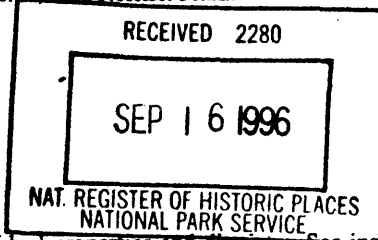


1140

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name HAYES, WILLIAM B., HOUSE

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

2. Location

street & number 1547 Arlington Avenue N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50314

3. State/Federal Agency Certification

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

Patricia Ollstein PSAP 9-12-96  
Signature of certifying official/Title Date  
State Historical Society of Iowa  
State or Federal agency and bureau

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

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

4. National Park Service Certification

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

hoc  
Signature of Keeper Date of Action  
Edson B. Beall 10.25.96

William B. Hayes 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	
<u>1</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>1</u>	Total

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

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

Towards a Greater Des Moines

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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation Brick

walls Asbestos  
Wood

roof Asphalt

other Glass  
\_\_\_\_\_

**Narrative Description**

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

William B. Hayes 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)

COMMUNITY PLANNING AND DEVELOPMENT  
ARCHITECTURE

**Period of Significance**

1886

**Significant Dates**

1886

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Lowry W. Goode, builder

**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

William B. Hayes House  
Name of Property

Polk County, Iowa  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 15 | 448189 | 4606165 |

Zone Easting Northing

2 |    |    |    |

Zone Easting Northing

3 |    |    |    |

Zone Easting Northing

4 |    |    |    |

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title William C. Page, Public Historian; Joanne R. Walroth

organization River Bend Neighborhood Association date June 27, 1995

street & number 520 East Sheridan Avenue telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

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

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

**Property Owner**

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

name Darrell Rockwell

street & number 1547 Arlington Avenue telephone 515-243-2247

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

William B. Hayes House, Polk County, Iowa.

**GENERAL DESCRIPTION**

This is a 1-1/2 story, frame building clad with asbestos siding on the first floor and clapboard wood siding on the second floor. First occupied in 1886, this single-family dwelling features a brick foundation, a gable-end facade intersected by side gables (of which the northern extends over an enclosed front porch), and wide eaves supported by heavy wood braces. A band of wood separates the second floor from the attic areas. The integrity of this building is fine, with few discernible alterations except for the cover-up siding, which appears to be reversible.

**HOUSE**

Roughly speaking, the footprint of this house consists of a rectangle, which measures approximately 24' x 28' (width by depth). A small extension of this rectangle stands on the north, and a small extension stands on the south. The enclosed porch is situated to the west of this rectangle and measures 15' x 9'. The first floor, second floor, and basement each contains a total area of 608 square feet. In addition, the porch contains 135 square feet.

The building rests on a brick foundation. Of balloon frame construction, the building is presently clad with asbestos siding on the first floor and with original clapboard siding on the second floor. Windows are generally 1/1 double hung sash. The roof is covered with light-gray colored asphalt shingles. A brick chimney is situated near the intersection of the gable-end roof and the side gable roof on the north.

Overall the house is in very good condition.

**SITE**

This house is situated on Lot 100 and Lot 101 in Bates Second Addition to the City of Des Moines, Iowa. This parcel measures approximately 105' x 120' (width by depth). It occupies the northwest corner of Block 4 of the plat, which also can be described as on the southeast corner of the intersection of College and Arlington Avenues. The house stands on the east side of Arlington Avenue and faces west.

A detached one-story garage is situated at the rear of the property. Built in 1930, this structure is of balloon frame construction and measures 20' x 20'.

Although the front yard of this property is generally level, the land in the rear begins a steep slope into the Des Moines River valley. Land to the west also rises until reaching 6th Avenue, three blocks to the west. The feeling of this area is that of single-family residences. Another important route, 2nd Avenue, is located two blocks to the east. Both 2nd and 6th Avenues serve as arteries into Des Moines' central business district from the north and carry heavy traffic.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
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CFN-259-1116

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William B. Hayes House, Polk County, Iowa.

