

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

Nat. Register of Historic Places
National Park Service

by SHPO

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 POLK COUNTY HOMESTEAD & TRUST CO. ADDITION HISTORIC DISTRICT
other names/site number _____

2. Location

street & number Both Sides 7th & 8th Streets south of Franklin Ave. & north of College Ave. N/A not for publication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.)

[Signature]
Signature of certifying official/Title
State Historical Society of Iowa
State or Federal agency and bureau

10 Aug 2016
Date

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)

Signature of Keeper

Date of Action

[Signature]
Edson H. Beall

10.4.16

Polk County Homestead & Trust Co. Addition Historic District
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)

- | | |
|---|--|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

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

Contributing	Noncontributing	
48	18	buildings
		sites
11	9	structures
		objects
59	27	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: Development & Early Suburbanization

5

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- HEALTHCARE/medical business/office
- RELIGION/church school
-
-
-

Current Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- VACANT/NOT IN USE
-
-
-

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN
- LATE 19TH & 20TH CENTURY REVIVALS
- LATE 19TH & EARLY 20TH CENTURY AMERICAN
- MOVEMENTS

Materials
(Enter categories from instructions)

- foundation Brick
- walls Wood
- Brick
- roof Asphalt
- other Stucco
- (see continuation sheet)

Narrative Description

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

Polk County Homestead & Trust Co. Addition Historic District
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
TRANSPORTATION

Period of Significance

Circa 1886-1945

Significant Dates

Circa 1886
1893

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

Polk County Homestead & Trust Co. Addition Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreeage of Property 20 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 4 47 6 2 0 | 46 0 66 0 0 |

Zone Easting Northing

2 | 15 | 4 47 83 0 | 4 6 06 0 00 |

Zone Easting Northing

3 | 15 | 4 478 3 0 0 | 46 06 620 0 |

Zone Easting Northing

4 | 15 | 4 4762 0 | 46 066 20 0 |

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 April 1, 2015
street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740
city or town Des Moines state IA 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 See Continuation Sheet
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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.

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

Materials (continued)
SYNTHETICS/vinyl
METAL/aluminum
WOOD/weather board

INTRODUCTION

The Polk County Homestead & Trust Co. Addition Historic District is a collection of buildings and structures designed and built between circa 1886 and 1941. Located in the City of Des Moines, Polk County, Iowa, and sometimes referred to as the city's near north side, this historic district forms part of what today is known as the River Bend neighborhood. This neighborhood embraces a large swath of land between downtown Des Moines and the Des Moines River. The neighborhood emerged during the last quarter of the 19th century as an independent municipality known as the City of North Des Moines before incorporated by referendum into the City of Des Moines in 1890.

Today, after many years of decline, neglect, and deferred maintenance, the River Bend neighborhood is emerging with renewed vitality, due to the efforts of preservationists, the River Bend Association, Inc., and the City of Des Moines. Seven historic districts and 17 individual properties already have been listed on the National Register. Subsequently, local historic districts have been established under municipal ordinance to review substantial design change or demolition. The nomination of the Polk County Homestead & Trust Co. Addition Historic District furthers these revitalization efforts.

For the sake of simplicity, this nomination often abbreviates the "Polk County Homestead & Trust Co. Addition Historic District" as the "Homestead & Trust HD."

The Polk County Homestead & Trust Addition Historic District contains 86 resources for this nomination. A total of 59 are counted as contributing, and a total of 27 are counted as noncontributing. All of the residences (houses, cottages, duplexes, and a double house) and a school are classified as buildings. All of the ancillaries (barns, garages, sheds, and public brick pedestrian walks) are classified as structures.

In addition to these resources, five properties in the historic district are already National Register-listed. They include the Lowry W. & Hattie N. Goode House (1813 7th Street), Dr. John B. & Anna M. Hatton House (1730 7th Street), William A. & Etta Baum Cottage (1604 8th Street), Dr. Anna E. & Andrew A. Johnstone House (1830 8th Street), and Chaffee-Hunter House (1825 7th Street).

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

SETTING

The Homestead & Trust HD contains about 20 acres of land. (Figure 1) Franklin Avenue and College Avenue border the historic district on the north and south. Seventh Street and 8th Street (including the alleys adjacent to them) border the historic district on the east and west. The West Ninth Streetcar Line Historic District edges the Polk County Homestead & Trust Co. Addition Historic District on the west and the Prospect Park Second Plat Historic District edges it on the north. On the east, Sixth Avenue, another historic streetcar route, serves as an artery, and 9th Street serves as a collector in the city's street network. Situated in the hinterland between these two trafficways, the Polk County Homestead & Trust Co. Addition Historic District enjoys the feeling of a quiet residential enclave. There is a mature over-story tree canopy in the historic district containing a variety of species. Deciduous trees make up the majority of this collection with coniferous trees occasionally encountered. Yards tend to be improved with shrubs and other plantings.

Streets and Alleys

A grid of streets and alleys laid out to the cardinal points of the compass articulates the historic district for vehicular and pedestrian use.

Since the 1880s, a grid of streets and alleys has articulated the Polk County Homestead & Trust Co. Addition for vehicular traffic and pedestrian use. College Avenue, Jefferson Avenue, and Franklin Avenue serve as the east-west corridors through the neighborhood. Seventh and 8th Streets, including the alleys associated with them, serve as the north-south corridors.

By the turn of the 20th century, many of these streets (but none of the alleys) were hard-surfaced with brick pavers. While none of this brick material remains visible, some probably remains underneath asphalt paving, which has covered it over the years, with the cost of removing the brick for concrete replacement outweighing the utility of simple overlays. The alleys remained unimproved for many years. Later they were covered with gravel, as they remain to the present day.

Uniform Setbacks

The buildings in the historic district generally feature a uniform setback of about 20-24 feet from the street. The house at 1818 7th Street, for example, features a setback of about 25 feet. Such setback measurements hold true for single-family residences and duplexes whether of historic or recent construction. A dramatic exception to the rule, the Chaffee-Hunter House at 1825 8th Street (NRHP), features a setback of more than 60 feet. As a result,

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the house visually recedes from the streetscape because the buildings, which surround it and conform to the setback norm and sit closer to the street dominate the street's sight-lines.

This general setback uniformity lends an appealing sense of order to the historic district. Shallow setbacks also typify other parts of the River Bend Neighborhood as well and serve as visual links between the historic district and other sections of the River Bend Neighborhood.

Redeveloped Parcels

By the late 20th century, a number of houses within the historic district had become public safety hazards due to severe deterioration. To address this problem, the City of Des Moines launched a multi-pronged approach. Preservation planning, as outlined above, laid the groundwork for the revitalization of existing historic buildings. Recognizing the need for affordable housing, the city partnered with other governmental agencies to address this need. The sites of badly deteriorated buildings were cleared. The city commissioned local architects to design new homes compatible with the historic character of the neighborhood and constructed a series of these buildings on the cleared sites. The historic district now includes nine of these new houses. Several of the cleared sites remain undeveloped. One of these sites became a vest pocket park.

PROPERTY TYPES

The Polk County Homestead & Trust Co. Addition Historic District possesses a limited variety of property types. Single-family dwellings always have outnumbered far and away any other architectural form in the district. During the early and mid-20th century, several types of multiple-family dwellings appeared, along with one institutional-type building, but their numbers pale in comparison with the overwhelming presence of single-family dwellings and their ancillary structures like garages.

The construction of these buildings generally falls into a series of eras. This first era dates from 1884, when the Polk County Homestead & Trust Co. Addition opened the historic district for development, to 1893, when the Panic of 1893 sweeping the nation ended this period of rapid expansion, speculation, and real estate boom. Created by overbuilding by railroads, speculation, and monetary policy, a serious economic depression followed in the wake of this panic in the United States and affected Des Moines.

The second era emerged toward the turn of the 20th century, as the national and local economies stabilized. Des Moines entered again a period of economic growth and, with a few bumps along the way, continued to prosper through the 1920s. By the time Wall Street crashed in 1929 and certainly by 1941, when the United

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States entered World War II, most of the town lots in the Polk County Homestead & Trust Co. Addition Historic District had been filled, ending the second period in the neighborhood's evolution.

Much of the 20th century was hard on the Homestead & Trust HD. These years witnessed great stress on its fabric caused by the Great Depression, the Second World War, the acute housing shortage in Des Moines during the 1940s, and subsequent urban decay. Even without the Great Depression, little construction likely would have occurred in the historic district for lack of space. Still, the depression created hardship for its residents and caused deferred maintenance of its buildings. World War II created a massive housing shortage in Des Moines extending beyond victory and into the late 1940s. Many returning GIs and their new families had difficulty finding homes, and the large houses in the River Bend neighborhood converted into multiple-family dwellings offered some possibility. The condition of the historic district's housing continued to decline through the 1970s and 1980s, until the City of Des Moines and neighborhood residents realized that action was needed, as described elsewhere in this application.

Single-Family Dwellings

During the first period, single-family dwellings were large in size, and many of them were later converted into apartment buildings. Today, a movement is underway to return these converted residences back into single-family use.

Double House

As in other sections of the River Bend Neighborhood, the double house made its appearance in the Homestead & Trust HD in the early 20th century. The double house at 1603-1605 8th Street exemplifies the work of James Maine & Sons, a family construction business in Des Moines during the late 19th and early 20th centuries. In 1899, James Maine advertised as a contractor and builder in the Des Moines city directory, stating:

In Brick, Stone and Cement. Jobbing of all kinds promptly attended to. 119 Eighth Street. Residence
1414 Seventh Street. Des Moines, Iowa. (City Directory 1899: 807)

As a resident of the neighborhood in which he constructed many of his buildings, Maine had a particular interest in the quality of his work over and above concern for his business reputation. Other nearby properties constructed by Maine included the Susie P. Turner Double House at 1420-1422 8th Street and "The Maine" (NRHP), an apartment building at 1635 6th Avenue. Maine also was active in Waterloo, Iowa.

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The double house at 1603-1605 8th Street is virtually identical to the Turner Double House. Both buildings showcase brick of differing colors. "The Maine" was a luxury apartment when constructed in 1913. It features polychrome brick, stone, and concrete, the very building materials James Maine highlighted in his advertisement cited above.

The absence of other multiple-family dwellings at this time in this neighborhood suggests that the cost of land discouraged the construction of rental property.

Duplexes

A duplex and a double house are virtually the same property type, each having two living units within the confines of one building. However, the word "double house" tended to recede in popularity in the United States during the interwar years of the 20th century as the word "duplex" replaced it as more fashionable.

Two duplexes stand at 1729-1731 8th Street and 714-716 Jefferson Avenue. Identical twins in design and erected in 1926, these frame buildings are modest in size. The duplex on 8th Street faces to the west. The duplex on Jefferson Avenue faces to the north and breaks with the east-west orientation of most other dwellings in the historic district. This nonconforming orientation resulted from the fact that this duplex shares a town lot in common with its twin. Situated at the rear of Lot 14, the Jefferson Avenue duplex increased this lot's density. To fit the site, the duplex footprint had to be sited to face north.

Barn

The historic district fortunately possesses one late 19th century barn original to the development of the district. The frame barn associated with the house at 1825 7th Street features a steeply pitched, front gable roof resembling that of the house.

Fire insurance maps show that, originally, the historic district possessed many barns. This is to be expected in a middle- to upper middle-class neighborhood among residents whose life styles would have included such a facility. Sadly, nearly all of these early structures are nonextant, increasing the significance of the one remaining example, whose preservation is strongly encouraged.

Automobile Garages

Garages form the second largest building type in the historic district. Most of these garages are of frame construction, but a few are of poured concrete. The latter seems to harken back to the early decades of the 20th

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century, when, for safety purposes, garages were often of masonry construction to protect adjacent buildings from the threat of fire from gasoline.

The alley network in the historic district functions to keep residents' vehicles off the streets they otherwise might occupy. This network also preserves the visual continuity of lawn between properties, which curb cuts and driveways would break.

The sites chosen for the placement of garages differ somewhat within the neighborhood. Many garages are situated near the rear property line. This allows for as spacious a backyard as possible. In other instances, garages are situated closer to the house for convenience to it. In one exceptional case, the garage at 1816 8th Street (a later improvement to the property) was attached to the house itself in post World War II fashion.

Most of the garages in the neighborhood are 1-bay in size. More recent garages tend to be larger, some of 2-bay configuration accessed by two overhead doors, but some also of 1-bay configuration with a large overhead door.

Most garages now feature overhead doors, although those constructed in the early 20th century likely included outward-swinging doors, none of which remain extant in the historic district.

Most garages are sited at the rear of their sites. Almost all garages are accessed by alleys, although some garages like that at 1721 7th Street also include driveways from a curb cut on the street.

Those garages whose entrances face north or south are sited such that vehicles must navigate a slightly diagonal turn to enter them from the alley.

Other Property Types

School. Built circa 1925, the Norman Wiles Seventh-day Adventist School stands at 1625 8th Street. This large, 1-story building is an anomaly—the only non-residential property in the historic district. It is one of only three stucco-clad buildings in the historic district. The building stands on the site of the Prospect Park Methodist Episcopal Church, an institution established in 1887 in the neighborhood. In 1911, this congregation moved to a new church building at 1548 8th Street, changing its name to Trinity Methodist Episcopal Church (NRHP). The First Seventh-day Adventist congregation subsequently bought the property at 1625 8th Street. Later, that congregation demolished the church and erected the present building in its place as a school. The building has been unoccupied for many years and is in disrepair.

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Brick Pedestrian Walks. The historic district includes three runs of public brick pedestrian walks. One stands at 1602-1604 8th Street. The others are situated on the south side of Franklin Street, one to the west of the alley between 6th Avenue and 7th Street and the other between 8th Street and the alley east of 9th Street. These pedestrian walks are laid in brick pavers set in a herringbone pattern and are in fine condition. Although these pedestrian walk constitute probably less than 10% of the original brick pedestrian walks in the historic district, their presence provides important documentation of this earlier form of public infrastructure and how the historic district might have appeared historically. The preservation of these brick walks is strongly recommended. They are classified as structures in this nomination.

Concrete Pedestrian Walks. Virtually every block in the historic district today features paved pedestrian walks situated along the frontages of the town lots and along the sides of the blocks. Most of these walks today are paved with concrete; but, as indicated above, brick originally served as the building material. As a result, we tend to think of brick as the “historic” material and take concrete for granted. This is incorrect. A 1907 “For Sale” advertisement for the house at 1620 West 7th Street tells why:

By owner; finished down stairs in oak, upstairs cypress. Cellar cemented; cement sidewalks; and plenty of shade. All improvements in and paid for. (*Des Moines Register & Leader*, March 31, 1907)

Concrete walks were easier to maintain and smoother surfaced than brick walks, and the fact that this advertisement used precious space to highlight such walks shows that this new material appealed to new homeowners. Although a modern concrete pedestrian walk has replaced the walk at 1620 7th Street (and hence cannot be counted as a contributing resource), this reference makes clear that concrete walks have potential historic significance and should be evaluated with it in mind. This is difficult because concrete walks lack the visual distinction of brick walks and are hard to date. The house itself at 1620 West 7th Street remains extant and contributes to the Polk County Homestead & Trust Co. Addition Historic District.

BUILDING MATERIALS

The Victorian age valued quality building materials, and most of the historic construction in the Homestead & Trust HD employs natural and durable products, such as seasoned wood, lathe and plaster, and heavy gauge metal. Heavy-duty products like these have helped houses in the district survive as well as they have under the latter-day stress of high-occupancy and deferred maintenance. The exception that proves the rule—the use of soft and locally manufactured brick for foundations—has plagued homeowners for many years.

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Wood

Wood predominates as the building material of choice above all others in the historic district. Frame construction dates from its earliest development. During the late 19th century, wood products of all types were readily available in Des Moines via the city's excellent railroad connections and generally at a cost with which local wood mills could not compete.

Still some local manufacturers—the Capital City Planing Mill Co., for example—could fill a niche in the market during the late 19th century. Located at East Second and Court Avenue, this firm fabricated “sash, doors, blinds and stair work mouldings and brackets.” (City Directory 1893: 99) By the turn of the 20th century, other Iowa firms, such as Farley & Loetscher, headquartered in Dubuque, Iowa, had entered the local market and could provide such specialized products at an attractive price. The great milling corporations, like Weyerhaeuser, continued to supply the lion's share of wood products to Des Moines.

Most frame houses in the historic district generally feature clapboard siding of narrow dimension. Decorative treatments with various kinds of wood specialty products also abound. The cottage at 1721 8th Street and the massive Victorian edifice at 1818 7th Street feature fishscale wood siding in their gable ends. The Elmer M. and Harriet V. Johnston House at 1720 8th Street features wood shingles cladding its upper story. The Dr. Anna E. and Andrew A. Johnstone House (NRHP) at 1830 8th Street and houses at 1805 8th Street and 1601 8th Street feature wood shingles cladding their gable ends. The William A. and Etta Baum Cottage (NRHP) at 1604 8th Street features decorative vertical and modified sunburst wood siding in its front gable end. The cottage at 1735 7th Street features equally elaborate use of wood siding in its front gable end.

