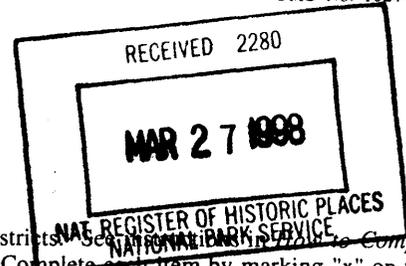


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HATTON, DR. JOHN B. AND ANNA M., HOUSE

other names/site number Hatton House

2. Location

street & number 1730 7th Street N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50314

3. State/Federal Agency Certification

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

Patricia O'Brien PSHP 3-12-98  
Signature of certifying official/Title Date  
**STATE HISTORICAL SOCIETY OF IOWA**  
State or Federal agency and bureau

In my opinion, the property ( meets  does not meet) the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is :
- entered in the National Register.
    - See continuation sheet.
    - determined eligible for the National Register
    - See continuation sheet
    - determined not eligible for the National Register
    - removed from the National Register.
    - Other, (Explain)

Edwin A. Beall 4-23-98  
Signature of Keeper Date of Action

Dr. John B. and Anna M. Hatton House  
Name of Property

Polk County, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many lines as apply)

**Category of Property**  
(Check only one line)

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

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

**Number of contributing resources previously listed in the National Register**

Towards a Greater Des Moines (Amended 1997)

0

**6. Function or Use**

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

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

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

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

**7. Description**

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

**Materials**  
(Enter categories from instructions)

LATE VICTORIAN/Stick/Eastlake  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Narrative Description**

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

Dr. John B. and Anna M. Hatton House  
Name of Property

Polk County, Iowa  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

Circa 1887

**Significant Dates**

Circa 1887

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Unknown

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

**9. Major Bibliography References**

**Bibliography**

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

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

- previous determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Record
- designated a National Historic Landmark
- recorded by American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository \_\_\_\_\_

Dr. John B. and Anna M. Hatton House  
Name of Property

Polk County, Iowa  
County and State

**10. Geographical Data**

Acreeage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 15 | 447740 | 4606480 |

Zone Easting Northing

2 | | | |

Zone Easting Northing

3 | | | |

Zone Easting Northing

4 | | | |

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title William C. Page, Public Historian

organization River Bend Association, Inc. date May 31, 1997

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

city or town Des Moines state Iowa zip code 50313-5017

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

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

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

**Property Owner**

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

name Teri Toye

street & number 1730 7th Street telephone 515-243-8679

city or town Des Moines state Iowa zip code 50314

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

**GENERAL DESCRIPTION**

This is a 2-1/2 story, frame building. Built circa 1887, this single-family dwelling features a hip roof with intersecting gables, brick foundation, front porch and side porch, canted bay tower at the southeast corner, and 2-story bay window on the south elevation. It is situated on one and one-half city lots. Although slated for demolition as a public nuisance in the 1980s, its present owner has preserved the essential integrity of this building and restored it to service.

**HOUSE**

Roughly speaking, the footprint of this consists of a rectangle, which measures approximately 24' x 35' (width by depth). A facade porch stands on its east elevation. It is covered with a front gable roof supported by classically-inspired columns, and contains an unenclosed area of 70 square feet. A rear porch is a later addition to the building and probably dates from the first decade of the Twentieth Century. It is enclosed and contains 192 square feet.

The building is covered with a front gable roof with intersecting gables on the north and south elevations. The gable on the south covers a 2-story bay window and a gable on the north covers a 2-story wing to the main block. Two front gables are situated on the facade directly below the main roof. Although a steeply-pitched roof surmounting the canted bay is nonextant, the present owner plans to rebuild it.

A number of architectural features call attention to the roof system. They include wide eaves, brackets, and corner returns on the lower two front gables on the facade

The building rests on a brick foundation. Of balloon frame construction, the building is clad with original wood siding on the first and second floors with original shingle siding in the gable ends of the roof. The roof is covered with cedar shingles. One brick chimney is situated on the ridge of the main hip roof of the house. A second brick chimney is located near this ridge but further to the rear of the building.

Fenestration is original to the house and generally features 1/1 double hung sash windows. The facade and canted bay feature large-paned windows surmounted with smaller panes in colored glass on the first floor and on the second floor.

