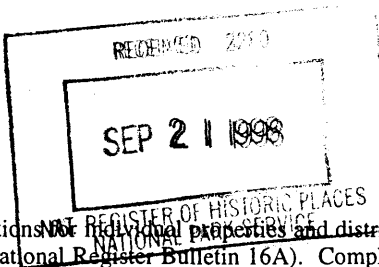


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1274

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 CHAFFEE-HUNTER, HOUSE

other names/site number Hunter House

2. Location

street & number 1821 8th Street N/A not for publication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.)

Patterson Christensen DSHPD 9-14-98
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is :

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain)

Edson H. Beall
Signature of Keeper

10/22/98
Date of Action

Chaffee-Hunter House
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property Category of Property
(Check as many lines as apply) (Check only one line)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	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)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation Brick
walls Wood

roof Asphalt
other Glass

Narrative Description

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

Chaffee-Hunter 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)

POLITICS/GOVERNMENT
ARCHITECTURE

Period of Significance

1886
1894-1898

Significant Dates

1886
1894, 1898

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

Chaffee-Hunter 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 | 447700 | 4606580 |
Zone Easting Northing

Verbal Boundary Description

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

2 | | | |
Zone Easting Northing

Boundary Justification

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

3 | | | |
Zone Easting Northing

4 | | | |
Zone Easting Northing

11. Form Prepared By

name/title William C. Page, Public Historian; Joanne R. Walroth, Project Associate
organization River Bend Association, Inc. date April 30, 1997
street & number 520 East Sheridan Avenue telephone 515-243-5740; FAX 515-243-7285
city or town Des Moines state Iowa zip code 50313

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs - Representative black and white photographs of the property.

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

Property Owner

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

name Coung Thai and Bang-Tam Thai
street & number 1347 8th Street telephone 515-243-3248
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

Chaffee-Hunter House, Polk County, Iowa.

GENERAL DESCRIPTION

This is a 2-1/2 story, frame building. Built in 1886, this massive single-family dwelling features a gable-on-hip roof with intersecting gables, brick foundation, wrap-around porch, and dormer windows. Its site includes three city lots on the southeast corner of the intersection of 8th Street and Franklin Avenue. The exterior integrity of this building is very good.

HOUSE

Roughly speaking, the footprint of this house consists of a rectangle, which measures approximately 32' x 42' with the lesser measurement facing 8th Street. A wrap-around porch stands on its north and west elevations. The west portion has been enclosed. The north portion retains its original configuration, which includes a projecting wing covered with a gable front roof. The balance of the wrap-around porch is covered with a hip roof. A 1-story, frame wing is situated on the east elevation and is covered with a gable roof. This houses the kitchen and is a later addition to the building. This wing possesses a stoop porch situated between an ell formed by that wing and the main block.

The main roof of the building is designed in a gable-on-hip roof configuration intersected by gables. One gable intersects the main roof on the northwest corner, one gable intersects the main roof at the southeast corner, and a two-story projection of the building on the north elevation is also covered with a gable roof. A dormer window is located on the south slope of the main roof to the east of the southeast corner's intersecting gable. All of these gables are steeply pitched and form a significant feature of the building.

A wrap-around porch is situated on the north and west elevations. Covered with a shed roof, it is supported by wooden columns. The main entrance to this porch is on the north elevation, signaled by its pedimented entryway. The west portion of this porch is now enclosed, but its original footprint and roof remain intact.

The building rests on a brick foundation. Of balloon frame construction, the building is clad with original wood siding. The roof is covered with light gray-colored asphalt shingles. A brick chimney is situated at the rear of the ridge along the main roof of the house.

Fenestration is original to the house and generally features 1/1 double hung sash windows. Paired windows are featured in the gable ends of the main roof.

A porte-cochere formerly was situated on the south elevation of this house. This feature has been nonextant for many years.

In the interior, the first floor and second floor each contains a total area of approximately 1,162 square feet. While some alterations have taken place on the first floor, the its overall integrity remains good. The alterations include the painting of some woodwork, removal of a flight of stairs to the second floor, shifting the stairs to the basement to the central portion of the house, and the addition of the kitchen, as mentioned above. A stained glass window is located in the living room in the southwest

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

section of the first floor. A pair of pocket doors between the front entryway and the west room--which had been partitioned off--were accidentally discovered by the previous owners. These cover up materials were removed and the pocket doors were found still operable. These owners also removed a rambling wood fire-escape from the south elevation, no longer needed because they had returned the building to its original single-family use. The second floor remains largely unaltered. (Neila J. Seaman, informant interview) Floors on the first and second floor are of hardwood, while those of the attic are softwood. The basement, which is partial, features a concrete floor and contains about 400 square feet.

