

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

TERRACE HILL

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United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Terrace Hill

Other Name/Site Number: Allen, Benjamin F., House; Hubbell, Frederick M., House; Iowa Governor's Mansion

2. LOCATION

Street & Number: 2300 Grand Avenue

Not for publication: \_\_

City/Town: Des Moines

Vicinity: \_\_

State: Iowa

County: Polk

Code: 153

Zip Code: 50312

3. CLASSIFICATION

Ownership of Property

Private: \_\_

Public-Local: \_\_

Public-State: X

Public-Federal: \_\_

Category of Property

Building(s): X

District: \_\_

Site: \_\_

Structure: \_\_

Object: \_\_

Number of Resources within Property

Contributing

2

\_\_

\_\_

2

Noncontributing

2 buildings

\_\_ sites

1 structures

\_\_ objects

3 Total

Number of Contributing Resources Previously Listed in the National Register: 1

Name of Related Multiple Property Listing: N/A

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**4. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act of 1966, 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.

\_\_\_\_\_  
Signature of Certifying Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency and Bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of Commenting or Other Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency and Bureau

**5. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain):

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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**6. FUNCTION OR USE**

Historic: Domestic

Sub: single dwelling

Current: Recreation and Culture  
DomesticSub: museum  
single dwelling**7. DESCRIPTION**

Architectural Classification: Late Victorian/Second Empire

Materials:

Foundation: Stone (Limestone); Brick

Walls: Brick

Roof: Stone (Slate); Metal (Copper); Synthetic (Rubber)

Other: Wood; Concrete

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**Describe Present and Historic Physical Appearance.****OVERVIEW**

Terrace Hill is nationally significant as an outstanding example of the Second Empire Style. It was constructed between 1866 and 1868 on a prominence overlooking the Raccoon River approximately one mile west of downtown Des Moines, Iowa. The three-story brick and stone mansion that dominates the site was designed by prominent Chicago architect William W. Boyington. Built for millionaire banker and land buyer B.F. Allen and later occupied by Iowa insurance magnet and real estate tycoon Frederick M. Hubbell, the house became the residence for Iowa's governor in 1976. Terrace Hill was listed in the National Register of Historic Places in 1972 with the house identified as the only building on the site. This National Historic Landmark nomination includes two contributing resources: the house and the carriage house and ice house complex. The property also contains three non-contributing resources, the garage, a freestanding metal building used for the emergency generator and fuel storage tank, and the filled-in swimming pool structure.

**SITE**

The city of Des Moines is located at the confluence of the Des Moines River and the Raccoon Rivers in south central Iowa. When constructed at the end of the Civil War, Terrace Hill was located on the western outskirts of the capital city overlooking the tree-covered banks of the meandering east-west course of the Raccoon River. The original site contained approximately 29 acres and the present parcel addition contains approximately 8 acres. Today, the blocks surrounding Terrace Hill to the south, east and west contain large single-family residences mostly dating from the turn-of-the twentieth century through the 1920s.

Grand Avenue, a major four-lane arterial street, forms the north edge of the Terrace Hill site. From here the site slopes moderately upward to an elevation of 940 feet before gradually falling off approximately 250 feet to the Raccoon River. When the original hillside site was prepared in the fall of 1866 and spring of 1867 under the direction of landscape gardener J.T. Elletson of Rochester, New York, considerable grading and terracing was completed.<sup>1</sup> The south, east and west sides of the curvilinear pentagonal-shaped site slope towards the river and adjoining streets. Terrace Road, approximately one block long, follows the east and southeast edge of the property. A stepped brick retaining wall with a concrete cap extends along the west edge of Terrace Road for approximately 100 feet ranging in height from 2 to 7 feet. Along the southwest edge of the site, Terrace Road joins a half-block curving length of Allen Place which in turn joins Forest Drive to form the west edge of the site. Most of these streets are paved in brick with concrete curb and gutter. Forest Drive was widened with brick in 1987.

Terrace Hill is located at the approximate center of the property. Entrance drives approach the main entrance of the house on the north side directly from Grand Avenue and from Forest Drive west of the house. Brick pillars with stone caps and metal light fixtures flank the Grand Avenue entrance. The materials match the dark reddish brown brick and concrete of the stepped retaining wall and likely date from the time when Grand Avenue was lowered to its current elevation after the turn of the twentieth century. Immediately south of the west entrance, several flights of concrete steps rise to the entrance plaza in front of the two-story brick carriage house now used as a visitor's center for Terrace Hill. The west entrance drive is approximately one lane wide and paved in concrete. It connects to the north

<sup>1</sup> "Contemplated Improvements," *Iowa State Register* (Des Moines, Iowa), 28 April 1867, 8.

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entrance drive in front of the house where the pavement widens to provide a pull-off parking area. A recently constructed five-stall garage is recessed into a shallow hillside west of the house. Trees, low bushes, vines and ground covers obscure the low projecting walls. The roof is hidden beneath a planting of ground cover. The parking area is paved with black asphaltic pavers and connected to the entrance drive west of the house. The handicapped accessible entrance to the house is located on the west side with a low, switchback entrance ramp concealed in a shallow alcove.

Curving concrete walks, some lined with brick borders, connect the carriage house, main house and formal garden located directly south of the main house. The formal garden has a limestone retaining wall at the northwest corner that according to historic views of the house likely formed the west wall of the green house. A wood fence constructed of lattice panels surrounds the balance of the garden's perimeter and closely matches the fencing that appears in historic views of the garden. Entrance openings in the fence are on the north, south and west sides.

The garden was formerly the site of several greenhouses that served the house and grounds. Archeological investigations and interviews completed in 1978 and 1981 identified the foundations for adjoining greenhouses built prior to 1900. Fire Insurance Maps for Des Moines published by the Sanborn Map Company in 1901 show the east greenhouse as a foundation only and the west greenhouse as vacant. It is unknown whether the term "vacant" referred to a state of abandonment or under construction. By 1942 the greenhouse was gone according to an interview conducted with a resident of the gardener's cottage. Fire Insurance Maps for Des Moines published by the Sanborn Map Company in 1956 confirm its removal.

Gardens were present in the area east of the greenhouses at the beginning of the twentieth century and east of the house. The present day gardens south of the house were installed in the 1980s and are used for outdoor receptions and gubernatorial functions. There is an area located at the northwest corner of the garden with rectangular garden beds framed by concrete walks and grass planting strips. A bench set beneath a wood pergola is located at the southern edge of the garden on the axis with the north entrance. The outer perimeter of the garden is planted with deciduous trees and bushes with a mix of perennial and annuals for the main garden area.

The site falls off sharply to the east of the former green house and present south garden area. Photographs indicate that this portion of the site held a pond in the 1890s. In ca. 1928 during occupancy of the house by Grover Hubbell, one of Des Moines' first swimming pools was installed on the former pond area. It measured 60 feet by 21 feet and measured 10 feet at its greatest depth. Beneath the concrete floor, several rooms housed water pumps, a lavatory and dressing room for men, and an observation area with windows that allowed viewers to watch swimmers from below the water level. The pool was filled in ca. 1990 but the limestone perimeter walls outlining the pool remain visible. At the south end of the pool behind the diving board, a stone arbor with a U-shaped footprint was built. Portions that survive consist of a series of segmental arched openings. The non-extant wood roof structure was covered with vines. The ruins also retain the arched stone openings along the south end but the roof structure and vines have been removed. Four stone benches built of limestone to match the balance of the pool's features are located along the east and west sides. A low ashlar limestone wall rises out of the ground at the north end. The former pool area is covered in grass with no ornamental plantings.

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The Terrace Hill site contains a mix of plant materials. Most of the site contains manicured lawns with a mix of deciduous and coniferous trees. Between 1964 and 1969 approximately 100 diseased American elm trees were removed and replaced with ten new varieties including hackberry, sycamore, ash, Norway maple, sugar maple, red bud, hoba crab, linden, Scotch pine and pin oak. Approximately 75 trees were set out in 1964. A site survey of Terrace Hill completed in March 2001 identified the following species: walnut, sycamore, paper birch, river birch, pin oak, red oak, hackberry, mulberry, catalpa, linden, red bud, ash, crab apple, dwarf apple, cherry, cedar, pine, spruce, sugar maple and hawthorn.<sup>2</sup>

The only other major change to the site involved removal of the two-story, frame custodian's house at 423 Allen Place in 1968.<sup>3</sup> Built in the Bungalow Style, this side-gabled residence had a pair of gable attic dormers on the front roof sloop that extended over a recessed porch. This dwelling appears to have been constructed sometime between 1920 and 1943 according to Sanborn Fire Insurance Maps. Improvements made at the house when Grover Hubbell's family moved here in the mid-1920s likely date the custodian's house to this time frame, a fact confirmed by the family butler and custodian who resided here once Hubbell's family moved to Terrace Hill.<sup>4</sup>

**EXTERIOR**

Terrace Hill is a three-story dwelling constructed of load bearing brick walls resting on a dressed limestone foundation and watertable. The house's mansard roof is covered in slate with sloped roof sections clad in a synthetic rubber membrane. The house is trimmed in a combination of artificial stone, dressed limestone and ornamental wood millwork. The building footprint is irregular with modifications to the modified central hall plan made by the addition of four and five-story towers, multi-story canted and curved bay window sections, and porches. Its elevations are asymmetrical and highly picturesque in the tradition of grand houses in the Second Empire or Mansard Style. The five-story mansard roofed tower is centered on the principal façade, which faces north, and the four-story mansard roofed tower is centered on the east façade. Prominent double-door entrances face north, east and south with a non-original service entrance on the west side. Basement entrances are located on the south side.

**North Façade**

The front or north façade of Terrace Hill faces the service drive that extends from the west entrance to the northeast corner of the property where it enters onto Grand Avenue. A massive five-story mansard roofed tower dominates the façade. Walls of the tower, like the balance of the house, are red brick with beveled artificial stone quoins. Low, sloping limestone balustrades line the entrance steps leading from the sidewalk to the double-door entrance on the first floor. The solid wood doors have raised elliptical

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<sup>2</sup> "Site Survey Terrace Hill, Des Moines, Iowa," Bishop Engineering Company for Terrace Hill Commission, 19 March 2001.

<sup>3</sup> Schulz, Chester H., "2300 Grand, Major Repairs (Last 20 Years), 1949-1969," 15 April 1970, contained in "Terrace Hill" vertical file, State Historical Society of Iowa, Des Moines, Iowa. (Note: document is initialed "C.H.S." and is most likely attributable to Chester H. Schulz, an employee of the Frederick M. Hubbell Estate and various Hubbell business entities.)

<sup>4</sup> Scherrie Goettsch and Steve Weinberg, *Terrace Hill: The Story of a House and the People Who Touched It*. (Des Moines, Iowa: Wallace-Homestead Book Company, 1978), 68.

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and circular shaped moldings. A decorative wood-carved rope molding surrounds the entrance opening. The entrance hood consists of a shallow balcony with a closed balustrade decorated with panel designs on the sides and an ogee shaped molding on the front. The entrance hood is supported by carved wood brackets decorated in rope molding and acanthus leaves set atop slender, fluted half-columns with Corinthian capitals.

On the second floor, a pair of tall, one-over-one double-hung windows with semicircular arched upper sash are set beneath a multicentered arched window hood mold built of limestone<sup>5</sup> and embellished with acanthus leaves. Decorative rope molding outlines the opening and forms a mullion between the windows. Between the second and third floors, a wide band closely matching the moldings and brackets of the house's cornice continues around the east and west walls of the tower. On the north wall an oversized semicircular arch resting on paired brackets and lined with dentils and raised moldings spans the wall. Single ocular windows with cast stone keystones and moldings are centered on each of the third floor walls of the tower.

The fourth floor of the tower has a cantilevered perimeter balcony supported by single and paired wood brackets, the largest found on the house. Turned balusters line the balustrade between paired square, half-columns set at the curved corners. Identical window groupings on each of the tower's four sides on the fourth floor include a two-over-four double-hung window (upper sash shorter than lower sash) flanked by narrow, slightly shorter one-over-two double-hung windows. Each of the windows has a semicircular upper sash with a continuous limestone arch surmounting the three windows. The decorative cornice used for the tower's mansard roof is identical to the design of the main house's roof. Dentils are set between large single brackets with pendants on each of the four sides, and adjoining paired brackets are placed at the corners. The tower's mansard roof is clad in slate to match the main house's mansard roof design. The hipped roof section has a metal roof and all flashing, gutters and downspouts are finished in copper that was installed as part of roof restoration completed in 2001. Damaged sections of wood moldings and trim were repaired and new slate matching the colors and pattern of the original slate was installed at the same time. The deeply recessed semicircular arched attic dormers have copper hoods and contain operable two-over-four double-hung windows on each side. A flagpole sits atop the tower's hipped roof peak. Height of the tower is 90 feet without the flagpole.

Exterior walls of the north façade and the balance of the main house are constructed of locally manufactured brick, reddish-brown in color and laid in a running bond pattern. The coursed foundation stone and watertable course are dressed limestone and the house's masonry trim is a combination of artificial stone and cut limestone. The former was originally used for all quoins and arches. The artificial stone survived largely undamaged for approximately 100 years. An attempt to replicate this material for sections of trim suffering moisture damage was made as part of the restoration of the house completed in the mid-1970s. This replacement material proved unsuccessful and led the owner to begin a phased process of replacing deteriorated artificial stone trim with cut limestone. The replacement limestone members match the color, texture and configuration of the aged artificial stone.

Fenestration for the north façade includes paired double-hung windows set beneath multicentered arches or round arches. East of the tower on the first floor, a small balcony supported by wood brackets has a

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<sup>5</sup> All first floor windows have cast stone window hood molds except the music room window on the west and the paired north windows of the reception room. The east and south entrances have carved limestone headings. At the west entrance the original cast stone hood mold remains. All windows on the second floor have limestone hood molds as well as the third and fourth levels of the north tower and the fourth level of the east tower. The limestone replacement hood molds were installed at various times beginning in the 1980s.

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low balustrade and copper deck. Instead of doors, the balcony is accessed through a pair of two-over-four gib windows (upper sash shorter than lower sash) set beneath a pair of stone arches. Above the arched window group, a large hipped roof window hood supported by large brackets is clad in copper and trimmed in ogee shaped wood trim along the edges. A low balustrade extends along the upper edge of the hood's roof forming a small balcony for the pair of second floor windows centered over the lower window group. The one-over-one (upper sash shorter than lower sash) double-hung windows on the second floor have semicircular arches with rope trim inset in a molded elliptical arch - a pattern found elsewhere on the house. West of the tower on the first floor on either side of the chimney, square-topped two-over-four (upper sash shorter than lower sash) double-hung windows are set beneath artificial stone surrounds. On the second floor two-over-four semicircular windows and stone surrounds are positioned above the first floor windows.

The east and west corners of the north façade contain beveled artificial stone quoins. One of five multi-flue chimneys extends through the third floor west of the tower. The chimney brick matches that of the rest of the house and has a series of recessed panels and decorative corbeling. A wide cornice lined with raised molding patterns, dentils and paired brackets separates the second and third floors. The house's third floor is contained within the mansard roof. The surface is clad in two colors of slate (red and brown) cut in four shapes (square, lancet, five-sided and six-sided) and laid in a diamond pattern. The roof has built-in copper gutters at the base of both the vertical slopped and hipped sections. All of the copper and slate were replaced as part of the roof restoration completed in 2001. Narrow, paired one-over-one double-hung semicircular windows are set beneath large round arched copper roofed dormers. The dormer surrounds have ornamental trim and crown moldings and the windows have rope moldings. The upper hipped section of the mansard roof is clad in a synthetic rubber membrane installed as part of the 1970s rehabilitation work.

**East Façade**

The east façade of Terrace Hill looks out over a terraced hillside towards downtown Des Moines. A prominent four-story mansard roofed tower is set in the recessed ell of the east facade. The tower contains a double-door entrance on the first floor. The solid wood doors have raised moldings with serpentine half columns and decorative rope molding surrounding the doors and the semi-circular arched, single-light transom above the doors. The entrance surround is made of artificial stone and like the other window and door arches, has a prominent crown molding across the top and simple molded design at the arch ends. Both multicentered and semicircular arched double-hung windows with one-over-one configurations (upper sash shorter than lower sash) are on the tower's second level. The third floor has semicircular arched sash including a pair on the east tower wall with a contiguous arch.

The cornice separating the second and third floors matches the design of the north façade, continuing uninterrupted around the main house and tower. The east tower's mansard roof has a matching bracketed cornice and a slate design pattern identical to the balance of the main house roof. Slightly smaller round arched dormers with one-over-one double-hung sash fill single openings on each face of the tower's mansard roof. Windows on the main house walls are evenly spaced with artificial stone surrounds around flat arched openings on the first floor and semicircular arched windows on the second floor. Dormers on the third floor are an adaptation of the design of those on the north façade. Chimneys matching those on the north façade are located to either side of the tower.

A richly ornamented porch spans the full width of the east side, its irregular shape paralleling the footprint of the ell and tower. This shape was modified through the years and as a part of the restoration



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completed during the mid-1970s that saw the house converted to use as the governor's residence, a circular stair case was added at the north end as part of a fire exit system for the third floor. During the restoration project completed in 2001, this staircase was removed and historic photos were used to reestablish the original configuration of the porch.

The east porch is lined with a series of paneled pedestals with slender fluted columns and Corinthian capitals set on 8-foot centers. Brackets matching the design of those found elsewhere on the house are located above each of the columns. A decorative wood rope molding follows the lower edge of the porch architrave. A low balustrade with turned urn shaped balusters follows the perimeter of the porch with a single opening in front of the tower doors. The superstructure of the porch roof and deck were rebuilt during the roof restoration project in 2001. The new porch roof was clad in copper sheeting with the slope matching that of the original design. Other porch work included repairs and partial reconstruction of sections of several of the columns and bases damaged by an infestation of carpenter ants. Lattice porch skirting was reinstalled. The original porch roof balustrade depicted in pre-1973 photographs was reproduced and reinstalled in 2001.

