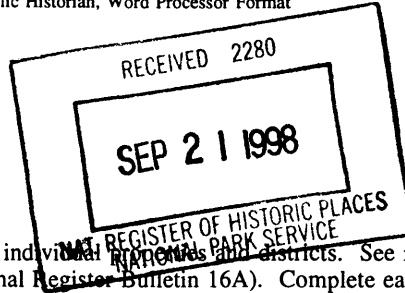


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1281

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 SCHEIBE, JULIUS, COTTAGE

other names/site number \_\_\_\_\_

2. Location

street & number 815 College Avenue N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50314

3. State/Federal Agency Certification

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

Patricia O'Neil OSHPO 9-14-98  
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 A. Beall 10/22/98  
Signature of Keeper Date of Action

Julius Scheibe Cottage  
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

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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 (Amended 1997)

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY  
AMERICAN MOVEMENTS  
\_\_\_\_\_  
\_\_\_\_\_

foundation Brick  
walls Asbestos  
Wood  
roof Asphalt  
other Glass  
\_\_\_\_\_

**Narrative Description**

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

Julius Scheibe Cottage  
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)

ARCHITECTURE

**Period of Significance**

1898

**Significant Dates**

1898

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Hallett, George E.

**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

Julius Scheibe Cottage  
Name of Property

Polk County, Iowa  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 15 | 447640 | 4606220 |

Zone Easting Northing

2 | | | |

Zone Easting Northing

3 | | | |

Zone Easting Northing

4 | | | |

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet)

**11. Form Prepared By**

name/title William C. Page, Public Historian; Joanne R. Walroth  
organization River Bend Association, Inc. date January 15, 1997  
street & number 520 East Sheridan Avenue telephone 515-243-5740; FAX 515-243-7285  
city or town Des Moines state Iowa zip code 50313

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs** - Representative **black and white photographs** of the property.

**Additional items** - (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Cathi Khua  
street & number 815 College Avenue telephone N/A  
city or town Des Moines state Iowa zip code 50314

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section number 7 Page 1

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

**GENERAL DESCRIPTION**

This is a 1-1/2 story, frame building. Built in 1898, this single-family dwelling features a side-gable roof, brick foundation, front porch inset under the main roof, a facade dormer window covered with a hipped roof, and two brick chimneys. It is situated on a fractional parcel of one city lot.

**COTTAGE**

Roughly speaking, the footprint of this cottage consists of a rectangle, which measures approximately 25' x 28' (width by depth), excluding the front porch. The front porch stands on the south elevation of the building and contains a screened-in area of 175 square feet. A side porch, located on the northwest corner, is also enclosed and contains about 45 square feet.

The building is covered with a side-gable roof, which extends over the front porch. The dormer window mentioned above is centered above the facade and inset into the main roof. Bulkheads are situated on either side of this dormer window and flank a small deck in front of the windows.

The facade porch features a roof supported by wood columns, square in section. A central entryway is flanked by low bulkheads on either side. The area between the bulkheads and the roof is screened-in. This porch contains approximately 175 square feet.

The building rests on a brick foundation. Of balloon frame construction, the building is clad with original wood siding (now masked by cover-up siding) on the first floor and patterned wood shingles in the gable ends. Another dormer is situated on the north elevation and is covered with a shed roof. This dormer is clad with the same patterned wood shingles as the gable ends of the building.

The roof is steeply pitched and covered with light reddish-brown colored asphalt shingles. The eaves under the roof are moderately wide. Pent roofs are situated between the first floor and the half story in the gable ends. They tie into the main roof at the corners of the cottage.

A brick chimney for the wood-burning fireplace is situated along the ridge of the gable roof near the east end of the building and retains its original brick crown. This chimney is sloppily parged in some spots. A second brick chimney is situated on the rear roof and services the furnace.

Fenestration is original to the cottage and generally features 1/1 double-hung sash windows. The facade dormer features four casement-type windows, each containing fifteen panes of glass. A series of four ribbon windows is situated in the dormer. They feature small, square-shaped panes. The facade gable end features a series of six single-paned windows.

