

P40077660

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Iowa	
COUNTY: Polk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 14 1972	

1. NAME

COMMON: Terrace Hill

AND/OR HISTORIC: Hubbell Mansion

2. LOCATION

STREET AND NUMBER: 2300 Grand Avenue

CITY OR TOWN: Des Moines

STATE: Iowa	CODE: 14	COUNTY: Polk	CODE: 153
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: State of Iowa

STREET AND NUMBER:

CITY OR TOWN: Des Moines

STATE: Iowa	CODE: 14
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Polk County Courthouse

STREET AND NUMBER: 500 Mulberry

CITY OR TOWN: Des Moines

STATE: Iowa	CODE: 14
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: HAS31 HAB 5

DATE OF SURVEY: 1956

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: Washington, D. C.

STATE: 10	CODE: 08
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SEE INSTRUCTIONS

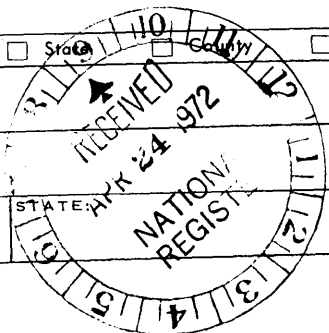
STATE: IOWA

COUNTY: Polk

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Basically Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The house has had a very few alterations that have changed its exterior appearance. Time has softened the corners and edges of the precast cement quoins, window pediments; also the wood molding has acquired the aged look. Of the interior, only the third floor has been remodeled. ✓

The design is French Mansard Victorian. ^{Victorian mansard roof} The Daily State Register, Des Moines, Iowa, Wednesday, February 3, 1869, says. . . "It being one of the finest, most costly and tastefully completed private residences in the country, the worthy host, B. F. Allen, Esq., is one of the self-made men . . . arrived 1849. . . (1869) his fortune being variously estimated between \$3 and \$4 million." The residence was designed by the most successful Chicago Architect, W. W. Boyington. The house then sat on a hill about 30 acres in area and 250 feet above "Coon River". The style of architecture adopted is the modern French with mansard roof. The interior is finished (1st and 2nd floors) in hardwoods, walnut, butternut, and oak; the exterior is brick and rick stone, with artificial stone trimming and an ornamental slate roof. The main entrance is in the "imposing tower--ninety feet high, on the north wall". The cost of the building was about \$150,000--(total cost, outbuildings, site and furnishings, approximately \$250,000). The only exterior alterations to the house proper that have changed the exterior appearance are the addition to the west and south of the drawing room (see plan) and a garage added in fairly present times by Grover Hubbell. A doorway was cut into what is now referred to as the West Hall--the West Hall was originally the Music Room. It now houses an elevator, closet and one-half bath. The doors between this area and the Drawing Room are permanently closed.

There is some question about the stained glass window in the South Stair Landing--an estimate, presumed made prior to the Hubbell purchase or immediately after, lists "one stained glass window, 10 x 16 feet--\$700.00".

SEE INSTRUCTIONS



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1867-1869

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--------------------------------------------------|-------------------------------------------------|----------------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

The Mansion is of significance on several counts. B. F. Allen, Iowa's first millionaire, built the home, lived in it for only about five years, and in 1874 he was without finances, having tried to save a Chicago bank with which he was involved from bankruptcy.

The Architect was one of Chicago's great architects prior to the great fire, W. W. Boyington. Several persons who should know, have stated that Terrace Hill is the finest piece of Victorian architecture between Chicago and California. Earl Reed, who was National Chairman of the American Institute of Architecture Committee on Preservation, said, "Contrary to all other Victorian mansions that I have seen, Terrace Hill's woodwork is all solid wood; no graining was used on the first or second floors; the eight fireplaces are real; the detail is all in such perfect scale with the unusually large rooms and halls that one is misled as to the size of the rooms."

F. M. Hubbell purchased the home in the mid-1880's for \$55,000.00. His love for the house was far reaching; a trust he set up stipulated the maintenance of the home should keep it in near perfect condition. The Hubbell Estate is no doubt the largest estate in the state of Iowa.

Hubbell came to Iowa in 1855 at the age of 16 with his father. He liked Des Moines and stayed while his father returned east. His first job was for \$100.00 per year. He became the wealthiest Iowan in the history of the state. Hubbell was in almost everything going on in the then small town--utilities, real estate, insurance, law, and railroad.

The Hubbell family purchased the home from the estate and gave it to the state of Iowa.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Daily State Register, Des Moines, Iowa January 30, 1869, Feb. 3, 1869.