The Des Moines City Assessor's Office and the federal Housing and Urban Development Department have classified this neighborhood as slum-blight.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

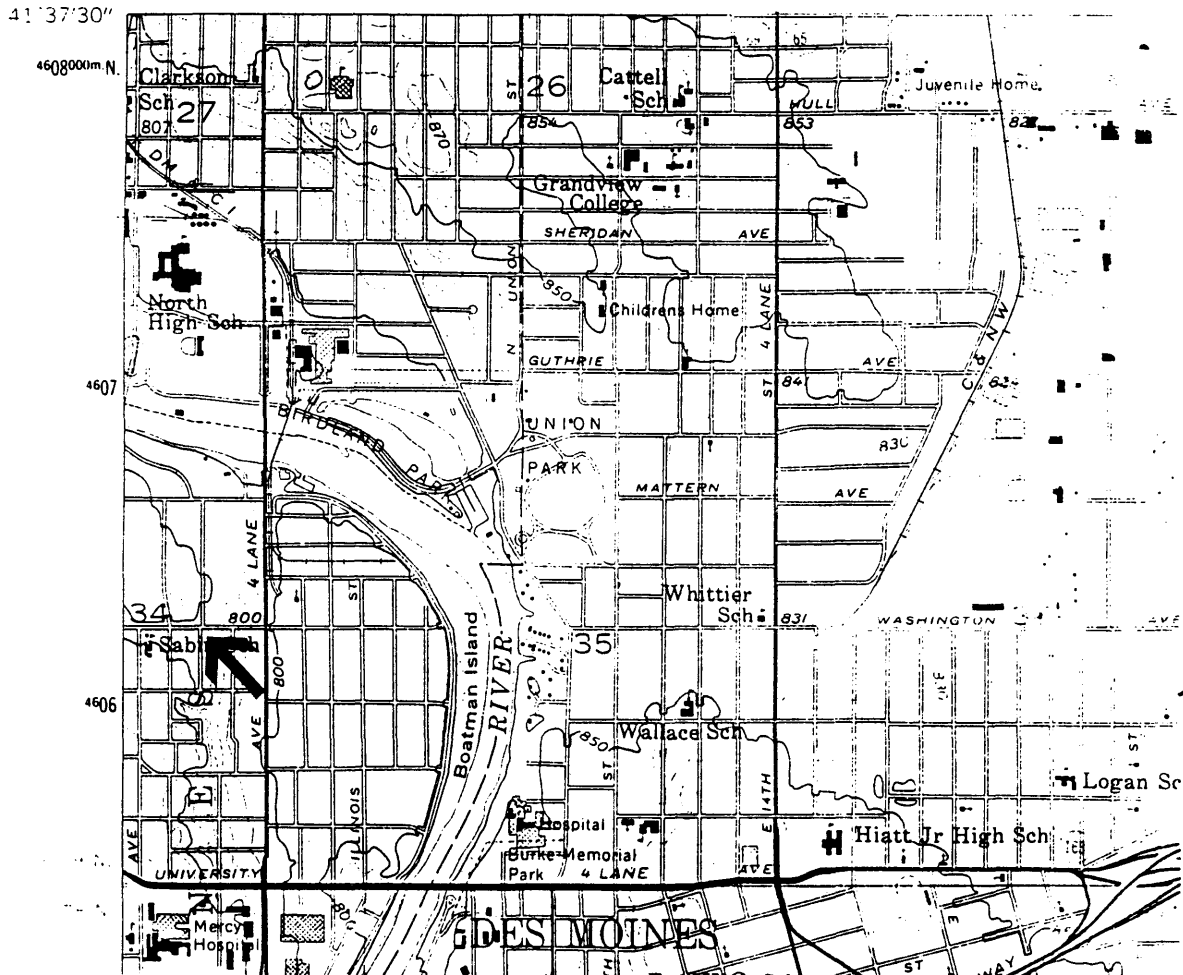
Page 3

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William B. Hayes House, Polk County, Iowa.