In the interior, the first floor contains a total area of approximately 700 square feet. The first floor contains four rooms, and the second floor contains three rooms. The living room, which is situated on the east side of the first floor, possesses a fireplace. The walls of the first and second floor feature plaster finishes.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section number 7 Page 2

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

This cottage features a full basement with unfinished walls. The building has no attic.

Overall the cottage is in good condition.

**SITE**

This cottage is situated on the east 62.8 feet of Lot 9 in Block 13 of the Polk County Homestead & Trust Company Addition to Des Moines. This portion of Lot 9 measures 62.8' x 58', so it can be seen that the site is small.

College Avenue edges this property on the south. An alley runs north-south immediately east of the property. This alley is accessed by a brick driveway approach from College Avenue and appears to be a contemporary feature with the cottage.

Although College Avenue is basically a residential street in this area, two prominent institutions stand nearby. Trinity United Methodist Church is located diagonally across the street and Moulton Elementary School (formerly known as North Des Moines High School) is situated about one block east. This cottage is one of only several houses that face College Avenue in the area. Most dwellings in the immediate area face either east or west. This National Register MPL also includes the church identified above under its historic name "Trinity Methodist Episcopal Church."

It is unclear if any ancillary buildings were associated with this cottage. The 1901 fire insurance map (see Continuation Sheet 7-4) pictures the site unimproved except for the cottage. The 1920 fire insurance map (see Continuation Sheet 7-5) also pictures the site unimproved except for the cottage. This documentation suggests that this cottage was the only improvement on the site.

The immediate surroundings of this cottage are situated on a gentle slope running westward. West 9th Street, a former streetcar line and still a bus service line, stands one block to the west. Sixth Avenue is situated two blocks to the east. Sixth Avenue serves as an artery into Des Moines' central business district from the north and carries heavy traffic flow. The feeling of this area is, however, residential, the two institutions noted above notwithstanding.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