Overall the house is in fine condition.

SITE

This house is situated on Lot 13 and Lot 14 in the Polk County Homestead & Trust Company Addition to Des Moines, Iowa. Each of these city lots measures 34' x 132' (smaller measurement facing 8th Street). These parcels of land are located on the southeast corner of the intersection of Franklin Avenue and 8th Street. The house stands on the east side of 8th Street and faces west. An alley runs north-south at the rear of these lots between Franklin and Jefferson Avenues. The title holder to this property also owns Lot 12, situated immediately south of the site. The single-family dwelling, which once stood on Lot 12, has been razed. Lot 12 has been excluded from the boundaries of this nomination because it lacks historical associations with the Chaffee-Hunter House.

The Dr. Anna E. and Andrew A. Johnstone House (NRHP) stands across the street on the west at 1820 8th Street. This contemporaneous Queen Anne-influenced single-family dwelling, as well as others in the immediate neighborhood, provide a unity of architectural design to the area. Many of these homes were built within a few years of one another, and most are constructed of wood.

Originally, a barn stood near the alley at east end of Lot 13. Later, this barn was converted into an automobile garage. Sometime in the 1920s, it was replaced by the present one-bay garage. Although an attractive feature of this property today, the garage is counted as noncontributing to this nomination because its date of construction postdates the period of significance for the Chaffee-Hunter House. The preservation of this garage is encouraged.

The immediate surroundings of the Chaffee-Hunter House are generally level in topography, although about two blocks to the north, 8th Street slopes steeply into the Des Moines River valley. The feeling of this area is residential. Although several multi-story apartment buildings stand nearby on the east and west sides of 6th Avenue, this feeling of dense settlement 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

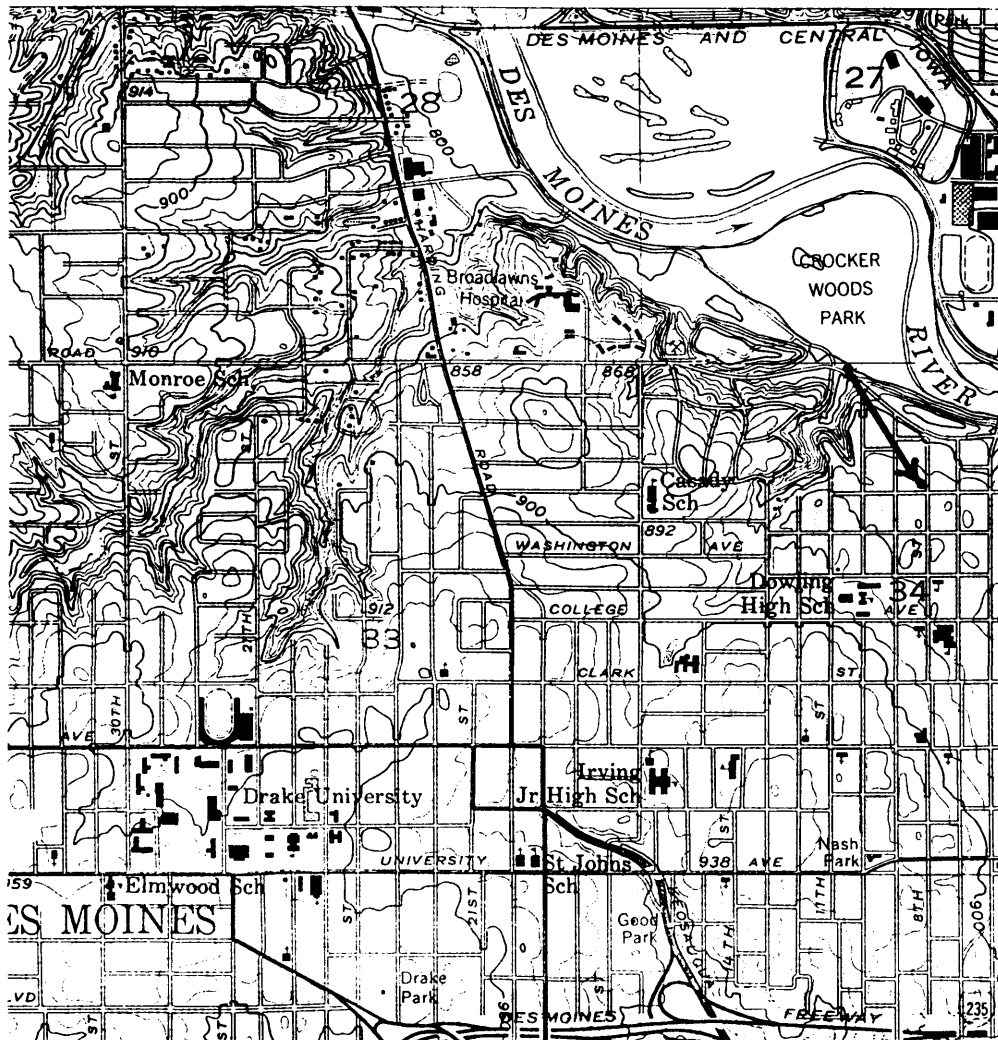
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CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