## SITE MAP

ARROW LOCATES PROPERTY



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

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

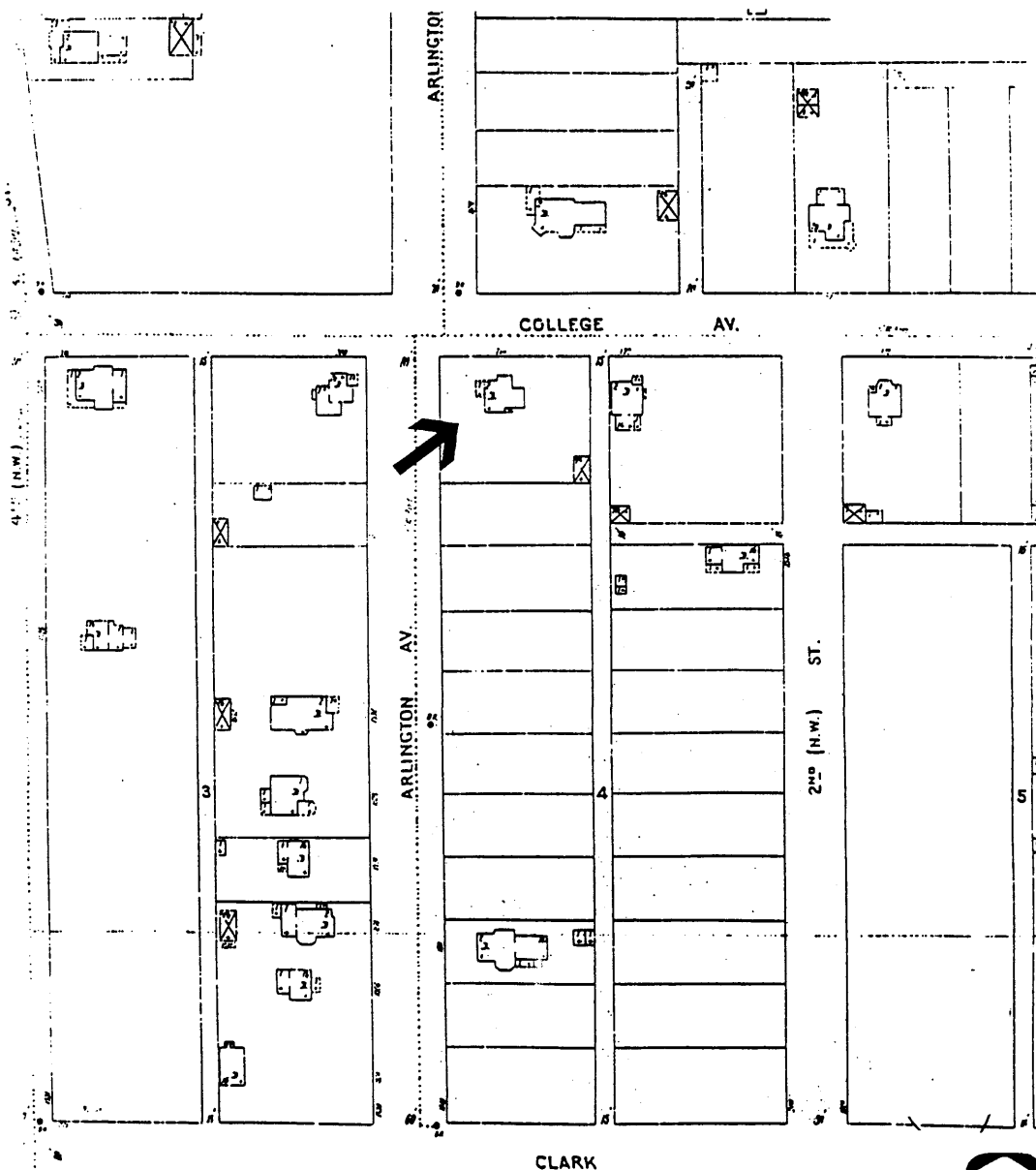
Page 4

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William B. Hayes House, Polk County, Iowa.