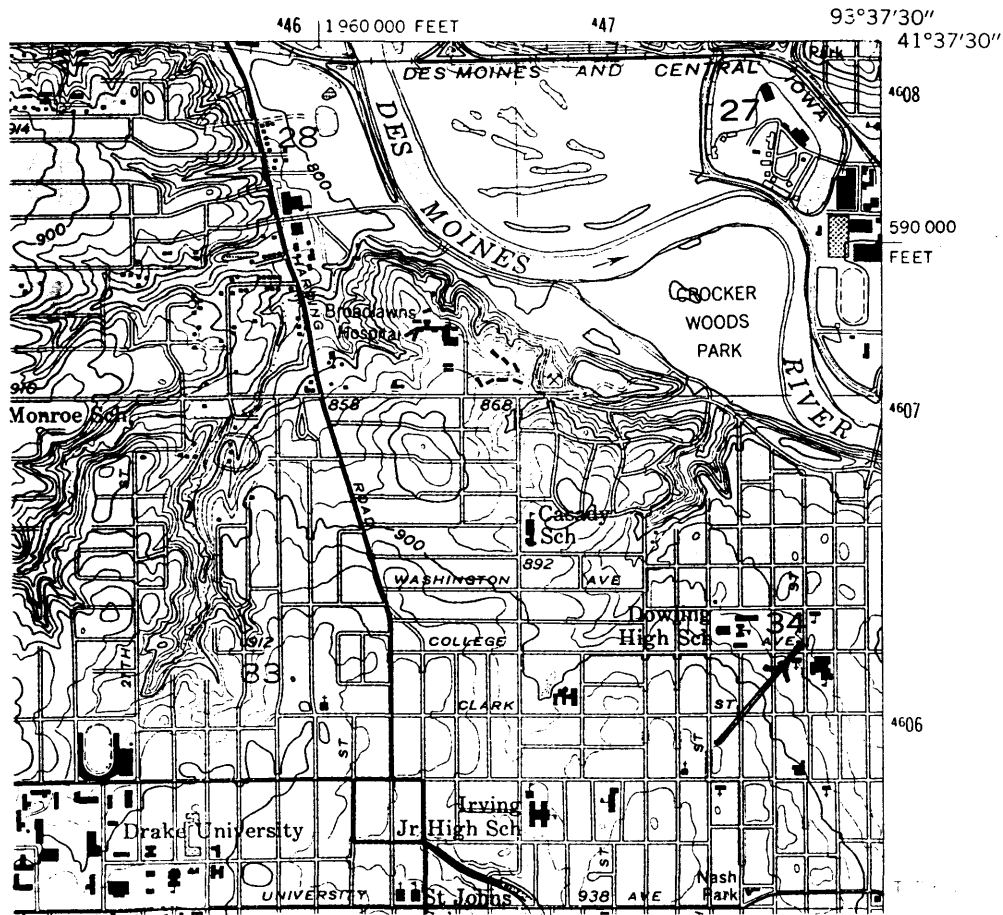
Section number 7 Page 3

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

## SITE MAP

ARROW LOCATES PROPERTY



United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

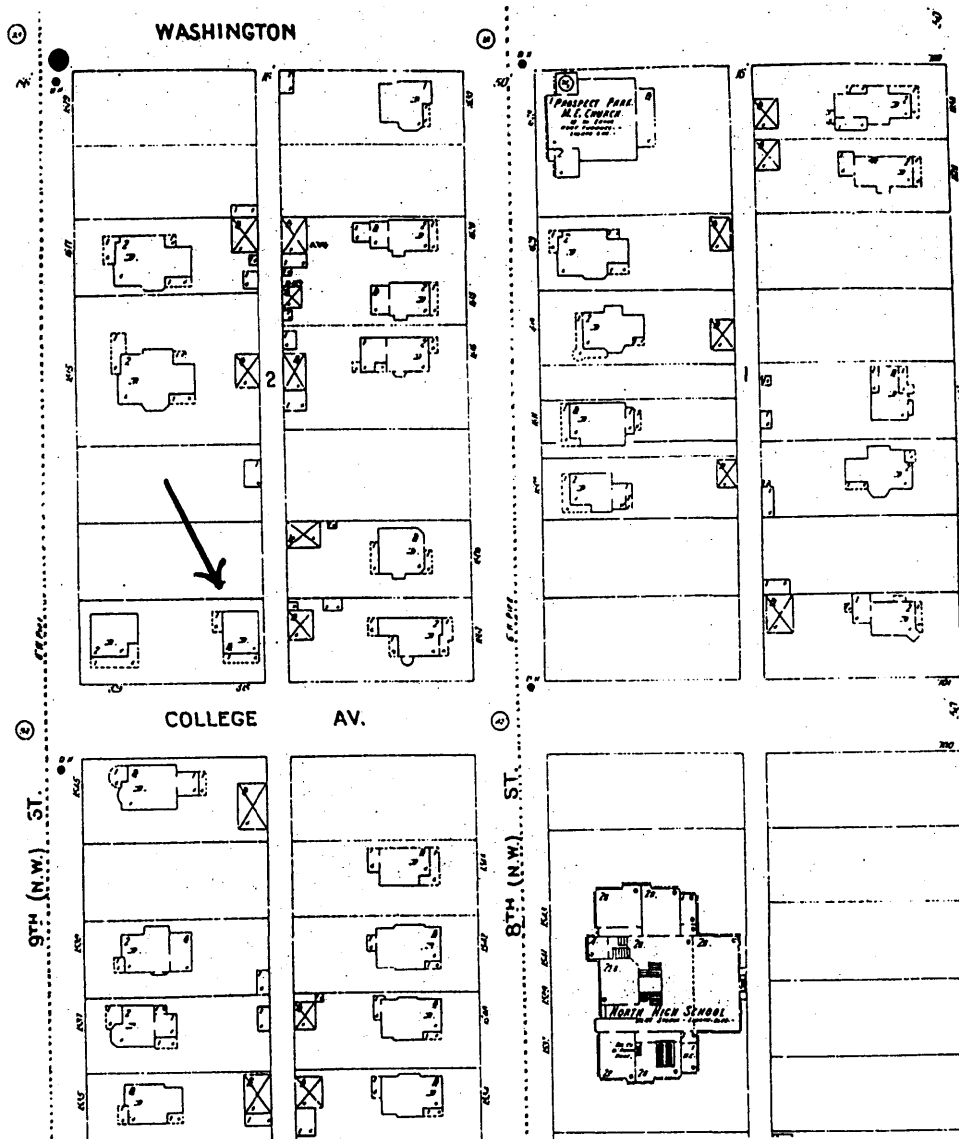
Section number 7 Page 4

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