Brick

Brick serves as the major building material for house foundations in the historic district, but otherwise was used to a very limited extent above grade. Upon reflection when touring the Homestead & Trust HD, the absence of brick dwellings within it seems striking. Like the rest of the houses in North Des Moines, those in this neighborhood were put up quickly. Masonry construction moves slower than framing, and in the real estate frenzy of the 1880s, people were in a hurry. Masonry construction is also more expensive than frame. These two reasons help explain the lack of brick housing in the neighborhood.

Two exceptions prove the rule—the Lowry W. and Hattie N. Goode House (NRHP)—stands at 1813 7th Street. Built between 1886 and 1888 and an early building in the historic district, it features masonry construction throughout—brick load-bearing walls, stone water table, cast stone lintels and sills, and brick foundation. The Goode House remains unique in the historic district today for this reason. As one of the investors in the Polk County Homestead & Trust Co. Addition, Lowry W. Goode likely recognized that the prestige of his name and the erection of a substantial

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and expensive residence for his family's use in the new addition would encourage other potential residents to buy town lots in it as well. It should be noted that this building has been painted numerous times, likely in an effort to protect its soft brick from deterioration.

The double house at 1603-1605 8th Street is the other brick building in the historic district. Likely erected by James Maine & Son, this building also employs a wealth of stone trimwork to embellish it. For fire safety, the use of brick for this multi-family dwelling is more understandable than had it been built of frame.

Many houses in the historic district feature red brick foundations. This reflects the temper of the times—stone being even more difficult to work and obtain in Des Moines than brick for foundations. Many of these brick foundations are now parged with stucco or concrete, and many have been painted, so these brick foundations are not readily seen. The advent of poured concrete and concrete block as building materials for foundations spelled the end of brick for this purpose.

The quality of brick varies in the historic district. Much, if not most of it, was locally manufactured, fired at low heat, and soft. Over the years, many foundations in the historic district have, to a greater or lesser degree, failed.

Stone

Given the expense of this building material to quarry and transport, it comes as no surprise that contractors did not use this material to any great extent during the upbuilding of the Homestead & Trust HD. Good quality stone, while available elsewhere in Iowa, had to be imported to Des Moines. In spite of the city's excellent railroad connections, the cost of stone and the time required for delivery discouraged its use for residential construction during the Victorian era in the historic district.

Stucco

Stucco appeared in the historic district early in the 20th century. Although used only to a limited extent, one example, the Jeremiah L. Betts House at 1609 7th Street, stands as a *tour de force*. It was built in 1909 and features a wealth of richly applied surface textures.

Only a few other stucco examples stand in the Homestead & Trust HD. One of them, the house at 1806 8th Street, dates from the late 19th century. The stucco cladding on this house was applied circa 1910 to update its appearance. This was not uncommon at the time as an attempt to update the look of an older building. Such updates should be evaluated within the context of the era in which they occurred.

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The Norman Wiles Seventh-day Adventist School at 1625 8th Street provides an example of an institutional building in stucco. Constructed circa 1925, this building's plain and simple design calls attention to the cost-effectiveness of stucco when used as an exterior cladding material.

Concrete

Concrete appears in the historic district primary as an historic building material for sidewalks, retaining walls, and other amenities associated with landscaping. "Cement," as this material was sometimes called, was considered an improvement over brick for sidewalks during the early 20th century. (Figure 16) During the final decades of the 20th century, concrete—whether block or poured—became the building material of preference for new basement and foundation construction. Sometimes this concrete was faced on the exterior with brick or faux brick to blend in with surrounding properties.

Cover-Up Materials

Following World War II, cover-up siding began to clad houses in the historic district. Generally speaking, the installation of these materials aimed to avoid the future costs of painting. In the 1970s when the cost of fuel for heating increased dramatically, energy efficiency was touted for cover-up materials.

Inselbrick. Sometimes called Inselbrick (a proprietary name, or later "ghetto brick") this asphalt-based material featured a textured surface available in various colors and patterned to look like brick. Cladding a building with this material was an inexpensive way to avoid painting and was said to protect wood siding. It was cheap to install and very durable, as the Edward E. Hughes House at 1818 7th Street clad with this material in the 1930s or 1940s attests today. Preservationists can hardly keep their hands off this kind of cover-up siding in anticipation of discovering buried architectural treasure underneath.

Metal Siding. Beginning in the 1950s, the installation of metal siding became popular across the nation. Of broader dimension than historic clapboard, the installation of this cover-up material changed not only the surface texture of exterior walls; it also changed the proportion of their lines. The cottages at 1819 7th Street and 1823 7th Street show how such altered surfaces and proportions detract from the delicate scale and detailing of these buildings. Cover-up metal siding is usually reversible, although some installations techniques are difficult to repair or modify.

Vinyl Siding. Vinyl siding began to appear as a building material with the erection of new houses in the neighborhood in the late 1990s. The dimensions of this siding are compatible with historic house clapboard siding in the neighborhood, lessening the impact of this modern material.

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None of these cover-up materials is original to the building it clads. Although now 50-years of age and older, Inselbrick siding might be considered by some to have become an historic material, but the man in the street sees it as unsightly.

CONTEMPORARY INFILL

Since the mid-1990s, infill housing has appeared in the historic district. The City of Des Moines has erected nine new homes to provide more affordable housing for city residents. The designs of these houses feature architectural elements compatible with the historic district in terms of scale, massing, and configuration. The setback of these houses conforms to those setbacks established by the original Late Victorian residents of the neighborhood.

Six of these houses feature gable-front-and-wing designs covered with steep roofs and embellished with 1-story porches on the front facade. One of the nine features a side-gable design. Another one features an American Four Square design. When designing these new homes, the context for their siting was taken into consideration. For example, an American Four Square design was chosen for the new house at 1812 7th Street to blend in with the massing of other houses on the street and its neighbor to the south, an historic American Four Square design.

Although most of these new houses are clad with vinyl rather than wood siding, this siding is narrow in dimension and compatible with that of the historic clapboard in the neighborhood. Built in 2005, the house at 1601 7th Street features what appears to be shingle siding in its front gable ends, a nod to historic precedent. Porch designs tend to vary on each of these new houses. Some are full-width across the front facade, some wrap-around it, and some fit into the ell created by the gable-front-and-wing layout. As a result even houses that share a similar design—such as those at 1701 8th Street and 1715 8th Street—vary in look. This too follows the norm in the historic district, where most houses differ from one another.

In 2010, Robert L. Redmond erected a single-family dwelling at 1809 7th Street. As with other contemporary infill in the historic district, the design of this building sought to blend with its historic surroundings. The site of the building conforms to historic setbacks in the historic district, and the building's scale, steep rooflines, and architectural detailing enjoy compatibility with the surroundings

The table on the following page lists all contemporary infill in the historic district.

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CONTEMPORARY INFILL IN THE HOMESTEAD & TRUST HD

<u>Resource Name</u>	<u>Address</u>	<u>Date of Construction</u>
House	1601 7 th St.	2005
House	1615 7 th St.	1996
House	1704 7 th St.	1996
House	1709 7 th St.	2000

CONTEMPORARY INFILL IN THE HOMESTEAD & TRUST HD (continued)

<u>Resource Name</u>	<u>Address</u>	<u>Date of Construction</u>
Robert L. Redmond House	1809 7 th St.	2010
House	1812 7 th St.	2001
House	1623 8 th St.	1997
House	1701 8 th St.	1991
House	1707 8 th St.	2000
House	1715 8 th St.	1997

Because of their construction dates, all of these buildings are evaluated as noncontributing to the Polk County Homestead & Homestead & Trust HD.

SITE ORIENTATION

As originally established by the historic district's plat, town lots were designed so that houses faced either to the east or to the west. As the neighborhood evolved, a few exceptions varied from this pattern.

Following the turn of the 20th century, a few changes occurred in the facade orientation of houses within the historic district. Up until this time, house facades uniformly had faced either to the east or to the west. This uniformity lent a sense of order to the neighborhood.

Erected in 1886, the Chaffee-Hunter House at 1821 8th was constructed to face north, oriented in such a way as to view the Des Moines River valley in the distance.

About 1915, one town lot in the historic district was subdivided to increase its density. Lot 9 in Block 12 became one parcel and a house was erected on the site, bearing the new address of 713 College Avenue. This building faced to the south and broke with the standard east-west orientation of houses in the historic district.

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Lot 16 in Block 11 was redeveloped circa 1924 so that two duplexes could occupy its site. One of these duplexes stands at 714-716 7th Street and faces west. The other duplex stands at 714-716 Jefferson Avenue and faces north. The construction of these twin duplexes increased the density of the site by four families.

VACANT LOTS

There are ten unimproved parcels in the historic district. Single-family dwellings—demolished over the years because of heavy deterioration—formerly occupied these sites.

These unimproved lots are scattered individually throughout the historic district. As such, the visual rhythm set in motion by the uniform setback of extant houses lining the streets is preserved. One exception occurs on the west side of 8th Street on the northwest corner of Washington Avenue. There, four vacant parcels stand contiguous to one another. Although this open space breaks the streetscape's rhythm on the west side of the block, it occurs at the corner of an intersection and is less intrusive than if this break had occurred mid-block.

In passing, it might be noted that at any one time in the historic district's past, an onlooker might have discerned a similar phenomenon in the neighborhood. In 1901, for example, two undeveloped lots stood side-by-side on the northeast corner of 8th Street and Jefferson Avenue, creating a visual void there. A similar phenomenon occurred at the northwest corner of 7th Street and Jefferson Avenue where two undeveloped lots created another such void. Indeed, the 1901 fire insurance map shows a total of 58 houses and 26 unimproved lots in the historic district. (Sanborn, 1901)

In addition to the ten currently unimproved parcels, a vest pocket park, located at 1819 8th Street and now known as Royal Park, occupies a site today previously occupied by a single-family dwelling. This landscaped park features playground equipment, benches, and other amenities. The park is named for a family of the same name, who has lived continuously across the street at 1830 8th Street since circa 1887.

EXCLUDED RESOURCES

The Polk County Homestead & Trust Co. Addition Historic District excludes a series of town lots originally laid out in the plat. These lots include those facing Sixth Avenue between Franklin and College Avenues and several lots on Franklin and College Avenues situated to the east of Sixth Avenue. (Figure 2.)

The lots facing Sixth Avenue were excluded because their evolution followed an historical course substantially apart from those properties within the historic district. On the west side of Sixth Avenue, many of these lots evolved into commercial usage. On the east side of Sixth Avenue, properties originally developed as small estate-sized residences were converted into multiple-family dwellings or apartment buildings arose on other lots. All of these changes emerged along Sixth Avenue because the streetcar line stimulated an increase in density along the

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corridor. The rise of these commercial and multiple-family properties changed the look of Sixth Avenue and broke its visual link with the hinterland and the single-family dwellings in the historic district. By the same token, the Sixth Avenue corridor holds together as an historic entity in its own right, similar in a way to the West Ninth Streetcar Line Historic District (already National Register-listed) because of streetcar influence on their development.

As to the excluded lots on Franklin and College Avenues to the east of Sixth Avenue, they were excluded because of their non-contiguity with the historic district. Future research and registration might add these lots to "The Oaklands" Historic District (which is adjacent to them) through an amendment to that historic district's nomination. (Correspondence with Paula Mohr) These properties include: 501, 503, 515 College Avenue and 510, 512, and 514 Franklin Avenue.

Finally, this nomination excludes all of the town lots in the Polk County Homestead & Trust Co. Addition which face West 9th Street. All of these properties form part of the already listed West Ninth Streetcar Line Historic District as mentioned above.

RESOURCE COUNT AND CLASSIFICATION

As related above, the Polk County Homestead & Trust Addition Historic District contains 86 resources for this nomination. A total of 59 are counted as contributing, and a total of 27 are counted as noncontributing. All of the listed residences (houses, cottages, and duplexes) and a school are classified as buildings. All of the ancillaries (barns, garages, sheds, and public brick pedestrian walks) are classified as structures.

In addition to these resources, five properties in the historic district are already National Register-listed. They include the Lowry W. & Hattie N. Goode House (1813 7th Street), Dr. John B. & Anna M. Hatton House (1730 7th Street), William A. & Etta Baum Cottage (1604 8th Street), Dr. Anna E. & Andrew A. Johnstone House (1830 8th Street), and Chaffee-Hunter House (1825 7th Street). The following "List of Contributing and Noncontributing Resources" tabulates these properties.

The table on the following pages lists the contributing and noncontributing resources in the historic district. Under "Eligibility," the letter "C" indicates a contributing resource and the letter "N" indicates a noncontributing resource. Except as noted, all resources contribute under both Criteria A and C.

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LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES

Street Address	Resource Name	Date of Construction	Eligibility	Notes
<i>7th Street East Side</i>				
1601 7 th St.	House	2005	N	2-story frame, new construction compatible w/historic neighborhood, vinyl siding, steeply pitched roof, wrap-around front porch, site formerly occupied by Hook & Ladder Co. #5 & Hose Co. #15
1601 7 th St.	Garage	2006	N	1-story frame w/wide vehicular door, front gable roof, faces east
1609 7 th St.	Jeremiah L. Betts House	1909	C	2-story stucco, front gable roof w/wide eaves & steep pitch, pent roof under front gable, full width front porch with front gable roof w/corner returns, stucco <i>tour de force</i> w/patterned & undulating designs & textures, Craftsman styling
1615 7 th St.	House	1996	N	2-story frame w/vinyl siding, side gable roof, full width front porch w/shed roof, new construction compatible w/historic neighborhood
1625 7 th St.	House	c. 1887	C	2-story frame w/ cover-up siding, Queen Anne influence, Free Classic subtype, wrap-around front porch w/solid bulkheads, square columns & pedimented entry, steeply pitched roof w/brackets
1631 7 th St.	Fred Hyskill House	c. 1888	N	2-story frame w/cover-up siding, steeply pitched front gable-on-hip roof, wrap-around front porch (replacement), considerable fenestration alterations
	Garage	Built 1985, remodeled 1991	N	1-bay frame w/pedestrian door, front gable roof, faces north

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1705 7 th St.	House	c. 1932	C	1.5-story frame w/cover-up siding, Tudor Revival influence, outside brick chimney on south elevation
1709 7 th St.	House	2010	N	2-story frame w/vinyl siding, new construction compatible w/historic neighborhood, steeply pitched gable front-and-wing roof design, full width front porch
1721 7 th St.	House	1896	C	2-story frame, Colonial Revival influence, steeply pitched flared hip roof w/intersecting front gable, wrap-around front porch w/classically influenced columns & pedimented entry, canted front door, shingles clad upper floor w/flared overhang above first floor
	Garage	2002	N	1-bay frame, front gable roof, narrow siding, design compatible w/historic garages in neighborhood
1733 7 th St.	House	c. 1887	C	2-story frame, Queen Anne influence, gable-front-and-wing configuration 2-story bay window on s.w. corner of front facade (canted on first floor), shingle siding on front facade & gable ends, stoop porch, oriel window on north elevation, fine integrity
1733 7 th St.	Garage	1986	N	1-story frame, front gable roof w/scalloped gable end, cover-up siding, faces alley diagonally to the n.e.
1735 7 th St.	Cottage	c. 1887	C	1-story frame, Queen Anne influence w/shingle & other decorative wood siding, later Craftsman-influenced wrap-around front porch (now enclosed)
	Garage	1920	C	1-story frame, front gable roof, moderately wide eaves w/exposed rafters, faces east

Jefferson Avenue Intersects

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1801 7 th St.	House	c. 1952	N	1-story frame w/cover-up siding, simple design perhaps owner built, front gable roof w/moderately steep pitch, front entry porch w/front gable roof
	Garage	2009	N	1-bay (wide) frame w/ hip roof, cover-up siding
1809 7 th St.	House	2010	N	2-story frame w/vinyl siding, side gable roof w/front gabled front porch flanked by front gable roofs intersecting main roof, first floor on front facade overhangs high basement, compatible design for historic district
	Garage	c. 2009	N	1-bay frame, shape conforms to garage design in neighborhood
1813 7 th St.	Lowry W. & Hattie N. Goode House	Between 1886-1888	NRHP	2-story brick, gable-front-and-wing configuration w/steeply pitched roof w/pent roofs at base of gable ends, bay window on front facade covered w/shed roof, sleeping porch installed c. 1920 on n.w. cor. of front facade,
1813 7 th St.	(continued)			cast stone hood molds over windows, first floor rests on high podium lending additional stature to bldg., brick unusual bldg. material in neighborhood indicative of bldg's early date
1819 7 th St.	Mrs. G. A. McVicker Cottage	c. 1900	C	1-story frame w/cover-up siding, gable-front-and-wing design, complex & steeply pitched roof, canted bay window on south elevation, porch on s.w. corner, outside brick chimney c. 1953 on north elevation. Queen Anne influence & twin in basic design w/1823 7 th St.
	Garage	1920	C	1-bay frame, front gable roof, wide eaves, faces south