**South Façade**

Terrace Hill's south façade looks out over the house's ornamental gardens and the Raccoon River valley. The asymmetrical arrangement of this façade includes an entrance portico set nearly on center, a dramatic stained glass window above the portico, a one-story semicircular bay west of the entrance, and a multi-story canted bay at the southeast corner of the house. The south entrance portico has a flat roof resting on square columns and square pilasters. Crown moldings form the capitals for the columns and dentils and small brackets line the porch frieze. Solid wood doors with raised moldings are flanked by narrow, partial sidelights. The false transom includes a semicircular panel above the doors and pointed panels above the sidelights with all three set beneath a multicentered limestone surround. Slender serpentine columns and rope molding surround the south entrance.

A stained glass window located directly above the portico is configured in six parts, three tall lower sections with three short upper sections, all set beneath a wide flat artificial stone arch. Detailing on the arch matches that of other artificial stone arches on the house. It is likely that the stained glass window was not original but installed in ca. 1885 by F.M. Hubbell. Physical evidence confirms the presence of earlier window sash and the stained glass, a major feature of the house now, is not mentioned in the extensive newspaper article written when the house's construction was completed in 1868.

The semicircular bay west of the entrance has a flat roof with a cornice lined by small brackets with decorative pendants. Two widely spaced flat arched, two-over-four (upper sash shorter than lower sash) double-hung windows are located in the curved bay which served as the family's dining area within the dining room. The multicentered arched window above the west bay originally had a pair of round arched double-hung windows but was retrofitted at an unknown date with French doors and a single-light transom. Similar to the other windows on the south facade is a narrower window on the second floor between the double windows above the west bay and the stained glass tripartite window.

East of the portico, closely spaced flat and semicircular arched openings line the walls of the main house and the canted bay at the southeast corner. Each of the windows has artificial stone window surrounds, bracketed sills, and rope molding in place of brick molding. The east corner of the south façade has beveled artificial stone quoins while the west corner has no quoins. A chimney extends from the basement through the second floor immediately west of the canted bay. A wide cornice lined with raised

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molding patterns, dentils and paired brackets matching that of the balance of the house separates the second and third floors. The third floor mansard roof contains three dormers along the south façade with none located in the canted bay section. Each dormer opening has a pair of narrow round arched double-hung windows inset beneath a heavily molded round hood that matches those found on the other façades. The mansard roof surface on this façade was included in the restoration completed in 2001 and matches the slate pattern elsewhere on the house.

The south façade also contains two service entrances to the basement level. Primary access is made via a set of stairs located immediately west of the central portico steps with the entrance itself located beneath the steps. A second entrance is located beneath the east canted bay where a deep window well and door are located. Non original pipe handrails have been installed for both service entrances with a simple wrought iron railing serving as a safety barrier around the east window well and basement steps.

**West Façade**

Terrace Hill's west façade faces a parking area paved with asphaltic pavers, the garage installed in 2000-2001 and the carriage house. This façade has a recessed center section with a projecting canted bay to the north. The windows and entrances in the recessed center section have been altered on several occasions. The first, during the period that Grover Hubbell's family occupied the house, saw the addition of an attached brick garage. This was removed during the mid-1970s when rehabilitation of the building established the private entrance for the governor's family here. A pair of narrow one-over-two double-hung windows was reinstalled beneath the window surround and the brick wall that had been modified with an entrance door into the garage was bricked up. A matching window group that opened into the butler's pantry was modified in order to establish a private entrance for the governor's family. The new opening and a small porch were modeled after the house's south entrance with the entrance door and sidelights set beneath an artificial stone hood mold. The entrance door now opens into an elevator lobby and stairwell. The new entrance porch is situated in the right ell of the center section of the west façade. It has a flat roof resting on square columns that match those of the south portico. Crown moldings set off the columns with dentils lining the frieze and small brackets situated above the columns. Slender serpentine columns and rope molding surround the entrance.

The fenestration of the west side of the house includes a mix of flat, semicircular and multicentered arched windows of varying widths and configurations. In each case, however, the artificial stone or limestone window hood molds match those of the balance of the house. The dormer windows vary the most from other sections of the house and are an indication that the west side of the house was treated as a secondary façade. The dormers in the south section are narrower than the others with tall one-over-one double-hung windows in each. Their surrounds match the scrolled designs found elsewhere in the house on the mansard level. The three dormers in the north and center sections have the standard width found elsewhere on this level but with only one two-over-two double-hung window instead of two one-over-one windows. The west façade has no quoins and one chimney in the south section that extends from the basement through the second floor. A wide cornice lined with raised molding patterns, dentils and paired brackets matching that of the balance of the house separates the second and third floors.

**Interior**

The picturesque, asymmetrical design for Terrace Hill's exterior is reflected in the interior floor plan and finishes. The main house originally provided for utility and service areas on the basement level, family living quarters on the first and second floors, and servants' quarters on the third floor. Terrace Hill's

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floor plan is based on a modified central hall plan with the primary hall oriented north and south with stairs at the rear south end and a secondary hall extending east approximately midway along the hall to form a T.

Terrace Hill's interior displays a rich variety of ornamentation and finishes. Stenciled walls and ceilings, decorative plasterwork, a grand central staircase, elaborate marble fireplaces, an extraordinary stained glass window group, finely crafted wood trim and casework, and a fine collection of original light fixtures form the backdrop for the material culture collection associated with the lives of B.F. Allen and the Hubbell family. Ceiling heights throughout the first floor are approximately 15 feet, on the second floor are 14 feet and on the third floor were 12 feet prior to conversion to the governor's residence. A new floor was added on the third floor with a 3-foot crawl space installed to carry mechanical systems. The third floor now has a height of 9 feet.

Wood floors in the main corridors of the first and second floors are generally oak with walnut, cherry and maple added to create various patterns in specific rooms. Wood trim and doors use various combinations of walnut, butternut, cherry, rose wood, oak and perhaps mahogany. Terrace Hill's interior reflects a blend of original finishes and restorations. Some interior alterations are of an age that they have achieved their own significance. The Hubbells introduced central steam heating in the 1880s. Radiator covers throughout the house have rose marble tops. The house's central air conditioning system was installed in the late 1970s with a new chiller located west of the carriage house. The sprinkler system was completed in 1999-2000 on all four floors. A generator capable of supplying all of the electrical needs of the property was installed in 1999 in advance of Y2K concerns. It is located in a metal structure west of the carriage house.

Terrace Hill served as a single-family dwelling until 1957 and then stood vacant for nearly twenty years. In 1971 the Hubbell family gave the property to the State of Iowa and it was rehabilitated for use as the Iowa governor's residence during the mid-1970s. Space was reserved on the first and second floors for public tours and special events. The third floor is the private quarters for the governor's family.

Floor plans showing the house's current room arrangements are attached. The discussion of rooms that follows identifies rooms by their most commonly used historic room name, followed by their present day name. The discussion of rooms proceeds from the north to south on the first floor as a visitor would encounter them entering the house at the front, and from south to north on the second floor after following the stairs to the upper level.

**First Floor****Tower Vestibule**

Terrace Hill's front doors open into the entrance vestibule located in the north tower. The room is well lighted by double-hung windows. A second set of double doors that open into the main hall have raised moldings in a pattern identical to the front doors with the exception that the upper panels contain an etched glass design. The light fixture is made of painted iron strapping and is of an unknown date. The vestibule's floor is made of oak and walnut with light and dark tongue-and-groove boards laid in an alternating pattern.

**Main Hall-North Hall**

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The main hall is a wide corridor that extends through the center of the house from the entrance vestibule to the grand staircase. Arched openings springing from ornamental brackets divide the main hall's ceiling. The arches create a dramatic visual effect, framing the visitor's view of the grand staircase at the opposite end of the main hall. The arches also delineate rectilinear sections of decorative ceiling plasterwork that include elliptical plaster ceiling medallions and elaborate cornice patterns. A pair of matching bronze and rose enamel light fixtures were originally lighted by gas and electrified in 1924. A canvas covering was installed on the walls above the paneled wainscoting in the 1920s. The covering was removed in the early 1980s as a part of the restoration of the stencils and the walls are now painted plaster with stencil patterns based on the original designs. The wood trim is fabricated using several wood species whose varying colors highlight the ornamental effect of the design. Hinged double doors constructed of walnut with silver plate hardware fill the semicircular arched openings that open into the drawing room, reception room and music room. Single semicircular arched doors open off the main hall into the dining room, former butler's pantry and library. The tongue-and-groove flooring is oak and walnut with light and dark tongue-and-groove boards laid in an alternating pattern. Carpet was installed in the early 1980s to protect the floor. The south end of the main hall, sometimes referred to as the "stair hall," featured four corner closets, each with round arched doors and framing. When originally installed, the closets concealed fire fighting equipment, a one-man lift (northwest corner) and cleaning equipment. Wainscoting continued around the perimeter of this section of the hall with a simple dentiled cornice along the ceiling.

**Library-Reception Room**

When Terrace Hill was built, B.F. Allen used this room as a library. After the Hubbell family acquired the property in 1884 it became known as the reception room because of its frequent use for receiving visitors. It is located off the main hall at the northeast corner of the house. A second semicircular arched opening with hinged double doors connects the reception room to the east hall. The doors are 12 feet high with a thickness of 3¼ inches and a raised molding pattern similar to that of the entrance doors. A salmon-colored marble fireplace and mantel are located between the windows on the east wall. The ornately carved overmantel with mirror is probably mahogany. The ceiling design includes a decorative plaster medallion and a dentiled cornice. Wood trim throughout the room incorporates walnut and butternut for contrasting effect. The window sash and built-in louvered shutters are made of walnut. The alternating light and dark tongue-and-groove oak floorboards are laid perpendicular to the main hall flooring with a geometric pattern at the center of the floor giving it a dramatic effect. The stencil patterns on the walls and ceiling are based on designs investigated prior to restoration in the early 1980s. The light fixture is polished brass and was converted from gas to electricity ca. 1924.

**Drawing Room**

The drawing room is located off the main hall at the northwest corner of the house. Considered the most formal room in the house, its oblong arrangement includes angled walls and windows at the west end. Pocket doors set in a semicircular arched opening connect it to the adjacent music room. An Italian white marble fireplace and mantel are located centrally on the north wall and the rosewood over-mantel mirror measuring 9 feet by 6 feet was part of the original fixtures. The room's original and present furnishings include a matching pier mirror located at the west end of the room. The ceiling design includes a geometric pattern of rope moldings and a simple but massive cornice. Like the reception room, wood trim incorporates walnut and butternut for contrasting effect. The window sash and built-in louvered shutters are made of walnut. The tongue-and-groove floorboards of light oak are laid

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perpendicular to the hall flooring. A striking feature of the drawing room is the crystal chandelier installed soon after Terrace Hill was purchased by Frederick and Frances Hubbell in 1884. Metalwork on the light fixture is brass and silver plate.

**Music Room**

The music room is located off the main hall adjacent to the drawing room. When Grover Hubbell's family moved into the house in 1924, a garage was added on the west side of the house and the music room became known as the west hall with a corridor leading to the garage and space reserved for an elevator, powder room and storage closet. These changes were reversed when the house was restored for use as a museum and governor's residence in the mid-1970s. A set of pocket doors set in a semicircular arched opening connects the music room to the drawing room with a pair of hinged doors opening onto the main hall. The room does not include a fireplace, and the plaster ceiling cornice is more modest than the adjacent hall and drawing room. The cut-glass chandelier is a period fixture installed in the house when the music room was restored in the mid-1970s. The tongue-and-groove floorboards are of oak and are laid perpendicular to the hall flooring.

**East Hall**

The east hall is a wide corridor that extends from the east tower entrance to the main hall in front of the grand staircase. An arched opening matching similar arches along the main hall is located at the west end of the east hall where it joins the main hall. The bronze light fixture has a rose colored globe and matches the two fixtures in the main hall. It was lighted by gas originally and electrified in 1924. Wall and ceiling treatments are similar to the main hall with canvas-covered plaster above the paneled wainscoting. The wood trim is fabricated using several species whose varying colors highlight the ornamental effect of the design. Hinged double doors fill the semicircular arched openings into the reception room on the north side and the library on the south. A single semicircular arched door opens into the living room. The tongue-and-groove flooring matches the main hall flooring and is made of black and white walnut laid in an alternating pattern. Carpet was installed in the early 1980s to protect the floor.

**Billiards Room-Library**

The current library served as the billiards room when the Allens built the house. F.M. Hubbell moved the library to this space and had the walnut bookcases installed along the east and west walls in what appears to be two separate remodelings. Both sets of bookcases have a height of approximately 4 feet with denticulated cornice moldings and matching divided light doors but the bookcases along the west wall are six inches deeper than those on the east wall. Oral tradition and historic photos indicate that the west bookcases are newer than those on the east wall by a number of years. Located along the south side of the house, the library has a pair of tall shuttered windows that look out over the river valley. Hinged double doors fill a semicircular arched opening that connects to the east hall and pocket doors set in a similar opening connect to the living room. A single semicircular arched door opens onto the rear section of the main hall immediately in front of the grand staircase. The tongue-and-groove flooring differs from the main hall flooring with only light colored oak boards laid parallel to the main hall. The

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bronze and brass light fixture in this room contains a pierce-work pattern on the center globe with glass jewels inserted around the center frame.

**Sitting Room-Living Room**

The current living room was referred to as the sitting room when the house was built. The room is located in the southeast corner of the house. Its oblong arrangement includes angled walls and windows at the south end similar in plan to that of the drawing room. The bay windows have views of the river valley, gardens and pool area to the south and southeast. Pocket doors set in a semicircular arched opening connect it to the adjacent billiards room-library. An Italian white marble fireplace and mantel are located between the windows on the east wall. A grape leaf motif decorates what was described as a "statuary marble mantle" by newspaper accounts written when completion of the house was celebrated in January 1869. The 9-foot by 6-foot mantle mirror was likely an original fixture. The doors and wood trim are constructed of walnut and butternut. Simple plaster cornices line the ceiling edges. The bronze and brass light fixture in this room contains a pierce-work pattern similar to that found in the billiards room-library.

**Grand Staircase**

The grand staircase is located at the south end of the main hall in an area sometimes referred to as the stair hall. The staircase is located in the center of the 16-foot wide hall and is built in two flights. The first rises to a height of approximately 10 feet where a wide landing extends along the full width of the hallway. Separate return flights continue to ascend to the second floor along the outer walls. The staircase has an elaborate balustrade fabricated of rosewood, walnut and oak. Carved urn-shaped oak balusters are closely spaced along the balustrade with walnut lower and upper rails and a rosewood toprail piece. Oral tradition suggests that the oak was imported from France when the house was built.<sup>6</sup> The newel post lights match the hall fixtures with rose colored enameled globes and a bronze finish. They were converted from gas in 1924 when the balance of the light fixtures were electrified. The outer walls are lined with paneled wainscoting that matches that of the first floor hall walls. The house's dramatic stained glass window is located at the head of the grand staircase. Its six panels fill a 9-foot by 11-foot opening and feature a floral pattern. The window was reported to have been installed in 1884 when Frederick M. Hubbell acquired the house and completed several major remodeling projects.

**Dining Room**

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<sup>6</sup> "Terrace Hill, Des Moines, Iowa." [1976] six-page room guide sheet. (copy located in Terrace Hill vertical file of State Historical Society Library, Des Moines, Iowa), 3.

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The dining room is located in the southwest corner of the house and contains a semicircular bay along the south wall that is traditionally used as a family dining area. The oak tongue-and-groove flooring in the bay area is set off by Greek key design of contrasting maple, walnut and cherry flooring strips. The key design continues around the perimeter of the main room's oak field. The Lisbon marble fireplace has a 9-foot by 6-foot mantle mirror that was likely installed by Grover Hubbell in the 1920s according to written dates found behind the mirror. Work completed earlier by Frederick Hubbell included installation of white oak wainscoting with vertical panels and a grape leaf motif along the rail and the built-in white oak breakfront on the north wall. The walls and ceilings are stenciled in a design that likely dates from 1913. The ceiling fixture in the dining room was previously located in the music room and moved to the dining room in the 1920s when the music room was remodeled.

**Butler's Pantry-West Entrance Vestibule**

The original butler's pantry was located to the north of the dining room and adjoined it through a single, semi-circular arched entrance. It also had entrances onto the main hall with the servants' stairs located in the northeast corner. In addition to storage cabinets and serving counters, it originally contained a dumbwaiter for moving food from the kitchen on the lower level to the first floor. When the house became the governor's residence in the mid-1970s, this space was adapted to serve as the private entrance vestibule for the first family. All cabinets were removed and an elevator serving the basement, first, second and third floors installed. This entrance also serves as the building's handicapped accessible entrance with a wide replacement door opening onto a small entry porch and a concrete ramp leading to the parking area.

**Second Floor****Upper Hall**

The upper hall extends through the center of the second floor from the north tower to the grand staircase. An arched opening springing from ornamental plaster brackets marks the top of the stairs and forms a rectilinear section of decorative ceiling plasterwork. Decorative stencil patterns are consistent with designs unearthed in the building's rehabilitation in the mid-1970s. A bronze light fixture, originally lighted by gas and electrified in 1924, lights the stairs area. The wood trim matches that of the first floor with the varying colors highlighting the ornamental effect of the design. Semicircular arched doors constructed of walnut and butternut open into the various bedchambers and passages off the upper hall. The laundry chute is contained behind the narrow angled corner door opposite the stairs. The upper hall's tongue-and-groove oak flooring is covered by carpeting installed in the early 1980s. Oak flooring in the other second floor rooms is a mixture of original and replacement sections. White pine and fir floors with a painted finish were originally used with oak added over time.

**Master Bedroom-Southeast Bedroom-Spouse's Office**

The bedroom suite located in the southeast corner of the second floor consists of an outer room off the upper hall, a large oblong bed chamber, a dressing room and a bathroom. These rooms look out over the river valley, the pool area and downtown Des Moines to the east. These rooms have served various purposes through the years including a nursery and family sitting room for the original occupants.