## 1901 PLAT MAP

ARROW LOCATES PROPERTY





United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

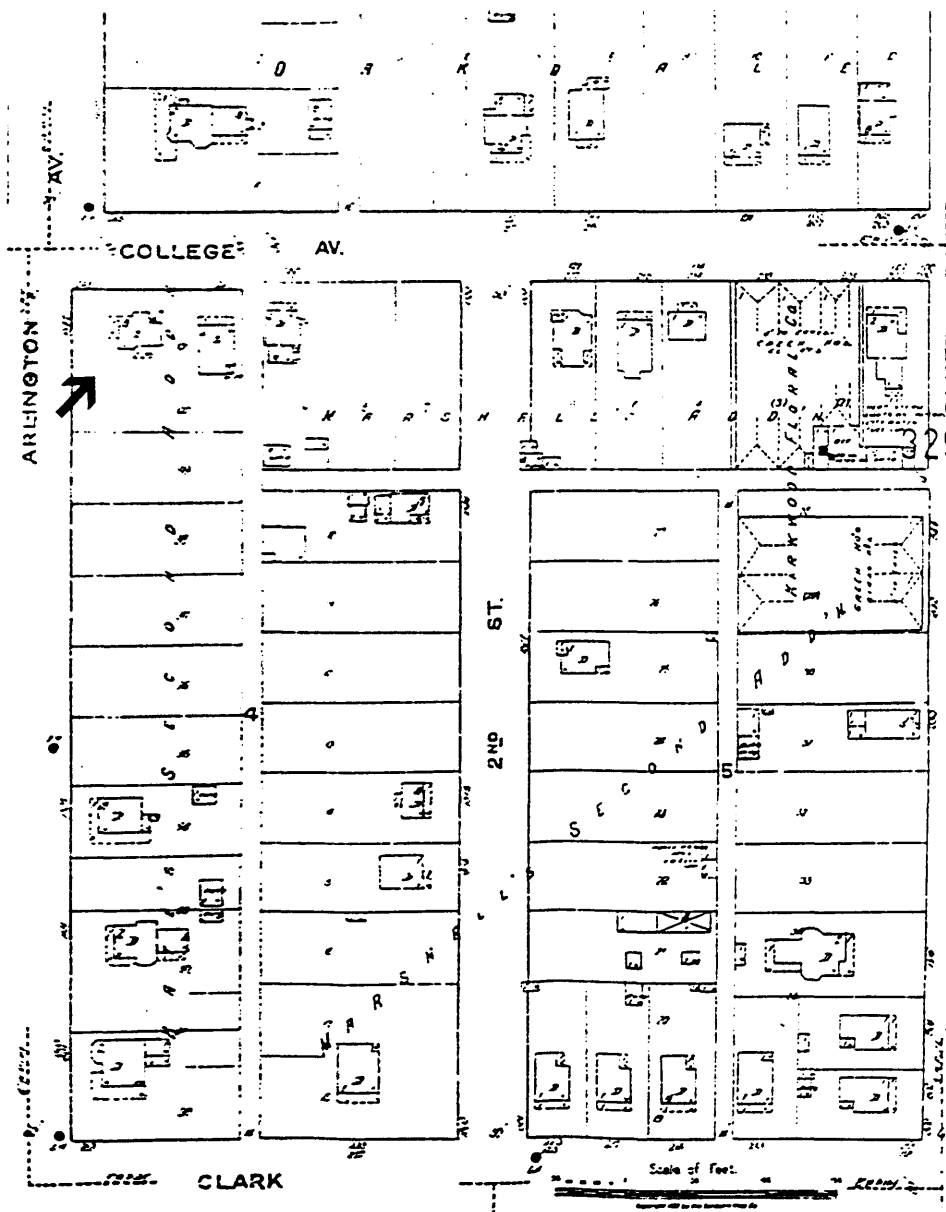
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William B. Hayes House, Polk County, Iowa.