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1823 7 th St.	Cottage	c. 1890	C	1-story frame w/cover-up siding, gable-front-and-wing design, porch on s.w. cor. w/heavy bracket, complex & steeply pitched roof, picture window c. 1958 on front facade, Queen Anne influence & twin in basic design w/1819 7 th St.
1825 7 th St.	House	c. 1900	C	2-story frame, American Four Square format w/o full-width front porch, Colonial Revival influence, flared hip roof, outside brick chimney on north elevation, deep setback from street
	Barn	1896	C	1-bay frame, very steep front gable roof, wide eaves, poured concrete foundation, faces Franklin Ave. on north
Bet. 7 th St. & Alley	Public Brick Pedestrian Walk	c. 1900	C	Structure. Pavers laid in herringbone pattern & in good condition
<i>7th Street West Side</i>				
1824 7 th St.	F. P. McKay House	c. 1902	C	2-story frame, Colonial Revival influence, side gable, full width front porch w/paired columns, oriel window on north
1818 7 th St.	Ernest E. Hughes House	1886	C	2-story frame, Queen Anne influence, complex & steeply pitched roofs, cover-up Inselbrick type siding, full width front porch now enclosed
	Garage	c. 1920	C	2-bay frame, side gable roof, wide eaves, faces north
1814 7 th St.	House	c. 1895	N	2-story frame, complex roof, bay window on south elevation, wrap-around front porch heavily enclosed, cover-up siding

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1812 7 th St.	House	2001	N	2-story frame, new construction in American Four Square format compatible w/historic design in neighborhood
1808 7 th St.	House	c. 1901	C	2-story frame, American Four Square design w/Colonial Revival detail, steeply hipped roof w/dormers (all flared), full width front porch w/oval window centered above, corner posts, wide eaves, inside chimney w/rough-faced red brick on north elevation
1800 7 th St.	House	c. 1896	C	2-story frame, gable-front-and-wing configuration, steeply pitched roof, front porch w/front gable roof situated in ell, ribbon windows in gable ends
<i>Jefferson Avenue Intersects</i>				
1730 7 th St.	Dr. John B. & Anna M. Hatton House	c. 1887	NRHP	2-story frame, canted tower on s.e. corner steep roof w/corner returns, Stick Style influence
1726 7 th St. (a.k.a. 1724)	House	c. 1890	C	2-story frame, Queen Anne, cover-up siding, hip roof w/deck surmounted w/front gable roof all steeply pitched, pent roof under front gable, replaced front porch columns
	Garage	1980	N	1-bay frame w/cover-up siding, front gable roof, wide eaves

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1720 7 th St.	House	c. 1886	C	2-story frame, large, cover-up siding, Queen Anne influence, octagonal 3-story tower on s.e. corner, Craftsman-styled porches, balcony under south gable end, 19 people living here in 1941 (City Directory 1941: 1085)
	Shed	c. 1940	C	2-bay frame w/shed roof
1710 7 th St.	Christian W. Menning House	c. 1888	C	2-story frame, cover-up siding, Queen Anne influence canted bay on s.e. corner, 1-story bay window on south elevation full width Craftsman-style front porch, balcony inset under main roof on east elevation
1704 7 th St.	House	1996	N	2-story frame, gable-front-and-wing design, new construction compatible w/historic neighborhood
1704 7 th St.	Garage	1997	N	1-story frame, vinyl siding, new construction
<i>Washington Avenue Intersects</i>				
1630 7 th St.	House	c. 1888	C	2-story frame, cover-up siding, Queen Anne-influenced, wrap-around front porch (partially enclosed) in Craftsman-style, steeply pitched roof, porch on n.w. corner
1624 7 th St.	House	c. 1915	C	2-story frame, front gable roof, Craftsman influence, wide eaves w/braces, bay window on south elevation, full width front porch w/battered columns & shed roof

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<u>Street Address</u>	<u>Resource Name</u>	<u>Date of Construction</u>	<u>Eligibility</u>	<u>Notes</u>
1620 7 th St.	House	c. 1902	C	2-story frame, cover-up siding, American Four Square design, flared hip roof (including dormer), Classical Revival influence on columns of full width front porch
1616 7 th St.	House	c. 1879	C	1.5-story gable-front-and-wing design, cover-up siding, bay window on front facade, enclosed front porch, dormer window above wing
1604 7 th St.	House	c. 1931	C	1-story frame, cover-up siding, Craftsman-influence, enclosed front porch tucked under front gable roof
	Garage	c. 1931	C	2-bay poured concrete, shed roof, faces south
1602 7 th St.	House	NEED	N	NEED
	Garage	NEED	N	NEED

8th Street East Side

1821 8 th St.	Chaffee-Hunter House	1886	NRHP	National Register listed 1997
1815 8 th St.	House	c. 1912	C	American Four Square w/Colonial Revival influence, 2-story frame, large example, 2-story bay window on south & north, flared hip roof w/ wide eaves, dormers on south & west, full width front porch w/replacement square post columns
1805 8 th St.	House	c. 1912	C	Dutch Colonial Revival, 1.5-story frame, gambrel front gable roof, full width front porch w/wrought iron replacement columns on Permastone-type bulkhead, dormer on south, triangular louver at top of front facade gable end

Jefferson Avenue Intersects

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1729-1731 8 th St.	Duplex	c. 1924	C, C	Dutch Colonial Revival, brick foundation, cover-up siding on walls, gambrel gable ends, garrison overhang, full width dormer across front facade, symmetrical facade w/porch w/hip roof, outside brick chimneys (truncated) on south & north. Similar to 714 Jefferson Ave.
1721 8 th St.	Cottage	c. 1892	C	Queen Anne, 1-story frame, front gable roof, bay window on front facade, wrap-around front porch w/square columns (Craftsman-style replacement), bay window on south elevation, fishscale wood siding in front gable end
1715 8 th St.	House	1997	N	2-story frame, new construction compatible w/historic neighborhood, steeply pitched front gable roofs & full width front porch
1713 8 th St.	Cottage	c. 1895	N	Queen Anne, 1-story frame, cover-up siding, steeply pitched & complex roof, bay window on west & south, replacement front porch
1711 8 th St.	House	c. 1894	N	1.5-story frame, cover-up siding, front gable, full width enclosed porch across front facade, brick foundation now parged, cover-up siding & resembling c. 2001 infill
1707 8 th St.	House	2000	N	New construction designed to blend into neighborhood, 2-story frame w/vinyl siding, steeply pitched gable-front-and-wing configuration, full width front porch w/ shed roof
1701 8 th St.	House	1991	N	2-story frame w/vinyl siding, gable-front-and-wing, new construction, designed to blend into neighborhood

Washington Avenue Intersects

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1625 8 th St.	Norman Wiles Seventh-day Adventist School	c. 1925	C	1-story stucco-clad school building, front gable roof w/ deep front porch w/ front gable roof
1623 8 th St.	House	1997	N	2-story frame w/cover-up siding, steeply pitched & complex roof w/front gable, wrap-around front porch on n.w. corner, double lot, new construction compatible w/historic neighborhood
1619 8 th St.	House	c. 1890	C	2-story frame w/cover-up siding, gable-front-and-wing configuration, steeply pitched & complex roof, new front porch, 2-story bay window on south elevation, French balcony on front facade 2 nd Floor, Queen Anne influence
1611 8 th St.	House	c. 1895	N	2-story frame w/cover-up siding, complex hip roof w/wide eaves, front porch missing, replacement windows & doors, recent stoop porch
1609 8 th St.	House	c. 1890	N	2-story frame w/cover-up siding, complex roof steeply pitched, addition at rear. Replacement windows, wrap-around porch enclosed (perhaps Craftsman-style but clad with cover-up vinyl siding), modern fishscale siding in front gable end
1603-1605 8 th St.	Double House	c. 1905	C, C	2-story brick orangish-yellow red color, stone belt courses double as lintels, 2 nd story bay window surmounted by shed roof centered on front facade, full width front porch w/brick bulkhead & columns capped w/same stone as belt courses, bulkheads now painted brown, Classical Revival influence, constructed by James Maine & Sons of Des Moines
	Garage	c. 1940	C	3-bay frame w/shed roof, cover-up siding, faces south

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1601 8 th St.	House	c. 1918	C	Dutch Colonial Revival, 1.5-story, frame brick foundation, front gable roof w/gambrel design, full width front porch w/square posts, wood shingle siding, belt course above ribbon window in front gable end
<i>8th Street West Side</i>				
1602-1604 8 th St.	Public Brick Pedestrian Walk	c. 1900	C	Structure. Pavers laid in herringbone pattern & in good condition
1602 8 th St.	House	c. 1896	N	Victorian, 2-story frame, addition at rear, 2-story bay on south elevation, complex roof steeply pitched, front porch missing, cover-up siding, stone foundation, apt. conversion, private brick pedestrian walk on east.
1604 8 th St.	William A. & Etta Baum Cottage	1891	NRHP	1-story frame, fine example of Queen Anne cottage, brick pedestrian walk on east
1610 8 th St.	Trinity Church Parsonage & Attached Garage	c. 1910 (dwelling) 1950 (garage)	C	2-story frame, Colonial Revival American Four Square, cover-up siding, flared hip roof, wide eaves, full width front porch w/classical columns, 1-story link to 2-bay garage on north, well maintained, 1-bay (wide) w/hip roof similar to house
	Garage	c. 1928	C	1-story frame, wide eaves w/exposed rafters, shiplap siding, poor condition, site on alley
1618 8 th St.	House	c. 1885	C	Victorian, 2-story frame, cover-up siding, front gable-on-hip roof steeply pitched, 2-story wing on south elevation, block set high above grade on recent concrete block foundation, recently replaced front porch, w/shed roof, similar design to 1620 8 th St. & likely same builder

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1620 8 th St.	House	c. 1887	C	Late Victorian, 2-story frame, cover-up siding, front gable-on-hip roof steeply pitched, 2-story wing on south elevation, block set high above grade, full width front porch w/flared hip roof likely c. 1902 replacement w/recent posts & railing, similar design to 1618 8 th St. & likely same builder
1630 8 th St.	House	1912	C	1-story frame, hip roof, wide eaves w/ exposed rafters, full width front porch w/square columns & solid bulkheads, addition at rear, Craftsman influence, remodeled in 2008
<i>Jefferson Avenue Intersects</i>				
1720 8 th St.	Elmer M. & Harriet V. Johnston House	1899	C	Dutch Colonial Revival, 1.5-story, frame, Palladian window in gable end of front facade, 2-story bay window on north elevation plus dormer window, full width front porch w/classically inspired columns & bay window, house set on high brick podium, outside brick chimney on south elevation, wood shingles clad 2 nd story flared at junction w/1 st floor, vacant in fair condition
1724 8 th St.	House	c. 1910	C	American Four Square w/Colonial Revival influence, 2-story, frame, flared hip roof w/wide eaves, full width front porch w/flared hip roof, cover-up siding, now apartment bldg.
1730 8 th St.	House	c. 1910	C	American Four Square w/Colonial Revival influence, 2-story frame, flared hip roof w/wide eaves, full width front porch (1/3 now enclosed), now duplex

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
<i>Washington Avenue Intersects</i>				
1800 8 th St.	House	c. 1903	C	American Four Square w/Colonial Revival influence, 2-story, frame, flared hip roof w/wide eaves, recent stoop porch replaced original front porch, narrow clapboard siding w/corner posts, dormer windows on east and north, brick pedestrian walk on east & to front door
1806 8 th St.	House	c. 1886	C	Queen Anne influence, 1-story stucco (possibly over brick), gable-front-and-wing configuration, front porch now enclosed, bay window on north end of front facade, steeply pitched roof, front door now canted on s.e. corner of front facade
	Garage	c. 1958	N	1-bay frame w/pedestrian door, front gable roof, shiplap siding
1810 8 th St.	House	c. 1900	C	2-story, frame, complex hip roof w/front gable, wrap-around front porch at s.w., corner posts, new addition at s.w., wide eaves porch roof
1814 8 th St.	Cottage	c. 1895	C	Queen Anne, 1-story frame, complex roof w/front gable, full width Craftsman-style front porch, shingle siding in gable ends, fair condition
1816 8 th St.	House w/Attached Garage	1910	C	Colonial Revival American Four Square, 2-story frame, hip roof w/wide eaves & dormer window, small bay window on n.e. corner, full width front porch w/ replacement columns & railing. Attached garage at rear, frame, 1-bay, shiplap wood siding, faces west, built c. 1958.
1820 8 th St.	Claude Fisher House	1908	C	Colonial Revival styling, 2-story frame, front gable roof w/corner returns & wide eaves, 2-story bay window on south elevation, full width front porch w/wide eaves, fluted columns & Corinthian capitals

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Street Address	Resource Name	Date of Construction	Eligibility	Notes
1820 8 th St.	Garage	1938	C	1-bay frame, front gable roof, narrow clapboard siding, nice detail on south fascia, faces south
1830 8 th St.	Dr. Anna E. & Andrew A. Johnstone House	c. 1887	NRHP	2-story frame, Queen Anne spindlework example
Bet. 8 th St. & Alley	Public Brick Pedestrian Walk	c. 1900	C	Structure. Pavers laid in herringbone pattern & in good condition
<i>College Avenue North Side</i>				
713 College Ave.	House	c. 1915	C	1-story frame, front gable roof w/ cross gables & shingle siding in gable ends. Enclosed front porch
<i>Jefferson Avenue South Side</i>				
714-716 Jefferson Ave.	Duplex	c. 1924	C, C	Dutch Colonial Revival, brick foundation, cover-up siding on walls, gambrel gable ends, garrison overhang, full width dormer across front facade, symmetrical facade w/porch w/hip roof, outside brick chimneys (truncated) on south & north. Similar to 1731 8 th St.

CONDITION AND INTEGRITY

Historic buildings in the Polk County Homestead & Trust Co. Addition Historic District are generally in fair to good condition. A few are in poor condition. Although most of these historic buildings are occupied and maintained, there are a handful of unoccupied historic buildings now mothballed for future rehabilitation, whose condition is poor to fair. The condition of contemporary infill housing in the historic district is very good.

The Polk County Homestead & Trust Co. Addition Historic District retains its historic integrity, varying from good to very good according to all seven of the National Register's qualities.

It should be noted from the beginning of this discussion that the River Bend Association, Inc., has recognized the benefit that historic preservation can have on historic neighborhoods and has fostered and supported preservation planning to promote revitalization.

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The historic district's integrity as it relates to *location* is very good. All of its historic resources remain on their original sites. There have been no buildings relocated into the district from other sections of Des Moines, and no buildings have been relocated out of it, which otherwise might have negatively impacted the historic district's integrity of location.

The integrity of *design* in the historic district is very good. As a neighborhood of residential choice, the district has always attracted quality architecture during its period of significance. As evident in the resource count enumerated above, most houses in the district contribute to this significance and call attention to this quality. Those evaluated as noncontributing either were constructed beyond the district's period of significance or are among the handful of period buildings with radically remodeled exteriors.

Several points are in order concerning the noncontributing resources in the historic district. 1) A number of these noncontributing resources are garages. Typically these garages stand at the rear of properties and are generally obstructed from streetscape views. As a result, these noncontributing resources impact the visual appearance of the historic district less than their numbers might suggest. 2) All of those buildings constructed in the historic district within the last several decades and evaluated as noncontributing consciously employ Late Victorian styling to blend into that of the historic fabric of the district. None of these buildings is an actual replication, so that the distinction between an historic and an infill house remains apparent.

The *setting* of the Polk County Homestead & Trust Co. Addition Historic District is good. The 19th century street and alley network remains intact and functions as originally intended. (The City of Des Moines is slowly moving to reduce alley usage in some of the other historic neighborhoods of the city, but the River Bend neighborhood, including the historic district, remains unaffected.) Sixth Avenue continues to function as an historic and important transportation corridor in the city, but the commercial land use that evolved adjacent to it has not spread into the historic district, allowing the district to retain a strictly residential character. Although the historic district excludes that portion of its original plat to the east of Sixth Avenue, this excluded area developed in a substantially different fashion than that of the historic district.

The integrity of the district's building *materials* is good. Most of the unsightly asphalt siding (also known as Inselbrick and "ghetto brick") has been removed from house exteriors, exposing original clapboard and decorative siding. During the mid-20th century, these cover-up materials had clad many houses in the neighborhood as an inexpensive way to avoid the cost of painting. Original materials, now exposed, have been repaired and painted. Generally speaking, the economic decline that affected the neighborhood in the second half of the 20th century was a to historic preservation because it prevented major remodeling projects, which otherwise might have impacted negatively its historic fabric. Today, the sweat equity of urban pioneers and projects such as this National Register nomination are raising the awareness of the neighborhood's value as an historic property and helping to minimize future threats to it.

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The *workmanship* evident in the district today is very good and best seen in the skill that fashioned building materials and architectural detailing. The single-family dwellings throughout the neighborhood call attention to construction techniques, carpentry, and custom cabinetwork largely absent in contemporary construction because of labor and material costs. The condition of this workmanship remains generally in good condition today.

The historic district possesses an excellent historic *feeling* of a Victorian and Edwardian residential neighborhood in an urban section of the City of Des Moines. Today, a blend of middle- and lower-income residents continues to typify the neighborhood, reflecting the diversity that has characterized the historic district's population since at least the 1930s.