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Today, the outer room is used as an office for the secretary of the first lady. A hall and stairway provides access directly from the third floor quarters of the first family to the former bed chamber that now serves as the first lady's office. The stairway was added by removing a bathroom that served the front bedroom and lowering the ceiling of the bathroom located to the east of it. The connecting hallway and adjacent closets are original. A white marble fireplace is located along the east wall of the first lady's office with three tall double-hung windows set in the south bay. Ceiling height extends to 14 feet with a plaster crown molding around the perimeter of the ceiling. Floors are tongue-and-groove oak installed at an unknown date.

**Northeast Bedroom, Dressing Room and Bathroom**

The bedroom suite located in the northeast corner of the second floor consists of a large square bed chamber, a dressing room and bathroom. These rooms look out over Grand Avenue and the front entrance drive. It is outfitted with a statuary white marble fireplace and a simple plaster molding with a decorative medallion in the center lines the ceiling edge. Floors are tongue-and-groove oak installed at an unknown date, and the wood trim matches that of the upper hall. A square dressing room connects through to the first lady's office. The bathroom contains modern fixtures and finishes. Since the house has served as the first family's residence, this bedroom has been included as part of public tours of the building.

**Sewing Room-Conference Room**

The tower room on the second floor originally served as a sewing room. It opens onto the upper hall with a connecting door into a small sitting room and the northwest bedroom. Today the room serves as a conference room. Wood trim and flooring match the balance of the second floor.

**Northwest Bedroom and Sitting Room-Governor's Office**

The northwest bedroom looks out over Grand Avenue and the front entrance drive. It is reached by a narrow hallway. Since the house was established as the governor's residence, this bedroom has been outfitted to serve as the governor's office. The room has a white marble fireplace on the north wall and simple plaster moldings line the ceiling. Three tall double-hung windows are set in the west bay. The floor is oak beneath carpet and the wood trim matches that of the upper hall. There is also a closet accessed from the long narrow hallway which is unaltered, a closet/dressing room off of the bedroom which contained cabinets, and a closet connected to the tower room. The wall between the two back-to-back closets was removed so that the tower conference room could be accessed from the governor's office.

**Governor's Secretary's Office**

The space immediately south of the governor's office was rehabilitated in the mid-1970s. It includes a half-bath, storage closets and an office for the governor's secretary. The office also serves as a lobby for the passenger elevator on this level. Prior to 1971, this area was divided into two rooms; one contained a large storage space and the second contained a private bathroom and dressing room for the northwest bedroom.

**Southwest Bedroom and Bathroom**



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The southwest bedroom looks out over the river valley, the south garden, and the carriage house. It is accessed by a door which opens onto the landing for the servant's stair and then through another door to the main hall. The room is outfitted with an Italian marble fireplace and the ceiling is lined by a simple ceiling molding. The floors are oak installed at an unknown date and the wood trim matches that of the upper hall. The bathroom was included in the original building design but its fixtures are not original. They include a mix of new reproduction fixtures (tub and toilet) and a period piece (lavatory), all installed in the mid-1970s. There is a dressing room located to the north between the bedroom and the elevator.

**Third Floor**

The third floor originally housed residential quarters for Terrace Hill's household servants. In the early 1870s when the Allens resided here, there were eight live-in servants. When the staff was cut back in later years and a separate residence (non-extant) was provided for Terrace Hill's caretaker, the third floor fell into disuse. Prior to Terrace Hill being converted to the official residence for the family of Iowa's governor in 1976, the third floor held two bathrooms, a wide hall way that extended from north to south through the center, six bed chambers, a living room and a sitting room. Access to this level was through the elevator (non-extant) installed in 1924 or the stairwell located in the southwest corner of the house that connected to the butler's pantry on the first floor and kitchen in the basement.

Architects William Wagner, FAIA and Lawrence Ericsson, AIA of Wagner, Marquart, Wetherall & Ericsson of Des Moines prepared the rehabilitation plan for Terrace Hill. The plan provided for four bedrooms, four bathrooms and one half-bath, a spacious living room, formal dining room, kitchen, laundry room and storage closets. The north tower contains the staircase to the fourth floor observation room. The stairway has a walnut banister and wraps around the exterior tower walls as it climbs. Access to the unfinished top floor of the tower is by ladder. A built-in window seat is located around the perimeter of the top level. The governor's quarters are connected to the lower levels by the elevator installed in the mid-1970s and by two sets of stairs, the original servant's stairs in the southwest corner of the house and a new stairway between the third floor foyer and the upper hall on the second floor. The new stairs were added to meet building code requirements for residential use of the third floor. Circular stairs located on the east porch were installed for egress in the mid-1970s and removed in 2000 after the house was equipped with sprinklers on all levels. Modern finishes have been installed throughout the third floor including gypsum board walls and wallpaper, wood crown moldings around the ceilings, carpet in the living room and bedrooms, oak parquet in the foyer, dining room, and halls, and clay tile in the kitchen. A chandelier from the former governor's residence at 2900 Grand Avenue is installed in the dining room. All wood trim and cabinets are a mix of cherry and walnut.

**Basement**

The basement level extends beneath the entire house with perimeter walls constructed of brick and dressed limestone. The dressed stone may have been imported from quarries in Madison County located south of Des Moines, a known source of construction stone for other late nineteenth century buildings. The foundation stones measure 12 inches by 32 to 50 inches with a brush hammered pattern in the center and a flat finish along the outer edge. Exterior service entrances are located along the south side with the principal entrance beneath the center portico into the receiving area and at the southwest corner of the house. A second entrance at the southeast corner is used infrequently now but when Grover Hubbell had the swimming pool installed in the 1920s, this entrance accessed the ladies changing room. Foundation window openings contain either two-over-four double-hung windows or fixed six-light sash set in brick

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window wells. They are located along the north, south and west facades. An arched brick tunnel approximately 5 feet tall and 3 feet wide connects the basement to the carriage house. It housed steam pipes that were connected to the boiler that was located adjacent the carriage house and now contains a variety of mechanical systems.

The servant's stairs located in the southwest corner of the house originally accessed the basement level. A dumbwaiter extended to the attic, providing a lift for food and other materials moved from the basement to the upper levels. The basement also originally housed a laundry, drying and airing rooms, storerooms, the kitchen and the servants' dining hall.

Today, Terrace Hill's service areas are also contained in the basement level. When the house was rehabilitated as a residence for Iowa's first family, most of these areas were modernized to house facilities associated with the building's new use. Work on the basement was completed in 1980-1981. The elevator was extended to this level with an access corridor provided to the public lobby and men's and women's restrooms. A commercial kitchen, laundry, receiving area, storage areas and pantry were equipped for use in hosting public functions. Room for housing security for the property was provided as well as space for a staff lounge. The original vault located beneath the north tower was retained for storage. New mechanical equipment was housed in a series of rooms including space for a central transformer unit and pump. Modern finishes have been installed throughout the basement level including a concrete floor, gypsum board walls, acoustic ceiling tile, and a combination of carpet and floor tile.

The only historic feature of the basement to survive besides the vault is a system of brick ventilation ducts beneath the concrete floor. When the house was originally constructed this system of ducts was buried approximately a foot below grade. A system of oak floor joists (2 inches by 8 inches) was set directly on the ground with pine or fir flooring boards on top. This floor system was removed when the concrete floors were installed prior to 1980 but the brick ventilation ducts remain extant. Their specific purpose has not been established.

### **Carriage House and Ice House Complex**

The brick carriage house and ice house complex is located on a rise along the west edge of the site. Although substantial portions of the buildings date from the original construction of the house, they received a major roof alteration prior to 1901 that gave them their present appearance. They currently contain a visitor's center, gift shop and administrative offices for Terrace Hill. Immediately west of the carriage house and ice house complex, the site slopes steeply to Forest Drive. A short service drive and small employee parking area are located south of the carriage house where the basement level is exposed. The carriage house's original access drive has been replaced with a wide brick walk. The carriage house approach on the east side has been converted into a brick paved plaza with concrete borders, bench seating and ornamental plantings.

The carriage house and ice house have an irregular L-shaped plan that can be roughly divided into five sections: (1) the main two-story carriage house with basement located at the southeast corner, (2) a one-story connecting shed in the middle, (3) a one-story section with basement along the west side originally used as the carpenter shop, (4) a one-story section at the north end originally used as the ice house, and (5) a small one-story addition placed at the basement level used for storage. All walls are constructed of brick with stone quoining found on the corners of sections (1) and (4) facing the main house. Artificial stone is used for semicircular window surrounds and sills on the north and west sides of the main floor

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windows of sections (1) and (2). Second floor window openings in these sections have artificial stone sills and either round or multicentered brick arches. Section (4), the former ice house, has flat brick arches for the windows and a semicircular brick arch for the east entrance door. Sections (1), (2), and (4) were built when the house was constructed in 1867-1868 and sections (3) and (5) were constructed at an unknown date.

Historic photos show that when they were originally constructed, the carriage house and ice house complex had a mansard roof with slate shingles matching those of the main house. This roof pattern was retained until sometime prior to 1901 when the earliest Sanborn Map of the site depicts the complex without a mansard roof. The only extant photo of the carriage house with its mansard roof configuration dates to the 1890s. A physical inspection of the building shows a change of brick where the former cornice line of the mansard roof was located. The carriage house and ice house is currently configured with a complex roof plan. Section (1) has a wood-shingled hipped roof with four large gable wall dormers centered on each side. The wall gables on the east and north sides project slightly. At the peak is a tall pyramidal roofed cupola with a metal roof and a pointed metal finial. The cupola contains round-arched louvered openings on all four sides. Sections (2) and (3) have a combination wood shingled hipped roof and flat roof covered in a synthetic rubber membrane. The former ice house has a steep wood shingled pyramidal roof with a cupola containing round arched louvered openings on all four sides. The cupola's pyramidal roof is copper-clad and its slopes have a bell-cast shape. Section (5) has a low-pitched shed roof. The wood shingle roofing was installed in 1999.

When the mansard roof was replaced with the hipped roof and gable wall dormers the brick wall height was raised several feet. Other changes were made to the exterior when the carriage house and ice house complex were adapted for use as a visitor's center in the mid-1980s and again in 1999. They include installation of a replacement overhead door on the basement level of the south side of section (3); the addition of wood fire escape stairs over the roof of section (3) on the west side; installation of double passage doors in place of the carriage doors at the visitor's entrance on the north side of (1); and the installation of paneled walls and double passage doors along the east side of (2). Work currently planned for the visitor's center will include new paneled doors along the east side of (2) that more closely match the original sliding doors. The new doors will have diagonal tongue-and-groove boards in the recessed panels with glass upper lights in the passage doors.

Two metal structures related to the provision of electrical service and air conditioning are located immediately west of the section (2) in an area of the site that is planted with dense trees and shrubs for screening. The air conditioning condenser is located here as well as a freestanding metal building that contains the emergency generator and diesel fuel storage tank installed in 1999. This building is a non-contributing resource.

The best identification of the original interior floor plan of the carriage house and ice house complex is contained in an undated plan prepared for "F.M. Hubbell's Barn." The uses depicted make it likely that the plan dates from the 1890s or earlier when the mansard roof design was in place. The first floor of the carriage house (1) contains a large carriage room, harness room, storage room, wash room and living quarters (bedroom, parlor and kitchen). The basement held stables for horses and cows as well as a large room labeled "cellar," a storeroom and a tool room. The second floor of the carriage house was depicted as a single room and labeled "hay mow." Section (2) is labeled "shed" and the sliding doors shown in the 1890s photo make it likely this area was used for carriage or wagon storage. Section (3) held the carpenter shop and section (4) held the ice house. The newest portion of the building complex, section (5), was not constructed when the plan was prepared and its original use has not been identified.

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The carriage house and ice house complex was converted to use as a visitor's center and gift shop in 1984-85 with further modifications completed in 1999. Architects for the first phase of the project were Wagner, Marquart, Wetherall & Ericsson of Des Moines with the second round of work completed under the direction of Herbert Lewis Kruse Blunck of Des Moines. The original interior walls were removed in the carriage house and the first floor space reconfigured to contain offices, exhibit display areas, and rest rooms. The basement level of the carriage house contains repair shops and storage for use by the maintenance staff. A new set of stairs connecting all three levels was installed in the southeast corner. Additional offices were created on the second floor. The former shed area in section (2) was converted to a visitor orientation area, kitchen and storage area. A gift shop was installed in the former ice house, section (4). The chiller for the HVAC system is located in section (5).

Modification of the mansard roof level also necessitated the removal of the open-air room located along the south side of the carriage house. Lattice walls and openings formed the walls of this room that was traditionally referred to as the "summer house." It was removed when the plan for F.M. Hubbell's Barn was prepared prior to 1901. Other outbuilding changes included removal of several sheds depicted on the 1901 Sanborn Map that may have been used as poultry houses.

**Garage**

The garage was built into a hillside immediately west of the main house. Constructed in 2000, the fully exposed east façade and the partially exposed sides on the north and south are covered in coursed ashlar Anamosa limestone from quarries in Jones County, Iowa. The five car bays across the front are outlined in dressed Bedford stone. The overhead garage doors have a paneled design with eight panels per door. The overall dimensions of the garage are 53 feet by 24 feet. To visually obscure the garage, the roof has been buried beneath a ground cover planting and the limestone sidewalls planted with herbaceous perennials, climbers, shrubs, and both evergreen and deciduous trees.

**Later History of Property**

After the death of Frederick Hubbell in 1930, Grover Hubbell's family continued to occupy and oversee the maintenance of Terrace Hill. Changes appear to have been limited to minor instances of redecorating and updating of mechanical systems. After Grover Hubbell's death in 1957, no family members chose to occupy Terrace Hill. However, those responsible for managing the Frederick M. Hubbell Estate continued to carry out maintenance measures ranging from repairing and painting windows and trim (1957, 1960, and 1967) to reshingling the carriage house with cedar shingles (1964) to repairing and repainting plaster ceiling cornices on the first and second floors (1965). More extensive work included sandblasting to remove paint from the brick and tuck pointing on all exterior walls (1960), installation of tempered glass storm panels on the exterior of the stained glass window opening (1964), floor and balustrade repairs on each porch (1966), and removal of the custodian's house (1968).<sup>7</sup>

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<sup>7</sup> Schulz, Chester H., "2300 Grand, Major Repairs (Last 20 Years), 1949-1969," 15 April 1970, (contained in "Terrace Hill" vertical file, State Historical Society of Iowa, Des Moines, Iowa).

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During the next decade, the State of Iowa considered purchasing the property and in 1971 the Trustees of the Hubbell Estate agreed to give the house and 8-acre site to the State. Plans were readied for conversion of the house to a public museum and residence for Iowa's governor and family during the early 1970s. Work proceeded under the direction of architects William Wagner, FAIA and Lawrence Ericsson, AIA of Wagner, Marquart, Wetherall & Ericsson of Des Moines.

Rehabilitation work completed on the house included a period restoration of the first and second floors, removal of the attached garage, and installation of modern residential quarters on the third floor for the first family. The work was completed in phases with the governor's quarters finished in 1976, interior restoration work done between 1978 and 1982, and conversion of the carriage house and ice house to a visitor's center in 1984-85. The most recent restoration work completed from 1999 to 2001 was under the direction of Scott Allen, AIA of RDG/Bussard Dikis of Des Moines. It included rebuilding and restoration of the east porch, installation of a new slate roof, replacement of all gutter and flashing materials, improvements and repairs to air conditioning and electrical systems and the installation of a fire sprinkler system. Further rehabilitation of the carriage house, construction of the new garage, and site work was completed under the supervision of Ann Sobiech-Munson, AIA of Herbert Lewis Kruse Blunk of Des Moines.

**Contributing and Non-Contributing Resources**

This NHL nomination for Terrace Hill includes two contributing resources (the house, carriage house and ice house complex) and three non-contributing resources (the garage, the metal building for the emergency generator and fuel storage tank, and the filled in swimming pool structure).

For purposes of this NHL nomination, all structures built during occupancy of the property by the B.F. Allen family and the Frederick M. Hubbell family (1866 through 1930) that retain sufficient integrity, are considered contributing resources. These include the main house, carriage house and ice house complex. The main house poses a high level of integrity and the restoration work completed over the past 25 years is consistent with the building's original design and historic alterations.

After careful consideration, it was determined that the changes made in order to establish a visitor's center and gift shop in the carriage house and ice house complex sufficiently complied with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* to make the complex a contributing resource. Current planning and design efforts for the carriage house and ice house complex seek to provide even greater attention to such details as paint color and finish materials.

Consideration was given to the fact that historic archeological work completed in 1978 and 1981 at Terrace Hill has added significantly to the understanding of the evolution of the property. Remaining portions of the 8-acre site are likely to yield additional information about the development of the house and non-extant landscape features during the period of significance.

Because the garage was not built until 2000, it is considered a non-contributing resource, as well as the metal building for the emergency generator and fuel storage. Even though the swimming pool was constructed during the period of significance, because it no longer functions or has integrity as a swimming pool, it is considered non-contributing.

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**8. STATEMENT OF SIGNIFICANCE**

Certifying official has considered the significance of this property in relation to other properties:  
Nationally: X Statewide:    Locally:   

Applicable National Register Criteria:           A    B    C X D   

Criteria Considerations (Exceptions):           A    B    C    D    E    F    G   

NHL Criteria: Criterion       4

NHL Theme(s):               III.    Expressing Cultural Values  
  5. architecture, landscape architecture and urban design

Areas of Significance:       Architecture

Period(s) of Significance:   1866-1930

Significant Dates:           1868, 1884, 1924

Significant Person(s):

Cultural Affiliation:

Architect/Builder:           William W. Boyington, architect; J. T. Elletson, landscape architect; Jacob Weidenmann, landscape architect

Historic Contexts:           XVI. Architecture  
  Late Victorian  
  Second Empire

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**State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.****Architectural Significance of Terrace Hill**

Terrace Hill is an exceptional surviving example of the French Second Empire Style. Designed by one of Chicago's most important nineteenth century architects, William W. Boyington, Terrace Hill stood out as an immense undertaking in both scale and finish when it was constructed between 1866 and 1868. It is one of three important surviving residential Second Empire designs Boyington completed outside of Chicago during this period. Sometimes referred to as the "Prairie Palace of the West," Terrace Hill was a fitting monument to the careers of its builder, Benjamin F. Allen, and its subsequent owner, Frederick M. Hubbell, both of whom made their fortunes in banking, insurance and real estate. The period of significance extends from the beginning of its construction in 1866 until the death of Frederick M. Hubbell in 1930. Since 1976, the house has served as the residence for Iowa's governor and a historic house museum. Today, Terrace Hill represents a pure, minimally altered, Second Empire building constructed for domestic use at the height of the style in the United States.

