interviews with William C. Page; July 20, 1995 and November 6, 1995.
Elwell allowed use of the Abstract of Title for the property at 1951 Arlington Avenue.

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

Schuster, Joseph A. and Dorothy Schuster; Interview with William C. Page; November 3,
1995. Mr. Schuster has lived at 1935 Arlington Avenue since 1937. Mrs. Schuster
has carefully preserved family papers and other material associated with the Riverview
Park Plat neighborhood.

Toye, Terri; 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 41

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

GEOGRAPHICAL DATA

Verbal Boundary Description

All of the Riverview Park Plat Addition, including Jackson's Subdivision and Arlington Place Plat, in the City of Des Moines, with the exclusion of Lot 17.

Boundary Justification

The National Register boundary contains all land associated historically with this resource except Lot 17. This lot is situated west of 6th Avenue and has been redeveloped extensively.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 42

CFN-259-1116

Riverview Park Plat Historic District, Polk County, Iowa.

LIST OF PHOTOGRAPHS

1. Riverview Park Plat Historic District
Des Moines, IA 50314
Des Moines River bluffs
1951, 1957, 1959, and 1961 Arlington Avenue (left to right)
Looking southwest
William C. Page, Photographer
November 23, 1995

2. Riverview Park Plat Historic District
Des Moines, IA 50314
Entrance
Ford J. Howell House
1948 Arlington Avenue (on right)
Looking southeast
William C. Page, Photographer
November 23, 1995

3. Riverview Park Plat Historic District
Des Moines, IA 50314
H. B. Wyman House
1961 Arlington Avenue
Looking north northeast
William C. Page, Photographer
November 23, 1995

4. Riverview Park Plat Historic District
Des Moines, IA 50314
Edwin A. and Ada F. Nye House
1951 Arlington Avenue
Looking northeast
William C. Page, Photographer
November 23, 1995

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 43

CFN-259-1116

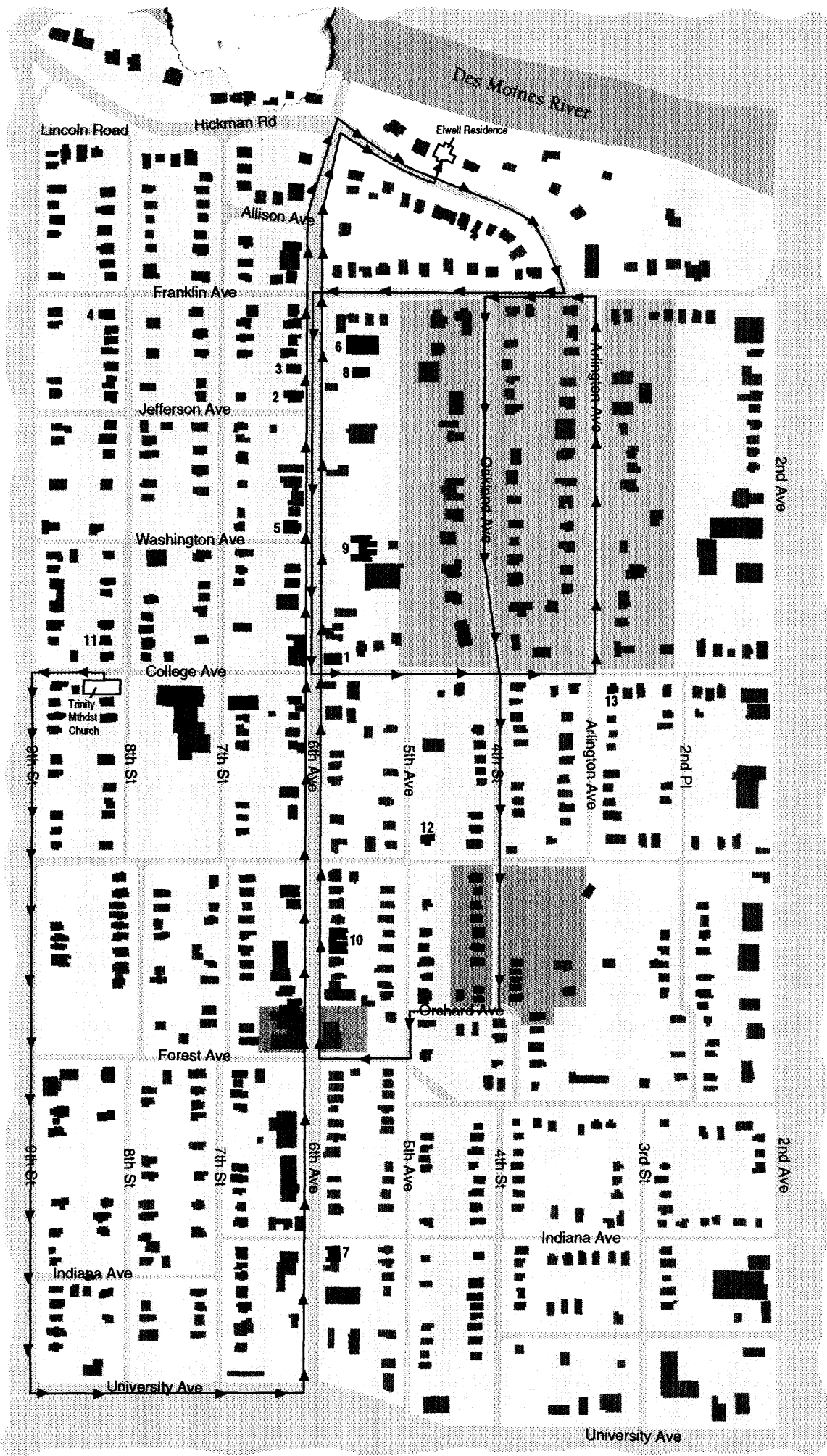
Riverview Park Plat Historic District, Polk County, Iowa.


5. Riverview Park Plat Historic District
Des Moines, IA 50314
House
1934 Arlington Avenue
Looking southeast
William C. Page, Photographer
November 23, 1995

6. Riverview Park Plat Historic District
Des Moines, IA 50314
W. D. Phillips House
1920 Arlington Avenue
Looking southwest
William C. Page, Photographer
November 23, 1995


7. Riverview Park Plat Historic District
Des Moines, IA 50314
Oscar Frye House
509 Franklin Avenue
Looking northeast
William C. Page, Photographer
November 23, 1995


River Bend



 6th & Forest Commercial District

 Riverview Park Plat Historic District

 The Oaklands Historic District

 Bates Park Historic District

1. Perry & Brainerd Block, 1601 6th
2. House, 1802 6th
3. William H. and Alice Bailey House, 1810 6th
4. Dr. Anna E. Johnstone House, 1830 8th
5. C.H. Baker Double House, 1700-02 6th
6. Ayrshire Apartment Building, 1815 6th
7. New Lawn Apartment Bldg., 1245 6th
8. Antes House – F.B. Coffin Apartment Bldg., 1811 6th
9. Maine Apartment Building, 1635 6th
10. Drummond Apartment Building, 1433-39 6th
11. House, 1604 8th
12. House (Mission Temple), NE corner 5th & Clark
13. William B. Hayes Houe, 1547 Arlington