## 1901 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY





United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

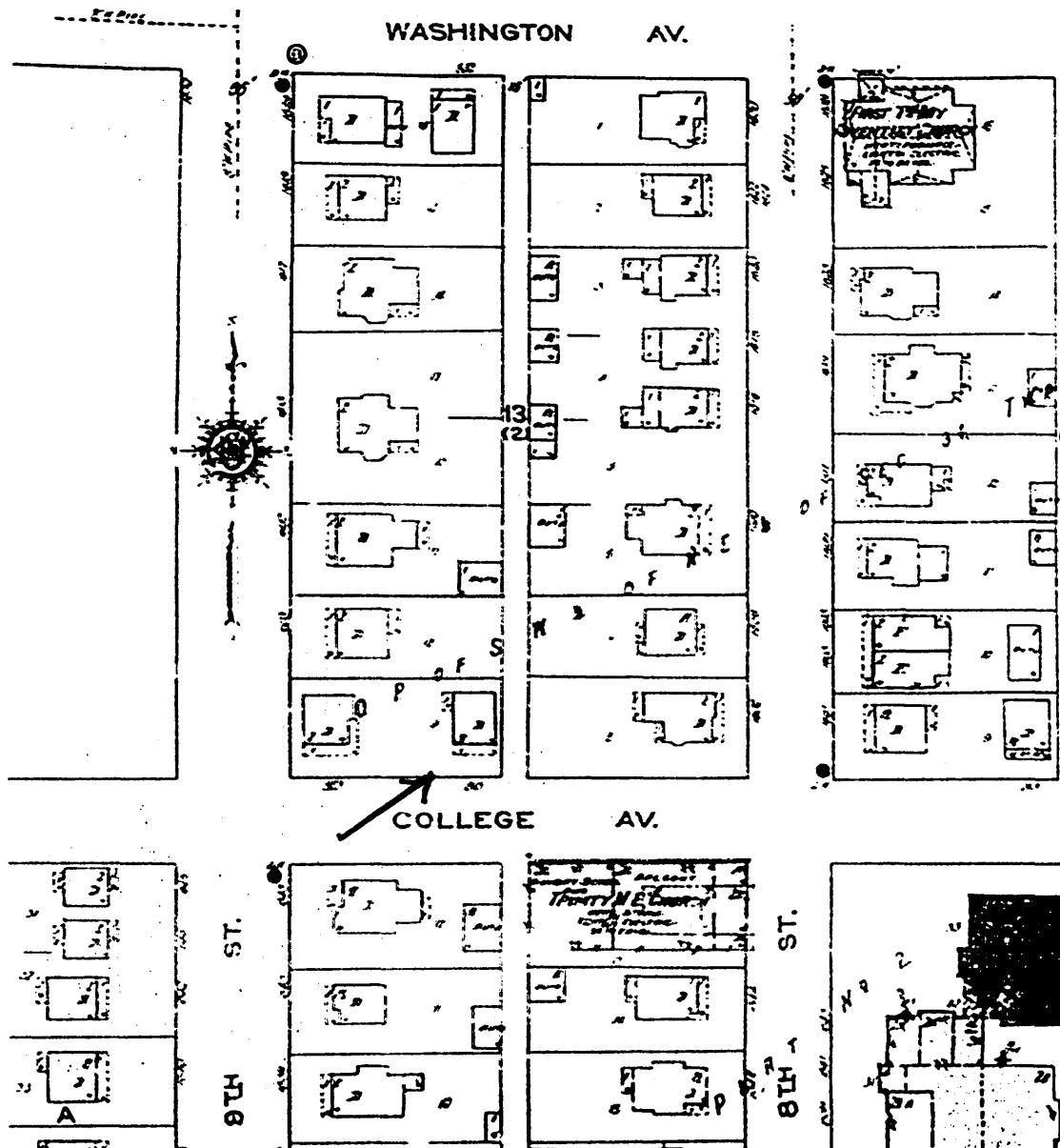
Section number 7 Page 5

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

## 1920 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



United States Department of the Interior  