**Overview of the Second Empire Style**

The Second Empire or Mansard Style of architecture defines the reign of Napoleon III (1852-1870) of France. It takes its name from a leading architect, N.F. Mansart. During this period Paris was transformed by the introduction of this opulent style for dozens of monumental buildings, among the most noteworthy, the New Louvre built in 1852-1857. Its massive mansard roof became a defining characteristic of the style.

Unlike other nineteenth century architectural styles that were more consciously revivals of previous eras such as the Greek, Gothic or Renaissance styles, the Second Empire was considered a "modern style." In urban settings, the practical aspect of its chief feature, the mansard roof, allowed the enlargement of confined attics into habitable spaces with a resulting verticality for many of the designs.

The style spread first to England following the Paris Exhibitions of 1852 and 1867. The first major examples of Second Empire public buildings in the United States came on the eve of the Civil War: the Corcoran Gallery (1859) in Washington, D.C (NHL, 1992) followed shortly by the Main Hall (1860) of Vassar College near Poughkeepsie, New York (NHL, 1986). Both were designed by the American architect James Renwick.

The Second Empire Style's popularity for public buildings reached its peak a decade later during the presidency of President Ulysses S. Grant (1869-1877). So frequent was its use for governmental buildings during the Grant administration that it was sometimes called the "General Grant Style," a misnomer according to Marcus Whiffen since this fails to acknowledge the style's international origins.<sup>8</sup> Both City Hall in Boston (1862-1865) by Gridley Bryant and Arthur Gilman and City Hall in Philadelphia (1871-1881) by John McArthur, Jr. (NHL, 1976) demonstrate the robust use of French Renaissance ornamentation in creating monuments to public purpose. City Hall in Philadelphia was the largest building erected in the Second Empire Style. Gilman later consulted on many of the federal

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<sup>8</sup> Marcus Whiffen, *American Architecture Since 1780*. (Cambridge, Massachusetts: The MIT Press, 1969), 103.

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buildings built during the Grant administration, including the State, War and Navy Building (1871-1875) (NHL, 1971), now the Executive Office Building. Another important surviving example of the Second Empire is the U.S. Customhouse and Post Office in St. Louis (1873-1884) designed by Alfred B. Mullett (NHL, 1970). When national economic depression during the decade of the 1870s replaced the boom period following the war, extravagant Second Empire designs fell out of fashion for public buildings.

Its use for commercial buildings in the United States was interrupted by the Civil War. Construction of the Continental Life Insurance Company Building (1862) in New York City designed by Griffith Thomas was the first example of a commercial building in the Second Empire Style. Examples of mansard roofed commercial blocks and opera houses soon found their way to main streets throughout the nation.

Use of the Second Empire Style for domestic architecture became stylish by the mid-1850s with examples built into the 1880s in various parts of the country. In addition to the traditional mansard roof, typical Second Empire residences used dormer windows with elaborate and varied surrounds, stone ornamentation for door and window openings in masonry buildings, multi-colored slate shingles, elaborate bracketed cornices, and iron cresting. Frequently, multi-storied mansard roofed towers, rambling verandas, porticos, balconies and bay windows were used to create picturesque and flamboyant house designs. In the eclectic spirit of the day, some designers and builders adapted the mansard roof to existing buildings or blended features of the Second Empire with Italianate or Gothic Revival styles.

### **Overview of William Warren Boyington**

When Benjamin F. Allen engaged an architect to design a house for his family in Des Moines, Iowa, he turned to one of the most noted architects in Chicago, William Warren Boyington (1818-1898). Boyington was born on July 22, 1818 in Massachusetts and began his work in the building trades as a carpenter and contractor. He studied architecture while residing in New York State and eventually served in the state legislature chairing its Committee on Public Buildings. Heading west in the middle of the nineteenth century, Boyington settled in Chicago in 1853 becoming one of the city's first architects. His prolific career spanned the pre and post-Chicago Fire years with dozens of significant projects throughout Illinois and surrounding states credited to him and his firm.

Upon arriving in Chicago, Boyington joined E. Townsend Mix in a partnership that lasted until Mix moved to Milwaukee in 1856. That same year work was completed on Terrace Row (not-extant) along Michigan Avenue south of Van Buren Street. This row of eleven contiguous four-story townhouses, each clad in Athens marble, faced onto Lake Michigan and was considered an innovation in residential living in Chicago at the time. The design was an example of the Renaissance Revival Style.

During the next forty years Boyington experimented with the range of architectural styles that became fashionable during the second half of the nineteenth century. Among his most notable buildings were a group designed in the castellated Gothic Revival Style. Construction on one of his earliest commissions, the University of Chicago's first building (not-extant) at Cottage Grove Avenue and 34<sup>th</sup> Street, commenced in 1857 and employed this distinctive style. In 1858 work began on an even more important Boyington commission, the Illinois State Penitentiary (extant) at Joliet. Like the University of Chicago building, the prison employed a castellated Gothic Revival form and was built of Joliet limestone. Built to accommodate 1,000 prisoners, the penitentiary was completed in 1860. Boyington's design set the tone for subsequent additions to this significant example of penal architecture.



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Despite the onset of war, the 1860s saw Boyington absorbed in work on a series of public buildings, hotels, commercial buildings, railroad stations, and churches in Chicago. Among his public buildings, three survived the fire of 1871. The Rosehill Cemetery Entrance Gate (extant) at 5800 N. Ravenswood Avenue was completed in 1864 employing the castellated Gothic Revival Style. The second public building to survive the fire is the Soldiers' Home (extant) at 739 E. 35<sup>th</sup> Street. Boyington designed the first section of this building in 1866 in the Italianate Style. It served as a hospital for convalescent Civil War soldiers and later for war veterans.

Another example of the castellated Gothic Revival style and perhaps Chicago's most notable surviving nineteenth century landmark, is the old Chicago Water Tower and Pumping Station (extant) at Chicago and Michigan avenues that was completed in 1869, the same year that Terrace Hill was finished. Constructed of Joliet limestone, the Water Tower and Pumping Station were part of the Chicago Water Works facility that served the northern part of the city. The tower originally concealed a 138-foot high standpipe that was used to equalize pressure of water being pumped.

The marble-clad Sherman House (not extant) at Clark and Randolph streets was among the hotels Boyington designed during the 1860s. Completed in 1861, the six-story, quarter-block hotel designed in the Renaissance Revival Style accommodated 300 guests. It was destroyed ten years later in the Chicago Fire. Another of Boyington's prodigious hotel designs during this decade was for the first Grand Pacific Hotel along the east side of LaSalle Street near Madison Street. Designed shortly after Terrace Hill was completed, this seven-story hotel building was rendered in the Second Empire Style.

In writing about Boyington's projects, architect John Garrett Thorpe, AIA described the Grand Pacific noting that "Boyington in a daring display of prodigality brought together Doric, Ionic and Corinthian columns, balconies, domes, pavilions, a forest of chimneys, and caryatids to compose an opulent building which had not one but four grand entrances."<sup>9</sup> The building was nearly finished when the Chicago Fire destroyed it in October 1871. Boyington completed designs for and superintended construction of the third Sherman House and second Grand Pacific Hotel after the fire in 1872-1873. All of Boyington's other commercial buildings, including Crosby's Opera House completed in 1865, were destroyed by the fire as well.

One of Boyington's more significant Chicago works during the decade of the 1860s was his design for the first LaSalle Street Station at LaSalle and Van Buren streets. It was completed in 1867 just as Terrace Hill was getting underway and like B.F. Allen's Iowa residence, the railroad station was rendered in the Second Empire Style. Its symmetrical arrangement of dormered mansard roof towers, arched window openings, and bracketed cornices made it an eclectic blend of Italianate and Second Empire elements. The station was constructed of Boyington's favored medium for public buildings during this period - Joliet limestone. It was rebuilt in 1873 following the fire in an almost exact duplicate of Boyington's first design. The second LaSalle Street Station was razed in 1903.

Boyington also completed designs for seven Chicago churches during the decade of the 1860s. They included St. Paul's Universalist Church, First Presbyterian Church, Wabash Avenue Methodist Church,

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<sup>9</sup> John Garrett Thorpe, AIA, "A Preliminary Survey: The Architectural Work of W.W. Boyington," 6 June 1994, 7. (unpublished paper on record with the Hegeler Carus Foundation, LaSalle, Illinois; note: the Hegeler Carus House was designed by W.W. Boyington).

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First Baptist Church, North Presbyterian Church, Ada Street Methodist Church and Second Baptist Church.<sup>10</sup> All were destroyed in the 1871 fire.

In the decades leading up to the Chicago Fire of 1871, Boyington was credited with designing a phenomenal number of buildings in Chicago, their value exceeding \$20 million. His principal architectural rivals in the city were John Mills Van Osdel, the city's first professional architect and author of the city's first comprehensive building code as well as Edward Burling and Otis Wheelock. Architect John W. Root is quoted as having described Boyington as the "Burnham of the sixties and early seventies."<sup>11</sup>

As Boyington's firm completed work on Chicago commissions in the 1850s and 1860s, the relative rarity of architects in the central part of the country meant his skills soon found a regional market. An early example was the Vermont Street Baptist Church (not extant) at 641 Vermont Street in Quincy, Illinois in 1857. Other church designs were completed in Iowa, Indiana, Michigan, Ohio, Pennsylvania and Wisconsin during and following the Civil War. Among these commissions was Central Presbyterian Church (not extant) located at Eighth and High streets in Des Moines. It was completed between 1866 and 1869 with B.F. Allen serving as chairman of the church building committee. The sanctuary of this building seated 900, making it for a time the largest hall in the state of Iowa.<sup>12</sup>

Boyington completed several other Des Moines buildings. The Register Building (not extant) on Fourth Street, the Arsenal Building, and the Second Ward School (not extant) on Tenth Street between Mulberry and Cherry Streets are all credited to him. The Second Ward School, a three-story brick structure built for a cost of \$80,000, was apparently under construction about the same time Terrace Hill was being completed.<sup>13</sup>

In the years following the Chicago Fire of 1871, Boyington spent considerable energy rebuilding and redesigning buildings damaged in the fire. An important public building commission for Boyington in the post-fire period was the Inter-State Industrial Exposition Building/Grant Park Exposition Building (not extant) completed in 1873 along Michigan Avenue between Adams and Jackson streets. The Inter-State Industrial Exposition was held to celebrate the recovery from the Chicago Fire of 1871 and opened in September 1873. Boyington's Exposition Building was razed in 1892 to construct the building that now houses the south half of the Art Institute of Chicago. Twenty years later, Boyington prepared the design for the Illinois Building at the Columbian Exposition in 1893. One of fifteen main buildings at the Columbian Exposition, Boyington's design featured a 200-foot high dome, extended to a maximum length of 450 feet and its structure and exhibits cost \$800,000. Its design proved less than successful and its lack of appointments for exposition goers made it generally unpopular.

Boyington designed several important hotels outside of Chicago during the 1870s and 1880s as well. They included the Newall Hotel in Milwaukee, the Windsor Hotel in Denver and the Windsor Hotel in

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<sup>10</sup> Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects* (Los Angeles: New Age Publishing Company, 1956), 71.

<sup>11</sup> Todd Volker and John Thorpe, "National Register of Historic Places Nomination for Hegeler-Carus Mansion, 1307 Seventh Street, LaSalle, Illinois," 5 May 1995.

<sup>12</sup> Personal e-mail, 14 August 2001, Central Presbyterian Church, Des Moines, Iowa to Marlys A. Svendsen.

<sup>13</sup> Goettsch and Weinberg, *Terrace Hill*, 16.

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Montreal, Canada, an opulent Second Empire structure completed in 1878. The Newall Hotel is most noted for the conflagration that destroyed it in 1883 taking 71 lives. Other non-Chicago commissions during this period included the Gothic Revival style First Baptist Church on Ninth and Wacouta streets in St. Paul, Minnesota, completed in 1874.

It is not surprising that Boyington also used the Second Empire style when designing residential buildings during this period. Terrace Hill completed between 1866 and 1868 is one of three important surviving residential Second Empire designs he completed outside of Chicago during this period. The others are the General Grenville M. Dodge House in Council Bluffs, Iowa in 1869 (NHL, 1961) and the Hegeler-Carus House in LaSalle, Illinois in 1874.

Like Terrace Hill, the Dodge House is sited on a high terraced lot overlooking a river valley, in this case the Missouri River. Its fourteen rooms are contained on three levels. The house's mansard roof is more modest in scale than the design for B.F. Allen's house but its slate shingle treatment and massive dormers are reminiscent of Boyington's design for Terrace Hill. Dodge likely became aware of Boyington through contact with B.F. Allen. Both men were involved with important railroad construction projects during this period.

The Hegeler-Carus House features many of the same Second Empire Style elements as Terrace Hill and the Dodge House. Built in 1874, the house incorporates a mansard roof with elaborate dormer surrounds similar to that of Terrace Hill completed five years earlier. Projecting bays and wall sections, decorative brackets and an imposing four-story tower set off the house. A horseshoe-shaped staircase rises a full story to the front entrance and connects to a wrap-around porch. The interior stencils and parquet floor patterns were the work of August Fiedler, a noted Chicago designer and furniture maker.

During the late 1870s and again in the 1880s, Boyington was sought out to complete the work of another architect for a major government project. The letters exchanged between President Rutherford B. Hayes and William Henry Smith in 1878 document an instance involving construction of the U.S. Post Office and Custom House in Chicago. The project was apparently the subject of considerable controversy with accusations of construction contract mismanagement and fraud. President Hayes appealed to Smith in several instances to advise him regarding Boyington's interest in the job and his capacity to serve as supervising architect. On October 30, 1878, Smith wrote the following to President Hayes:

"W. W. Boyington is undoubtedly one of the most competent architects this country has ever produced. He is both able and honest, and his appointment would reflect credit upon your Administration. If done at once much wrong may be averted, and the Treasury Department relieved of one standing disgrace - a disgrace I am assured by Members of Congress they intend to reach in December if something is not done before."<sup>14</sup>

When President Hayes inquired two weeks later as to Boyington's motivation for accepting the appointment Smith responded by writing:

"I believe Mr. Boyington to be in good circumstances, and that he wants the supervising architect's position merely for the reputation. There is not the least doubt that if appointed he will do honor to your Administration and credit to himself."<sup>15</sup>

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<sup>14</sup> Charles Richard Williams, ed., *The Diary and Letters of Rutherford B. Hayes, Nineteenth President of the United States, Volume III* (Columbus, Ohio: Ohio State Archeological and Historical Society, 1922).

<sup>15</sup> Ibid.

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Another such instance came in 1884 shortly after Boyington's son-in-law, William George Williamson, joined Boyington in his architectural practice. The new company was named W. W. Boyington & Company. From 1884 to 1887 Boyington was involved in completion of work on the Illinois State Capitol in Springfield. The new State Capitol had been begun in 1867 under the direction of Chicago architects Cochrane and Gamsey with the actual construction and detail design completed by Alfred H. Piquenard, a French émigré. Following Piquenard's death in 1876 and many delays, Boyington's firm was retained to finish the job. Three years later in 1887, the Illinois State Capitol was finished.

William W. Boyington continued designing buildings into the 1890s. He died at the age of 80 on October 16, 1898. Boyington's architectural career had been prolific. He is reported to have bragged that if all of his buildings were laid side by side they would span 25 miles. Although Boyington's reputation as a Chicago architect is sometimes overshadowed by successive generations of designers who would rebuild the city over the next century, the contribution he made to Chicago and the upper Midwest states where he designed hotels, railroad stations, governmental buildings, churches, commercial blocks, and residential mansions was significant.

### **The Building of Terrace Hill**

When Benjamin F. Allen made plans to commission an architect to design a new residence for his family at the end of the Civil War, his goal was to construct an impressive residence, one that would help solidify his reputation as a successful capitalist and trustworthy banker. Allen turned to Chicago where he had other business dealings to find an able designer and William W. Boyington was selected. Boyington was also working on the design for Central Presbyterian Church in Des Moines at the time, and it is not clear if it was through his association with this project that Allen recruited him. As was noted above, B.F. Allen served as chairman of the church building committee. Boyington was also completing work on the Second Ward School in Des Moines at about the same time. Boyington's prominence as an architect in Chicago and Allen's business dealings in the city made it possible that the two met through business dealings or mutual acquaintances.

Allen likely retained Boyington sometime in 1866 with some accounts suggesting that the architect traveled to Des Moines to select the site for the house. The first announcement of work on the project came in an October 14, 1866 newspaper report that said that Allen had retained workers that fall to prepare the 29-acre site. Under the direction of Job T. Elletson, a landscape designer from Geneva, New York, the site was cleared of "hazel brush, scrub oak and heavy timber." The grounds would be terraced and planted with "grass-plats, flower banks, vineyards and orchards" with graveled walks and drives throughout. Water would be pumped from the Raccoon River by a self-regulating windmill and distributed to a reservoir and fountains to be built on the grounds.<sup>16</sup> No Elletson plans survive for Terrace Hill's initial development.

Boyington completed designs the following spring, and the *State Register* reported that work would commence shortly. The reporter noted with pride that "When all the work is completed, Des Moines can invite the residents of her older sisters to come and see a specimen of what nature and skill and wealth can accomplish."<sup>17</sup> Another newspaper account described the design as follows:

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<sup>16</sup> "Elegant Residence Grounds," *Iowa State Register* (Des Mines, Iowa) 13 October 1866, 1.