SITE MAP

ARROW LOCATES PROPERTY



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

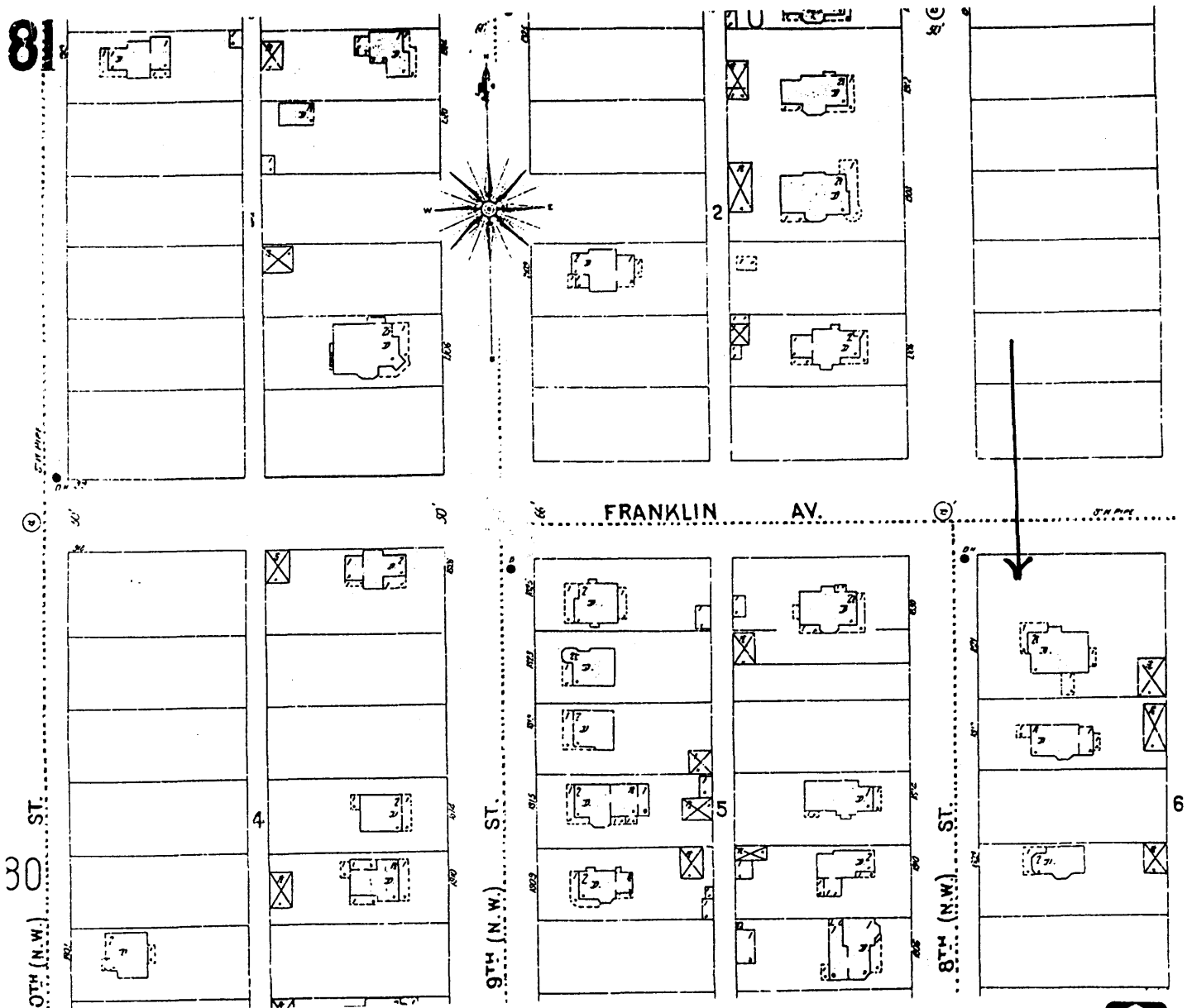
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CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