## 1920 PLAT MAP

ARROW LOCATES PROPERTY



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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CFN-259-1116

William B. Hayes House, Polk County, Iowa.

### SUMMARY OF SIGNIFICANCE

The William B. Hayes House is locally significant, under National Register Criterion C, as one of the best extant examples in Des Moines of the Stick Style, particularly the Swiss chalet subtype of that mode. Of the handful of examples of this subtype still standing, the Hayes House is one of only two that are known to retain a high degree of exterior integrity. First occupied in 1886, the Hayes House with its wide eaves, heavy wood braces, and intersecting gable roof configuration provides an excellent illustration of how the Swiss chalet subtype influenced the Stick Style. The building, with its rectilinear feeling, also provides a benchmark for comparison of the Stick Style in Des Moines with the subsequent Queen Anne style, which is closely related but generally more curvilinear.

The William B. Hayes House is additionally significant locally, under National Register Criterion A, within the historic context of suburban development, discussed in Chapter II in Section E of the Multiple Property Documentation Form for this nomination. The Hayes House is significant as a documented example of a speculative house constructed by Lowry W. Goode. Goode, whose name has been utilized to denote the "Lowry Goode Boom" in Des Moines, fueled much of that era's intense real estate speculation by virtue of his business enterprise and drive. Much of this boom took place in North Des Moines. Although many houses are thought to have been constructed by Goode in this area, the Hayes House is one of the few examples documented to date. The level of its architectural detailing demonstrates that Goode respected quality design and constructed houses of architectural merit.

The period of significance, under Criteria A and C, for this house is 1886, the year in which the house was completed and owned by Lowry W. Goode. This period also stands within the era when Goode was heavily engaged in speculative house construction.

The property contains two resources for this nomination--the house, which is contributing and classified as a building, and the garage, which is noncontributing and is also classified as a building.

### ARCHITECTURE

Although some examples of the Stick Style appeared in Des Moines' suburbs during the 1880s and 1890s, the real trend in these areas was towards Queen Anne styling with Colonial Revival influence soon to follow. As such, examples of the Stick Style in Des Moines' suburbs are unusual.

Within the design context of the Stick Style, the Hayes House is the first identified to date of that mode in North Des Moines and among the few thought to remain in the City of Des Moines. Although William Foster, Des Moines architect, included illustrations of Swiss chalet designs in newspaper advertisements, none of these buildings has yet to be identified. One identified example, the Laura T. and Albert L. West House, was located at 835 7th Street in the historic "walking city" of Des Moines. After an historical recordation--including measured floor plans--for the State Historical Society of Iowa in 1995, the architectural elements of this building were salvaged and the building razed to make way for a new intermodal transportation facility on the site.

United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
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CFN-259-1116

William B. Hayes House, Polk County, Iowa.

The Swiss chalet influence is particularly noticeable in the roof treatment of the Hayes House. The building's wide eaves supported by large and heavy braces are reminiscent of a similar styling in Brooks' "Design in the Swiss Style of Architecture" (Scully, *The Shingle Style and the Stick Style*, Figure 8). The scale of these architectural features is significant because they accent the roof--an important element within the Swiss chalet taste. The Hayes House also features an integrated roof plane covering the front porch and main block. This characteristic is reminiscent of Gardner's design (*Ibid.*, Figure 19). Finally, the banding between the second floor and attic of the Hayes House harkens, although in a modest way, to the exuberantly exposed structural elements pictured in Downing's "Swiss Cottage" (*Ibid.*, Figure 7).