The Polk County Homestead & Trust Co. Addition Historic District retains an excellent quality of *association* as a residential neighborhood. Visitors today from the district's period of significance would readily recognize it.

FUTURE PLANS

The River Bend Association, Inc., a neighborhood organization promoting community betterment, plans to use the nomination of the Polk County Homestead & Trust Co. Addition Historic District as a preservation tool to further efforts to preserve this section of Des Moines. Already six historic districts have been listed on the National Register in the River Bend neighborhood. (Figure 3.) Design review also has been implemented within these historic districts in conjunction with the City of Des Moines and its Historic Preservation Commission. The River Bend Association intends to extend this protection to the Polk County Homestead & Trust Co. Addition Historic District and eyes further survey and registration projects within its neighborhood boundaries.

Another measure of the River Bend Association's success at neighborhood improvement is revealed in the low number of apartment conversions in the Homestead & Trust HD. Only four such properties currently function as such. Two decades ago the number was higher, and the district's density greater.

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SUMMARY OF SIGNIFICANCE

Platted in 1884, the Polk County Homestead & Trust Co. Addition Historic District is historically significant, locally and under National Register Criterion A, because it calls attention to the Lowry Goode Boom, the biggest residential real estate scheme ever financed and developed in Des Moines during the 19th century. The Des Moines metropolitan area was enjoying great prosperity at this time, and the City of North Des Moines, an adjacent and independent suburb where the historic district is located, was rampant with new growth. A firm of Victorian capitalists, known as the Polk County Homestead & Trust Co., partnered with a bigger real estate investment firm, the Prospect Park Improvement Company, to amass the requisite capital to buy and develop a huge tract of land in the City of North Des Moines. (Figure 6) In turn, the Polk County Homestead & Trust Co. purchased one component of this tract from the Prospect Park firm, laid it out as the Polk County Homestead & Trust Co. Addition, and, in conjunction with the Prospect Park firm, launched an aggressive advertising campaign to promote the sale of town lots. As the largest component of this massive real estate scheme, the Polk County Homestead & Trust Co. Addition Historic District calls attention to this important chapter in Des Moines business history.

Further, the Polk County Homestead & Trust Co. Addition Historic District is significant, locally and under National Register Criterion A, because of the design of its plat. This plat created the prerequisites for the development of a middle- and upper middle-class residential neighborhood. Embracing some 40 acres, this plat featured streets, alleys, and spacious town lots laid out on a grid. It stands in marked contrast to other Victorian plats laid out in North Des Moines, where, to the south, laissez faire and higgledy-piggledy development prevailed, and, to the north and east, where curvilinear streets and irregularly shaped town lots reflected the diagonal course of the Des Moines River and created a different urban feeling. (Page & Walroth 1996: E135) The Polk County Homestead & Trust Co. Addition Historic District subsequently became one of the largest and best-preserved Late Victorian residential neighborhoods in Des Moines.

The Polk County Homestead & Trust Co. Addition Historic District is architecturally significant, locally under National Register Criterion C, because it calls attention to residential architectural design in metropolitan Des Moines from the late 19th century through the 1920s. Late Victorian and Colonial Revival styles prevail in the historic district. The flamboyant designs of the Queen Anne residences reflect the Gilded Age and its culture of conspicuous consumption prior to the Panic of 1893. The traditional designs of the Colonial Revival residences call attention to a more conservative style, which emerged following the economic decline and slump in real estate sales caused by the panic.

Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920, a Multiple Property Documentation Form (MPD) (Page & Walroth 1992), provides a cover document for this nomination. The Polk County Homestead & Trust Co. Addition Historic District fulfills the registration requirements of this MPD because it calls attention to: 1) a significant Victorian plat within the context of "Streetcars and Interurbans circa 1880-1920s;" 2) an outstanding example of a real estate development

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within the context of “Real Estate and Suburban Development, circa 1880-circa 1920”; and 3) a fine collection of Late 19th and early 20th century architectural residential designs within the context of “Suburban Architecture, circa 1880-circa 1920.”

The period of significance for the Polk County Homestead & Trust Co. Addition Historic District dates from circa 1886 through 1945. Circa 1886 marks the construction date of the earliest houses extant in the historic district. The year 1945 marks the end of World War II by which time the historic district’s plat had filled with improvements and many single-family homes in the neighborhood began their conversion to multiple-family dwellings to help alleviate the acute housing shortage caused by the war.

BACKGROUND

During the final quarter of the 19th century, a number of independent suburbs grew up around the perimeter of the City of Des Moines. These Victorian suburbs developed their own municipal government, school districts, and cultural traits. The City of North Des Moines was the largest of these independent municipalities in area and population and benefited from its location on high ground immediately to the north of downtown Des Moines and its scenic beauty situated on the south bank of the Des Moines River.

Towards a Greater Des Moines: Early Suburbanization and Development, Circa 1880 – Circa 1920 MPD outlines the development of these independent suburbs. All of them were annexed into the City of Des Moines in 1890. The reader is advised to consult this work for additional background information about them. (Page & Walroth 1992: Vol. I, E82-E97)

Within this context, the City of North Des Moines stood out as unique because of its size. According to the MPD cover for this nomination:

The City of North Des Moines had the largest population of all Des Moines early suburbs. The 1880s and 1890s real estate boom in Des Moines quickly cut this area into a maze of smaller units, as many individuals bought into the real estate boom. This phenomenon was fueled additionally because North Des Moines was near the downtown, was served by convenient streetcar service, and was perceived to be a desirable residential area. Unbounded real estate speculation resulted in parcelization of North Des Moines with many subdivisions carved out of earlier additions. While this reduced land parcels to a scale that small developers could manage, it also meant that the City as a whole was developed with little, if any regard to uniformity. Unregulated by city code or zoning requirements, laissez faire economics allowed developers to plan and implement most any building project they wished. In many instances, these projects were guided exclusively by economic considerations. (Page & Walroth 1996: Vol. I, E135)

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As a result of this speculation, that part of North Des Moines to the south of College Avenue (formerly called State Street) was laid out in a welter of small plats. That part of North Des Moines to the north of College Avenue was laid out in large plats by developers with heavy financial capability and an enlightened approach to city planning. Today, both of these sections are known as the River Bend neighborhood.

All of this feverish activity became known as the "Lowry Goode Boom." (*Ibid.*: Vol. I, E25-E31) Goode was the most colorful, persuasive, and arguably successful real estate promoter in the city's Victorian period. He led the pace of speculation, which characterized the city's 1880s boom market. Goode constructed one of its earliest dwellings in the Homestead & Trust HD, a 2-story brick residence at 1813 7th Street. Shortly thereafter, Goode developed the nearby "The Oaklands" Historic District (NRHP), which remains his most notable residential development in Des Moines. (*Ibid.*: Vol. II, 7.1-10.45) The Panic of 1893 hit Des Moines hard and burst this bubble of speculation. Real estate sales slumped. Goode suffered with the rest of his peers and subsequently left the city. (*Ibid.*: E25-E31)

Highland Park, another Victorian tract of land north of the Des Moines River and adjacent to the City of North Des Moines, also developed in conjunction with the Lowry Goode Boom. Like the Polk County Homestead & Trust Co. Addition, Highland Park also boasted a college as a means to attract new homeowners, but this section of metropolitan Des Moines developed at a slower pace than south of the river.

Prospect Park Improvement Company

The Prospect Park Improvement Company was the creation of several Victorian capitalists, who understood real estate development and its financial potential.

Geo. W. Ogilvie and J. A. Jackson, among other investors in the firm, filed articles of incorporation for the Prospect Park Improvement Company on January 22, 1884. As stated in the filing, the object of the firm was "to purchase and hold land and lay the same out into town lots, selling and leasing said land or building upon them" (Abstract of Title, 1815 8th Street) The firm's capital stock amounted to \$60,000 with Des Moines as its place of business. A board of six directors managed the firm, with officers consisting of a president, vice president, secretary, and treasurer. The firm was incorporated for the duration of 20 years. Geo. W. Ogilvie's name stood at the head of the Articles of Incorporation; and, although a title did not append his name, it appeared that he served as the firm's president. John Wyman served as its treasurer. The officers and investors in the improvement company ranked among Des Moines' prominent citizens.

The firm immediately acquired a tract of land owned by W. S. Gilman (Figure 4) and launched an ambitious plan to develop it. Located in the northern reaches of the City of North Des Moines, this largely undeveloped tract stood directly south of the Des Moines River. This tract offered high potential for growth within metropolitan

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Des Moines because of its proximity to downtown Des Moines and a burgeoning network of streetcar lines providing access to it. (Page & Walroth 1998: Vol. V, 8.41-8.44.)

The one component of the company's development scheme involved the creation of a park in the Gilman tract. (*Ibid.*: Vol. V, 8.57) Its scenic heights above the south bank of the Des Moines River featured heavy tree canopy and undulating topography. Few parks existed in Des Moines at the time, and those that did were public squares. The creation of this new amenity—Prospect Park—fulfilled a need for recreation within a suburban setting. The “prospect” in the park's name referred to its view of the uplands north of the Des Moines River. The same name was used to denote the development firm, so that the Prospect Park Improvement Company benefit by the cachet associated with this new property type. The firm also planned the erection an amusement park within the parkland as another enticement to prospective homeowners.

“Prospect Park” quickly became the talk of the town. But people were vague about its location. The Des Moines city directory described Prospect Park as “N of Jefferson, w of Sixth Ave.” (City Directory 1896: 36) The Sanborn map of 1891 shows Prospect Park extending north from College Avenue. (Sanborn 1891: 24) To some, Prospect Park meant the parkland. To some, it meant a new residential section of the city. To the Prospect Park Improvement Company, all of this public attention meant good advertising.

Whatever its location, Prospect Park and the sound of its name conveyed allure. When local Methodists decided to establish a new congregation in the neighborhood, they chose the name “Prospect Park Methodist Episcopal Church” for the institution's new name.

Prospect Park, the Parkland

As to the parkland, local newspapers published laudatory articles about the proposed development of Prospect Park. One newspaper reporter described his visitation of the site and how his guide interpreted it to him:

The park at first was reached from West 9th Street, which ended at the bluffs. From there, a “handsome roadway,” called the Devil's Stairway, turned downward to the west. It ended at Devil's Gap, which had been slightly widened and deepened so that carriages could pass through. To the left was Sylvan Lake, which had about ten feet of water. Plans called for artificially expanding the lake and building a boathouse to accommodate boat rentals. Hawthorn Drive wound around from the lake to the south and west, leading to the highest point of the bluffs, very near 13th Street. A mineral spring flowed from near here to Sylvan Lake, and a bridge was to be built from its banks to the bluff east of the ravine that led to the lake. Irving Drive, “certainly one of the handsomest which can be conceived in this country,” ran from the bridge site back toward Devil's Gap meeting Hawthorn Drive near the lake. A fountain was planned for this junction. To the east side of the brook, a drive to be called Lakeside Drive was planned. North of the lake, a “rustic” bridge had been

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constructed to carry people over the flatter land. Drives planned for the area would be called Willow, Midland, Aspen Way and Riverside. (*Iowa State Register*, May 18, 1884)

A promotional drawing of the envisioned parkland pictured scenic drives and a rustic landscape. (Figure 6.)

The Prospect Park Improvement Company had intended that sales of town lots would cover some of the cost to develop the parkland. One newspaper account reported that \$25,000 would be expended for the first year to underwrite park improvements. The University of Des Moines also planned to erect two buildings on land in Prospect Park. (*Iowa State Register*, May 18, 1884) This finally occurred, but not until 1891 or later, when its name changed to Des Moines College. Still later, the school bought the property of Highland Park College and moved to that site on the north side of the Des Moines River.

As it happened, the parkland developed slowly and only partially realized the ambitions touted by its developers. The rugged terrain proved difficult to access and develop. Its location adjacent to the Des Moines River was prone to flooding, and those park amenities actually built were rudimentary and likely jerrybuilt.

Prospect Park Developed

By 1888, all of the land within the former Gilman tract had been platted. The following table shows this sequence:

PROSPECT PARK LAID OUT IN PLATS

<u>Name of Plat</u>	<u>Dated Filed</u>
Polk County Homestead & Trust Co. Addition *	June 12, 1884
Prospect Park Plat	September 2, 1884
Riverview Park Plat **	May 13, 1886
Prospect Park 2 nd Plat #	May 13, 1887
Prospect Park 3 rd Plat	May 8, 1888

- * Laid out by Polk County Homestead & Trust Co.
- ** A portion of this plat was replatted as Arlington Place in 1892.
- # Prospect Park 2nd Plat was later corrected at least twice, in 1887 and 1888.

The plats adjacent to the Des Moines River featured curvilinear streets and irregularly shaped town lots laid out in relationship to the river's course. They included Riverview Park Plat and Prospect Park 2nd Plat. (Figure 5.) In contrast, the streets and town lots laid out in the Polk County Homestead & Trust Co. Addition adhered strictly to a grid aligned to the cardinal points of the compass.

The Prospect Park Improvement Company launched an aggressive advertising campaign to promote the sale of town lots in its plats. From the first, the firm had called these parcels "Park Lots" to associate them with the

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cachet of the envisioned Prospect Park nearby. This campaign stands as the first of its kind to promote residential real estate in Des Moines using modern advertising techniques. This campaign targeted an audience of genteel taste. Professionally designed broadsides were printed and distributed to attract potential homeowners. Maps pictured lots already sold, stressing the need for quick action before all of them were sold. (Figure 9.) One broadside pictured Prospect Park (the park as planned) and the Homestead & Trust HD singled out with a dense over-story tree canopy. (Figure 6.) Another broadside featured drawings of substantial improvements already erected or anticipated. Most were in the Homestead & Trust HD. (Figure 7.) As it happened, town lots in that historic district found ready buyers. Town lots in the company's other plats sold more slowly.

Advertisements for residential sections south of College Avenue in North Des Moines appealed to a less affluent audience:

Your Wife Will be Happier! SO WILL THE DEAR LITTLE BABY IF YOU WILL BUY ONE OF THOSE BATES' ADDITION LOTS! 10 per cent down and \$10 per month will buy a fine lot in Bates' Addition, the choicest spots for homes in Des Moines. They are situated in the very center of the BEST residence portion of the city where the solid, wealthy and substantial have homes and where all public improvements have been well looked after. (*Des Moines Leader*, July 12, 1891)

Streetcars Stimulate Development

The construction of three streetcar lines, on West 9th Street, Sixth Avenue, and the Belt Line (or North Motor Line along 2nd Avenue) connected North Des Moines to downtown Des Moines and directly stimulated development in the River Bend neighborhood. In many cases, the same developers invested as partners in the streetcar lines as in the platting of residential subdivisions. When the City of Des Moines annexed its suburbs in 1890, all sections of the enlarged city benefitted both because the population grew in the metropolitan area and because new streetcar lines made it easier for residents to move to the suburbs.

By 1907 as development and building continued, the City of Des Moines had more than 80 miles of track extending in all directions, or one car per every 750 people. For downtown workers looking for a new home, what could be more attractive than a property within a block or two of the streetcar line and only a few minutes ride from work? (Page & Walroth 1992: E9-E11) The Polk County Homestead & Trust Co. Addition Historic District enjoyed a strategic place in this streetcar network. Two lines provided service within just one block's walk.

As an aside from this residential development, the Polk County Homestead & Trust Co. Addition Historic District (along with much of the River Bend neighborhood) historically has lacked small-scale agricultural land use such as truck markets or dairy operations, which typified some other sections of Des Moines during the late 19th and early 20th centuries. The area around 30th and Hickman Road, for example, featured commercial vegetable gardens into the 1950s. The cost of land in the River Bend neighborhood precluded this kind of land

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use. One exception proves the rule: The Home of "Marshall's Horseradish" (NRHP) at 1546 2nd Place. This business flourished from circa 1886 to circa 1940, but it was located in the floodplain of the Des Moines River and below the heights, where most of River Bend's neighborhood's residential development occurred. (Page & Walroth 1998: Vol. 6)

POLK COUNTY HOMESTEAD & TRUST CO.

The Firm

The Polk County Homestead & Trust Co. was a corporation created by Des Moines real estate investors to develop the northern reaches of the City of North Des Moines in cooperation with the Prospect Park Improvement Company. The trust company's board of directors included John Wyman, Geo. Ogilvie, M. P. Turner, J. M. St. John, A. Howell, L. W. Goode, C. C. Nourse, A. Swift, and F. B. Howell. Four men—Wyman, Ogilvie, St. John, and F. B. Howell—also served on the board of directors of the Prospect Park Improvement Company. These four men constituted a near majority of the trust company's board of directors, providing an indication of the close connection between the two firms.

Immediately upon the Prospect Park Improvement Company's acquisition of the Gilman tract, as described above, the improvement company sold 40 acres of this property to the Polk County Homestead & Trust Co. (Abstract of Title, 1815 7th Street) This enabled the improvement company to realize some profit on this huge tract of land and to further the development of the entire Gilman tract.