1901 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

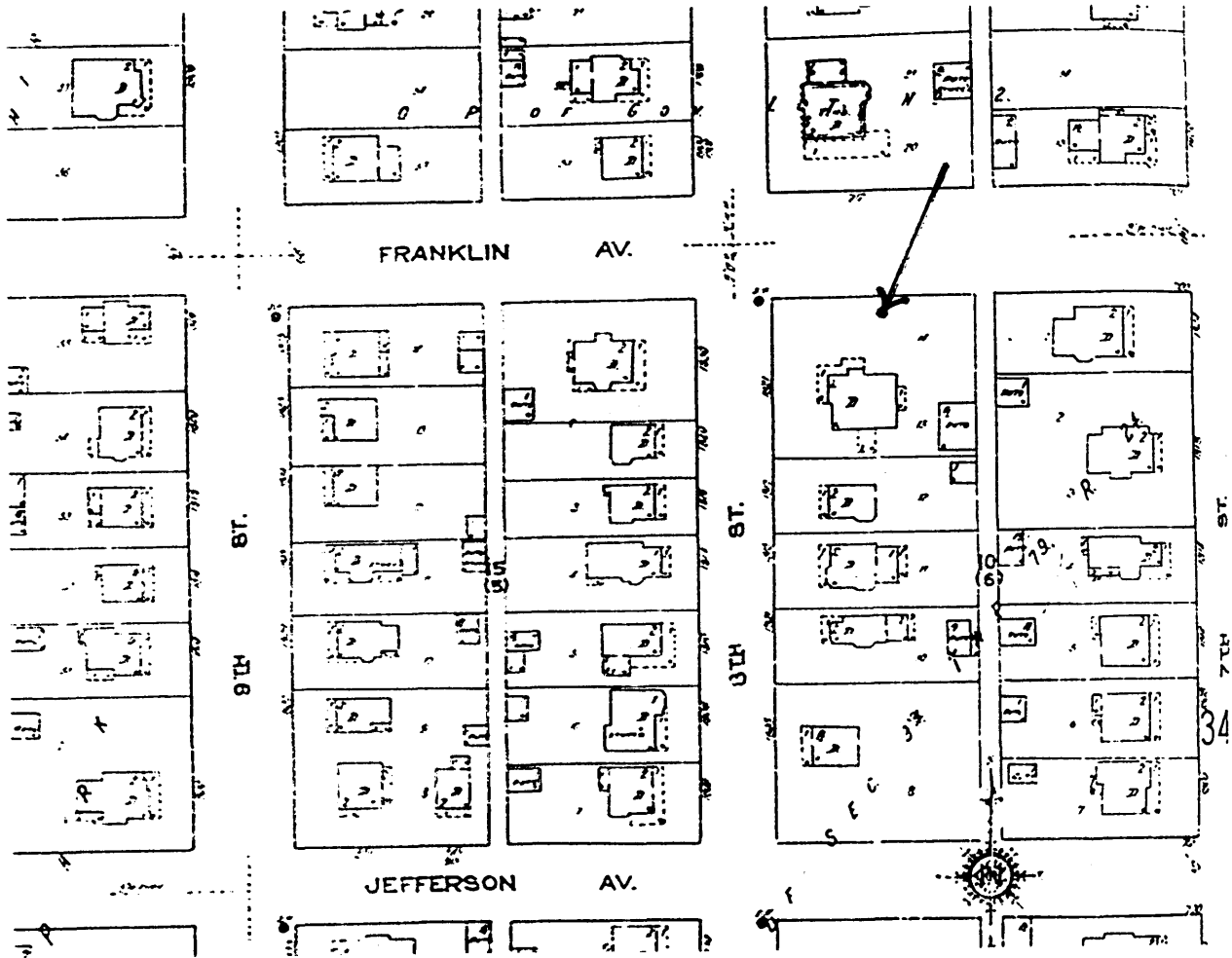
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Chaffee-Hunter House, Polk County, Iowa.