"The Little Man With the Long Shadow" George Mills published by Trustees of the F. M. Hubbell Estate, Des Moines, Iowa May 7, 1955.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	41° 35' 04"	93° 38' 59"		0	0	
NE	41° 35' 04"	93° 38' 50"				
SE	41° 34' 52"	93° 38' 49"				
SW	41° 34' 52"	93° 39' 00"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **8 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Wm. J. Wagner, FAIA

ORGANIZATION: Wagner-Marquart, Architects DATE: January 2, 1972

STREET AND NUMBER: 1106 High Street

CITY OR TOWN: Des Moines STATE: Iowa CODE: 14

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Adrian D. Johnson

Title State Liaison Officer

Date 4/18/1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Robert H. Wiley
Chief, Office of Archeology and Historic Preservation

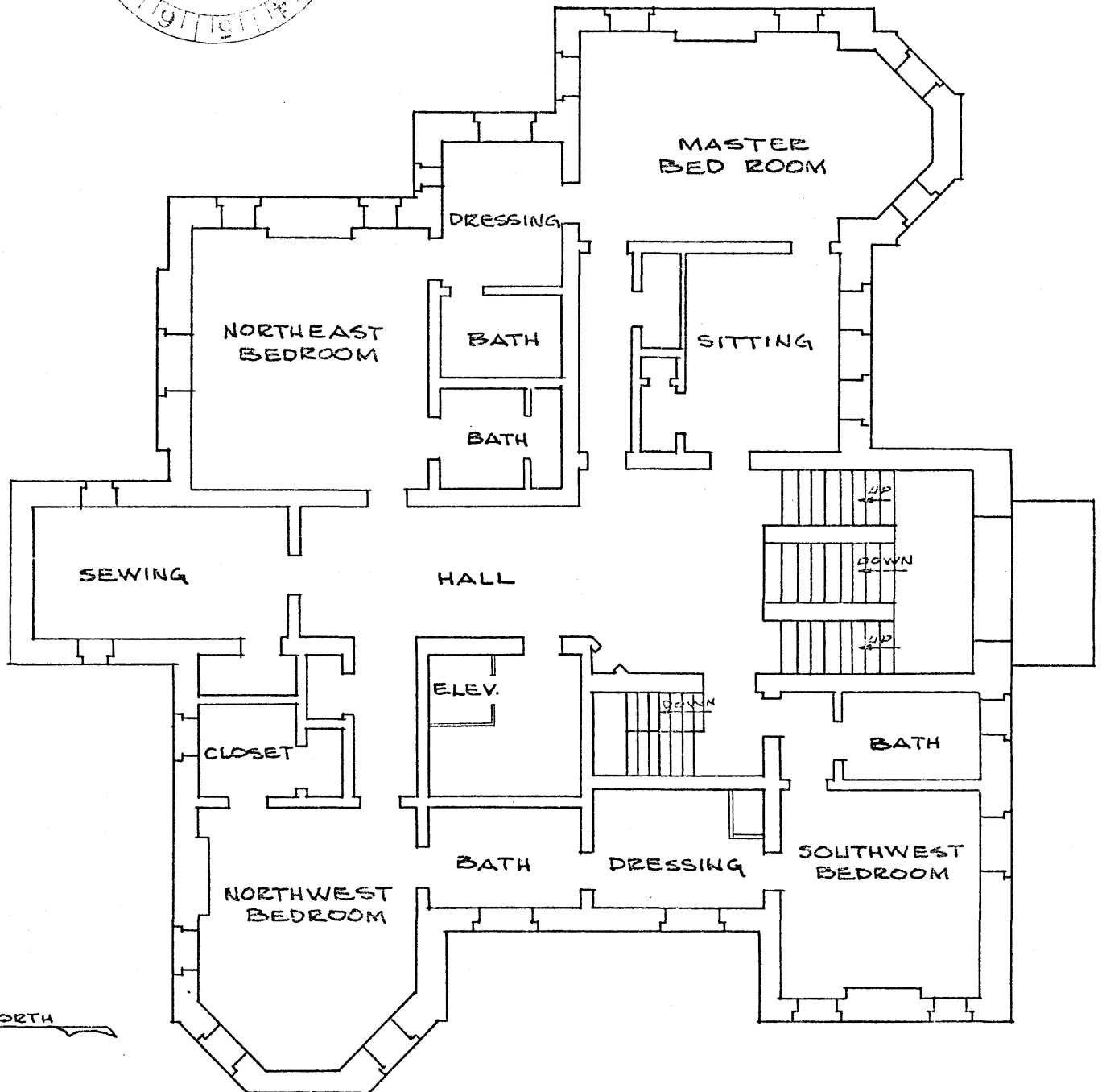
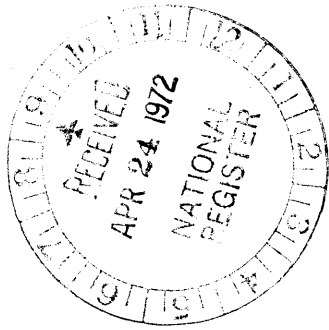
Date 6/14/72