In the interior, the first floor and second floor each contains a total area of approximately 1,528 square feet. Floors on the first and second floor are of hardwood. The house has an attic, which features softwood floors and plaster wall finishes. The basement, which is full, features a concrete floor and unfinished walls.

At one time, the Hatton House contained five apartment units. Many alterations were made to the building during these conversions, including the lowering the ceiling in the attic, constructing a second egress stairway between the attic and the second floor at the center of the house, and installation of hot air ductwork throughout the building. The present owner has removed the lowered ceiling in the attic,

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

removed the intrusive stairway and made the requisite structural repairs, removed the ductwork, and installed a one-pipe steam heat system in the building. According to the Engineering Department of the City of Des Moines, this is the first residential steam heat system installed in the city for many years.

The present owner has also installed new plumbing and electrical wiring systems in the building, rebuilt the wood gutters on the roof, and replaced five of the six large, divided-light windows in the building with units designed to match the remaining one, including the colored glass of the upper lights.

Recently the Hatton House has received a \$17,000 grant from the Historic Resources Development Program (HRDP), administered by the State Historical Society of Iowa, to rebuild the chimney, install cresting and finials on the roof ridges, rebuild the steeply, and make repairs and paint the exterior of the building. The overall cost of these projects amounts to \$30,000. (Teri Toy Informant Interview)

Presently, Hatton House is in very good condition.

**SITE**

This house is situated on Lot 1 and the north one-half of Lot 2 in Block 11 in Polk County Homestead & Trust Company Addition. Lot 1 measures 50' x 132' (width by depth) and the fractional portion of Lot 2 measures 25' x 132' (width by depth). These parcels of land are located on the southwest corner of the intersection of Jefferson Avenue and 7th Street. The house stands on the west side of 7th Street and faces east.

The Hatton House is situated entirely in Lot 1 of this parcel. The fractional portion of Lot 2 provides additional privacy from the single-family dwelling located at 1724 7th Street, immediately to the south.

The 1901 Sanborn fire insurance map shows a rather large 1-1/2 story carriage house or barn at the rear of the property. The 1920 fire insurance map also pictures this resource. It might also have been the garage, which measured 14' x 24' and was noted by the Des Moines City Assessor's Office with "1900" as its date of construction. This building is nonextant. The location or locations of a privy, which might once have stood on this site, is unknown.

The immediate surroundings of the Hatton House are generally level in topography. Within two blocks to the north, 7th Street slopes steeply into the Des Moines River valley. The feeling of the immediate area is residential. Although 6th Avenue is situated only one block to the east and is densely built-up with commercial and multi-family dwellings, this feeling of density rapidly changes into single-family residential as one moves west. Sixth Avenue serves as an artery into Des Moines' central business district from the north and carries heavy traffic flow. Land use to the west and east of this site remains, however, residential.