1920 PLAT MAP

ARROW LOCATES PROPERTY



United States Department of the Interior
National Park Service

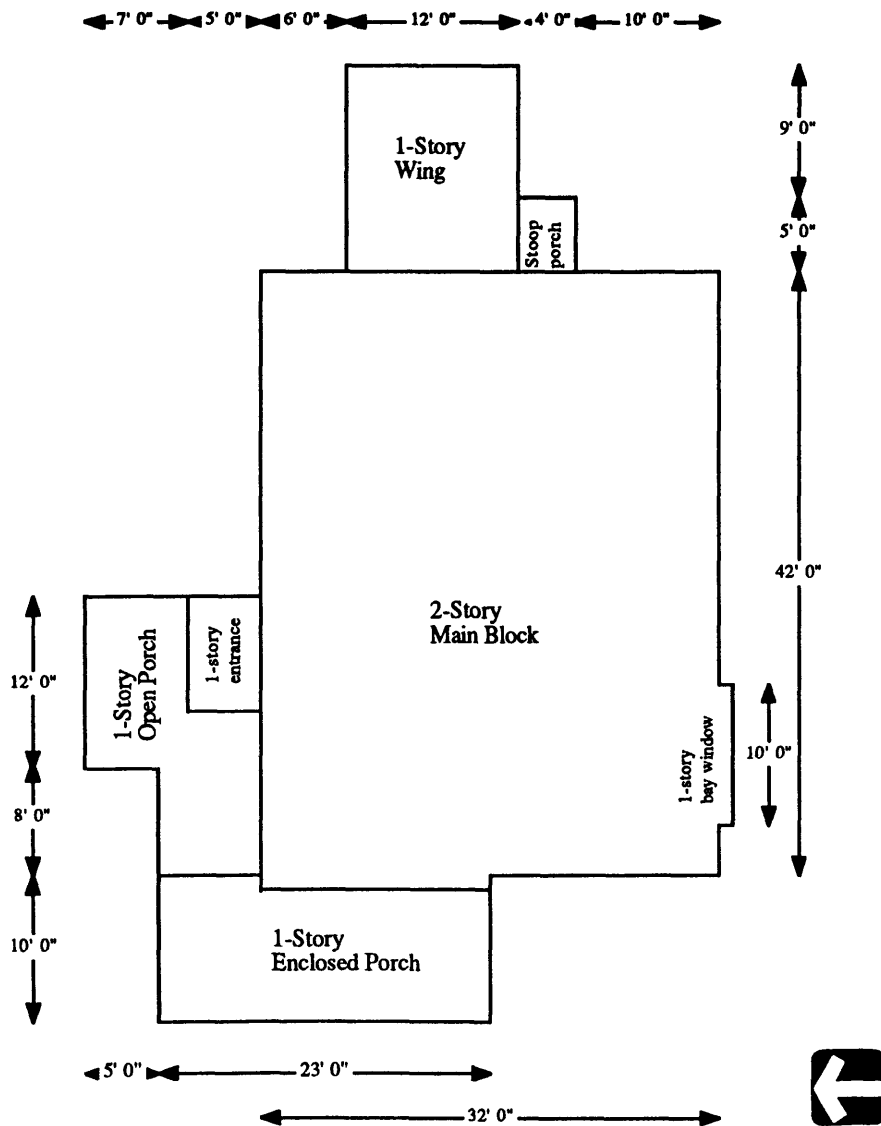
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 6

CFN-259-1116

Chaffee-Hunter 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 8 Page 7

CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

SUMMARY OF SIGNIFICANCE

Built and first occupied in 1886 as a single-family dwelling for Henry L. Chaffee and purchased soon thereafter by Edward H. Hunter, the Chaffee-Hunter House is locally significant, under National Register Criterion A, because of its associations with postal history. As the home of Edward H. Hunter, U. S. Postmaster in Des Moines from 1894 to 1898, the building calls attention to his contributions to postal service in the United States. While serving in that office, Hunter conceived and successfully demonstrated the practicality of a streetcar-mounted collection box for mail, later implemented in other American cities.

The Chaffee-Hunter House also possesses architectural significance, under National Register Criterion C. The building is locally significant as a good example of Queen Anne influenced residential design.

The period of significance, under Criterion A, for the Chaffee-Hunter House is 1894-1898, the time in which Postmaster Edward H. Hunter served in that position. The period of significance, under Criterion C, for this house is 1886, the year in which it was completed.

Significant dates include 1886, the year the house was completed; 1891, the year Edward H. Hunter purchased the property; 1894, the year he became Postmaster of Des Moines; and 1898, when his administration of that office ceased.

The property contains two resource for this nomination--the house, which is contributing, and the garage, which is noncontributing. Both resources are classified as buildings.

BACKGROUND INFORMATION

The Chaffee-Hunter House was completed in 1886 and stood among the first in Prospect Park. Its grand scale and spacious site dominated the surrounding neighborhood. Its construction likely encouraged other potential homeowners to follow suit. In 1887, for example, Andrew A. Johnstone purchased three building lots directly across the street. He and Dr. Anna E. Johnstone, his wife, proceeded to construct a quality residence of their own. Located at 1830 8th Street, this single-family dwelling is already listed on the National Register of Historic Places.