<sup>17</sup> "B.F. Allen's Residence," *Iowa State Register* (Des Moines, Iowa), 28 April 1867, 8.

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“The style of architecture is modern or Americanized Italian, with a Mansard roof, giving the varied outline a most pleasing and picturesque appearance... The approach through the meandering carriage drive will expose the stately, imposing tower on the north front, as well as the prominent turret on the east front, together with the numerous octagonal and circular projections, and the bracketed balconies and canopies on the various positions must impress the mind with the magnitude of the building.”<sup>18</sup>

Work progressed on the house during 1867 and the following year the main house and the carriage house were completed. Construction was under the supervision of George Whitaker, a Des Moines contractor with more than a decade of experience in the city. There are indications that he worked for Allen and Boyington on other local projects as well.<sup>19</sup> The four marble mantels on the first floor were designed and built for the house by Sherman Cole and Company of Chicago where they were on display before being shipped to Terrace Hill.<sup>20</sup> The staircase was built by Foster Brothers of Des Moines. J. Ziegler and Company of New York City designed the furniture for the house and A.T. Stewarts, also of New York, was responsible for the carpets, draperies and curtains.<sup>21</sup>

The Allen family moved into Terrace Hill during the summer of 1868. The following winter, on January 29, 1869, the Allens held an extravagant party to celebrate their fifteenth wedding anniversary and the completion of Terrace Hill. Newspaper accounts of the party in the *State Register* and the *Chicago Republican* described the building and furnishings in great detail. The *Republican* described Terrace Hill in glowing terms, a “costly suburban palace...one of the finest, most costly, and tastefully completed private residences in the country.”<sup>22</sup>

The Allens occupied Terrace Hill until 1874 when the family moved to Chicago. In 1875, B.F. Allen declared bankruptcy. The house remained vacant or occupied for only brief stays during the next decade while the disposition of the property was determined. In 1884 Terrace Hill was sold to Frederick M. and Frances Hubbell. After purchasing Terrace Hill the Hubbells completed a remodeling that included the installation of the stained glass window on the staircase, new gas lighting fixtures, a steam heating plant in the carriage house, oak wainscoting and matching breakfront in the dining room, and stenciling throughout the house. The later work was completed by H.J. Milligan of Chicago during the summer of 1887 according to a bill for materials and labor.<sup>23</sup>

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<sup>18</sup> “B.F. Allen’s Residence,” *Iowa State Register* (Des Moines, Iowa), 12 May 1867.

<sup>19</sup> Goettsch and Weinberg, *Terrace Hill*, 17.

<sup>20</sup> “An Iowa House Warming,” from the *Chicago Republican* as quoted in the *Iowa State Register* (Des Moines, Iowa) 3 February 1869.

<sup>21</sup> “The Anniversary Gathering at B.F. Allen’s,” *Iowa State Register* (Des Moines, Iowa), 30 January 1869.

<sup>22</sup> “An Iowa House Warming,” from the *Chicago Republican* as quoted in the *Iowa State Register* (Des Moines, Iowa), 3 February 1869.

<sup>23</sup> Invoice to F.M. Hubbell from H.J. Milligan, Interior Decorations, Fine Fresco, House Painting and Sign Writing, Chicago for painting supplies, decorating and assistant, 6 August 1887 (original located in F.M. Hubbell Family Trust Collection, State Historical Society of Iowa, Des Moines, Iowa).

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Shortly after Frederick Hubbell acquired Terrace Hill, he and his law partner, Jefferson S. Polk, hired noted landscape designer Jacob Weidenmann to layout a plat for a new residential subdivision south and west of Terrace Hill to be known as Polk & Hubbell Park. Jacob Weidenmann (1829-93), a Swiss born landscape architect and engineer, emigrated to the United States in 1861. During his career he collaborated with Frederick Law Olmsted on a number of projects. He also authored an important Victorian gardening work, *Beautifying Country Homes: A Handbook of Landscape Gardening* (1870).

Relatively little is known about Weidenmann's work for Hubbell and Polk. According to dated sketches drawn on location, Weidenmann worked on grounds improvements plans at the Iowa Capital in the early 1880s. Other than public plat records, no other drawings for the Polk & Hubbell Park survive. Terrace Hill comprised Lot 1 within this subdivision, its boundaries established by Weidenmann continuing as the present day boundaries of the site. The ca. 1884 plat also depicts curved walkways south and east of the house, the entrance drives, a loop drive along the west side of the house, and a circular garden or fountain east of the house. Research archeologists and landscape historians have speculated as to whether Weidenmann's plan depicted existing features on the site in 1884 that were put there at Elletson's direction or whether the plan represented a new design for the site.<sup>24</sup> Without more physical and documentary evidence, the roles of Elletson and Weidenmann cannot be substantiated.

Two more major redecorating and remodeling jobs were completed at Terrace Hill during Frederick Hubbell's lifetime. The first was completed prior to World War I and principally included the installation of new ceiling and wall finishes.<sup>25</sup> The second occurred during 1924 prior to Frederick's son Grover and his family moving into the house. By that time, Terrace Hill had been transferred to the Frederick M. Hubbell Estate and these changes are recorded in the ledger records maintained by the Estate.

F.M. Hubbell's personal diaries note that workmen began construction in June 1924 before Grover and his family moved into the house. The house remained torn up all summer according to Hubbell. The work was under the direction of Des Moines architects, Proudfoot, Rawson & Souers. According to account records maintained by the Frederick M. Hubbell Estate, work completed in the intervening months included the following: installation of electricity and conversion of the house's gaslight fixtures; installation of a new boiler; installation of new bathrooms and considerable plumbing work throughout the house; the addition of a new elevator in the music room for use by the elder Hubbell; nearly \$30,000 of painting, wallpapering and stenciling by A.H. Neuman Company; installation of an "inter-communicating" telephone system; and construction of an attached garage (non-extant) on the west side of the house.<sup>26</sup> In his diary Frederick Hubbell complains that the workmen were "making Terrace Hill look like a barn."<sup>27</sup> Grover's family finally moved in during October 1924. Near the end of the decade,

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<sup>24</sup> Robert R. Harvey, "Documenting a Victorian Landscape in the Midwest," *APT Bulletin* IX, no. 3 (1977): 73-98; Joyce McKay, "The Investigation of the Landscaping at Terrace Hill Through Historical Archaeology," and Dale R. Henning, "Excavations of the South Lawn Area, Terrace Hill," *Journal of the Iowa Archeological Society*, 35 (1988): 16-39.

<sup>25</sup> Interview with David Cordes, Terrace Hill Site Administrator, August 2001.

<sup>26</sup> "Transfer Ledger No. 1, Trustees of the Frederick M. Hubbell Estate," (1924-1925), T-8 through T-12. F.M. Hubbell Family Trust Collection, State Historical Society of Iowa, Des Moines, Iowa.

<sup>27</sup> Diary of Frederick M. Hubbell, 1924," (unpublished), F.M. Hubbell Family Trust Collection, State Historical Society of Iowa, Des Moines, Iowa.

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the in-ground swimming pool and stone arbor were completed. The pool was one of the first constructed in Des Moines.

**Benjamin Franklin Allen**

Terrace Hill was constructed in 1867-68, slightly more than two decades after the Des Moines area was opened to settlement. The fledgling capital city had a population of just 3,965 in 1860 and did not see the arrival of the railroad until 1866. Terrace Hill's first owners were Benjamin Franklin Allen (1829-1914), one of the city's earliest and most prominent bankers and land speculators, and his wife Arathusa West Allen (1836-1877).

The story of the Allen family in the Des Moines area actually began in the years of the city's founding. Fort Des Moines was established as a western outpost by the U.S. Army under direction of Captain James Allen, Benjamin's uncle, at the juncture of the Raccoon and Des Moines rivers in 1843 in order to keep peace between the settlers and the Indians in the area. While stationed here Captain Allen established several business ventures including a coal mine, lumber mill, grist mill, brick works and stone quarry. When the post was abandoned after treaties were signed and the Indians left the area in 1845, Captain Allen secured a number of choice lots in the what would one day be downtown Des Moines. Captain Allen's earlier speculation in a similar situation in the Chicago area had already made him a man of means. In 1846 Captain Allen was posted to a new assignment in connection with the outbreak of war with Mexico. He died enroute leaving his land holdings and business interests to his 19-year old nephew.

When B. F. "Frank" Allen moved to the Des Moines area in 1848 from Indiana, he arrived with a significant amount of cash, an extremely valuable commodity in this western community. He soon opened a general store in partnership with Jonathan Lyon. Scarcity of goods led to brisk business for Allen's venture. He also took up ownership positions in successful ventures in which his uncle had been part owner including several mills. By 1849 he joined efforts to bring a railroad to Des Moines, a task that would not be achieved until after the Civil War concluded in 1866. Not a patient man, however, in 1851 Allen joined with a partner in bringing goods by steamboat up the Des Moines River from the Mississippi. The Fort Des Moines Steamboat Company was formed in 1853 and Allen continued as a major shareholder until rail connections replaced the river.

Allen's most successful investments involved land speculation in the state. A study of 33 counties in central Iowa shows that Allen was one of the top speculators in federally granted land. By 1853 he owned more than 35,000 acres in these counties with thousands more likely in other Iowa counties.<sup>28</sup> Allen espoused a belief like many others in this period that land would eventually be in high demand by individuals as well as railroad companies. In Des Moines and Polk County alone Allen was involved in more than 1,100 property purchases between 1848 and 1875.

In 1854 Allen married Arathusa West, the daughter of a respected Des Moines family. The couple took up residence in a new two-story brick house (not extant) at Fourth Street and Court Avenue by 1857.

B.F. Allen added banking to his ventures in local commerce and land speculation in 1854. Allen's bank was one of seven operating in Des Moines three years later when Des Moines was selected as the new

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<sup>28</sup> Goettsch and Weinberg, *Terrace Hill*, 10.

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capital of Iowa and the Panic of 1857 hit. State law prevented the issuance of currency by private banks. Allen avoided this problem through the use of currency issued through a Nebraska bank. This money withstood the effects of the Panic longer than any other local institution due to Allen's community stature and prudent management. When a new state constitution legalized the issuance of currency by state banks later in 1857, Allen became the president of the newly formed State Bank of Iowa.

Through his various land dealings and banking transactions during the 1850s and 1860s, Allen became well known in Iowa. He was able to build alliances and good will that favored him in later years. In 1863 when the Des Moines branch of the State Bank of Iowa received a national charter, Allen was named president. In the years immediately preceding and during Terrace Hill's construction, he played important roles in other banks. During the decade of the 1860s he acquired a controlling interest in the First National Bank of Des Moines, bought the Second National Bank and was named president of the Capital City Bank. He also became president of banks in Atlantic and Indianola, Iowa.

Railroading interests comprised another area of investment during this period. He was a director for the Chicago, Rock Island and Pacific Railroad which extended its transcontinental route through Des Moines during this period and also figured prominently in the company's land dealings. He served as the first president of the Des Moines and Minnesota Railroad Company when it formed in 1866. This narrow gauge railroad was eventually built north from the capital city to Ames during the early 1870s thus providing an important north-south link to the Chicago and Northwestern Railroad trunk line through the state. Allen continued land acquisition activities throughout the state and in 1865 he became the treasurer for Iowa's first property insurance company, the Hawkeye Insurance Company. Two years later he became involved in the founding of the state's first life insurance company, the Equitable Life Insurance Company. One author has noted that Allen's presence so dominated Des Moines business directories during this period, that "It seemed as if he were a part of every moneymaking venture in central Iowa."<sup>29</sup>

Allen served in several elected positions before and during his residency at Terrace Hill. In 1860 he was elected to a term on the Des Moines City Council and in 1869 was elected state senator. He was a leader within the Republican Party and put his influence to good use in securing an appropriation for construction of a new State Capitol during his term in the Iowa General Assembly. Soon after his election in October 1869 he held a party at Terrace Hill where he sought to persuade those in attendance that funding for a new building was merited. Allen's four years in office were clouded by controversy, however, with charges leveled that he used his influence and monetary resources on behalf of several railroad causes.

It was against this backdrop that B. F. Allen built Terrace Hill and furnished it with the best that money could buy. U.S. Census records for 1870 show Allen with his wife and four children and eight servants residing at Terrace Hill. His status as Iowa's first millionaire was well-established with estimates for the cost of building Terrace Hill ranging from \$150,000 to \$250,000. His position as a power broker within and outside the state was unchallenged.

However, the same propensity to speculate and take risks that had led to Allen's rapid financial rise would eventually prove his downfall. By 1873 he had acquired banks in Chicago (Cook County National Bank) and New York (Allen, Stephen & Company) with the transactions in December 1873 between these banks and two of Allen's Des Moines banks totaling \$1 million. He continued to invest

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<sup>29</sup> Ibid., 14.



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in railroad projects designed to strengthen Des Moines' connections and often recruited new businesses to the capital city with the promise of free land. He speculated in the grain markets on the Chicago Board of Trade in the early 1870s and tried unsuccessfully to gain control of the New York State Loan and Trust Company

These expansive moves became part of an effort designed to keep Allen's precarious financing afloat. Of primary concern was his use of the funds under his control as receiver for the Mississippi and Missouri Railroad trust. Allen's acquisition of the Cook County National Bank was done to provide a source of capital to make the interest payments due on the railroad bonds. He used money borrowed from other banks he owned to make the purchase. When imprudent loans made by Allen's banks started to default later that year, combined with losses in the grain market, Allen's house of cards began to collapse.

During the winter of 1873-74 the Allens relocated their household to Chicago, first to quarters in the newly reconstructed Grand Pacific Hotel and later to a newly built house at 988 Prairie Avenue (non-extant). Most of the furnishings from Terrace Hill were moved to Chicago and Allen began discussions regarding the sale of Terrace Hill with several parties. Among the plans discussed was the establishment of "Allen University." A proposal spearheaded by Judge C.C. Cole of Des Moines was eventually put before the Presbyterian Synod. It outlined an opportunity to use the former Allen residence as the centerpiece for a major new university to rival eastern colleges. The plan was declined in late 1874.

In February 1875 amidst a complicated set of financial transactions, mortgages and bank defaults, Allen declared bankruptcy. By June the number of creditors totaled 560 with claims exceeding \$2 million. The Allens returned to Terrace Hill in early 1875 in hopes of reestablishing residency there thus allowing the property to remain out of the hands of creditors. In December 1875 daughter Kitty was married at Terrace Hill in a ceremony that defied the seeming financial reverses of the family.

The next several years saw Allen fight legal charges ranging from bank fraud to embezzlement and related crimes. In January 1877 Arathusa died and B.F. Allen was left with three children. Matters involving ownership of Terrace Hill dragged on with a trial court decision against Allen in 1878. Despite this ruling, Allen was granted title to the property from the bankruptcy receiver, Hoyt Sherman, in 1883. One year later, Allen sold Terrace Hill and the surrounding eight acres to fellow Des Moines real estate investor and insurance company founder, Frederick M. Hubbell, for \$50,000. The balance of the Terrace Hill tract, 22 acres, was eventually acquired by Hubbell and his law partner, Jefferson S. Polk. The two platted it as Polk & Hubbell Park and subdivided it into residential lots in 1885.

Although Benjamin F. Allen's connection with Terrace Hill ended in 1884, he continued to occupy a prominent position in the Des Moines business and social scene for many years. Flush from the sale of Terrace Hill, Allen hired W.W. Boyington to design a residence for him in 1885, which was published in the *Inland Architect and Builder*. Two years later he built a substantial house at 2504 Forest Drive on one of the lots in the Polk & Hubbell Park addition immediately west of Terrace Hill. He and his family resided here on a part-time basis until 1900, living the balance of the time in California. He died in 1914.

The life and career of Benjamin F. Allen repeatedly captured newspaper headlines in Des Moines and Chicago. Celebrated for his financial acumen, civilized life style, and generous nature during the 1850s and 1860s, he was later vilified for his imprudent investments, unethical practices, and lavish manner of living. The four-deck headline of his front-page obituary summarized his life:

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**ONCE RICHEST  
MAN IN IOWA.**

*Former Multi-Millionaire Is  
Dead of Old Age.*



*Financed Building of Rock  
Island Through Iowa.*



*Caught in Early Financial  
Panic and Crushed.<sup>30</sup>*

**Frederick M. Hubbell**

Terrace Hill's second owners were Frederick M. Hubbell (1839-1930), founder of the Equitable Life Insurance Company of Iowa and the state's most flourishing real estate dynasty in the late nineteenth and early twentieth centuries, and his wife Frances. Frederick Hubbell settled in Des Moines in 1855 obtaining employment in the U.S. Land Office where all purchases of federal land were sold and claims recorded. When the office closed the following year he joined the U.S. Land Office in Sioux City where land sales were still brisk. He began to successfully speculate in the purchase and resale of town lots and multi-acre parcels opening a land office in Sioux City in 1857. He also saw the value of a legal education and after studying the law, was admitted to the practice of law in the state in 1858 at the age of 19.

In 1861 he returned to Des Moines where he became a law clerk for Phineas Casady and Jefferson Polk. The following year Hubbell purchased a law partnership in the firm. In 1863 he courted and married Frances Cooper, a member of a pioneer Des Moines family and the grandniece of author James Fenimore Cooper. The couple eventually had three children with their marriage continuing until Frances' death in 1924.

The decade of the 1860s saw Hubbell's financial and real estate empire take shape in Des Moines. Here he shrewdly selected town lots in less favored locations in the central business district believing that over time, their locations would become more valued. He also acquired residential sites and lots that would eventually be in areas that would be selected by the Chicago, Rock Island and Pacific Railroad for acquisition. His estimations were correct.

Hubbell's other great source of wealth would be derived from the life insurance company he would help found and eventually head, the Equitable Life Insurance Company of Iowa, the state's first life insurance company. Equitable Life was formed in 1867 with Hubbell's law partner, Phineas Casady elected president and B.F. Allen treasurer. Hubbell served as secretary for the new company and along with Hoyt Sherman, managed day-to-day operations. Steady growth of the company, prudent loans, and

<sup>30</sup> "Once Richest Man in Iowa" (B.F. Allen obituary), *Register and Leader*, Des Moines, undated, 1914 (as cited in Goetsch and Weinberg, 44).