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

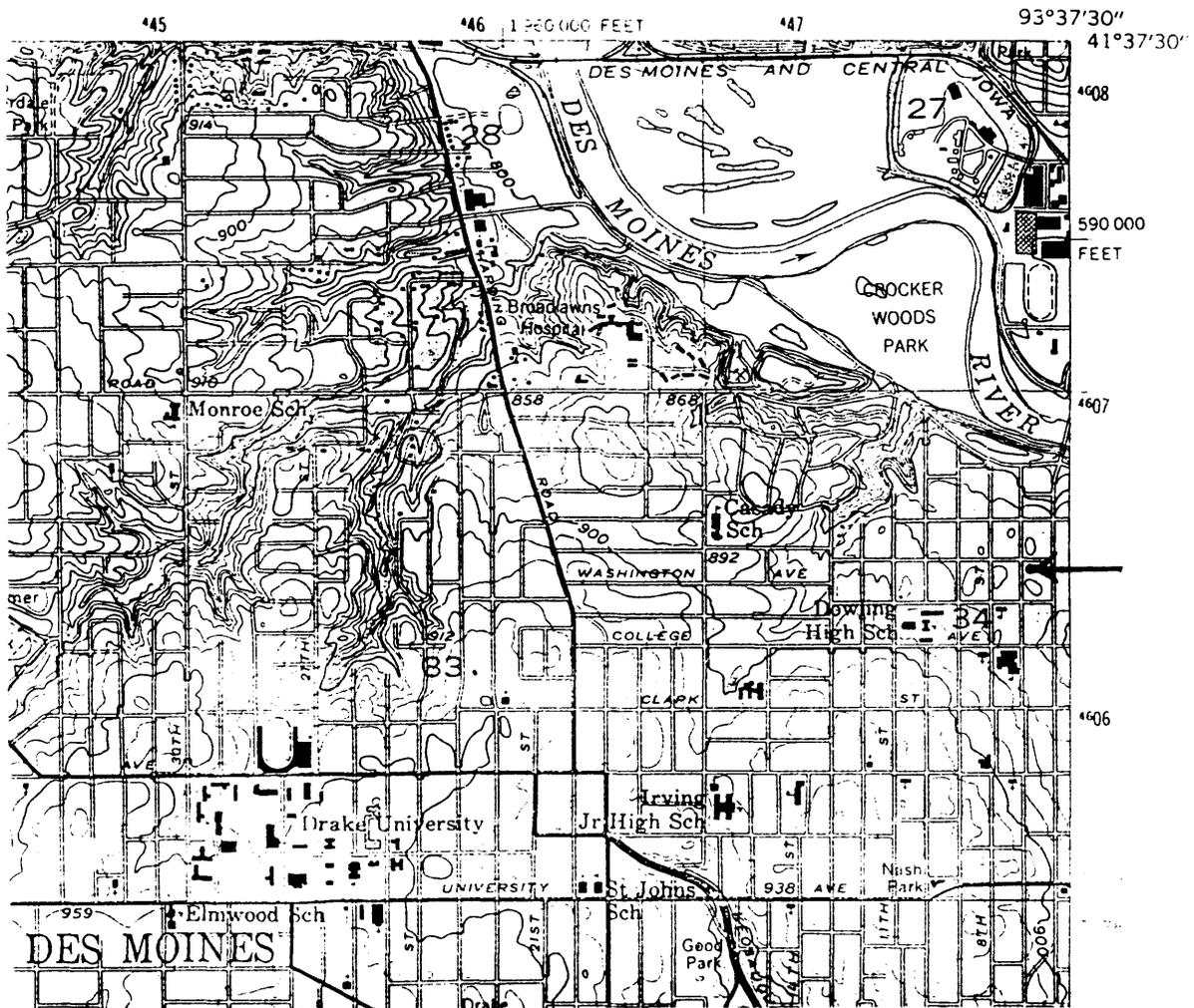
Section number 7 Page 3

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

# SITE MAP

## ARROW LOCATES PROPERTY



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

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