The Chaffee-Hunter House illustrates a building practice popular among the Victorians, who could afford it--the purchase of larger than standard-sized building sites for the construction of larger than standard-sized dwellings. The new homeowner would envision the size of the dwelling place he wished to build and purchase several building lots adjacent to one another as its site. The owner then situated the footprint of this new residence at a location to meet specific needs and tastes. This practice allowed the homeowner to build on a grand scale and conferred visual distinction upon the new dwelling within the neighborhood. The large size of the house set it apart from others in the neighborhood and the spaciousness of its site accented this size. A larger than standard site also provided greater privacy and gave greater flexibility for the siting of additional improvements, like barns, vegetable gardens, floral display, and other landscape architectural amenities.

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Chaffee-Hunter House, Polk County, Iowa.

The Chaffee-Hunter House provides a good example of this practice and its effect. Henry L. Chaffee acquired Lot 13 and Lot 14 in Block 10 of Polk County Homestead & Trust Company's addition for his building site. The footprint of the house he constructed straddles these lot lines. (See Continuation Sheet 7-5.) The spaciousness of this site and the grand scale of this house confer visual distinction upon it within its immediate neighborhood.

POSTAL HISTORY

Edward H. Hunter served as United States Postmaster of Des Moines, Iowa, from July 26, 1894, to September 17, 1898. Hunter's career in that office contributed to improvements in postal delivery service. According to one local historian:

Des Moines was the first, and for years the only, city in the United States to have government mail-boxes attached to its street cars. After two years, Postmaster Hunter finally, in April, '97, succeeded in obtaining the consent of the [U.S. Post Office] Department to making the system permanent. It is still in successful operation. (Brigham I:349)

Other local historians have also recounted the convenience of this service, evincing pride in its invention. In 1962, for example, Harold Parnham recalled that:

the streetcars had mail boxes on the back end of them. I don't know if some of you remember that. If you had a letter to mail you would go down and hold it up when the car approached the intersection, the motorman would stop--and just barely stop--and then he would start up again and you had to get around the corner and put the mail in the mail box. There was a big, old, tall, gray-haired gentleman that had a sack on his shoulder and stood at Sixth and Mulberry, at which point every streetcar in Des Moines passed, and he would unlock the box and take the letters out and put [them] in his mail pouch and when it got too heavy, he would walk one block East and take them down to the post office; then come back again and empty all the mail boxes. (Parnham:4)

As the residence of Postmaster Edward H. Hunter, the Chaffee-Hunter House calls attention to the originator of this progressive service. The U.S. Post Office in Des Moines, where Hunter worked and which might otherwise have called attention to his career, is nonexistent.

Prior to his appointment as postmaster, Edward H. Hunter had worked for the Chicago, Burlington, and Quincy Railroad. During his service as a passenger agent, Hunter injured an arm in an accident, which required amputation (Lewis A. Royal informant interview). Hunter purchased Lots 13 and 14 from Henry L. Chaffee on January 20, 1891. Hunter continued to live in this house throughout his career in the U.S. Post Office and until his death. In 1928, he sold the property to T. H. Hunter, his son, but continued living at this address.

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CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

During the Great Depression, the Hunter family experienced financial reverses. In the mid-1930s, T. H. Hunter lost title to this dwelling. It was sold in 1936 by Sheriff's Deed.

Henry L. Chaffee operated a hardware concern in late 1880s in partnership with N. B. Vertrees, in a business known as Chaffee & Vertrees. Their retail establishment was located at 508 Locust Street. (City Directory 1886-87:201).

ARCHITECTURE

The Chaffee-Hunter House stands as a good example of Queen Anne design as practiced in North Des Moines. The large size of this building distinguishes it from most other examples of Queen Anne in the neighborhood.

In its attempt to convey a picturesque feeling--through a complex roof configuration and exterior wall surfaces textured by contrasting cladding materials--the building shows the influence of the Queen Anne taste. The roof is particularly characteristic in this regard. It dominates the overall design of the house and features a gable-on-hip configuration punctuated by a series of intersecting gables and dormer windows. While the complexity of this roof belies the basic rectangular shape of the building's footprint and is superficial to interior space needs in the attic, its complexity confers upon the house the picturesque feeling noted above. A number of architectural details accent this roof. The gable ends of the topmost gable features fishscale siding. The gable end on the west elevation features sunburst millwork. A pent roof is situated below the gable end on the south elevation. The house is surrounded by moderately wide eaves. All these architectural details call further attention to the roof itself. The bay window on the south elevation provides a further note of architectural interest.

Over the years, there have been a number of interior alterations to this building, but the exterior of the building remains generally unaltered. Although one portion of the wrap-around porch has been enclosed, the main portion of this porch--signaled by the pedimented entrance on the north elevation--remains intact. A porch at the back of the house, on the east elevation, has been replaced with a small, one-story addition.