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conservative management saw the Equitable Life Insurance Company grow to be one of the most important businesses in Des Moines and the state during Hubbell's lifetime.

Like B.F. Allen, Hubbell continued to invest in real estate as the capital city grew. He frequently acquired parcels at tax sale, enabling him to sometimes put together large tracts making the value of individual lots higher. Such was the case with a manufacturing and warehouse district he assembled adjacent to a railroad corridor. From 1860 to 1875 he was involved in 400 separate transactions in Polk County. Though most of his most significant real estate investments were local, he acquired more than 1,600 tax liens from 1860 to 1880 on properties in the sixteen counties surrounding Polk County.<sup>31</sup>

Another investment strategy Hubbell shared with Allen was railroads. The Des Moines and Minnesota Railroad, the narrow-gauge line in which Allen had invested in the late 1860s, was sold to Hubbell and his law partner, Jefferson Polk in 1869. Hubbell successfully recruited tax subsidies for the 37-mile route between Des Moines and Ames hoping that the Chicago and Northwestern Railroad would acquire the line. When the company did not respond to Hubbell and Polk's offer, the two sold subscriptions in the line and built it themselves in 1874. Five years later the Chicago and Northwestern acquired the line. During the decade of the 1880s, Hubbell acquired an interest in or control of several other narrow gauge railroads in the state, pioneer routes that would eventually be acquired by the state's major lines.

Hubbell's railroad investments were on a national scale by the decade of the 1880s. He became a major investor in the Kansas City, Mexico and Orient Railroad, the Gulf and Interstate Railroad, and the Texas Southern Railroad, all with trackage principally in Texas. The first two lines were eventually acquired and integrated into the Santa Fe system while the Rock Island Railroad purchased the latter.

During the 1880s Hubbell's position within the Equitable Life Insurance Company was solidified. He was elected president of the company in 1888, an office he would hold for nineteen years. The company had assets in excess of \$650,000 and Hubbell owned 92 percent of the stock. During his tenure the assets of the company grew to \$12.4 million.

Shortly before the turn of the twentieth century, Hubbell's patient railroad investing bore fruit. In 1898 he sold trackage of the narrow gauge Des Moines, Northern and Western Railroad to the Chicago, Milwaukee and St. Paul Railroad for \$1.8 million. His interests in railroading continued in conjunction with three companies that owned and operated approximately ten miles of trackage in Des Moines. The major railroad companies eventually litigated Hubbell's control. A lower court finding in favor of Hubbell was overturned on appeal by the U.S. Supreme Court in 1920. A separate case was resolved in Hubbell's favor after his death in 1932.

By the 1880s Hubbell had amassed a considerable fortune from his insurance company stock, real estate holdings and railroad interests. He had watched Benjamin F. Allen rise in the community and had attended the celebratory party at Terrace Hill in January 1869. He was also one of Allen's major creditors after Allen declared bankruptcy in 1875. Together with Jefferson Polk, Hubbell eventually acquired a significant amount of Allen real estate for pennies on the dollar. It was not surprising that he acquired Terrace Hill in 1884. Iowa Census records for 1885 show Hubbell with his wife and three children and six servants residing at Terrace Hill. The number of resident servants ranged as high as a

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<sup>31</sup> Robert Swierenga, *Acres for Cents: Delinquent Tax Auctions in Frontier Iowa* (Westport, Connecticut: Greenwood Press, 1976), (as cited in Goettsch and Weinberg, *Terrace Hill*, 45).

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dozen in subsequent years. Though Hubbell could never claim to be Iowa's first millionaire, his wealth was commensurate with that of Allen.

The scale of Terrace Hill made it suitable for entertaining, and the Hubbells frequently did so. Two occasions are particularly notable. The first occurred in 1897 when 500 guests attended a celebration in honor of the national women's suffrage convention being held in Des Moines. Leading suffragists of the day were in attendance. Frederick Hubbell was a proponent of women's suffrage offering the following insight in 1914:

"I hope to live long enough to see women given every right men have. Men know that women are better. They are educated. They own property. Why should they not have equal rights? I want to see women vote because they will vote to improve many things that ought to be improved."<sup>32</sup>

The second memorable event at Terrace Hill during the Hubbell's ownership came in 1899 when Beulah Hubbell married Carl Axel Wachtmeister, a Swedish count serving as secretary to the consulate in Chicago at the time. Over 700 invited guests attended the wedding. Most importantly for Terrace Hill, the event prompted a complete photographic record of the house to be created the day of the wedding.<sup>33</sup>

Any discussion of the important contributions of Frederick M. Hubbell would not be complete without mention of the Hubbell Trust. In 1903 Hubbell announced the formation of a family trust on a scale and with a longevity never previously devised in Iowa. The trust received considerable attention with a test case brought before the Iowa Supreme Court in 1907 to decide its validity. The case upheld the trust, which was to be described in F.M. Hubbell's *New York Times* obituary as "unique and so perfectly drawn that it attracted worldwide attention." Retention of Terrace Hill by the trust was specifically required with possession passing to the eldest male lineal descendant during the duration of the trust.

Having stepped down from the presidency of the Equitable Life Insurance Company in 1907 at the age of 68, Frederick and his wife Frances were free to travel and entertain extensively. Following Frances' death in 1924, the family determined that Frederick should not reside at Terrace Hill by himself. Grover Hubbell, his wife Anna and their three daughters moved in later that year after the house had received a \$50,000 remodeling. Family surrounded F.M. Hubbell when he died six years later in 1930.

Though the Hubbell Trust specified that possession of Terrace Hill passed to the eldest male descendent, Frederick C. Hubbell chose not to reside there. After the senior Hubbell's death, Grover and his family continued to reside at Terrace Hill. Grover died in 1956 and his widow relocated the following year.

### **Development as Iowa Governor's Mansion**

Terrace Hill continued to be maintained by the Hubbell Trust but was unoccupied by family members after Grover Hubbell's death. It regularly drew media attention during Grover and Anna's occupancy and after Grover's death, public speculation began regarding the disposition of the property. In 1957 the first discussions of acquisition by the State of Iowa were held. This prospect was made more

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<sup>32</sup> Goettsch and Weinberg, 58.

<sup>33</sup> Copies of all or a portion of these photographs are in various locations including at Terrace Hill's administrative offices; the State Historical Society photograph collection, Des Moines, Iowa; and the State Historical Society of Iowa Library, Iowa City, Iowa.

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complicated by provisions of the Hubbell Trust that required that Terrace Hill not be sold. A legislative committee appointed by Governor Herschel Loveless considered the issue of use for the site. The committee considered the possibility of using Terrace Hill as either a museum or governor's residence. In 1958 community groups were convened to discuss Terrace Hill's future. The idea of providing public access was strongly supported and in response, the Hubbell trustees opened the property on a limited basis. The decade of the 1960s saw continued interest and fascination by the public with the house and the history of the families that had occupied it. However, no plan for its reuse was successfully devised.

Interest resurfaced for converting Terrace Hill to a residence for the governor's family in 1970. The current residence located at 2900 Grand Avenue six blocks west of Terrace Hill was in need of modifications. Though construction of a new residence was considered, the plan to preserve Terrace Hill and at the same time secure a residence for the first family was favored by a number of legislators, various state officials, and Iowa's chief executive, Governor Robert Ray and his wife Billie. Public awareness of the house had heightened after it was featured in Henry and Ottalie Williams' book, *Great Houses of America* in 1966. In 1970, with concerns over the status of the vacant mansion reaching a peak, the Iowa Legislature authorized the Executive Council to begin negotiations with the Hubbell Trust to acquire the property.

In 1971 an agreement was reached whereby the eight heirs of the Hubbell Trust agreed to donate Terrace Hill to the State of Iowa. Governor Robert Ray accepted the property on August 24, 1971 reiterating the State's intention to use the house as a residence for the first family with public access provided to portions of the house. Planning work for Terrace Hill proceeded later that year under the direction of the Terrace Hill Planning Commission. George Mills, a reporter for the *Des Moines Register* and Frederick M. Hubbell's biographer, served as Commission chairman. To raise private funds, the Terrace Hill Society was incorporated in 1972 and a series of open houses were attended that fall by more than 12,000 people.

Fundraising proved more difficult than expected for Terrace Hill, and early unrealistic cost estimates for the building's historic rehabilitation continued to escalate. In 1975 the Terrace Hill Foundation was formed to renew fundraising efforts. The following year, two decades after the last Hubbell had vacated Terrace Hill, sufficient work on the house was completed to allow the first family to move into the third floor. Public access to the first two floors was delayed for two additional years with a new body, the Terrace Hill Authority, established to oversee the continuing restoration. Work proceeded on the interior through the early 1980s with the visitor center created in the carriage house and ice house complex in 1984-85.

In 2001 a professional staff and volunteers administer Terrace Hill. Development and management of Terrace Hill is currently under three entities. The *Terrace Hill Commission* is responsible for policy guidance. Its members are appointed by the governor in accordance with Iowa Code section 18.8A "to preserve, maintain, renovate, landscape, and administer the Terrace Hill facility." The *Terrace Hill Foundation* is responsible for resource development. Members of its working board of directors are recruited for their fundraising, marketing and development expertise. The *Terrace Hill Society* is responsible for interior restoration. Its board is nominated and elected from its membership, which is open to the public.<sup>34</sup> Restoration of Terrace Hill is ongoing. In 2000-01 restoration work was completed

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<sup>34</sup> Terrace Hill. "Terrace Hill Boards," Home page on-line. Available from <http://www.terracehill.org/support/boards/society>; Internet; accessed 20 August 2001.

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on the main house and visitor center and a master plan was being formulated for the rehabilitation of the grounds.

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- “Terrace Hill: What Does the Future Hold?,” *Des Moines Register, Picture Magazine*, 7 July 1974.
- “Terrace Hill, Its Future and Those Medallions,” *Des Moines Register*, 7 July 1974.
- “Will Renew Fund-raising Efforts for Terrace Hill,” *Des Moines Register*, 2 May 1975.
- “Terrace Hill Fund Drive is Launched,” *Des Moines Register*, 10 February 1976.
- “Moving Day,” *Des Moines Register*, 18 October 1976.
- “The Old Grand Mansion Ain’t What She Used to Be,” *Des Moines Register*, 28 April 1977.
- “Terrace Hill: A Mighty Fortress,” *Des Moines Register*, 3 June 1977.
- “Underground Garage Plan Drawn for Terrace Hill,” *Des Moines Register*, 5 November 1977.
- “Terrace Hill Public Tours Begin July 2,” *Des Moines Register*, 24 June 1978.
- “The Weddings of Terrace Hill,” *Des Moines Register*, 24 May 1981.
- “Bloom of the 1800s in Ray’s Backyard,” *Des Moines Register*, 8 July 1981.
- “Terrace Hill Authority OKs ‘Orientation Center’ in Carriage House, Cost to be \$350,000,” *Des Moines Register*, 16 November 1983.
- “Old Brick Used on New Street,” *Des Moines Register*, 8 August 1984.

**TERRACE HILL**

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

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

- Preliminary Determination of Individual Listing (36 CFR 67) has been requested.  
 Previously Listed in the National Register.  
 Previously Determined Eligible by the National Register.  
 Designated a National Historic Landmark.  
 Recorded by Historic American Buildings Survey: # IA-69  
 Recorded by Historic American Engineering Record: #

**Primary Location of Additional Data:**

- State Historic Preservation Office  
 Other State Agency  
 Federal Agency  
 Local Government  
 University  
 Other (Specify Repository): State Historical Society of Iowa and Terrace Hill administrative offices, Des Moines, Iowa

**10. GEOGRAPHICAL DATA**

Acreage of Property: 8 acres

UTM References:	Zone	Easting	Northing
	15	445920	4603510

**Verbal Boundary Description:**

The boundary for the nominated property includes all of Lot 1 in Polk and Hubbell Park addition to the City of Des Moines, Iowa.

**Boundary Justification:**

The boundary has been drawn to correspond with the current legal boundary for Terrace Hill. This parcel also reflects the configuration of the Terrace Hill property shortly after it was transferred from B. F. Allen to F.M. Hubbell in 1884 and the Polk and Hubbell Polk Park addition was platted three years later. The parcel has remained unaltered since that time.

**TERRACE HILL**

United States Department of the Interior, National Park Service

**Page 45**National Register of Historic Places Registration Form

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**11. FORM PREPARED BY**

Name/Title: Marlys A. Svendsen, Svendsen Tyler, Inc.

Address: N3834 Deep Lake Road  
Sarona, WI 54870

Telephone: 715/469-3300

Date: 10/31/2001

Edited by: Carolyn Pitts and Patty Henry  
National Park Service  
National Historic Landmarks Survey  
1849 C St., N.W.  
Room NC-400  
Washington, DC 20240

Telephone: (215) 597-8875 and (202) 354-2216

DESIGNATED A NATIONAL HISTORIC LANDMARK  
July 31, 2003

**TERRACE HILL**

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

**Photographs:**

Photographer: Kent Foster, Decorah, Iowa

1. Exterior, historic view of house, stereoptican card, looking southwest, ca. 1880; from collection of State Historical Society of Iowa, Des Moines, Iowa
2. Exterior, historic view of house, looking south west, ca. 1900; from collection of State Historical Society of Iowa, Des Moines, Iowa
3. Exterior, long view of house and site, looking south, 8/2001
4. Exterior, north and east façades of house, looking southwest, 8/2001
5. Exterior, south and east façades of house, looking northwest, 8/2001
6. Exterior, south façade of house, looking north, 4/200
7. Exterior, south and west façades of house, looking northeast, 4/2001
8. Exterior, east side of garage and retaining wall, looking northwest, 4/2001
9. Exterior, south and east façades of carriage house, looking northwest, 4/2001
10. Exterior, swimming pool site, looking south, 8/2001
11. Interior, main hall, looking south from tower vestibule, 4/2001
12. Interior, library-reception room, looking southeast from main hall, 4/2001
13. Interior, drawing room, looking west from main hall, 4/2001
14. Interior, main hall, looking southwest from east hall towards grand staircase, 4/2001
15. Interior, east hall, looking west towards main hall and music room, 4/2001
16. Interior, sitting room and billiards room-library, looking northeast from billiards room-library, 4/2001
17. Interior, dining room, looking north from curved bay, 4/2001
18. Interior, grand staircase, looking from landing northwest towards upper hall, 4/2001
19. Interior, northeast bedroom, looking northeast from entrance to upper hall, 4/2001

**TERRACE HILL**

United States Department of the Interior, National Park Service

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**Slides:**

Photographer: Kent Foster, Decorah, Iowa

1. Exterior, long view of house and site, looking south, 8/2001
2. Exterior, north façade of house, looking southeast, 8/2001
3. Exterior, north and east façades of house, looking southwest, 8/2001
4. Exterior, north façade of house, tower, looking southwest, 8/2001
5. Exterior, north and east façades of house, east porch, looking southwest, 8/2001
6. Exterior, north façade of house, first floor, window and balcony, looking southwest, 8/2001
7. Exterior, north and east façades of house, third floor, roof and dormer detail, looking southwest, 8/2001
8. Exterior, south and east façades of house, looking northwest, 8/2001
9. Exterior, south façade of house, looking north, 4/2001
10. Exterior, south façade of house, long view looking through south garden, looking north, 8/2001
11. Exterior, south and west façades of house, looking northeast, 4/2001
12. Exterior, south and east façades of carriage house, looking northwest, 8/2001
13. Exterior, north and east façades of carriage house and ice house (visitor's center), looking southwest, 4/2001
14. Exterior, swimming pool site, looking south, 8/2001
15. Interior, main hall, looking south from tower vestibule towards grand staircase, 4/2001
16. Interior, library-reception room, looking southeast from main hall, 4/2001
17. Interior, drawing room, looking west from main hall, 4/2001
18. Interior, east hall, looking west towards main hall and music room, 4/2001
19. Interior, sitting room and billiards room-library, looking northeast from billiards room-library, 4/2001
20. Interior, dining room, looking north from curved bay, 4/2001
21. Interior, dining room, looking south towards seating area in curved bay, 4/2001
22. Interior, grand staircase, looking from landing northwest towards upper hall, 4/2001
23. Interior, grand staircase, stained glass window, looking south from upper hall, 4/2001
24. Interior, northeast bedroom, looking northeast from entrance to upper hall, 4/2001