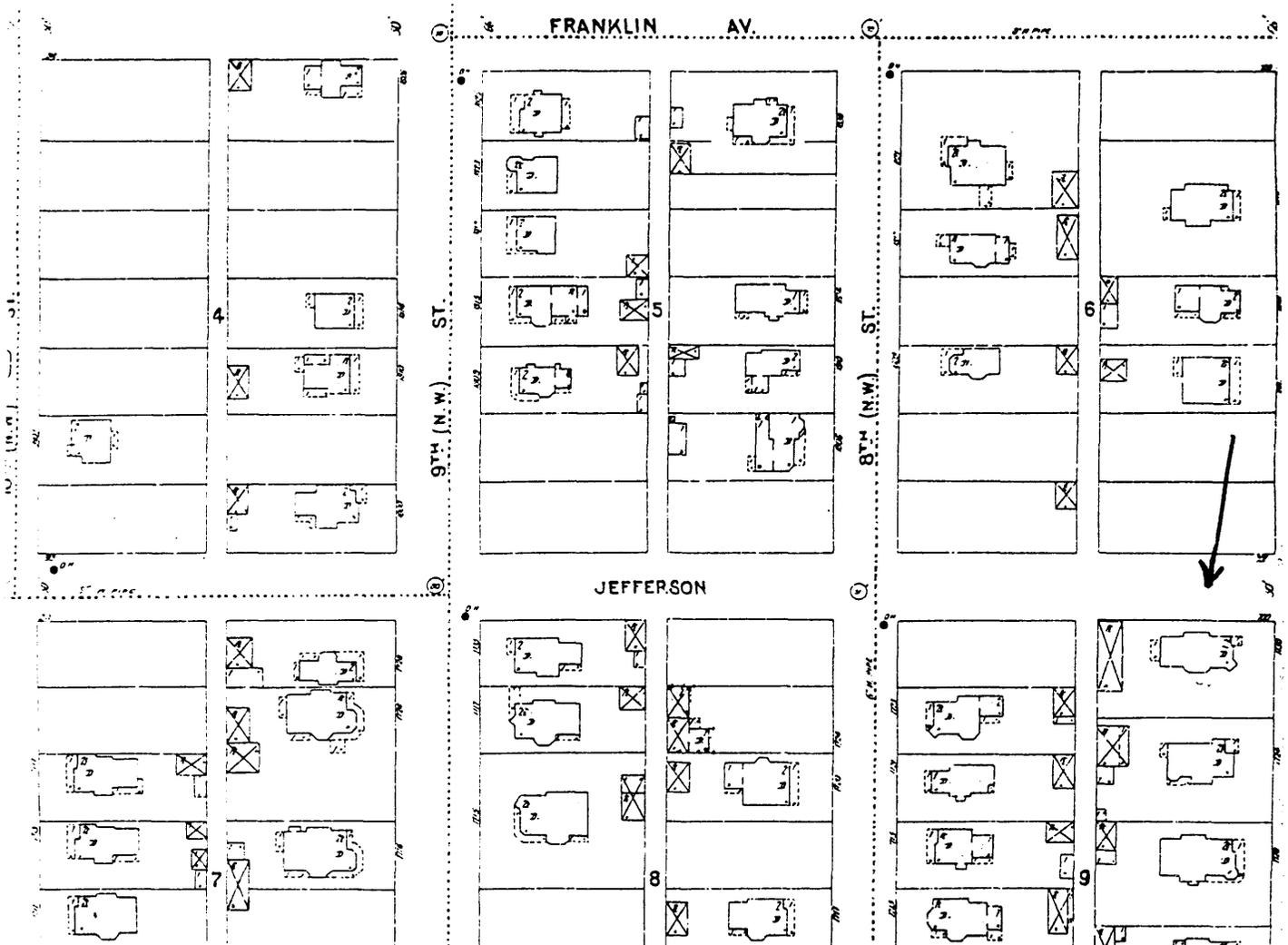
Section number 7 Page 4

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

## 1901 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



Source: Sanborn Map Company, Des Moines, 1901.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