National Park Service

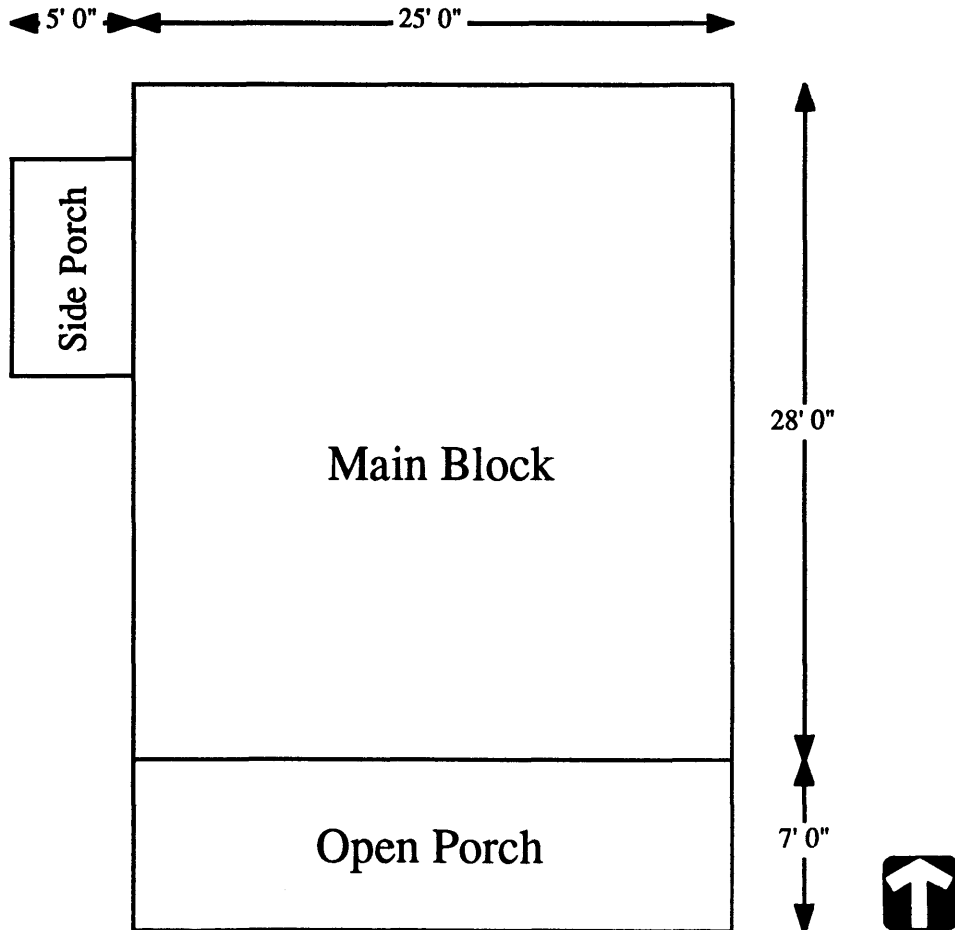
# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 6

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

## COTTAGE FOOTPRINT



Source: Des Moines City Assessor Office measurements.  
William C. Page, computer drawing.