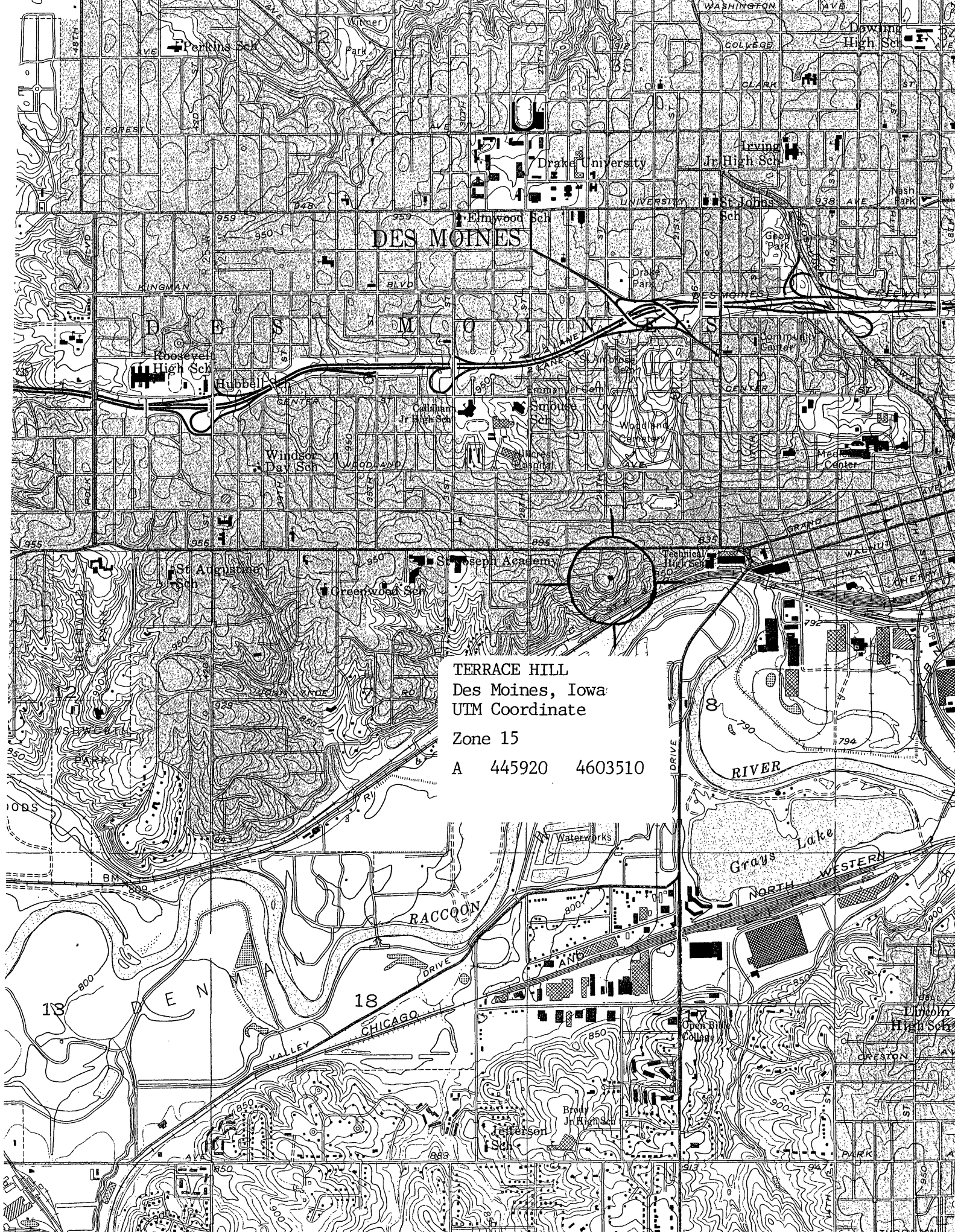
**TERRACE HILL**

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

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TERRACE HILL  
Des Moines, Iowa  
UTM Coordinate  
Zone 15  
A 445920 4603510

DES MOINES

RIVER

Grays Lake

RACCOON

NORTH WESTERN

18

18

CHICAGO VALLEY

Jefferson Sch

Bronx Jr High Sch

Open Bible College

Liberty High Sch

Roosevelt High Sch

Windsor Day Sch

Greenwood Sch

St. Joseph Academy

Technical High Sch

Drake University

Leving Jr High Sch

St. Johns Sch

Elmwood Sch

Hubbell Sch

Callahan Jr High Sch

Simons Sch

Woodland Sch

Medical Center

St. Augustine Sch

Grays Lake

NORTH WESTERN

Waterworks

AND

Open Bible College

Liberty High Sch

Roosevelt High Sch

Windsor Day Sch

Greenwood Sch

St. Joseph Academy

Technical High Sch

Drake University

Leving Jr High Sch

St. Johns Sch

Elmwood Sch

Hubbell Sch

Callahan Jr High Sch

Simons Sch

Woodland Sch

Medical Center

St. Augustine Sch

Grays Lake

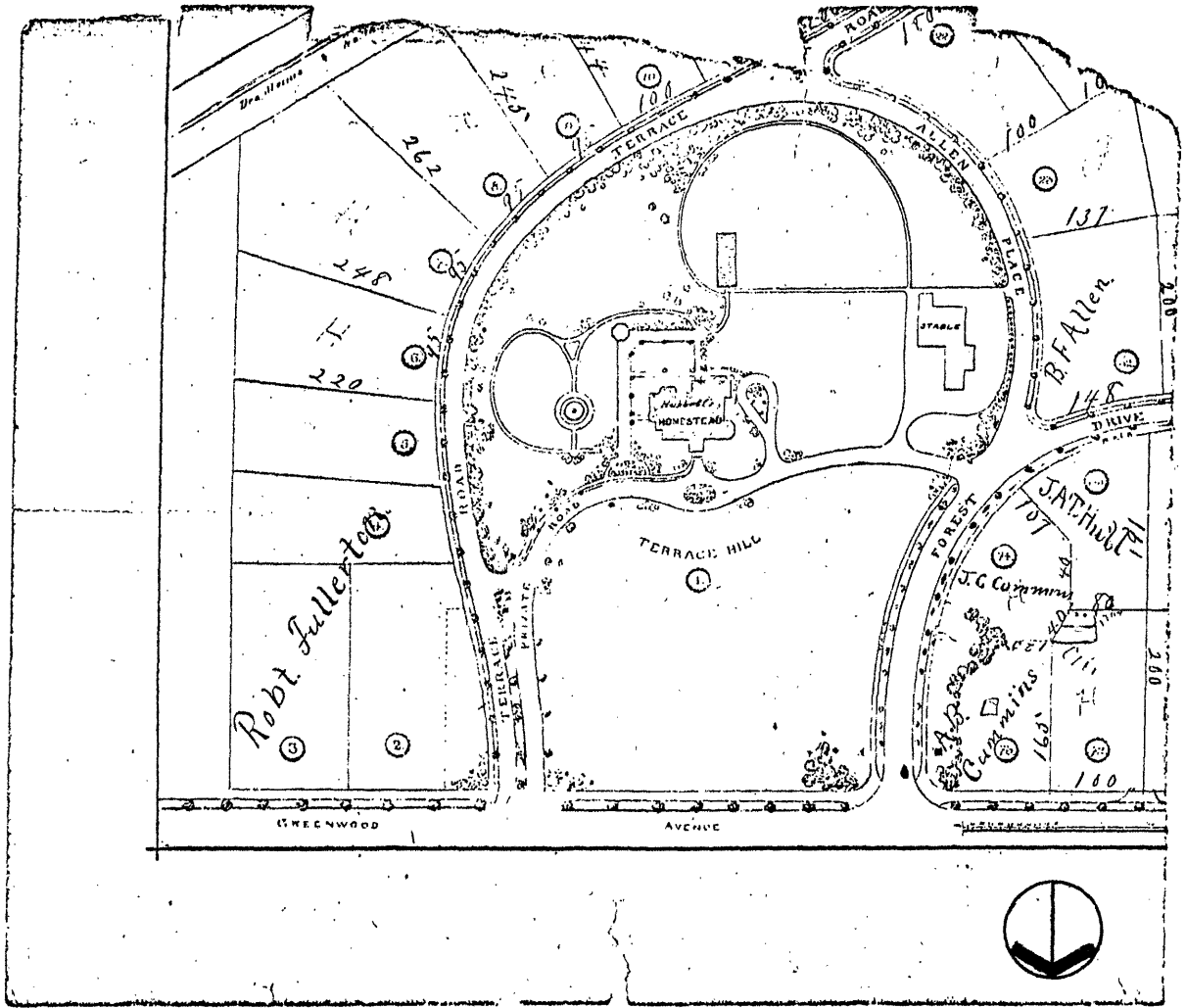
NORTH WESTERN

Waterworks

AND

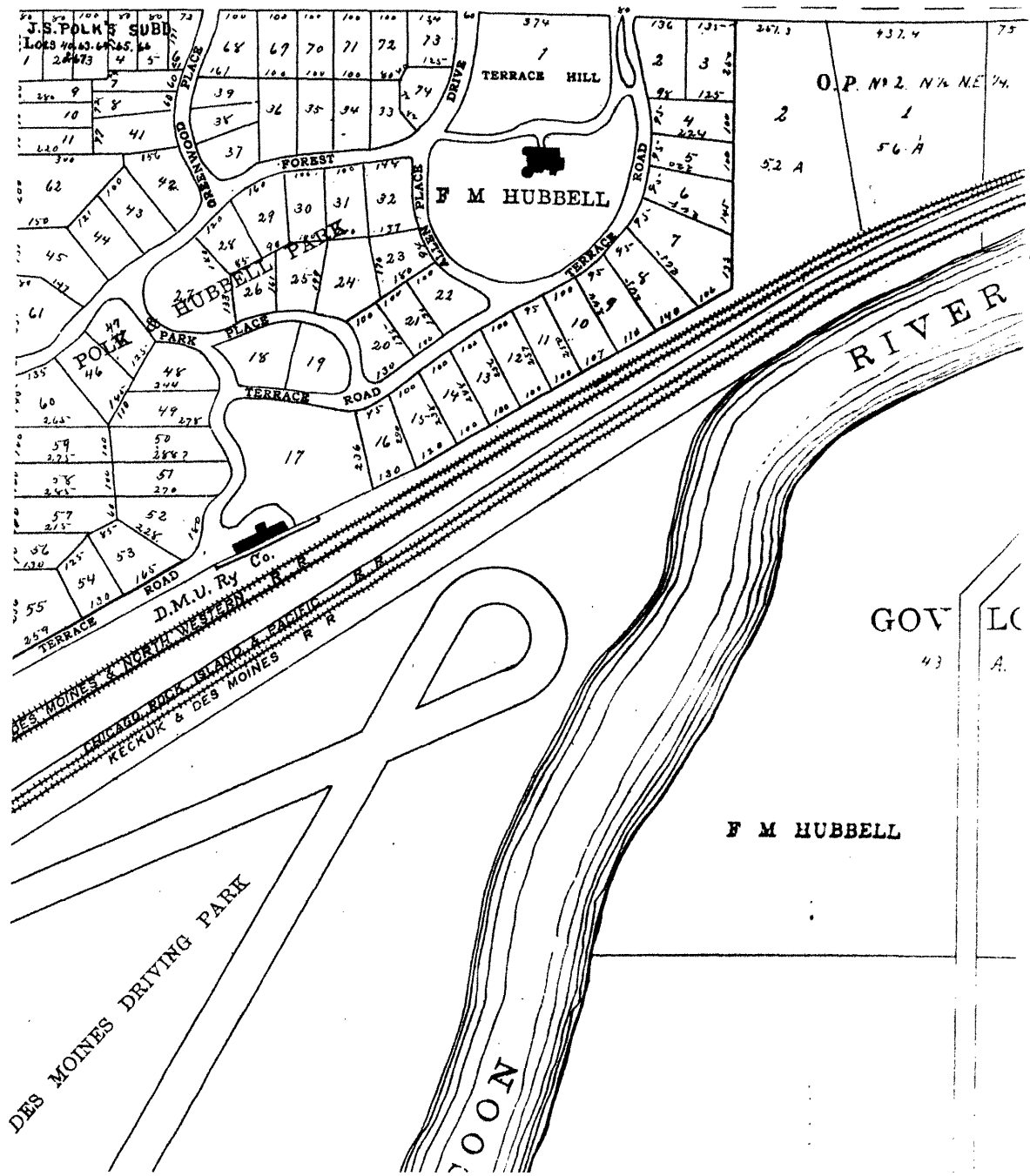
Open Bible College

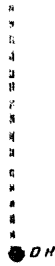
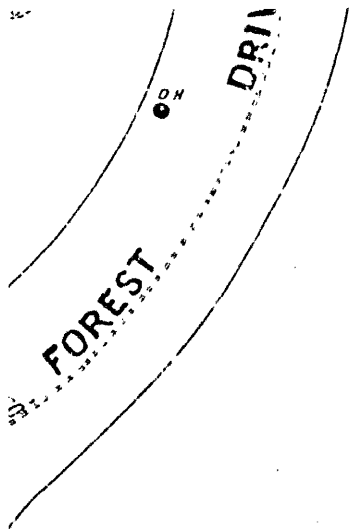
Liberty High Sch



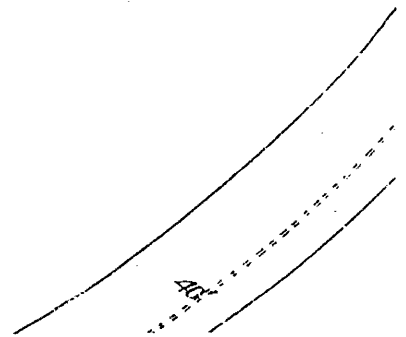
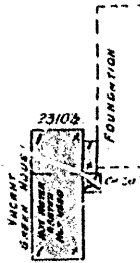
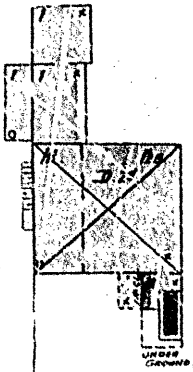
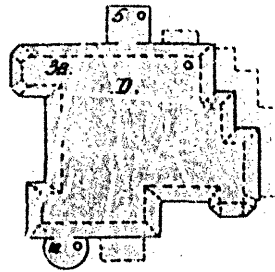
<sup>35</sup>Robert R. Harvey, "Documenting a Victorian Landscape in the Midwest," *APT Bulletin* IX no. 3 (1977): 86.

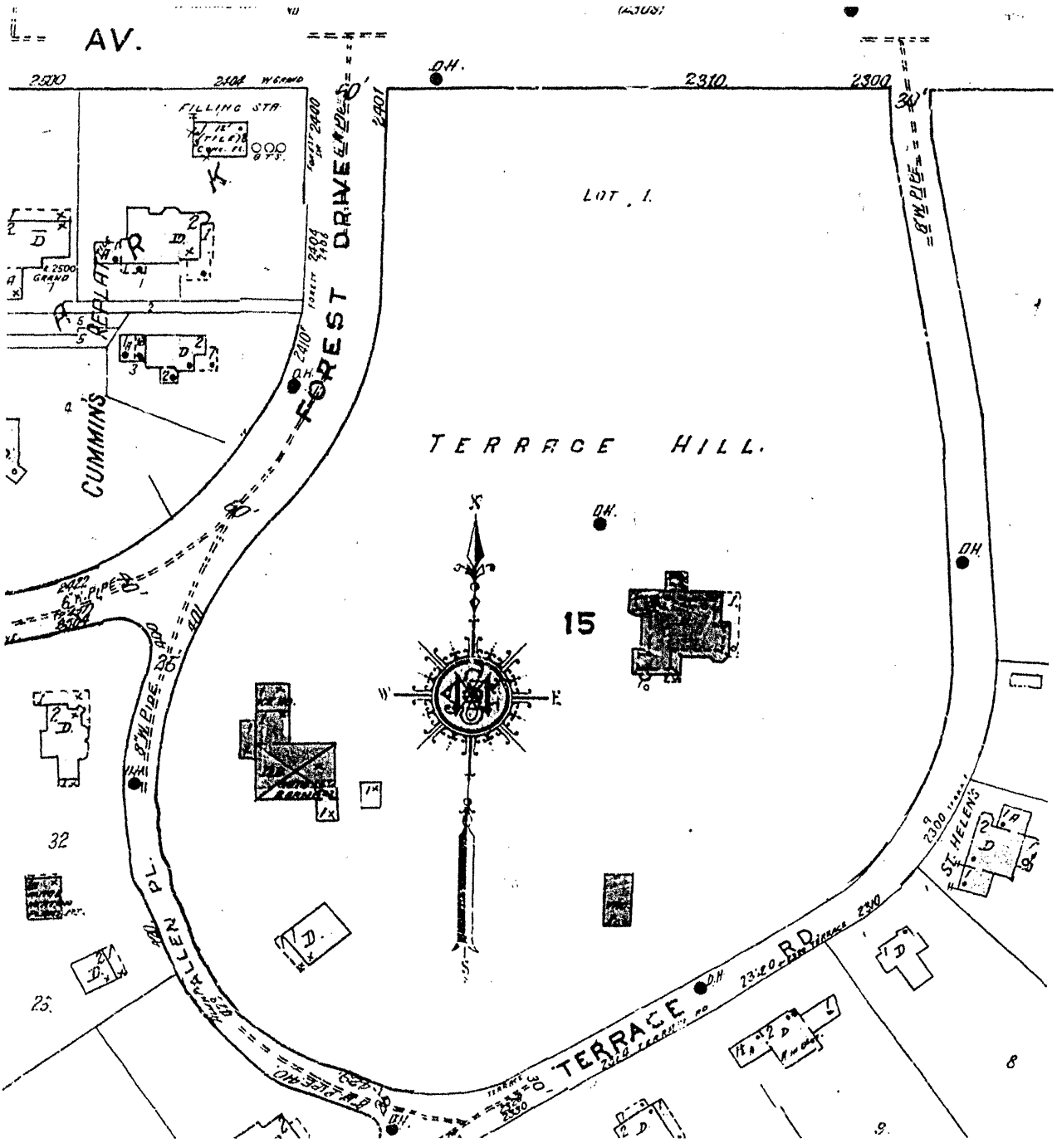
Des Moines, Iowa Illustrated. Des Moines, Iowa, J. P. Bushnell & Co., 1889