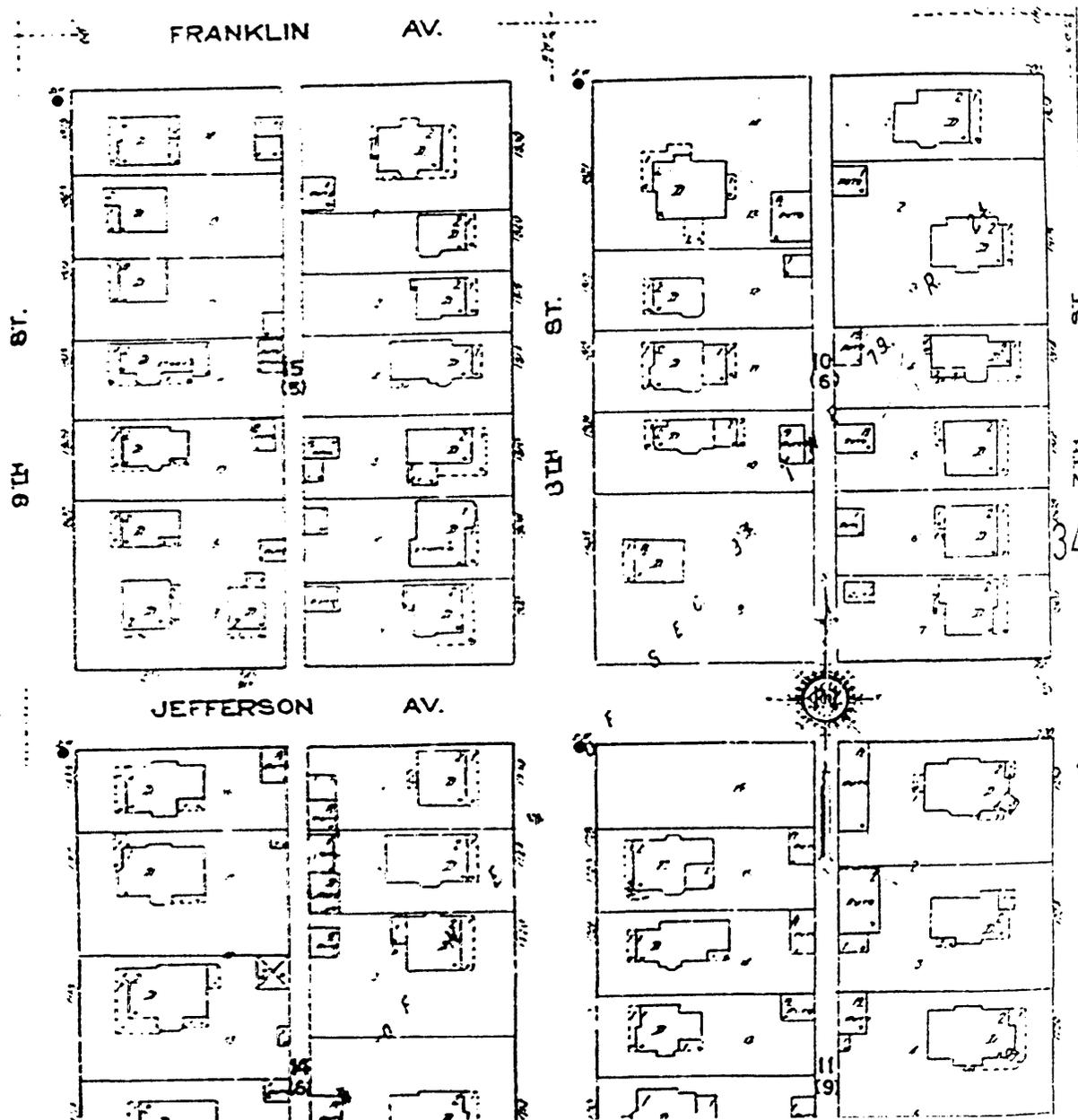
Section number 7 Page 5

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

## 1920 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



Source: Sanborn Map Company, Des Moines, 1920, p. 339.



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National Park Service

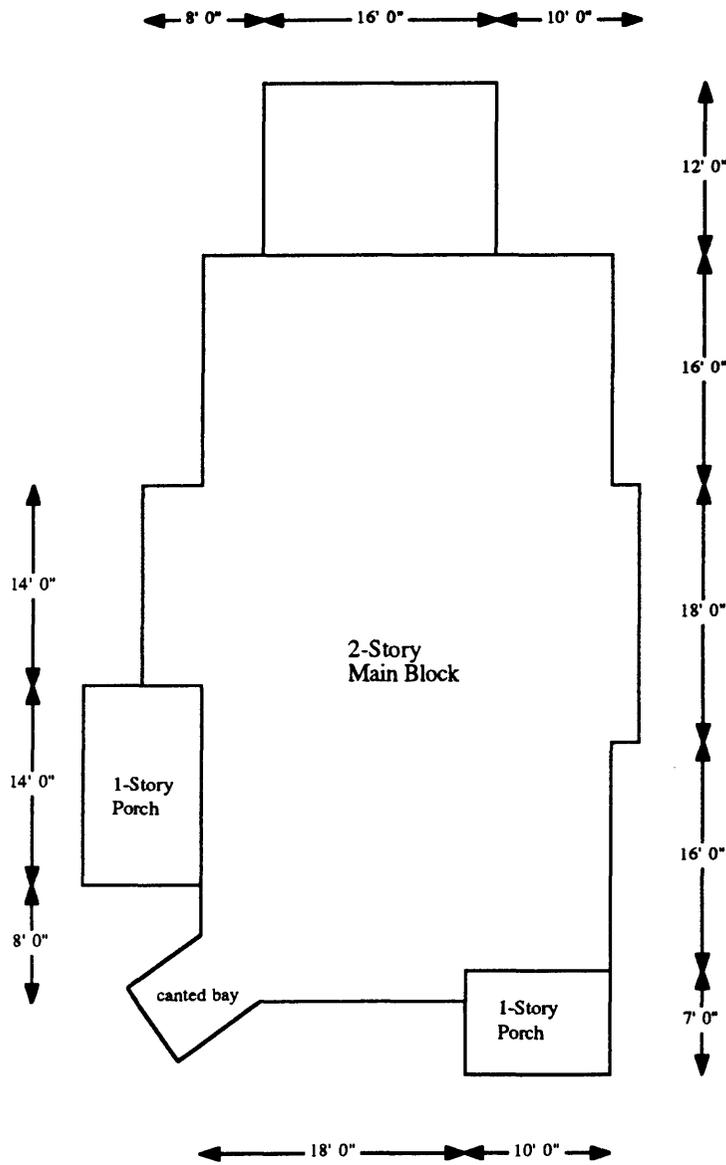
# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

## HOUSE FOOTPRINT



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

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 7

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

## HISTORIC PHOTOGRAPH



No. 9. Two-story house on 7th St. Lot 75x132; frame house of ten rooms, furnace, city water, cistern, finished in hard pine down stairs; 6 fine shade trees, large barn, well located and a beautiful piece of property. Price \$7,000.