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 7

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

### SUMMARY OF SIGNIFICANCE

Built in 1898 as a single-family dwelling, the Julius Scheibe Cottage is possesses architectural significance, locally under National Register Criterion C. The building calls attention to suburban architecture in the former City of North Des Moines, particularly to the stylistic influence of late 19th and early 20th Century American Movements, as practiced in that Victorian suburb and exemplified in the designs of George E. Hallett.

The period of significance, under Criterion C, for the cottage is 1898, the time in which it was constructed.

The property contains one resource for this nomination--the cottage.

### BACKGROUND INFORMATION

The Julius Scheibe Cottage was built in accord with a real estate practice emerging in North Des Moines during the late Nineteenth and early Twentieth Centuries--the parcelization of corner lots. This practice increased land density and thus the value of the real estate.

This cottage is sited on Lot 9 within an official plat of the Polk County Homestead & Trust Company. Most lots in this plat were improved with only one dwelling. Lot 9, however, was developed with two single-family dwellings. The 1901 Sanborn fire insurance map illustrates them--the Scheibe Cottage at 815 College Avenue and another cottage at 823 College Avenue. (See Continuation Sheet 7-4.) The facade orientations of these cottages radically broke the neighborhood's traditional pattern of dwellings facing either to the east or to the west. Both of these cottages faced south. No other lot in the vicinity had been developed in 1901 with two dwellings. The parcelization of Lot 9 increased the density of population and the real estate value of this land. Unfortunately, the cottage at 823 College Avenue is nonextant.

### ARCHITECTURE

The Julius Scheibe Cottage stands as a fine example of a residence influenced by late 19th and early 20th Century American Movements, particularly as practiced in North Des Moines and applied to a relatively modest dwelling. This cottage is also architecturally significant as a design attributed to Des Moines architect George E. Hallett. It continues today to serve as a single-family dwelling, its original function.

### Style

The Scheibe Cottage illustrates the influence of late 19th and early 20th Century American Movements on its design. Diagnostic characteristics include the side-gabled roof; the inset front porch; the

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 8

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

symmetrically conceived facade; the facade dormer window with its inset configuration, deck, and bulkheads; the pent roof embellishing the side gables; and the multi-pane windows in the dormer.

Residences showing similar influences on their styling can be found throughout the River Bend neighborhood. Other examples include the cottage at 1460 5th Avenue and the N. S. Wales House at 1814 West 9th Street. (The latter dwelling is a documented George E. Hallett design.) Within this context, the cottages designed by Hallett are significant because they feature interior amenities--such as fireplaces--seldom found in other dwellings of comparable size.

### George E. Hallett

The Scheibe Cottage, which possesses a sufficient association with the work of George E. Hallett for its design to merit attribution to him, is architecturally significant because it calls attention to his considerable skills. (See Page and Walroth 1996:E76-E79 for a discussion of his importance.) Hallett worked extensively in this area of North Des Moines. Several nearby cottages are documented Hallett designs and show strong similarities to the cottage at 815 College Avenue. The interiors of these dwellings also feature fireplaces, a Hallett trademark and infrequently found in modest dwellings in River Bend.

A number of documented Hallett designs are situated nearby. They include the N. S. Wales House at 1814 West 9th Street, a house at 1530 West 9th Street, a house at 1534 West 9th Street, and a nonextant house at 1532 West 9th Street. Hallett's own residence stood at 1530 West 9th Street, but it is now nonextant. An 1897 newspaper feature announced the construction of the latter "to be built by Geo. E. Hallett this summer on Ninth street." This contemporary report also documented Hallett's role as a real estate developer and included an architectural drawing of the buildings signed "Geo. E. Hallett architect." This article also contains a brief description of the interior of these homes:

The average cost of each home will be about \$2,500. The houses will all be finished in the most modern style, with beamed ceilings and large, brick fire places. The designs and interiors are original with Mr. Hallett. (*Des Moines Leader* 1897:19)

These interior descriptions--including the statement that the interiors were special Hallett designs--emphasize the importance of interiors for Hallett. Another contemporary newspaper article from 1896 specifically identifies Hallett as a "designer and architect" and takes pains to describe the interior of the featured residence, the Senator C. J. A. Ericson House in Boone, Iowa.