#### SUBURBAN DEVELOPMENT

Lowry W. Goode's career epitomized the early years of suburbanization in Des Moines. Archetypical of the real estate developer, Goode possessed charisma and exuded confidence in the future of the local real estate market. All local newspapers portrayed him as a key individual in the boom, which now bears his name. One can see in Goode's career, in fact, all of the themes that characterized real estate developers during this period. Although there were many other developers in Des Moines during the period, they were less well known and less publicized than Lowry W. Goode, who captured intense public attention, admiration, and respect.

The William B. Hayes House is a documented example of one Goode's speculative houses. Goode's selection of an unusual design for it--the Swiss chalet--shows the man to be innovative in his approach to residential architecture. Located within Bates Addition, the Hayes House also calls attention to Goode's promotion of that area in the late 1880s. His aggressive sales techniques included full front page newspaper advertisements touting Bates Addition as a "slightly plateau" (*The Mail and Times*, October 19, 1889).

The financial arrangement by which Goode transferred title to the Hayes House may also be significant. In a warranty deed dated October 6, 1886, Goode transferred this property to William B. Hayes for the consideration of \$3,000 (Polk County Recorder's Office, Title Transfer Book). On the same day B. H. Hayes, William's wife, conveyed to Lowry W. Goode a one-half lot of land in the Walnut Hill Addition to Des Moines for the consideration of \$2,000 (Polk County Recorder's Office, Title Transfer Book). These simultaneous transactions suggest that the parties were, in part, trading real estate. Such a phenomenon is significant because it illustrates the fluidity of Des Moines' real estate during the Lowry Goode Boom.

It should be noted that the City Assessor's Office, which lists 1894 as the year of construction for this house, is in error. Already in 1887, the city directory for that year shows William B. Hayes living on this site. The likelihood of another, earlier building located here is low. When Lowry W. Goode purchased this lot in 1884 from Sophia Bates, he paid a price commensurate for an unimproved lots (Polk County Recorder's Office Title Transfer Book V 2, p. 310).

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William B. Hayes House, Polk County, Iowa.

### BIBLIOGRAPHY

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

#### PRIMARY

Des Moines City Directories for 1889-1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1905, and 1908.

Sanborn Fire Insurance Maps for 1901 and 1920.

#### SECONDARY

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

Des Moines City Assessor's Office, Computerized property records. These records indicate date of construction as "1896."

Page, William C.; "Laura T. and Albert L. West House"; State of Iowa Historical Recordation prepared for the Des Moines Metropolitan Transit Authority; 1994. Volumes I and II.

Page, William C., and Joanne R. Walroth; *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920*; Intensive cultural resources report prepared for and on file at the Des Moines Historic District Commission and State Historical Society of Iowa, Des Moines; 1992.

Scully, Vincent, Jr.; *The Shingle Style and The Stick Style; Architectural Theory and Design from Richardson to the Origins of Wright*; Revised edition; Yale University Press; New Haven; 1971.

#### ORAL HISTORY

Toye, Terri, Personal Communication with William C. Page; June 27, 1995.

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

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

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William B. Hayes House, Polk County, Iowa.

**VERBAL BOUNDARY DESCRIPTION**

Five feet north and adjacent and Lots 100 and 101 in Bates Second Addition to the City of Des Moines, Iowa.

**BOUNDARY JUSTIFICATION**

Contains all land associated historically with the resource.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
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William B. Hayes House, Polk County, Iowa.

**LIST OF PHOTOGRAPHS**

1. William B. Hayes House  
1535 5th Avenue  
Des Moines, IA 50314  
Looking southeast  
William C. Page, Photographer  
August 16, 1995
  
2. William B. Hayes House  
1535 5th Avenue  
Des Moines, IA 50314  
Looking southwest  
William C. Page, Photographer  
November 23, 1995
  
3. William B. Hayes House  
1535 5th Avenue  
Des Moines, IA 50314  
Looking northwest  
William C. Page, Photographer  
November 23, 1995