The boundaries of the land acquired by the trust company conformed to the U.S. Government's land survey and included all of the south one-quarter of the north one-quarter of Section 34 in Township 79 North, Range 24 West. (Figure 4.) Few improvements likely stood on what was probably an agricultural site. Today, this tract of land includes all of the Polk County Homestead & Trust Co. Addition Historic District except the town lots on the east side of 9th Street and the town lots on the east and west sides of Sixth Avenue—all between Franklin Avenue on the north and College Avenue on the south. Sixth Avenue divided this tract into two unequal parts, but this corridor remained an unpaved county road.

The transfer of these 40 acres occurred on the very same day that the Prospect Park Improvement Company had incorporated, so it is clear that the improvement company and the trust company previously had settled upon a plan to transfer the title to this tract as part of a larger plan to develop Prospect Park. The warranty deed affecting this transfer to the Polk County Homestead & Trust Co. lists A. Howell as the president and J. A. Jackson as the secretary of the Prospect Park Improvement Company. These grantors also served as officers in the Polk County Homestead & Trust Co., so that, here again, the improvement company and the trust company shared interests in this development.

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The Firm's Addition

The Polk County Homestead & Trust Co. platted the Polk County Homestead & Trust Co Addition in 1884. No extant buildings within this tract are known to predate the platting, and it is unlikely that any stood on the site at that time. "Exhibit A" of the filing, recorded on June 12, 1884, annexed a drawing of the addition's plat. (Figure 4.)

Even before the filing of the plat, the trust company had agreed to deed certain property within its 40-acre tract "for highway purposes." (Abstract of Title, 1815 7th Street) This included Block A through Block W. The date of the deed was June 4, 1884, but filed in the public record sometime later on July 31, 1884. The land for highway purposes subsequently became known as Sixth Avenue.

In downtown Des Moines, Sixth Avenue was emerging as a major corridor. The Equitable Life Insurance Company of Iowa, officed in an 8-story building (one of the city's tallest buildings, now demolished) faced Sixth Avenue. Sixth Avenue quickly became an important transportation corridor in the Homestead & Trust HD, offering significant enticement for development. Shortly after the platting of the historic district, streetcar service was extended from downtown Des Moines into the City of North Des Moines. When this service extended up to the Des Moines River, the entire plat enjoyed the convenience of public transportation to and from downtown.

The plat of the Polk County Homestead & Trust Co. Addition shows a clever strategy calculated to appeal to several classes among potential residential buyers. Sixth Avenue served as a dividing line in this scheme. On the east side of the corridor, the plat was laid out in 12 giant-sized town lots, typically with 100-foot frontages and deep depths. (Figure 5.)

This was the Gilded Age in America, an era of conspicuous consumption, as its contemporary Thorsten Veblen described it, and homeowners with financial capability sought to demonstrate their wealth with "trophy homes," an epithet used today to describe the same impulse. (Some Victorian biographical publications actually printed a picture of the subject's house rather than the individual as part of the text.) The Victorians sought highly visible locations for their trophy homes, rather than in removed enclaves, as today. For them, a location on a streetcar line provided the ideal vehicle for public view and notoriety. The trust company recognized that the market for this type of development had limited appeal and so platted town lots on the west side of Sixth Avenue and its hinterlands in smaller size lots. (Figure 5.)

As a result, the west side of the trust company's addition assumed a much different character than its counterpart on the east side. To the west, the developers envisioned residential development of middle- rather than upper-middle class pretension. The west side of the plat features an orderly arrangement of streets laid out on a grid set to the cardinal points of the compass. These streets form regularly configured blocks and town lots with 14-foot alleys running north and south dividing the blocks. Town lots typically measure 50 x 128 feet. The overall

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feeling of this portion of the new addition is of orderly layout with easy articulation for traffic. To preserve this sense of order, the plat's town lots facing 6th Avenue conform in shape and dimension with those to the hinterland.

All told, the plat provided a solid basis for orderly development, a quality sadly lacking in those neighborhoods in the City of North Des Moines to the south. An area of the same size laid out to the south of the trust company's plat provides one example. This 40-acre tract is situated between 6th Avenue and 9th Street on the east and west and College Avenue and Forest Avenue on the north and south. This tract contains the following land divisions:

PLATS ADJACENT SOUTH OF POLK COUNTY HOMESTEAD & TRUST CO. ADDITION

Fink's Addition
Fink's Addition Plat 1
Rollinson's Addition
Office Plat of Lot 43
W. W. Fink's Subdivision of Lot 442
Thompson's Subdivision
Butt's Subdivision
E. M. Kelsey's Subdivision
Hedge's Addition
Jackson's Addition
Official Plat 42

This welter of bits and pieces shows scant regard to regularity. Seventh and 8th Streets dogleg at Clark Street. Forest Avenue doglegs at 9th Street. Some plats feature alleys. Others do not. Where alleys exist, they lack conformity with alleys in other plats. Most town lots face east or west, but exceptions occur and skew the streetscape. These 40 acres show what happened when speculation beset North Des Moines and small investors sought to purchase land for resale. Ever-smaller parcelization of land and haphazard layouts of streets, alleys, blocks, and town lots resulted during this era of laissez faire. Seen against this backdrop, the Polk County Homestead & Trust Co. Addition Historic District stands out among the welter. The regularity of its design and the spaciousness of its town lots promoted harmonious residential development.

The Homestead & Trust HD calls attention to another historic phenomenon—the rapid sale of houses. In advertising the sale of a house at 1814 West 7th Street in 1907, the realtor informed readers that this property was immediately available “the owner having another house he wishes to occupy.” (*Des Moines Register & Leader*, March 31, 1907) (Figure 14) Examples of such rapid sales abound in the historic district. Between 1907 and 1941, the house at 1721 7th Street changed hands ten times—on average only about three years for any one homeowner. (Laura Graham) This phenomenon characterized many residential properties in River Bend during the late 19th and 20th centuries. The phenomenon is another aspect of the speculation rife in the neighborhood during the period, as speculators sought a quick profit from rising property values or homeowners sold one house to buy a better one.

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ARCHITECTURAL STYLE

The Polk County Homestead & Trust Co. Addition Historic District is National Register eligible, locally and under Criterion C, because it calls attention to the influence of Late Victorian and Colonial Revival styles on its design during the late 19th and early 20th centuries. The two styles form the lion's share of residential designs in the historic district, one of the largest and best-preserved Late Victorian neighborhoods in the City of Des Moines.

The district's pre-1893 Queen Anne designs reflect the flamboyant self-confidence of the Gilded Age's *nouveau riche*. These tend to be the largest residences in the historic district and reflect the driving motivation of conspicuous consumption endemic to the era. The Panic of 1893, a financial crisis that seriously affected Des Moines, quickly curtailed this enthusiasm. When residential construction in the Homestead & Trust HD resumed toward the end of the 1890s, Queen Anne styling had lost its cachet, although a number of vernacular houses affected by its influence were built.

The advent of Colonial Revival styling in the historic district emerged about this same time at the turn of the 20th century, when new home construction, on hold in the wake of the ensuing depression, resumed in the Polk County Homestead & Trust Co. Addition Historic District. (Page and Walroth 1992: E-26) Like their earlier counterparts, these new homes continued to convey a sense of upper- and middle-class comfort and spaciousness, but their designs—now influenced by Colonial Revival styling—reflected a more conservative and less flamboyant temperament. With its symmetrical line and traditional look, Colonial Revival styling nicely fit the sobriety of this new age.

American Four Square examples also appear frequently in the historic district. They are usually embellished in Colonial Revival detailing and sometimes as second-generation improvements on previously occupied sites. Other Four Square examples in the historic district show the later influence of Craftsman and other styles on their designs, but their number is small.

As noted elsewhere in this nomination, construction declined in the historic district following World War I. By this time, the neighborhood had lost its cachet as a choice residential section in Des Moines, and most of its town lots already were filled with improvements. While some new construction subsequently occurred, it lacked the architectural panache of the earlier periods. Toward the end of the 20th century, new infill housing appeared on unimproved sites in the historic district where urban decay had taken its toll on earlier buildings. By intent, the architectural designs of these new and affordable single-family dwellings blended into their historic surroundings through compatible scale, building materials, and setback but without any sense of *pasticcio*.

Together with the Sherman Hill Historic District (NRHP) and other already listed historic districts in the River Bend neighborhood, the Polk County Homestead & Trust Co. Addition Historic District represents the high water of Victorian residential design in the City of Des Moines.

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The following paragraphs discuss each of these architectural styles in the historic district. In describing this evolution, this nomination uses vocabulary, typology, and periodization as developed in Virginia and Lee McAlester's *A Field Guide to American Houses*.

Queen Anne

Embracing the years between circa 1880 and circa 1900, Queen Anne designs strive for complex relationships of shapes and materials. The roof serves as a dominant architectural element with a complex of intersecting gables at various levels, pitches of various heights, dormer windows, balconies set in gable ends, towers, and other decorative devices. Richly textured wall surfaces provide additional picturesque features with a wide range of patterned materials. Colored glass is extensively used as accents. Queen Anne influenced houses are most readily identifiable when constructed on a large scale, but smaller scale houses also call attention to this design.

The William A. and Etta Baum Cottage (NRHP) at 1604 8th Street nicely illustrates a small-scale example of Queen Anne styling. Built in 1891, this 1-story frame cottage demonstrates how a complex roof could lend picturesque effect to an otherwise modest-sized dwelling and how critical the roof is to achieve that end. In this example, a gable roof is set atop the main block's hip roof and provides a striking visual accent to the composition. The building also features other roof details, including two intersecting gables tying into the main roof. One gable roof covers a wing on the south, while the other provides an added note of detailing on the north. While such a complex roof system might seem common on a house of large scale, such complexity on a small building satisfies the desire for architectural sophistication over-and-above any utilitarian purpose.

Bay windows are popular devices to break up the plane of exterior walls and further enrich surface textures. These windows are evident in the historic district either as 1-story examples or as a 1- or 2-story extension of the main block. Some bay windows feature clipped corners, adding further angularity to the overall composition. The house at 1733 7th Street is a good example of the latter.

"Free Classic" is a sub-style of Queen Anne styling that introduced classically influenced detailing into the Queen Anne canon. Porch columns and cornices reflecting the classical orders of architecture became more popular rather than the delicately turned posts and spindles of the Queen Anne taste. (McAlesters: 264) A few of these Free Classic designs appeared in the historic district at the turn of the 20th century. Built circa 1900, the house at 1810 8th Street features a wrap-around porch supported by round columns set on plinths and capped with simple capitals. In their design, Free Classic examples presage the advent of Colonial Revival styling at about the same time.

All of the Queen Anne-related resources in the historic district are of wood construction. Wood provided an easy method to introduce a variety of surface texture to the design. Cladding materials include fishscale and coursed

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patterned shingles and belts of washboard-configured wood siding running horizontally between floors. Wood could be manipulated to create architectural elements like towers and bay windows much easier than masonry.

Porches remained *de rigueur* for these residences, and pedimented entrances supplied another decorative device, appearing on wrap-around as well as full-width façade porches, as at 1830 8th Street. Decorative siding was applied within the pediments to add another picturesque note.

Vernacular forms of Queen Anne styling are also evident in the historic district. These less architecturally ambitious houses relate to Queen Anne styling primarily in their roof designs. The house at 1618 8th Street, for example, features a steeply pitched front-gable-on-hip roof intersected by a cross gable roof at the rear. The front gable roof adds height to the composition, increases its vertical feeling, and adds a picturesque look. The house next door at 1620 8th Street is a virtual twin of this design. Other houses in the historic district use this simplified roof configuration, such as the one at 1602 8th Street.

The following list identifies buildings in the historic district influenced by Queen Anne styling:

QUEEN ANNE			
Name of Property	Address	Date of Construction	Notes
House	1625 7 th St.	c. 1883	Free Classic subtype
House	1733 7 th St.	c. 1882	Richly patterned wood siding in gable ends
House	1735 7 th St.	c. 1883	Richly patterned wood siding in gable ends
Cottage	1819 7 th St.	c. 1890	Complex roof, canted bay
Cottage	1823 7 th St.	c. 1890	Complex roof, canted bay
House	18187 th St.	c. 1884	Complex & steep roof
House	1726 7 th St.	c. 1885	Complex roof
House	1720 7 th St.	c. 1885	3-story octagonal tower
House	1710 7 th St.	c. 1886	Canted bay, balcony under front gable roof
House	1630 7 th St.	c. 1889	Steeply pitched roof
Cottage	1721 8 th St.	c. 1895	Bay window & wrap-around porch on facade
Cottage	1713 8 th St.	c. 1885	Complex roof

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QUEEN ANNE (continued)

Name of Property	Address	Date of Construction	Notes
House	1619 8 th St.	c. 1890	Complex roof
Wm. A. & Etta Baum Cottage	1604 8 th St.	1891	Complex roof, NRHP
House	1806 8 th St.	c. 1885	Steeply pitched roof
Cottage	1814 8 th St.	c. 1885	Complex roof
Dr. Anna E. & Andrew A. Johnstone House	1830 8 th St.	c. 1887	Complex roof, original porch w/spindework, NRHP

One final note highlights the pervasive Queen Anne styling in the historic district. When the City of Des Moines began to construct infill housing in the neighborhood in the late 1990s, architects understood that new homes designed in sympathy to Queen Anne styling would blend in most readily with the neighborhood's existing historic housing stock. Most of this infill features watered-down designs of this ilk that succeed in that purpose.

Colonial Revival

In the 1890s, a major watershed occurred in residential design in Des Moines and in the Homestead & Trust HD. When home construction resumed following the Panic of 1893 and its ensuing financial slump, a noticeable shift in house design emerged. Characterized by less textured exterior wall surfaces and tighter-contained massing than Queen Anne designs, these new buildings reflected the influence of Colonial Revival styling. The popularity of this style continued from the late-1890s through about 1915.

Colonial Revival styling stands out as a distinct and prominent architectural influence in the Homestead & Trust HD. Most of these edifices were two stories in height, and all were constructed of frame. Because these buildings tend to be large, they enjoy visual prominence in the historic district. Although few cottages in this district reflect Colonial Revival styling, many of the district's American Four Square houses do. (See below.)

Colonial Revival styling introduced tenets of architecture popular in American during the 18th century. These tenets, in turn, reflected the influence of classical architecture of ancient Greece and Rome, including symmetry, planar surfaces, geometric shapes, columns and cornices, and other architectural detailing inspired by the ancient world.

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The following list identifies buildings in the historic district influenced by Colonial Revival styling:

COLONIAL REVIVAL

Name of Property	Address	Notes
House	1721 7 th St.	Flared roof w/wrap-around porch
House	1805 8 th St.	Dutch subtype w/gambrel front gable roof
House	1601 8 th St.	Dutch subtype w/gambrel front gable roof
House	1820 8 th St.	Front porch w/Ionic-style capitals on columns

Again in the 1920s and continuing throughout much of the 20th century, the traditional look of such houses regained popularity across American. Called Neo-Colonial Revival by some architectural historians, this revived style simplified what had gone before. The duplexes at 1729-1731 7th Street and 714-716 Jefferson Avenue show this influences as seen in their symmetrical front facades, side gambrel roofs, multipaned sash windows, and wide dormer windows.

AMERICAN FOUR SQUARE

The American Four Square design is a form signaled by a squarish footprint, 2-story height, hip roof with dormer centered on the front façade, and a full-width front porch, the American Four Square house lent itself to manipulation by several stylistic elements. In the Homestead & Trust HD, however, only the influence of Colonial Revival styling is evident. The American Four Square form enjoyed popularity throughout Des Moines and Iowa during the early 20th century, not least because of its widespread acceptance by Iowa farmers.

The blocky massing of an American Four Square design conveys a sense of solidity and strength. With a little manipulation, the American Four Square format could be expanded to increase the size or the number of its rooms, adding further utility to it. In the Homestead & Trust HD for example, the house at 1816 8th Street includes a 2-story bay window at the rear of the main block, adding more space to the interior and complexity to the hip roof covering it.

American Four Square houses in the Homestead & Trust HD uniformly reflect the influence of Colonial Revival styling. This influence is most recognizable in the configurations of their hip roofs. Typically, these roofs flare near the eaves, a popular Colonial Revival conceit in architectural design in Des Moines. The introduction of

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curvilinear lines such as these soften the look of a building and dramatically contrast with Queen Anne styling with its preference for sharp angles and jutting projections.

Exceedingly wide eaves often occur in conjunction with these flared roofs. Constructed circa 1903, the house at 1800 8th Street features a steeply pitched hip roof broadly flaring at the eaves. The eaves are particularly wide. This increases the extent of the flare and calls visual attention to its line. This example also features a dormer window on both its front facade and on its north facade, each with its own flared roof. Other houses featuring a similar roof treatment stands at 1825 7th Street and 1620 7th Street.

Other variations in the flared hip roof also occur in the historic district. Constructed circa 1901, the house at 1808 7th Street features a flared hip roof and deck. This building has a big footprint. The foreshortening of its hip roof by the deck's truncation avoided an otherwise out of proportioned peak. This house also features dormer windows on both side elevations, as well as on the front facade—all with flared roofs.