Although of poor quality in the newspaper advertisement itself, this image shows the original tower roof and other information regarding the property.

Source: *The [Des Moines] Mail and Times*, February 9, 1901.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 8

CFN-259-1116

Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

**SUMMARY OF SIGNIFICANCE**

Built circa 1887 as a single-family dwelling, the Hatton House possesses architectural significance, under National Register Criterion C. The building calls attention to suburban architecture in the former City of North Des Moines, particularly to the canted bay subtype of the Stick Style with Italianate influence, as practiced in that Victorian suburb. Refer to cover document.

The period of significance, under Criterion C, for the Hatton House is circa 1887, the year in which it was completed.

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

**BACKGROUND INFORMATION**

Located within the Polk County Homestead & Trust Company's addition in North Des Moines, the Hatton House was part of a successful real estate venture known as Prospect Park. (Chapter III of the cover document for this nomination discusses that venture in detail.) Platted in 1887, this addition was the earliest unit within Prospect Park, a large and multi-platted Victorian residential park. Prospect Park made a major contribution to community development in North Des Moines as a section of residential preference.

The large size and the many architectural embellishments employed in the Hatton House illustrate a notable success for the developers in attracting quality improvements to this addition. When the building was subsequently sold in the early Twentieth Century, it was described as "well located and a beautiful piece of property. Price \$7,000." (See Continuation Sheet 7-7.) The substantial price of this property is another indication of its quality. As exemplary of the residential quality the promoters wished to attract, the Hatton House likely helped promote further improvements of a comparable character in the area.

It is thought that Adams and Hastie, a local real estate and insurance agency, built the house, based on the size of their mortgage in the building's abstract of title. Because neither of these names is listed in the city directories at this address in the 1880s, it is safe to assume that they built the house as a speculation.

**ARCHITECTURE**

The Hatton House stands as a fine example of the Stick Style, particularly the canted bay subtype of that mode, as practiced in North Des Moines during the late Nineteenth Century. It remains one of about five of these subtype examples retaining a great deal of original ornamentation and is the only example with a full three-story tower.

Believed to have been completed in 1887, this residence is largely Stick Style in terms of stylistic influence but exhibits influences drawn from the Italianate mode as well. The Stick Style influence is

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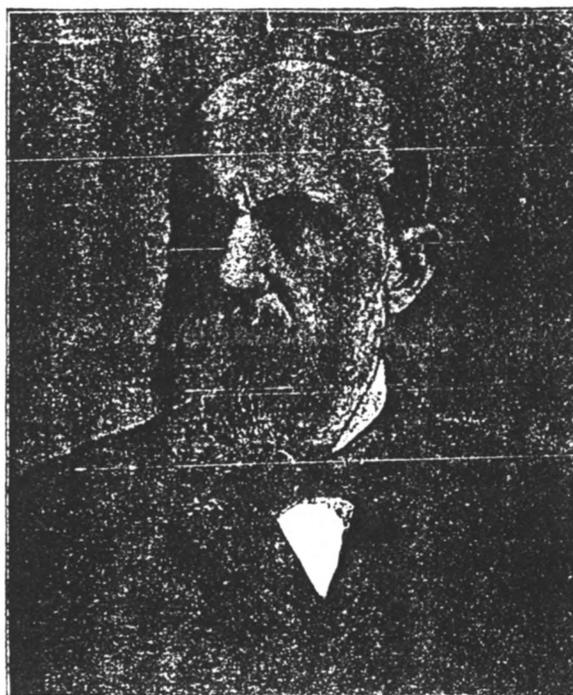
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Dr. John B. and Anna M. Hatton House, Polk County, Iowa.

**DR. JOHN B. HATTON**

PHOTOGRAPHIC PORTRAIT



DR. JOHN B. HATTON.

Source: *Souvenir of Des Moines by the "Mail and Times,"* 1891.