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







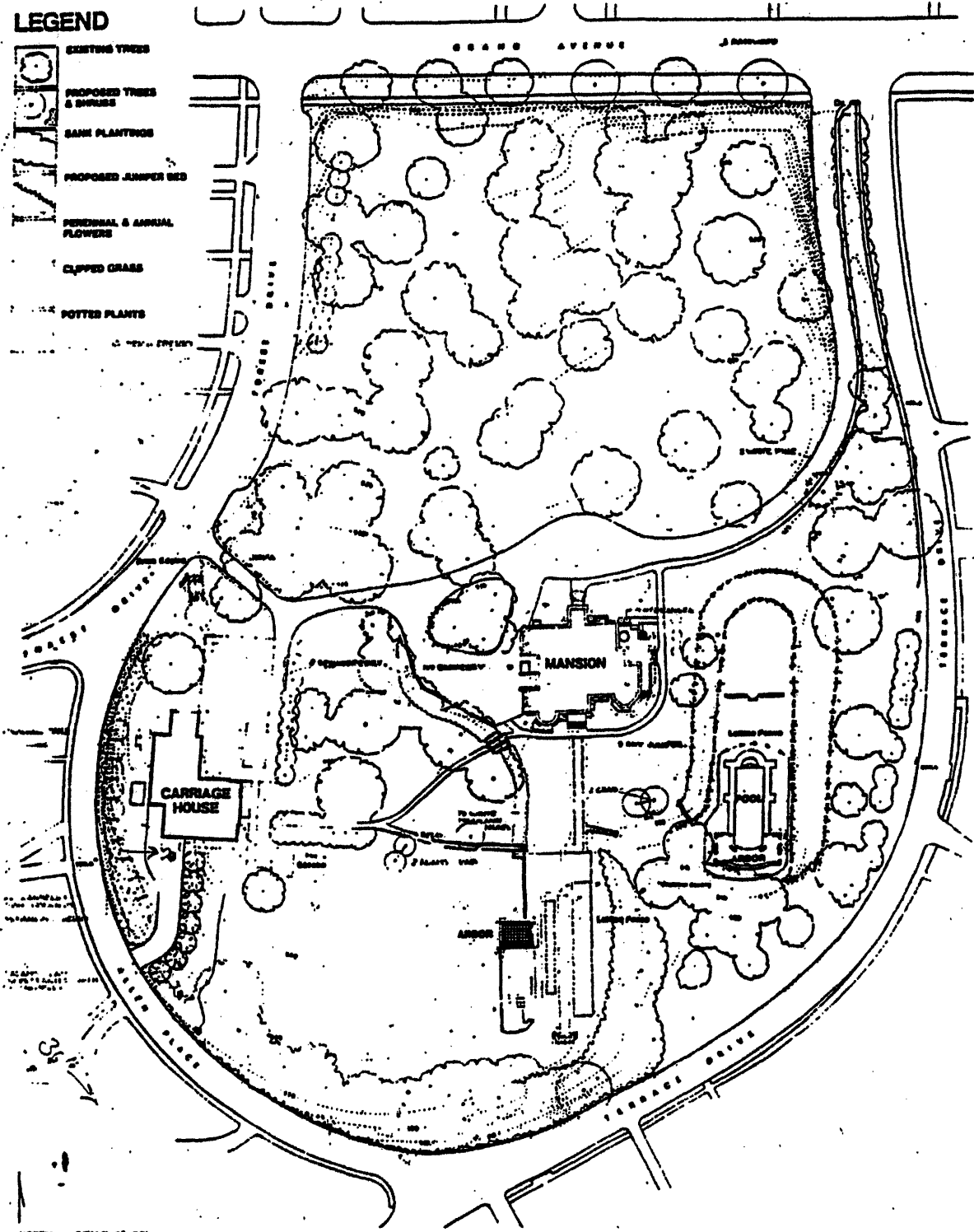


**Site Plan, Terrace Hill – Iowa Governor’s Residence, ca. 1999, prepared by Iowa Department of Natural Resources**



**LEGEND**

-  EXISTING TREES
-  PROPOSED TREES & SHRUBS
-  SAME PLANTINGS
-  PROPOSED JUMPER BED
-  PERENNIAL & ANNUAL FLOWERS
-  CLIPPED GRASS
-  POTTED PLANTS
-  VIEW TO EXTERIOR

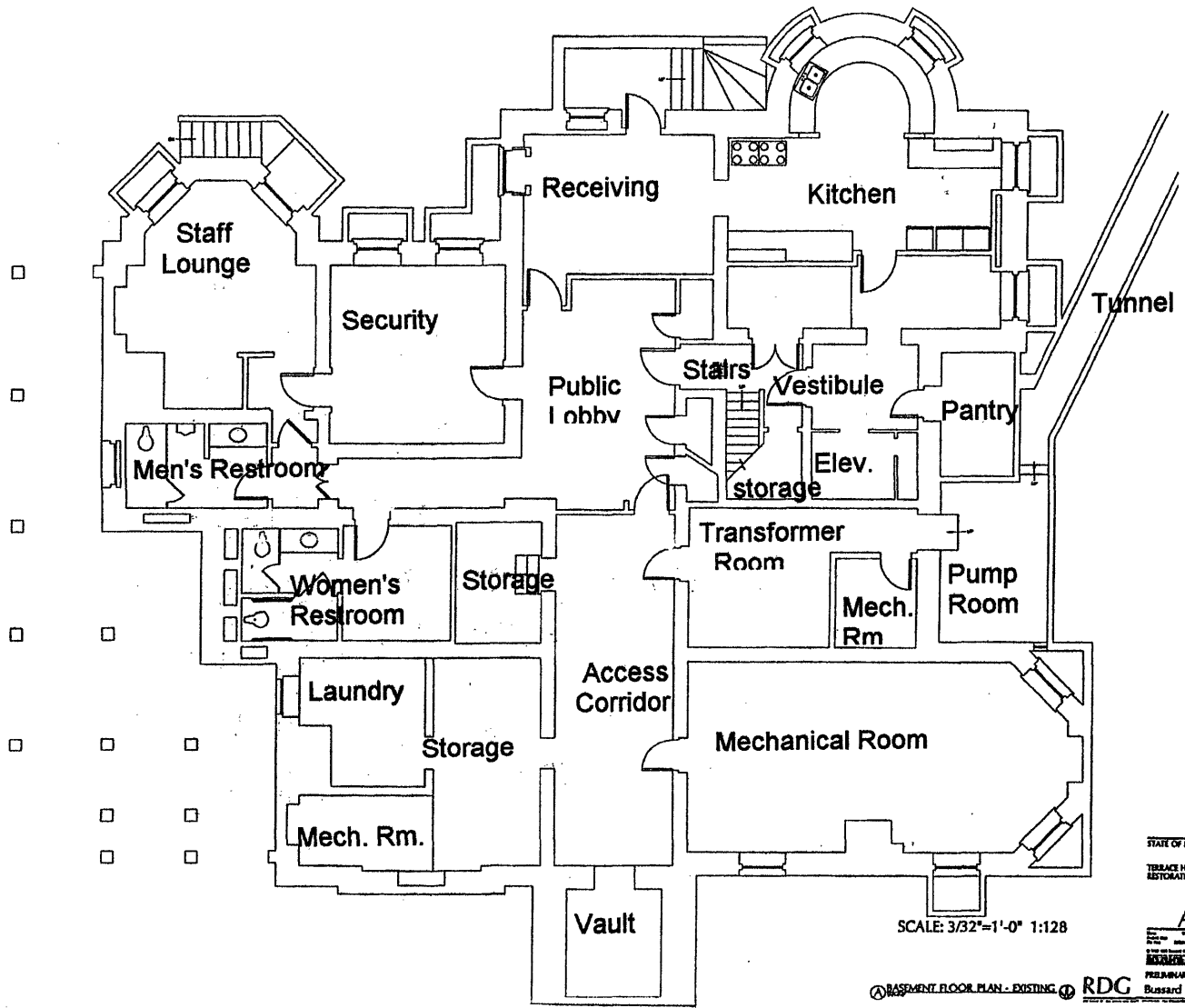


NORTH SCALE: 1" = 20'

**TERRACE HILL - IOWA GOVERNOR'S RESIDENCE**

DATE: 04/99

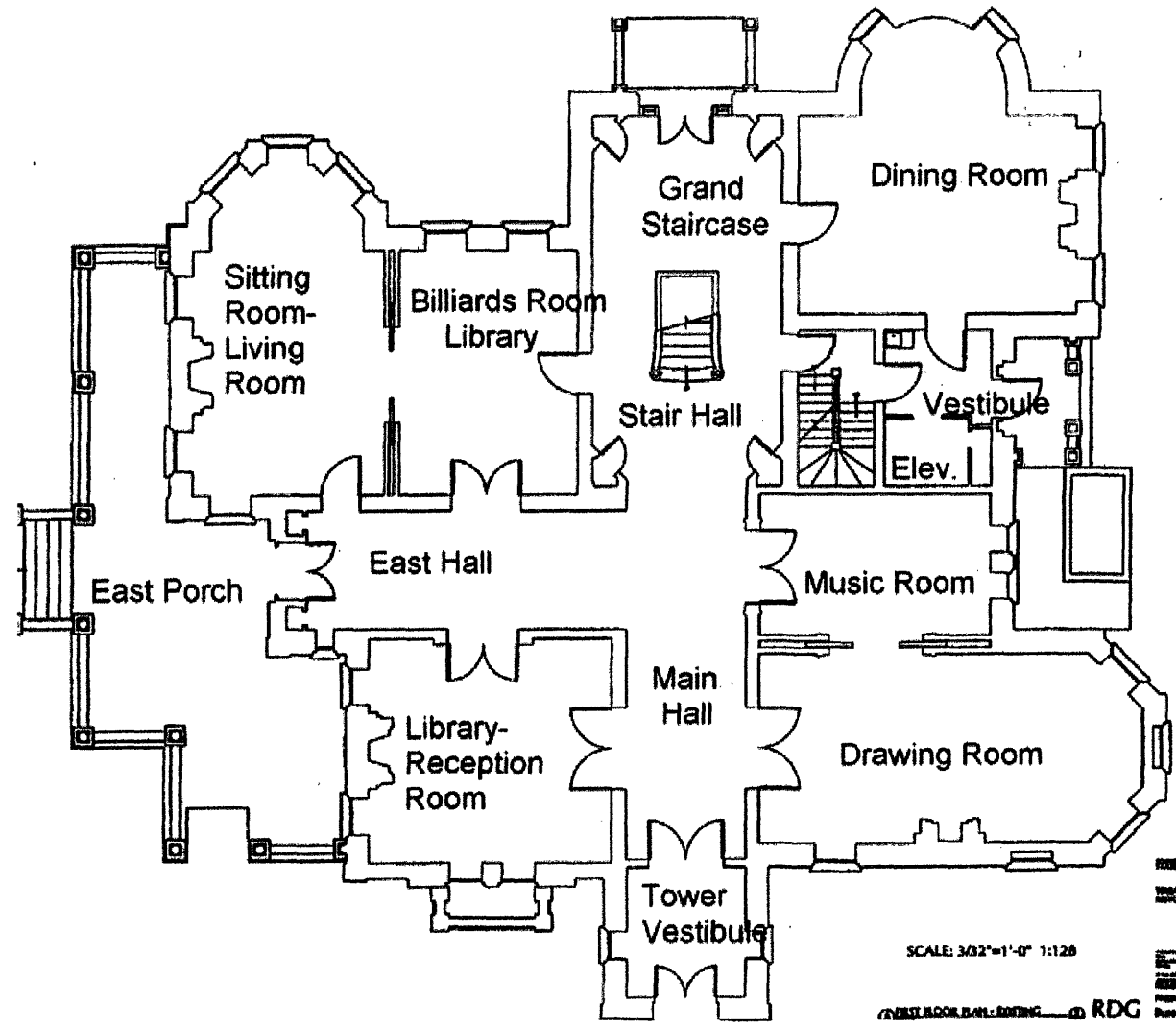
# Terrace Hill Floor Plan: Basement



SCALE: 3/32" = 1'-0" 1:128

STATE OF IOWA  
TERRACE HILL RESTORATION  
A11  
PRELIMINARY  
Bussard Dicks  
RDC

**Terrace Hill Floor Plan: First Floor**



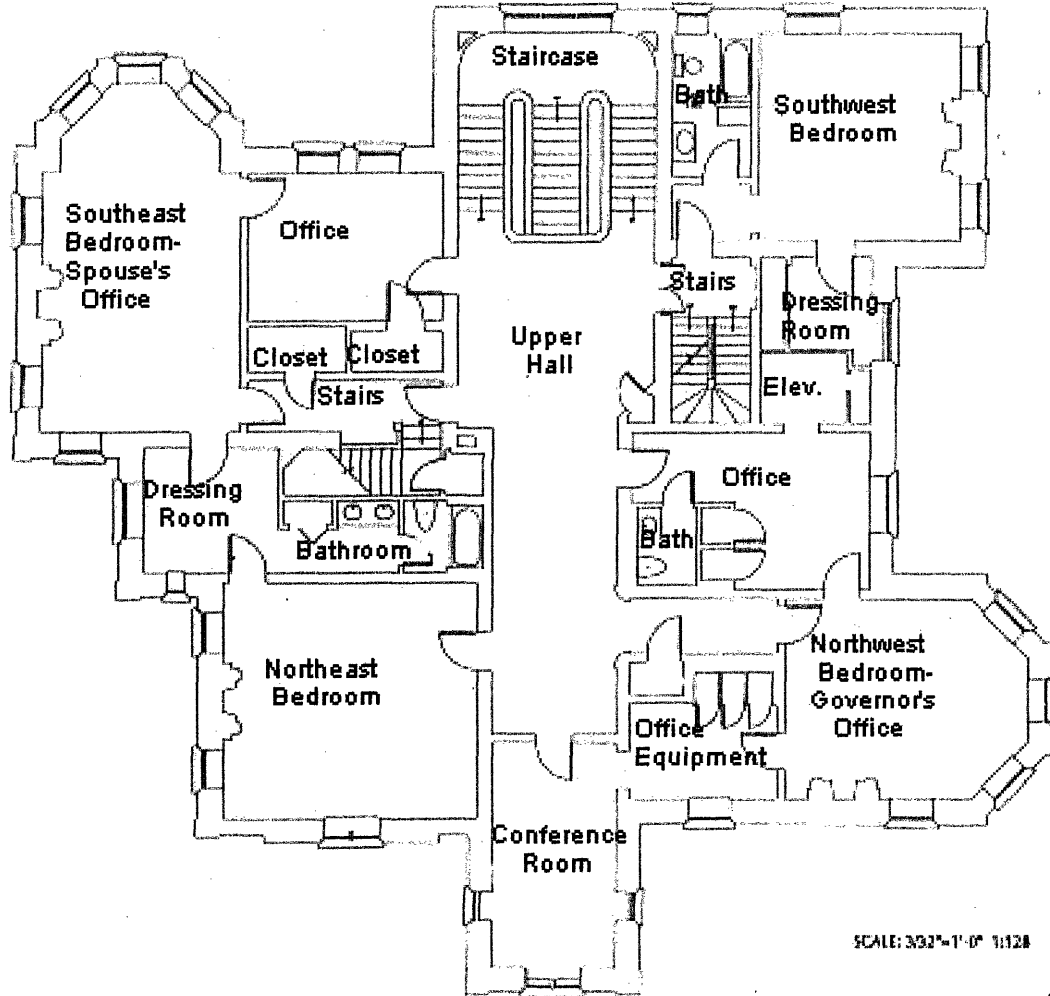
SCALE: 3/32"=1'-0" 1:128

RDG

DATE OF PLAN  
DRAWN BY  
CHECKED BY  
**A12**  
REVISIONS  
APPROVED BY  
PROJECT DATA



**Terrace Hill Floor Plan: Second Floor**

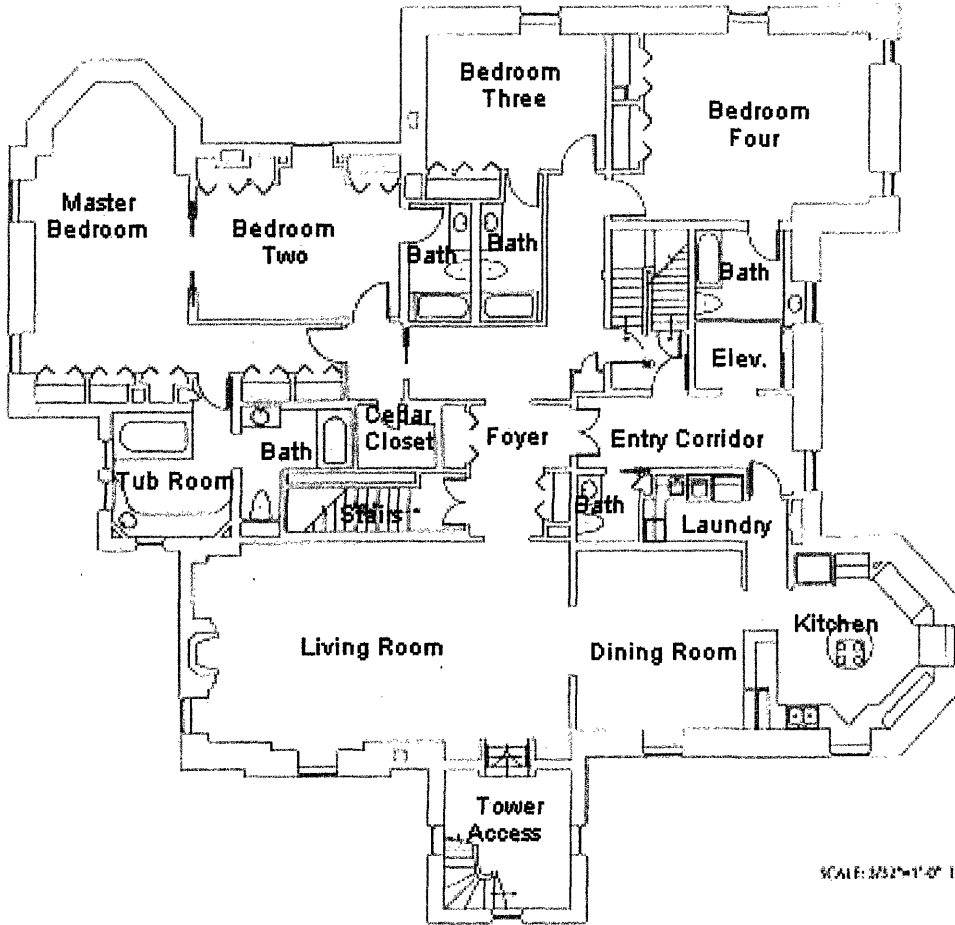


SCALE: 3/32" = 1'-0" 1/128

20160811002.NAH.20160811.m RDG

APPROVED  
DESIGNED  
A13  
REVISION  
BASED DATA

**Terrace Hill Floor Plan: Third Floor**



SCALE: 3/32" = 1' - 0" 1:128  
DATE: 10/12/08  
RDG  
A14  
RDG