ATTEST: William M. ...
Keeper of the National Register

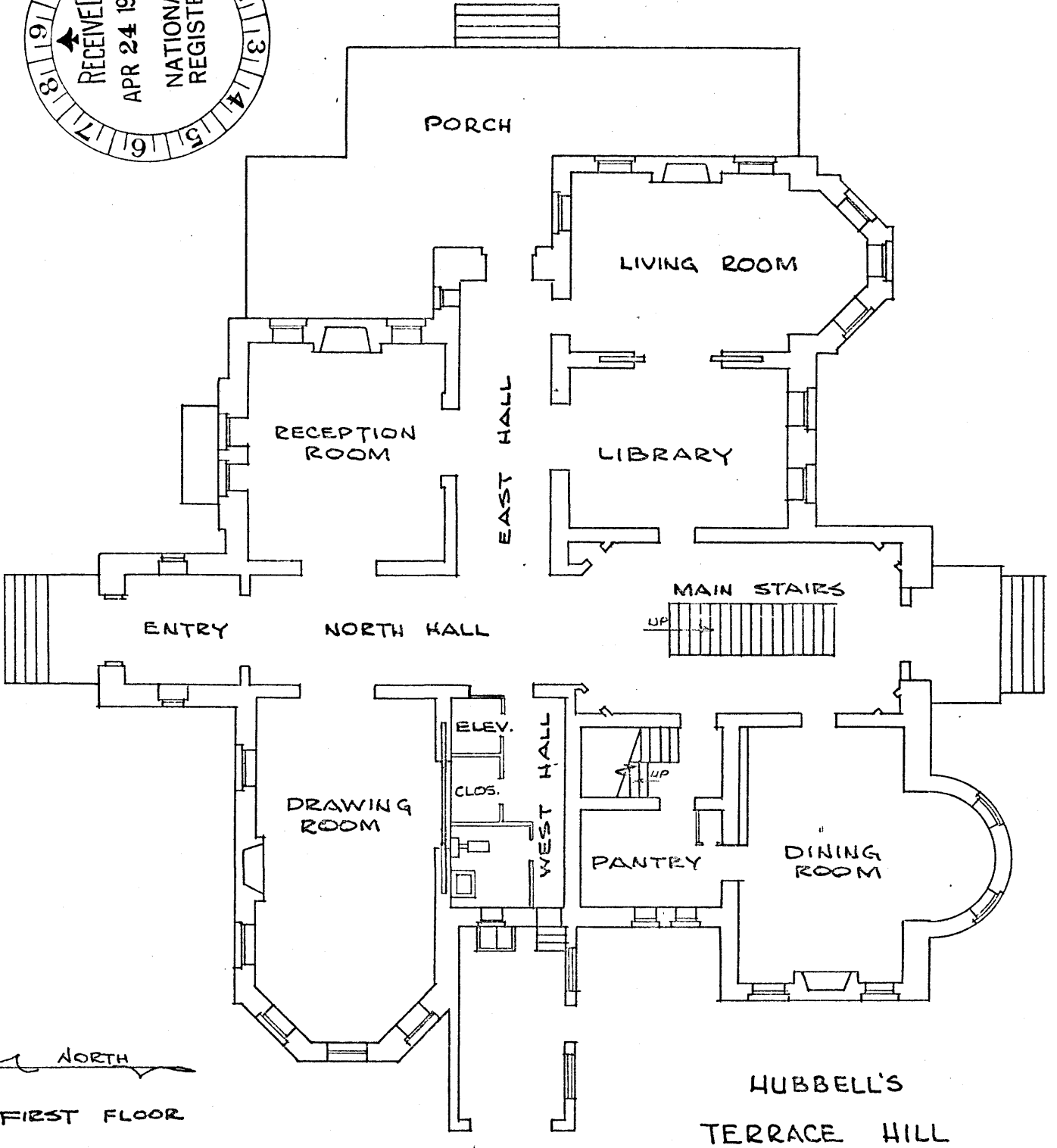
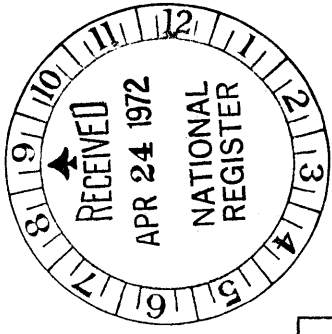
Date _____



NO UTM CD SEE INSTRUCTIONS



2 NO. FLOOR PLAN TERRACE HILL



NORTH
FIRST FLOOR