Constructed circa 1912, the house at 1815 8th Street nicely illustrates the soft and tailored lines of Colonial Revival styling. The building features 2-story bay windows on the front facade and on the south elevation. These bays are wide and held tightly to the main block of the building. This treatment, along with the flared lines of the main roof and the dormer windows, lends a feeling of warmth, comfort, and well being to the house. Although the house at 1816 8th Street includes no flare to its roof, it does feature an eyebrow dormer window on its front facade. The curvilinear line of this feature serves a similar purpose to that of a flared roof.

The following table lists other examples of American Four Square design in the historic district not mentioned above. All of these buildings feature Colonial Revival influence of one sort or another.

AMERICAN FOUR SQUARE COLONIAL REVIVAL		
Name of Property	Address	Notes
House	1825 7 th St.	Oval window on front facade above entrance
House	1620 7 th St.	Original porch w/classical-influenced columns
Trinity Church Parsonage & Garage	1610 8 th St.	Broadly flaring hip roofs w/exceedingly wide eaves
House	1724 8 th St.	Flared hip roof, original porch but clad w/cover-up siding
House	1730 8 th St.	Arched window in stairwell on north elevation
House	1800 8 th St.	Broadly flaring hip roof, wide eaves

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One additional example of American Four Square design stands in the historic district. Located at 1812 7th Street, this design was chosen so that the house would blend into its historic surroundings, although constructed in 2001. This house succeeds in this but also shows how the American Four Square format, lacking some softening of lines, can appear boxy.

Craftsman

Although minimally represented in the Homestead & Trust HD, Craftsman styling influenced several buildings in it. By their small number, these Craftsman buildings call attention to the dominance of Queen Anne and Colonial Revival designs in the historic district.

Craftsman styling enjoyed national popularity from the 1910s through the 1920s. Craftsman styling for single-family dwellings emphasized a low-pitched roof along with wide eaves, heavy braces, and exposed rafters. In environments, where the style first appeared, such wide eaves functioned to keep interiors cool from the sun during the day. This emphasis on the horizontal line lent an air of unpretentious domesticity and quiet seclusion. Porches became particularly prominent features of these buildings. Frequently nestling under an extension of the main roof or covered with a low-pitched intersecting roof, these porches added a further note of rest and tranquility to the property.

One-story vernacular houses of this ilk are often called bungalows. The 1-story frame house at 1604 7th Street illustrates a simple example of such a design.

The 2-story frame house at 1624 7th Street provides a large example of Craftsman styling. It features a front gable roof with wide eaves and heavy braces. A full width front porch extends across the front facade. Battered wood columns, square in section, rest on high, masonry piers, and support a shed roof with wide eaves. This design shows how Craftsman styling could influence the design of a large house.

The Jeremiah L. Betts House at 1609 7th Street is a jewel of Craftsman styling in the historic district. Constructed in 1909, this large house features stucco cladding and a steeply pitched front gable roof edged at the base with a pent roof and wide eaves. A full width front porch, covered with a front gable roof with corner returns, extends across the front facade. The stucco treatment is a *tour de force*. The stucco in the front gable ends feature textured designs resembling corncobs. The stucco is textured in honeycomb designs lined across the front facade. The sides of the building are textured in honeycomb patterns. The original finish remains intact on this stuccowork and is in fine condition. The skill required to create these textured surfaces demonstrates the root word used to denote the Craftsman style.

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Prior to moving into this house, Betts had lived next door at 1915 7th Street. (City Directory 1908) In 1893, Betts had worked as a salesman for Morris & Co., a wholesale hay firm and lived on the city's east side at 1639 Des Moines Street. (*Ibid.* 1893:175)

This nomination gives credit for the construction of the Jeremiah L. Betts House tentatively to James Maine & Sons, a contracting firm at the turn of the 20th century in Des Moines. In 1899, James Maine advertised:

In Brick, Stone and Cement. Jobbing of all kinds promptly attended to. 119 Eighth Street.
Residence 1414 Seventh Street. Des Moines, Iowa. (City Directory 1899: 807)

The Maine firm later expanded its operations to include stuccowork.

James Maine lived at 1635 Sixth Avenue in Des Moines. (City Directory 1920: 844) As a resident of the River Bend neighborhood, Maine had a particular interest in the quality of his work over and above his business reputation. Other properties constructed by Maine in the River Bend neighborhood include the Susie P. Turner Double House at 1420-1422 8th Street (NRHP) and "The Maine" (NRHP), an apartment building at 1635 6th Avenue. All exhibit quality construction. Although the house at 1609 7th Street is not yet documented as the work of Maine, the exceptional quality of its stucco shows the hand of master craftsmanship, suggestive of the quality work produced by this nearby contracting firm.

Although Craftsman styling influenced far fewer houses in the Homestead & Trust HD than earlier styles, Craftsman added yet another dimension to the eclectic architectural history of the neighborhood.

Other Architectural Notes

Replacement Porches

The Homestead & Trust HD features a number of replacement front porches. Typically, these are tacked onto Late Victorian houses, whose original front porches had been removed because of deterioration or the desire for something new. Around the turn of the 20th century, large front porches increased in popularity, and replacement front porches conformed to this trend by featuring deeper decks than those porches they replaced. They also often featured solid bulkheads, offering more privacy than spindlework examples.

In a similar vein, it was not unusual to replace only a portion of an original porch. For example, the spindlework columns and cornices of a Queen Anne front porch might be replaced with Colonial Revival or Craftsmen-styled features, while retaining the original porch roof. The house at 1720 7th Street might offer a case in point.

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Colonial Revival replacement porches typically featured classically influenced columns with plinths and capitals. Sometimes these columns are round in section; sometimes they are square in section, such as the Late Victorian cottages at 1630 7th Street and 1721 8th Street. Craftsman replacement porches tend to feature heavy columns, often square in section but without plinths and capitals and sometimes featuring solid bulkheads to offer more privacy than open railings. The house at 1710 7th Street provides one example. These various characteristics dramatically contrast with the delicate spindlework of Queen Anne styling and help distinguish the three influences from one another.

The cottage at 1814 8th Street provides a characteristic example of a replacement front porch. Set against a Late Victorian design (replete with fishscale wood siding in a front gable roof), the heavy lines of this Craftsman-influenced front porch dramatically contrasts with the more delicate lines of the main block. The front gable end of this replacement porch is clad with wood shingles to blend in with the fishscale siding of the main block.

Although all of these porches are replacements, they usually have acquired significance in their own right, integral to the story of a property's architectural evolution, and, as such, worthy of preservation.

Interiors

A bird's eye view of the historic district reveals the most distinctive difference in architectural design taking place in the historic district around the turn of the 20th century. The plan views provided by fire insurance maps from this period show a remarkable change in the configuration of house footprints. These configurations changed from long and irregular footprints in the 19th century to blocky footprints in the 20th century. Block 10 in the historic district nicely illustrates this phenomenon. (Figure 2.) The houses pictured in the north half of the block date to the late 19th century and feature footprints pushed and pulled into long, narrow, and irregularly shapes. The houses pictured in the south half of the block date to the early 20th century and feature footprints nearly square in outline.

The mind's eye imagines how these different footprints affect the interior arrangement of spaces within each of the different configurations. The eye imagines the 19th century floor plan punctuated with bay windows, nooks and crannies, and rooms of differing shapes and dimensions. The eye imagines the 20th century floor plan with rooms of similar dimensions arranged in orderly and perhaps symmetrical fashion.

These imaginings corresponded to on-site inspections of homes within the historic district. Those floor plans from the late 19th century tend to focus on asymmetrical arrangement of rooms and the function of the house as the stage for formal interaction—a spacious reception hall, for example, enjoying pride of place. Those floor plans from the early 20th century typically focus more on symmetrical arrangement of rooms (perhaps a central hall) and an emphasis on pleasing room proportions. In turn, these different types of floor plans reflect the changing fashion from picturesque designs to those emphasizing classical lines, utility, and convenience.

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Those responsible for the designs and construction in the historic district remain largely unknown. In his researching archival records for this nomination, local historian John P. Zeller noted that newspapers during the 1870s and early 1880s often reported the construction of new homes in the city along with the names of their owners and sometimes the names of their architects. By the late 1880s, when the Homestead & Trust HD began emerging, the same newspapers no longer attempted to report individual property construction because of their rapidity. Instead, newspapers featured stories about the development of residential sections in the city and, at the beginning of a new year, published lists (rather than detail accounts) of new homes constructed during the previous twelve months. (Oral informant interview, John P. Zeller) This hampered documenting those responsible for new home construction in the Homestead & Trust HD during this era.

Zeller's research in city directories revealed, however, that many residents in the River Bend neighborhood during the 19th century worked in the building trades. In 1889-1890, for example, the city directory listed 41 carpenters, 7 masons, 26 laborers, 12 contractor/builders, 6 painters, 5 plasterers, 1 plumber, and 1 "sodding." (City Directory 1889-1890: *passim*) One architect was also listed. The presence of so many construction workers points to the feverish pace of that industry in the neighborhood prior to the Panic of 1893. Indeed, more residents—numbering 100—worked in the building trades in 1889-1890 than all other labor sectors save one—residents worked in business and professions (127). Other occupations, such as other trades (29) and merchants (21), ranked far down on the list of resident employment. (Zeller 2015b) Although the contributions of these construction workers will likely never be known, the quality of their craftsmanship bears testimony to their skill. The number of these workers also calls attention to the social and class diversity, a characteristic that characterized the River Bend neighborhood during the late 19th century and remains so to the present day.

Sometimes research led to blind alleys. Severt O. Olson, for example, lived at 1815 8th Street in 1892. The city directory for that year listed his occupation as "contractor." Many Scandinavian emigrants to Des Moines at the turn of the 20th century worked in the building trades. Did Olson build the house on this property? Did he actually live in the house? Further research scotched any hope along these lines. The city directories for 1900 and 1908 showed no one living at the site. The house on the site today dates from circa 1912.

Research caught a brief glimpse of Clinton C. Nourse living in the historic district. A respected Des Moines architect at the turn of the 20th century, Nourse partnered with the well-known firm of Liebbe, Nourse & Rasmussen in the city. (Shank: 123) Nourse was also Lowry Goode's nephew by marriage (information courtesy Ralph J. Christian) and served as a director of the Polk County Homestead & Trust Co. How these connections might have benefited Nourse's practice remain unknown. City directories revealed that Nourse lived at 1800 7th Street in 1886. Although he had moved from this property by 1892 (City Directories: 1888, 1892) his tenure on 7th Street raised the question: Had Nourse contributed in some way to the design of this house? By 1901, this house had vanished from the scene. (Sanborn Map 1901) Whether a causality of fire or other cause, this potential contribution by a noted architect to the historic district dead-ended.

SELECTION OF HISTORIC NAME

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The legal name for the subject property of this nomination is the “Official Plat of the SW ¼ of the NE ¼ of Section 34-79-24.” Based on its government survey locator, this cumbersome name historically has been avoided. Since 1884, this tract has been known as the Polk County Homestead & Trust Co. Addition—including the Polk County Auditor’s Office on its property assessment records. This nomination uses “Polk County Homestead and Trust Co. Addition” as the historic name of this property for this reason.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

In 1992, William C. Page and Joanne R. Walroth completed an intensive survey of the River Bend Neighborhood, incorporating the results of that study in a Multiple Property Documentation Form (MPD) entitled *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920*. (Page & Walroth 1992) In 1998, these historians followed up this work with three more volumes of research under the same title. (*Ibid.*:1998)

Submitted to the City of Des Moines, State Historical Society of Iowa, and River Bend Association, these volumes formed the basis for a series of subsequent National Register nominations of properties within the River Bend neighborhood. As a result of these pioneering works, by 1999, six historic districts and 27 individual National Register nominations had resulted.

In the “Recommendations for Further Research” section of the 1998 series, Page and Walroth had concluded that the Polk County Homestead & Trust Co. Addition should be nominated to the National Register of Historic Places, noting that the district is significant under both Criteria A and C in its association with the history of the residential development of North Des Moines, the context that was developed through the 1998 Multiple Property Document. (*Ibid.*)

In 2008, James Jacobsen completed an Iowa Site Inventory Form #77-03348 for the Elmer M. and Harriet V. Johnston House at 1720 8th Street, finding it individually National Register-ineligible. Alexa McDowell followed up Jacobsen’s research in 2010 and determined that this property was National Register eligible as a contributing resource to the historic district as earlier identified by Page and Walroth.

Since the 1990s, major advances in historic preservation have occurred in the River Bend neighborhood and the Polk County Homestead & Trust Co. Historic District. They include the establishment by the City of Des Moines of a local historic district ordinance for the purposes of design review and the construction of new affordable housing, as outlined elsewhere in this nomination. No further National Register nominations have taken place, however. The nomination of the Polk County Homestead & Trust Co. Addition Historic District continues these planning efforts to promote future historic preservation activity in the neighborhood.

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POTENTIAL FOR ARCHAEOLOGY

Although the district's potential for archaeological research is, as yet, largely unevaluated, the likelihood exists for historic archaeological discoveries. These might include the evidence of house foundations, privies, barns, sheds, water wells and cisterns, and objects left behind in association with them, as well as brick streets now covered by other materials. The discovery of other landscape elements, such as historic non-working subsurface utility lines, also exists. (Non-working streetcar track might remain buried beneath 6th Avenue and West 9th Street, but those streets are outside the boundaries of the Polk County Homestead & Trust Co. Addition Historic District.)

Despite the district's prime location on the uplands immediately adjacent to the Des Moines River (Figure 1), the likelihood for the discovery of prehistoric material remains low, given the fact that the construction of the neighborhood's densely built-up environment substantially has disturbed the site.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

The Notables

Many homeowners in the Homestead & Trust HD held important positions in local professional, business and industry, government, education, and social circles. A case might be made, under National Register Criterion B, for the significance of this historic district for this reason. Several examples follow.

Dr. Anna E. Johnstone. As a doctor of osteopathy, Johnstone conducted her practice from her home at 1830 8th Street (NRHP) and lived there much of her adult life. The Progressive era saw a sharp rise in the number of women working in the professions, and Johnstone's career exemplifies this phenomenon.

Lowry W. Goode. Goode was one of the most significant real estate developers in Des Moines during the late 19th century. Goode set the competitive pace among his peers through his advertising acumen, personal vitality and charisma, as well as the volume of his brokerage transactions. He speculated prodigiously in the real estate market and unquestionably contributed to inflated real estate prices and Des Moines' vulnerable position in the years following the Panic of 1893. Still, Goode's contemporaries judged him as without equal among the city's boosters. Goode lived briefly at 1823 7th Street, an early residence in the Homestead & Trust HD, before moving to "The Oaks," a non-extant residence in the "Oaklands" Historic District (NRHP). (Page & Walroth 1996, Vol. II, 8/29) (Figure 17.)

Some of the historic district's Notables at the turn of the 20th century included those listed on the following table:

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THE NOTABLES (SELECTED)
RESIDENTS OF THE POLK COUNTY HOMESTEAD & TRUST CO. ADDITION HISTORIC DISTRICT

Name	Address	Notes
Edward H. Hunter	1821 8 th St.	President, Iowa National Bank
Henry L. Chaffee	1821 8 th St.	Chaffee & Vertrees, hardware merchant
Dr. Anna E. Johnstone	1830 8 th St.	Osteopath
Lowry W. Goode	1813 7 th St.	Real Estate Developer
Ernest E. Hughes	1818 th St.	Dentist
Dr. John B. Hatton	1730 7 th St.	Physician
Christian W. Menning	1710 7 th St.	Manufacturer of food products
George Pierce	1701 8 th St.	Constable, City of North Des Moines
Rev. E. M. Evans	1610 8 th St.	Pastor, Trinity Methodist Episcopal Church
Dr. Lew Arntz	1816 8 th St.	Optician
John Grundy	1721 7 th St.	Principal, North Des Moines High School
Clinton C. Nourse	1800 7 th St.	Architect
Norman Cassidy	1730 7 th St.	Retailer
Rev. Charles J. Shutt	1817 8 th St.	Rector St. Luke's Episcopal Church & editor <i>The Iowa Churchman</i>

This list provides a sampling of the notables. Further research undoubtedly will identify others.

Such research also should pinpoint the period of time during which these individuals resided at these properties. River Bend residents tended to be peripatetic, moving their residences frequently from place to place during the late 19th and early 20th centuries. The claim for the historic district's significance, under Criterion B, must take this into account and justify as valid the tenure of these individuals in those properties as sufficient for significance.

Other Recommendations for Research and Registration

The area south of College Avenue in the River Bend Neighborhood remains fertile ground for further National Register activity. Laid out in small-sized and irregular plats, the area reflects laissez faire principles driving much of the real estate development in River Bend during the late Victorian era.

Little is presently known about Jeremiah L. Betts, the owner of the house at 1609 7th Street. Further research might link him with the James Maine & Son firm to confirm crediting that company with the construction of the building.

Research for this nomination caught a brief glimpse of Frank E. Wetherell (1869-1961) living in 1913 at 1610 8th Street in the historic district. (City Directory 1913: 1207) Further study might uncover a link between Wetherell's residency in the neighborhood and his work as an architect in it.