This property continues to serve as a single-family dwelling, its original function.

The year "1886" as the date of construction of the Chaffee-Hunter House is documented by several sources. The Des Moines City Assessor Office records--whose reliability for historical accuracy other National Register projects have proved--dates "1886" as the year of its construction. (Property Record Card) Des Moines City Directories corroborate this date. In 1886-1887, H. L. Chaffee lived at 674 19th Street (City Directory 1886-87:201); in 1889-1890 he was living on "w Franklin ave. cor 8th North Des Moines" (City Directory:238). Polk County Auditor's Office records show that the first land transfers in Block 14 of the Polk County Homestead & Trust Company's Addition occurred in 1886. Finally, a long-time resident of the neighborhood, who grew up in the Anna E. and Andrew A. Johnstone House (NRHP) located at 1810 8th Street and built in 1887 recalled a family tradition:

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CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

The tradition was that their [Hunters'] house was older than the Johnstone House, but that the Johnstone House was, by a very few feet, more northerly than the Hunter House, indeed, the most northerly point in North Des Moines at that time. (Lewis A. Royal informant interview)

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

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

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Although historical archaeological investigations may uncover traces of previous construction on the site, this is unlikely. Prices fetched in earlier sales of this property suggest that the land was unimproved.

The location of ancillary structures associated with this property in the late Nineteenth or early Twentieth Century might be identified and yield information. Lewis A. Royal remembers the Chaffee-Hunter Barn, a large structure pictured on the 1920 fire insurance map and located at the southeast corner of the property (Lewis A. Royal informant interview). The location or locations of a privy might also be identified.

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

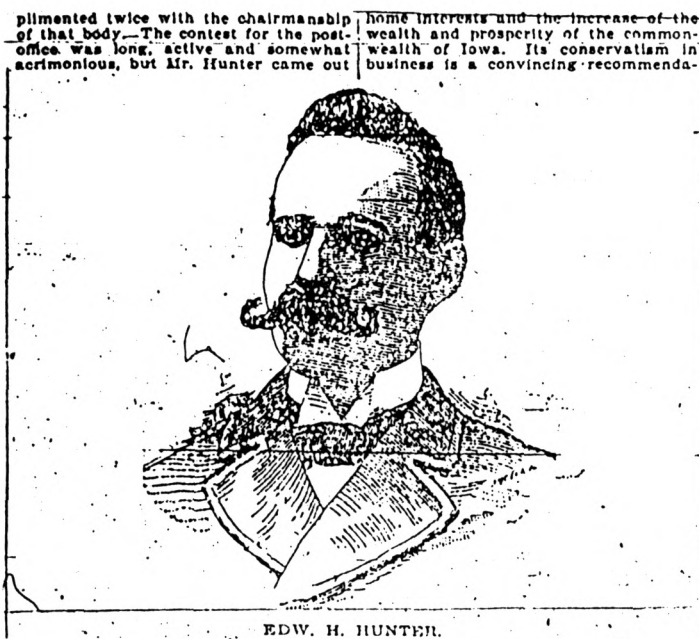
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CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

HON. EDWARD H. HUNTER

WOOD ENGRAVED PORTRAIT



Source: *Des Moines Leader*, January 5, 1896.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

BIBLIOGRAPHY

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

PRIMARY

Des Moines City Directory; 1886-1887. No listing for Edward H. Hunter.

Des Moines City Directory; 1889-1890, p. 327. Edward H. Hunter, general agent for the C.B.&Q. railroad, shown residing at 1719 4th Street.

Des Moines City Directory; 1899; p. 400. Edward H. Hunter, President of Iowa National Bank, shown residing at 1821 8th Street. Trimble Hunter, a clerk, is shown boarding at 1821 8th Street (p. 401).

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

"Mail on Street Cars"; *Des Moines Leader*; March 10, 1895, p. 1.

POSTMASTER EDWARDS H. HUNTER MAKES PROGRESSIVE MOVE

Postmaster Edward H. Hunter has completed final arrangements for the carrying of United States mail between the main office and the sub-stations throughout the city on the electric street car lines. This new means of transportation will effect a radical change for the better, both in the delivery and receipt of mails at stations, and in particular will it allow mail deposited at stations to be dispatched much later and reach outgoing trains.

The completion of this important arrangement will be followed by another equally interesting, that of placing mail boxes on street cars for the collection of mail in the suburbs, which enables a letter mailed to reach the main office within a few minutes after being deposited in a letter box on the incoming car.