The above cut shows a residence that is soon to be built in Boone, by [Iowa State] Senator C. J. A. Ericson. In style it will be modern colonial, or an adaptation of the best of the old and the best of the new styles and arrangement. It is to have a large hall through the middle of the house, with ten rooms in all; a comfortable old-fashioned fireplace in the sitting room, and other fireplaces in other rooms, imposing stationary book cases, an elaborate sideboard at the end of the dining room, beautiful art windows,

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 9

CFN-259-1116

Julius Scheibe Cottage, Polk County, Iowa.

and other features that will make it one of the finest residences of moderate cost in Iowa. That cost will be about \$8,000. Mr. Geo. E. Hallett, of this city, is the designer and architect. (*Des Moines Saturday Review* 1896:1)

From this documentation, it is clear that Hallett took pains with the interior design of his buildings. The fact that the Scheibe Cottage possesses a brick, wood-burning fireplace lends further credence to its attribution to Hallett. Although fireplaces are not uncommon in North Des Moines residences, they are infrequently found in modest dwellings such as this.

### REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

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

### POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Although historical archaeological investigations may uncover traces of previous construction on the site, this is unlikely. It is thought that this site was vacant prior to the construction of this dwelling. Although no ancillary structures associated with this property have been identified to date, the presence of a privy is possible.

### RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

As more is learned about George E. Hallett's career and additional resources of his designs are documented and identified, this information should be employed to re-evaluate the architectural significance of this cottage within his opus.

Lot parcelization occurred in other sections of Des Moines, as well as North Des Moines. Little is presently known about this phenomenon and it cannot be stated when, where, and by whom the practice originated, or its geographic extent or its duration. These are additional topics appropriate for local history research.

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 10

CFN-259-1116

---

Julius Scheibe Cottage, Polk County, Iowa.

### BIBLIOGRAPHY

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

#### PRIMARY

*Des Moines City Directory*; 1899, 1920, 1943, 1954.

*Des Moines Leader*; May 16, 1897, p. 19.

[*Des Moines*] *Saturday Review*; February 29 1896, p. 1.

*Lands Transfer Books*; Polk County Auditor's Office; Des Moines, Iowa.

Sanborn Fire Insurance Maps for Des Moines, Iowa, for 1901 and 1920.

*Water Tap Record Books*; Des Moines Water Works, Des Moines, Iowa.  
Records indicate that a 1/2 inch water tap was installed at 815 College Avenue in 1898.

#### SECONDARY

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

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

McAlester, Virginia and Lee; *A Field Guide to American Houses*; New York: Alfred A. Knopf; 1984.

Page, William C., and Joanne R. Walroth; *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920*; Multiple Property Documentation Form prepared for and on file at the Des Moines Historic District Commission and State Historical Society of Iowa, Des Moines; 1996.

Page, William C., and Joanne R. Walroth; *Sargent's Garage National Register of Historic Places Nomination*; Report on file at the State Historical Society of Iowa; 1997.

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

# **NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

**Section number** 10 **Page** 11

CFN-259-1116

---

Julius Scheibe Cottage, Polk County, Iowa.

## **VERBAL BOUNDARY DESCRIPTION**

East 62.8 feet of Lot 9 in Block 13 of the Polk County Homestead & Trust Company's Addition.

## **BOUNDARY JUSTIFICATION**

Contains all land associated historically with this resource.

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

# **NATIONAL REGISTER OF HISTORIC PLACES**

## **CONTINUATION SHEET**

Section number 10 Page 12

CFN-259-1116

---

Julius Scheibe Cottage, Polk County, Iowa.

### **LIST OF PHOTOGRAPHS**

1. Julius Scheibe Cottage  
815 College Avenue  
Des Moines, IA 50314  
Looking northeast  
William C. Page, Photographer  
March 31, 1997
  
2. Julius Scheibe Cottage  
815 College Avenue  
Des Moines, IA 50314  
Looking northwest  
William C. Page, Photographer  
March 31, 1997