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Unfortunately, the most sophisticated of all the historic barns in the historic district environs is located just outside of it. Situated at 1730 6th Avenue, this 1.5-story frame structure features board and batten walls covered by a flared hip roof with wide eaves. A wall dormer, covered with a flared hip roof, centers the front facade. This barn also features an original (or quite old) sliding x-framed vehicular door and hardware. The structure faces to the east. It is said that a coachman lived on the upper floor. The architectural pretension of this carriage house suggests that structures of like function in the Polk County Homestead & Trust Co. Addition might have included similar sophistication. Further research and registration activity is strongly recommended for this distinctive and possibly unique structure. Its preservation is endangered because of its not-in-use status and fragile condition.

Concrete pedestrian walks and retaining walls figure into historic streetscapes as potentially significant resources. As indicated in Section 7, concrete walks at 1620 West 7th Street (in place by 1907) featured prominently in a newspaper advertisement for the sale of that residence. This reference makes it clear that concrete walks, like their brick counterparts, should be evaluated with potential significance in mind. This is difficult because concrete walks lack the visual distinction of brick walks and are hard to date because the material is still used today.

ACKNOWLEDGEMENTS

Volunteers played an important role in this project. They included residents of the River Bend neighborhood and members of the River Bend Association, Inc. Laura A. Hansen helped survey and photograph the Homestead & Trust HD's resources. Laura Graham opened her home for volunteers to meet, research abstracts, share other archival resources, and socialize. Tanya Keith, president of the River Bend Association, Inc., served as Project Coordinator for this nomination. The author also extends sincere thanks to the City of Des Moines, State Historical Society of Iowa, and the following, who helped in assisting the project:

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

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(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

VERBAL BOUNDARY DESCRIPTION

Both sides of 7th and 8th Streets south of Franklin Avenue and north of College Avenue in Des Moines, Polk County, Iowa.

BOUNDARY JUSTIFICATION

The National Register boundary contains all land associated historically with the Polk County Homestead & Trust Co. Addition except the east side of 9th Street between Franklin Avenue and College Avenue (property already National Register-listed) and that portion of the trust company addition's plat to the east of the alley between Sixth Avenue and 7th Street. This part of the plat developed (and subsequently redeveloped) in mixed land use in contrast with that part of the plat to the west, which developed almost entirely in single-family dwellings.

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

LIST OF PHOTOGRAPHS

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Des Moines, IA 50314
1800 block 7th Street looking NE
William C. Page, Photographer
March 10, 2015
2. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1700 block 7th Street looking SE
William C. Page, Photographer
March 10, 2015
3. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1700 block 7th Street looking NE
William C. Page, Photographer
March 10, 2015
4. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1600 block 7th Street looking SE
William C. Page, Photographer
March 10, 2015
5. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1600 block 7th Street looking SW
William C. Page, Photographer
March 10, 2015
6. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1700 block 7th Street looking SW
William C. Page, Photographer
March 10, 2015

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7. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1700 block 7th Street looking W
William C. Page, Photographer
March 10, 2015
8. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1800 block 7th Street looking SW
William C. Page, Photographer
March 10, 2015
9. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1800 block 7th Street (rear) looking E
William C. Page, Photographer
March 10, 2015
10. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1800 block 8th Street looking SW
William C. Page, Photographer
March 10, 2015
11. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1800 block 8th Street looking NE
William C. Page, Photographer
March 10, 2015
12. Polk County Homestead & Trust Co. Addition Polk County Homestead & Trust Co. Addition Historic District
Moines, IA 50314
1800 block 8th Street looking NE
William C. Page, Photographer
March 10, 2015
13. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1600 block 8th Street looking NE
William C. Page, Photographer
March 10, 2015
14. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1600 block 8th Street looking NE
William C. Page, Photographer
March 10, 2015

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15. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1600 block 8th Street looking NW
William C. Page, Photographer
March 10, 2015
16. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1700 block 8th Street looking NW
William C. Page, Photographer
March 10, 2015
17. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1800 block 8th Street looking NW
William C. Page, Photographer
March 10, 2015
18. Polk County Homestead & Trust Co. Addition Historic District
Des Moines, IA 50314
1800 block 8th Street looking SW
William C. Page, Photographer
March 10, 2015

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

PHOTO KEY NORTH



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PHOTO KEY SOUTH



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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

USGS MAP

Arrow locates Polk County Homestead & Trust Co. Addition Historic District

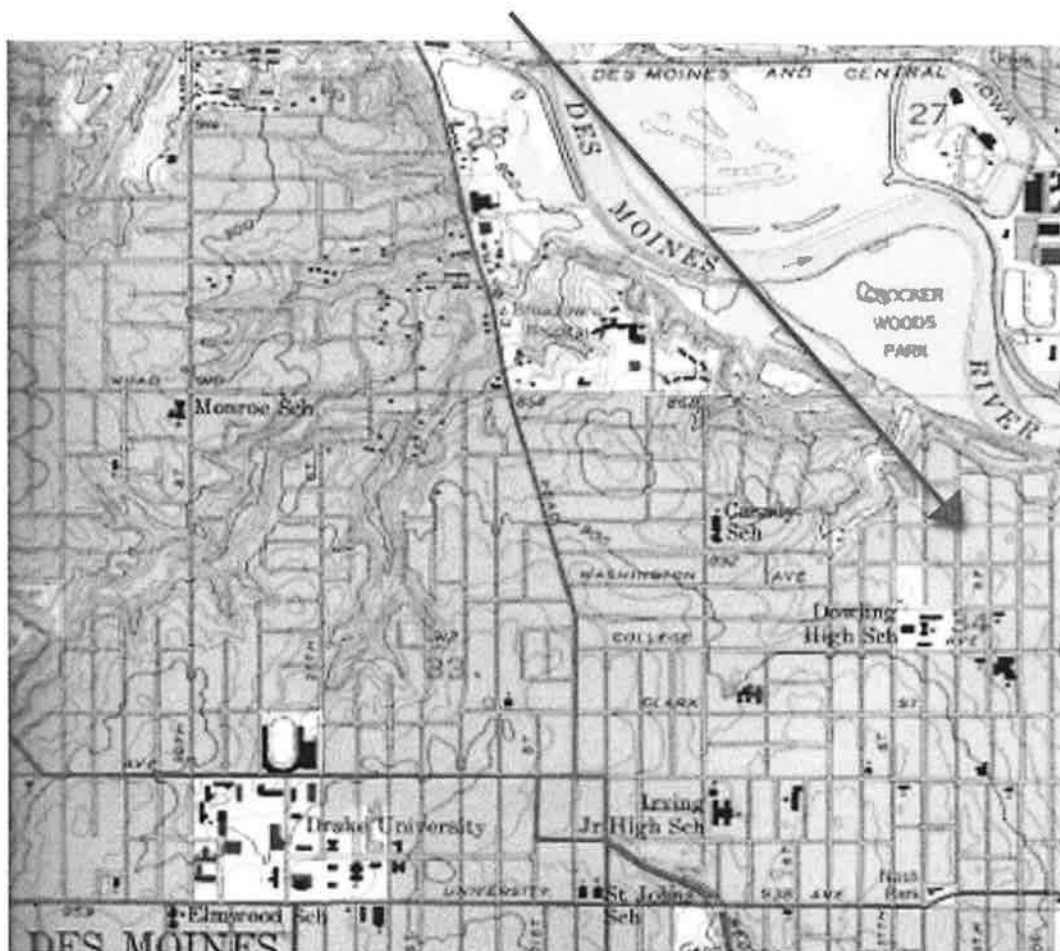


Figure 1

Source: United States Geological Survey, 1956.



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HISTORIC DISTRICT BOUNDARIES



Franklin Avenue on the north, College Avenue on the South, and both sides of 7th and 8th Streets in between.

Figure 2

Source: Goggle Earth, 2016.



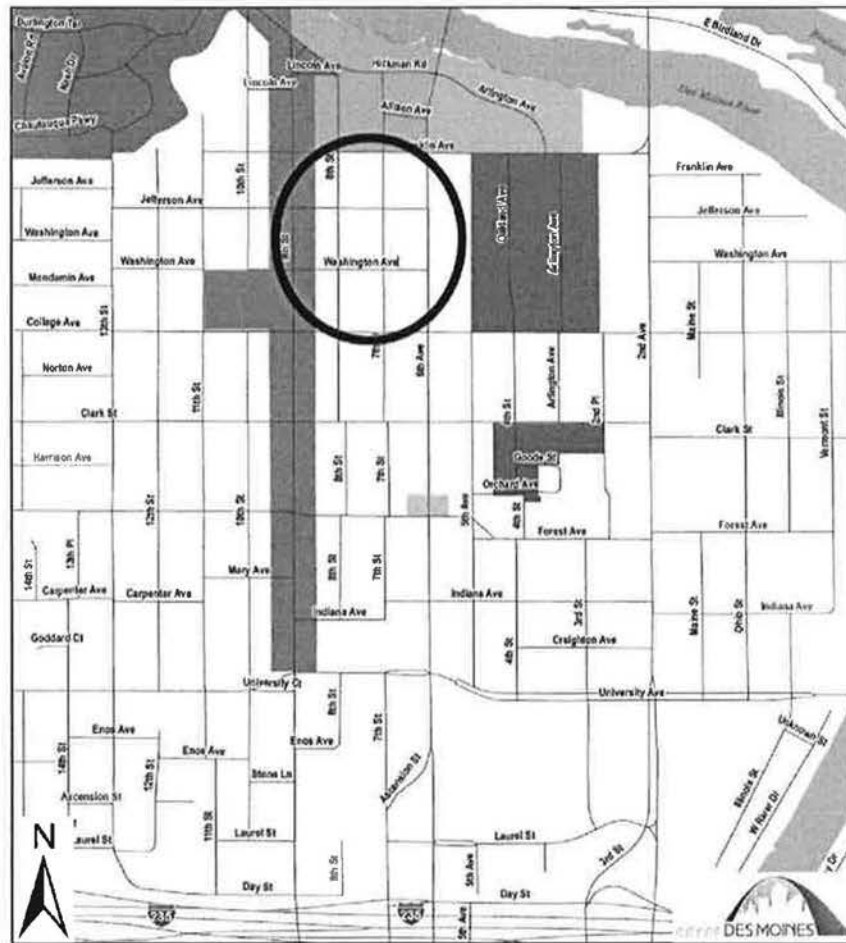
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Legend

- 0th and Forest
- Chautauqua Park Preserve
- Prospect Part Second Plat
- West Ninth Street Corridor
- Bates Park
- Oaklands Historic District
- Riverview Park Plat

Created 7-13-2010

This map pictures historic districts presently listed on the National Register of Historic Places in the River Bend Neighborhood. The heavy circle indicates the general area of the Polk County Homestead & Trust Co. Addition Historic District.

Figure 3

Source: Community Development Department, City of Des Moines, 2014..

Source: City of Des Moines, 2016.



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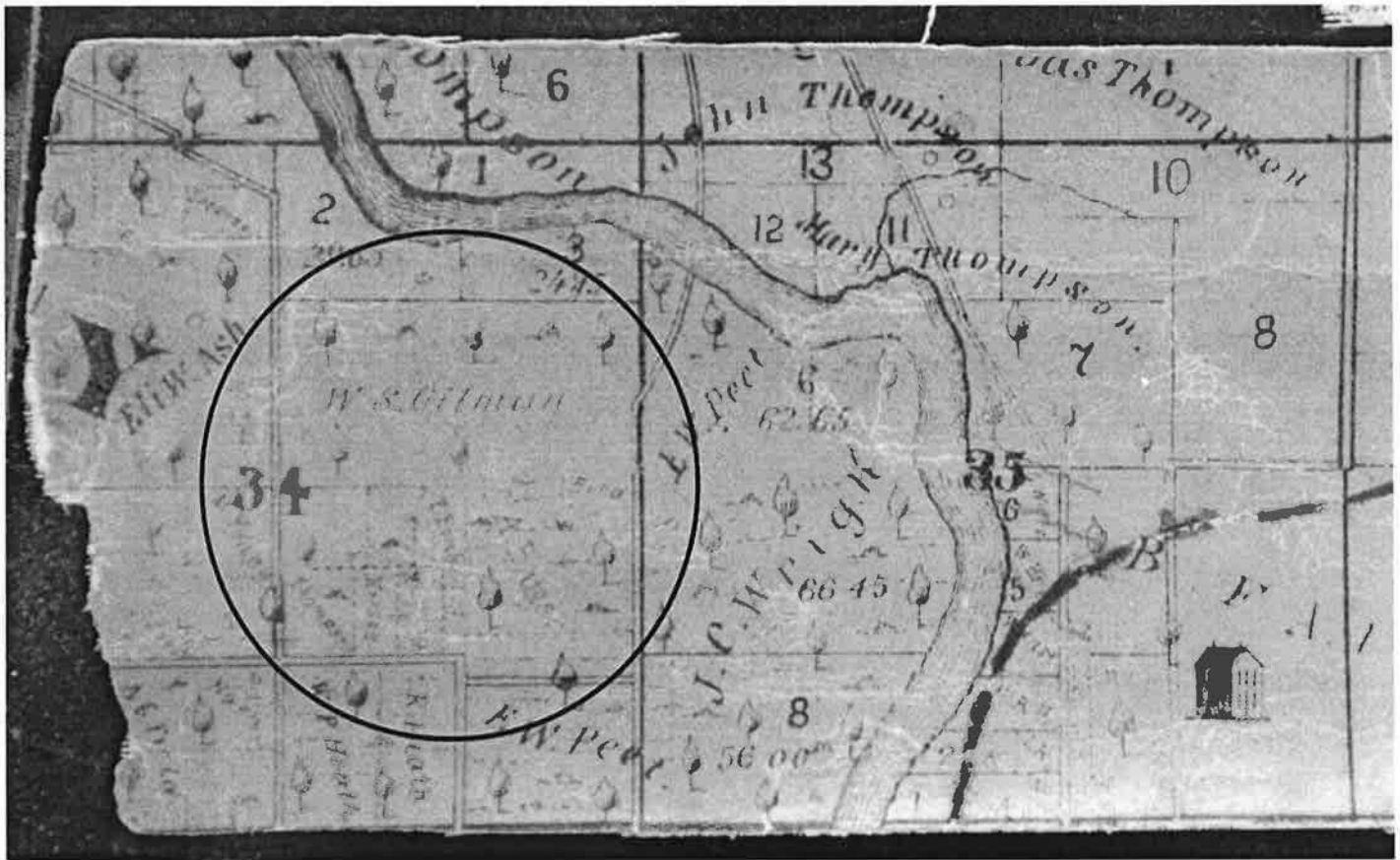
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LAND PRIOR TO PLATTING



Prior to platting, the Polk County & Homestead Trust Co. Addition stood on land owned by W. S. Gilman (bubble), as shown on an undated map fragment. County roads edged Gilman's tract on the east and west and later became Sixth Avenue and West Ninth Street. W. S. Gilman is unlisted in the Des Moines city directory of 1876, but M. Gilman is shown as a farmer.

Figure 4

Source: State Historical Society of Iowa, 2015.



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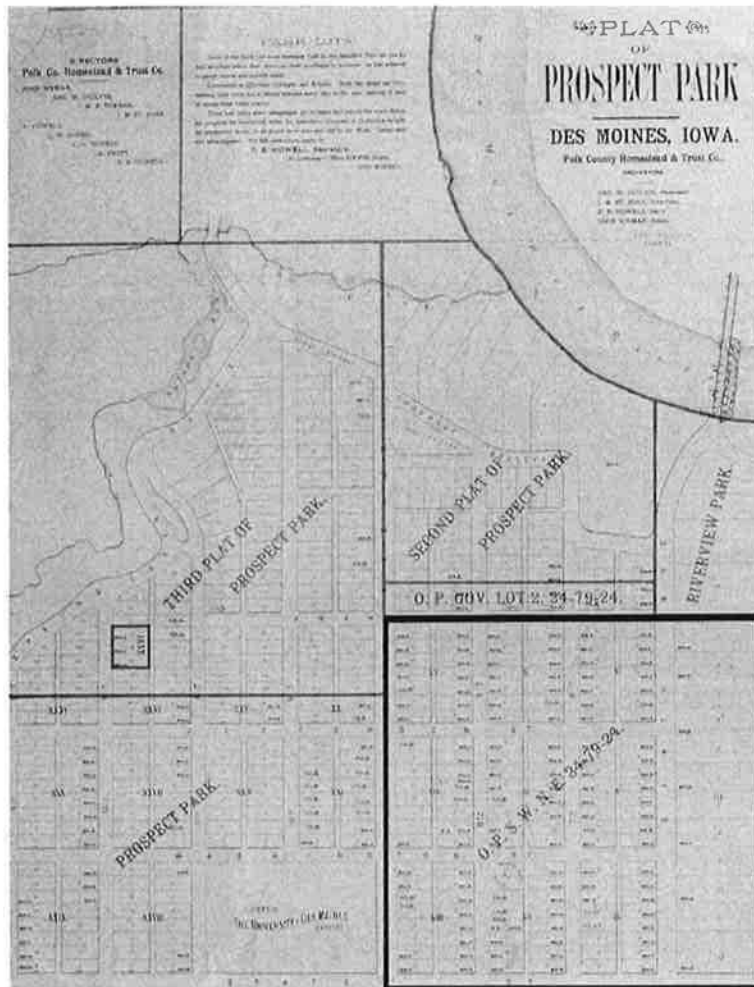
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PROSPECT PARK IN ITS ENTIRETY



This circa 1886 map shows the Prospect Park scheme in its entirety. Heavy lines locate the Polk County Homestead & Trust Co. Addition, one entity within it. The use of "Prospect Park" to denote the entire development as well as to smaller entities within it, the plat of Prospect Park (lower left), for example, has led to confusion over the years.