There are three sub-stations which are effected by the first mentioned arrangement, which goes into effect at once. They are stations "A" on East Locust street, Highland Park station and Cottage Grove station near Twenty-first street. Letters for outgoing mails can be mailed an hour later in the future than at present and will still make connections. It is probable that in the future the mail will be collected from the boxes near the stations and made up before being taken to the mail office. This will also be a great advantage.

But the second improvement is by far the greater. In a short time mail boxes will be placed upon all street cars and letters mailed therein will be collected by the special collector at the street car waiting room as fast as the cars arrive. This will make it possible for people in all parts of the city to have their letters in the mail office a few minutes after mailing. As it now is, a letter

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 13

CFN-259-1116

Chaffee-Hunter House, Polk County, Iowa.

mailed after 2:30 in a box in the suburbs is not collected until the next day.

“Hon. Edw. H. Hunter”; *Des Moines Leader*; January 5, 1896. Includes a woodcut portrait of Hunter.

The position of postmaster of Des Moines is an honor that most any one would like to possess, but only one at a time can share. Under Mr. Cleveland's current administration the fortunate man proved to be one of our leading citizens and financiers, who was for some time connected with the Iowa National bank as vice-president and as president, succeeding Mr. B. F. Kaufman. Mr. Hunter is now president of the Avoca State bank and a director in two or three other prosperous financial institutions. He was born in New York and was reared and educated in his native state. In 1872 he came west in company with a number of other ambitious young men not all of whom were as fortunate in their subsequent careers as he. He located in Iowa and entered the service of the Chicago, Burlington and Quincy Railroad company in a subordinate capacity. His natural talent and tireless energy brought him rapidly forward to the position he now occupies. His tact as a politician is equal to his talent as a business man, and he recognizes no defeats. Obstacles are mere incidents in his forward career. He was largely instrumental in the election of Governor Boies, and was for ten years a leading member of the state central committee and was complimented twice with the chairmanship of that body. The contest for the postoffice was long, active and somewhat acrimonious, but Mr. Hunter came out victorious, but two days intervening between his appointment and confirmation. Under his systematic and vigor out [sic] so far as the public is concerned by patrons of the Des Moines postoffice has been above criticism. Whatever of bitterness engendered has been blotted out so far as the public is concerned by the uniform courtesy and accommodating demeanor of Mr. Hunter and his efficient corps of assistants. He is a gentleman in the prime of life, strictly temperate, energetic, ambitious, clearheaded and diplomatic and his career has only begun. The most predominant of these characteristics are his well-known executive ability and capacity as an organizer of forces and men. Whether he directs his attention to private business or the large field of politics his success is assured by the inherent characteristics that have brought him by a series of rapid success to his present enviable prominence.

Sanborn Fire Insurance Maps for Des Moines, Iowa, 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, City Assessor's Property Card.

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

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Chaffee-Hunter House, Polk County, Iowa.

Page, William C., and Joanne R. Walroth; *Dr. Anna E. and Andrew A. Johnstone House National Register of Historic Places Nomination*; Report on file at the State Historical Society of Iowa; 1996.

Parnham, Harold; *Speech Given by Harold Parnham on the Occasion of the Seventy-fifth Anniversary of Trinity Methodist Church*; Typewritten MS, Undated [1962]; State Historical Society of Iowa, Des Moines.

Plaque in Main Post Office, Des Moines, Iowa. This plaque, mounted on a wooden tablet, lists Des Moines' postmasters and their dates of service beginning in 1848.

ORAL HISTORY

Royal, Lewis A. and LaVere Royal; Informant Interview with William C. Page; November 12, 1996. A long-time resident of the neighborhood, Lewis Royal lived at 1810 8th Street, directly across from the Chaffee-Hunter House, and grew up with the Hunter children.

Seaman, Neila J.; Informant Interview with William C. Page; September 30, 1997. Seaman shared information about alterations to the Chaffee-Hunter House. She is a former owner of the property.

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National Park Service**

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Chaffee-Hunter House, Polk County, Iowa.

VERBAL BOUNDARY DESCRIPTION

Lots 13 and 14 in Block 10 of the Polk County Homestead & Trust Company's Addition in the City of Des Moines, Iowa.

BOUNDARY JUSTIFICATION

Contains all land associated historically with the resource.

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National Park Service

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Chaffee-Hunter House, Polk County, Iowa.

LIST OF PHOTOGRAPHS

1. Chaffee-Hunter House
 1821 8th Street
 Des Moines, IA 50314
 Looking southeast
 William C. Page, Photographer
 March 31, 1997

2. Chaffee-Hunter House
 1821 8th Street
 Des Moines, IA 50314
 Looking northeast
 William C. Page, Photographer
 March 31, 1997