Figure 5

Source: State Historical Society of Iowa.



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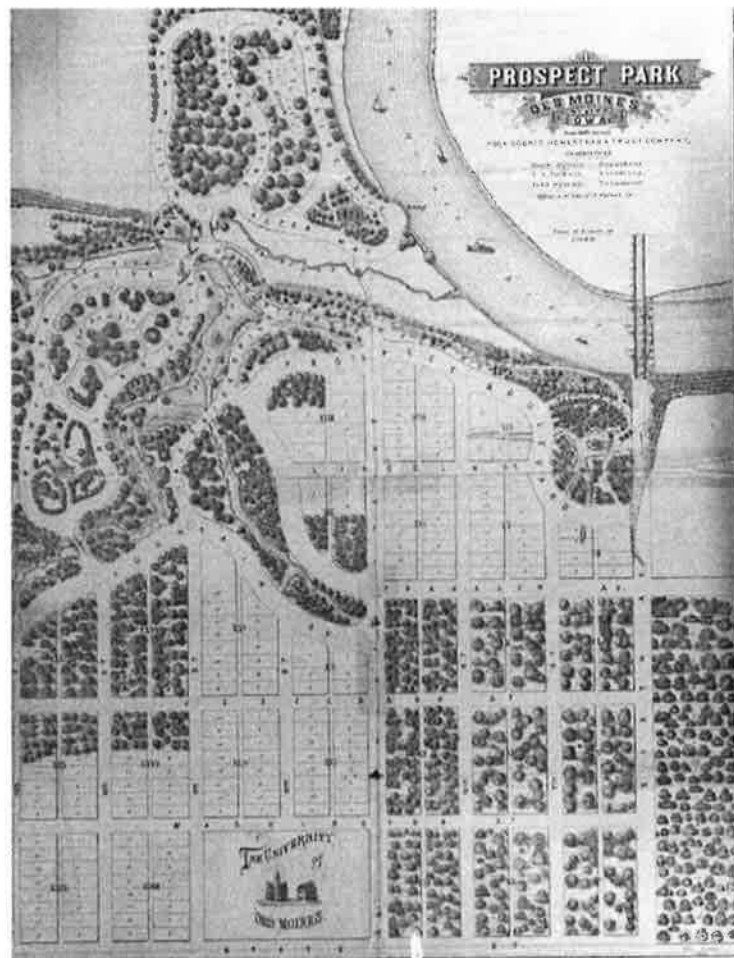
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PROSPECT PARK ENVISIONED AND PROMOTED CIRCA 1886



This promotional drawing pictures an ambitious scheme for the development of Prospect Park, including recreational, educational, and residential improvements. Although not all of these improvements were implemented, the Polk County Homestead & Trust Co. Addition (lower right) and Des Moines University (adjacent to left) arose as envisioned. The urban over-story tree canopy is imagined.

Figure 6

Source: State Historical Society of Iowa,



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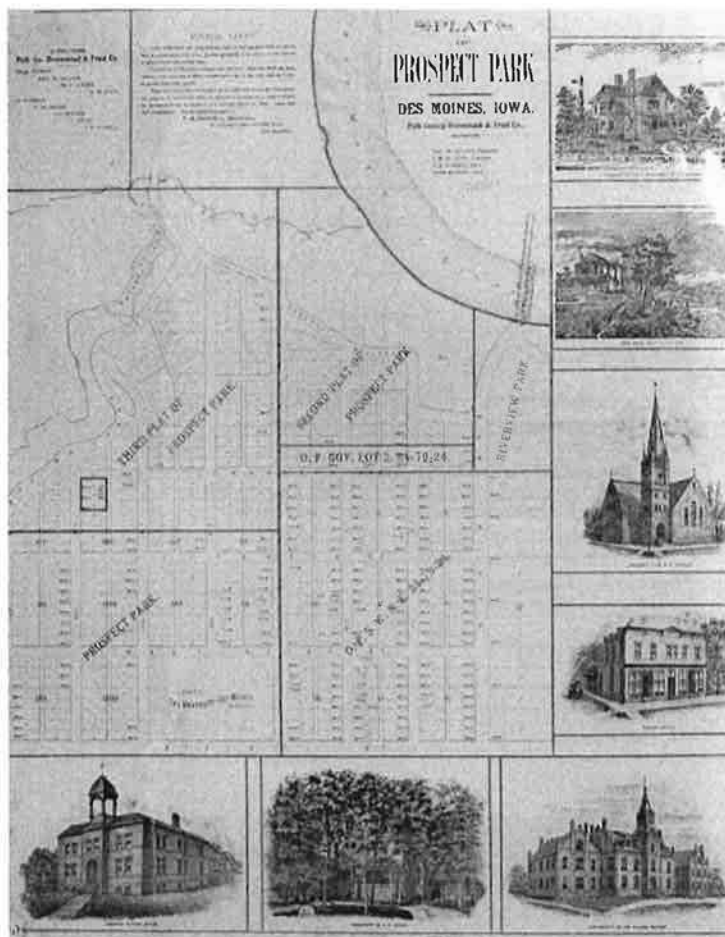
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PROSPECT PARK PROMOTED CIRCA 1886



Investors heavily promoted Prospect Park and launched the first modern campaign in Des Moines to advertise a newly opened residential tract. The advertisement pictured above shows Prospect Park's plats and town lots already sold. The broadside features drawings of commercial, educational, and religious establishments showing the convenience they offered to Prospect Park residents, as well as the natural beauty of its site.

Figure 7

Source: State Historical Society of Iowa,



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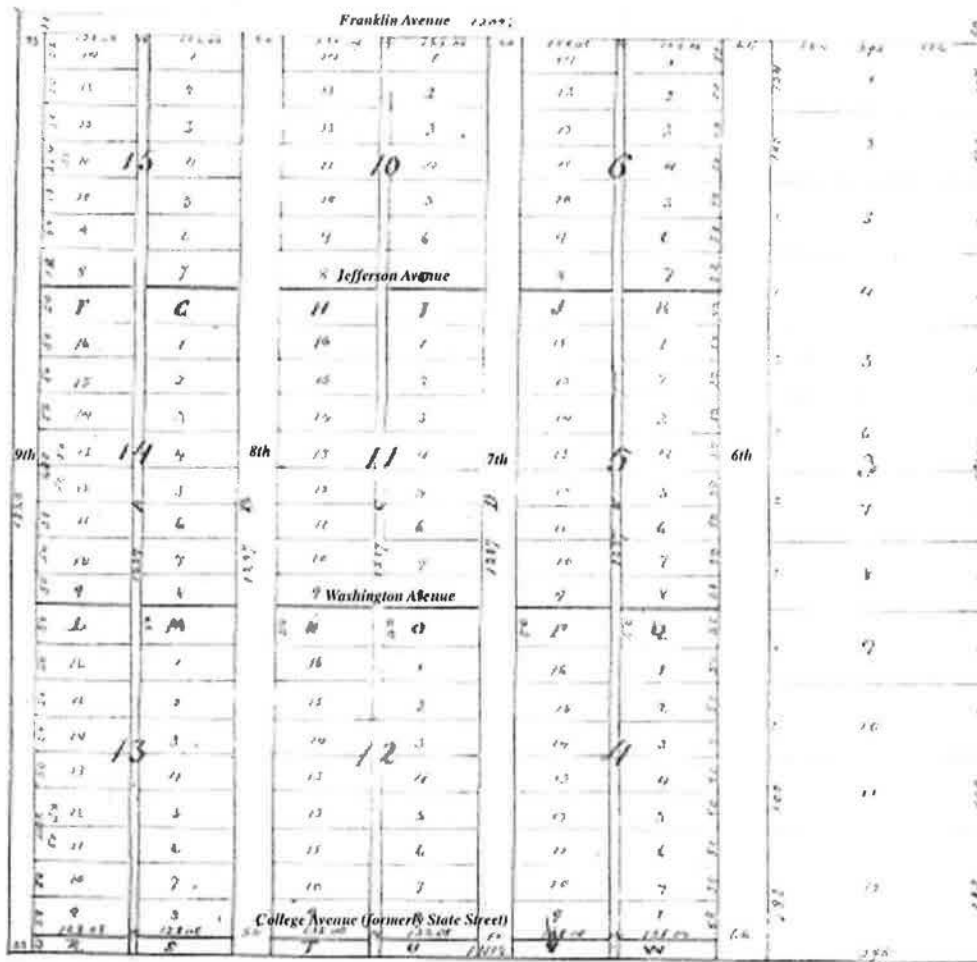
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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

POLK COUNTY HOMESTEAD & TRUST CO. ADDITION—ORIGINAL PLAT

FILED ON JUNE 12, 1884, 2:35 P.M.



Legally known as the "Official Plat of the S. E. ¼ of the N. E. ¼, Section 34-79-24," this plat has been known as the Polk County Homestead & Trust Co. Addition since its original layout. This drawing shows the overall regularity of the plat with its larger-sized lots east of Sixth Avenue ideal for conspicuous consumption.

Figure 8

Source; Polk County Auditor's Office.



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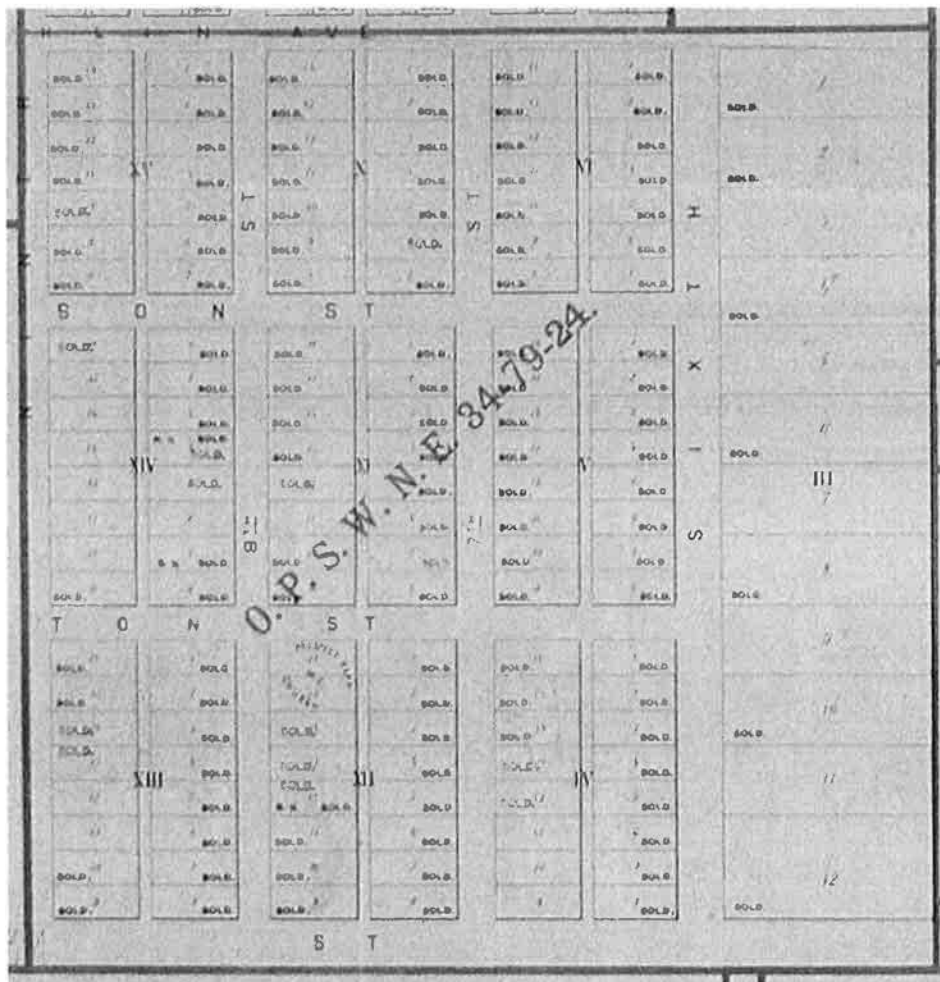
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TOWN LOTS SOLD CIRCA 1886



This plat map (a detail of Figure 7) shows that, by circa 1886, most of the town lots in the historic district had been filled with improvements.

Figure 9

Source: Polk County Auditor's Office,



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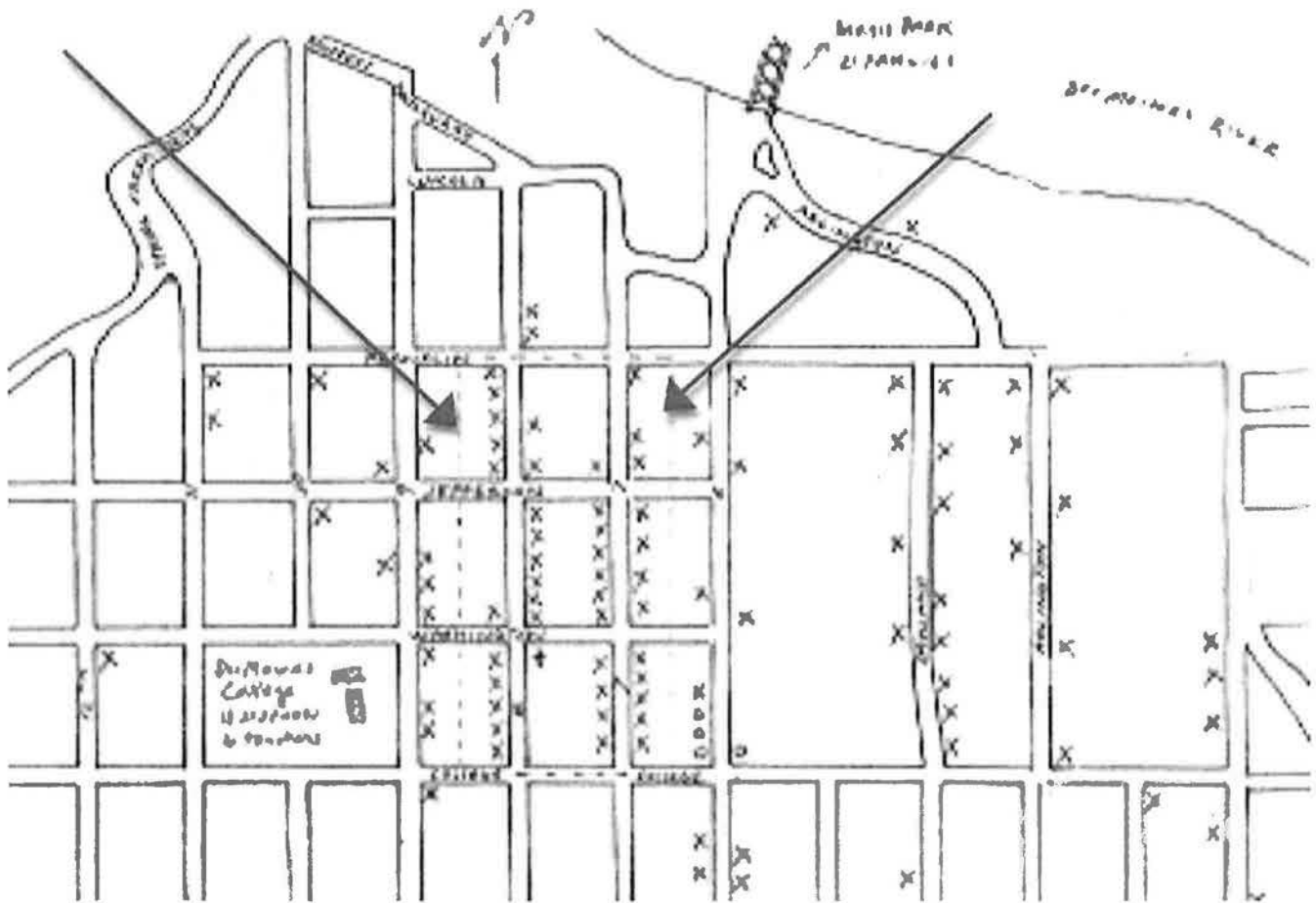
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NORTH OF COLLEGE AVENUE AS DEVELOPED IN 1892



The "x"s on this map show houses standing in the northern reaches of North Des Moines in 1892. Note the concentration of development along 7th and 8th Street, all in the Homestead & Trust HD (arrows), and the scattered location of development elsewhere.

Figure 10

Source: John P. Zeller primary research, 2015, from street addresses listed in 1892 *Des Moines City Directory*.



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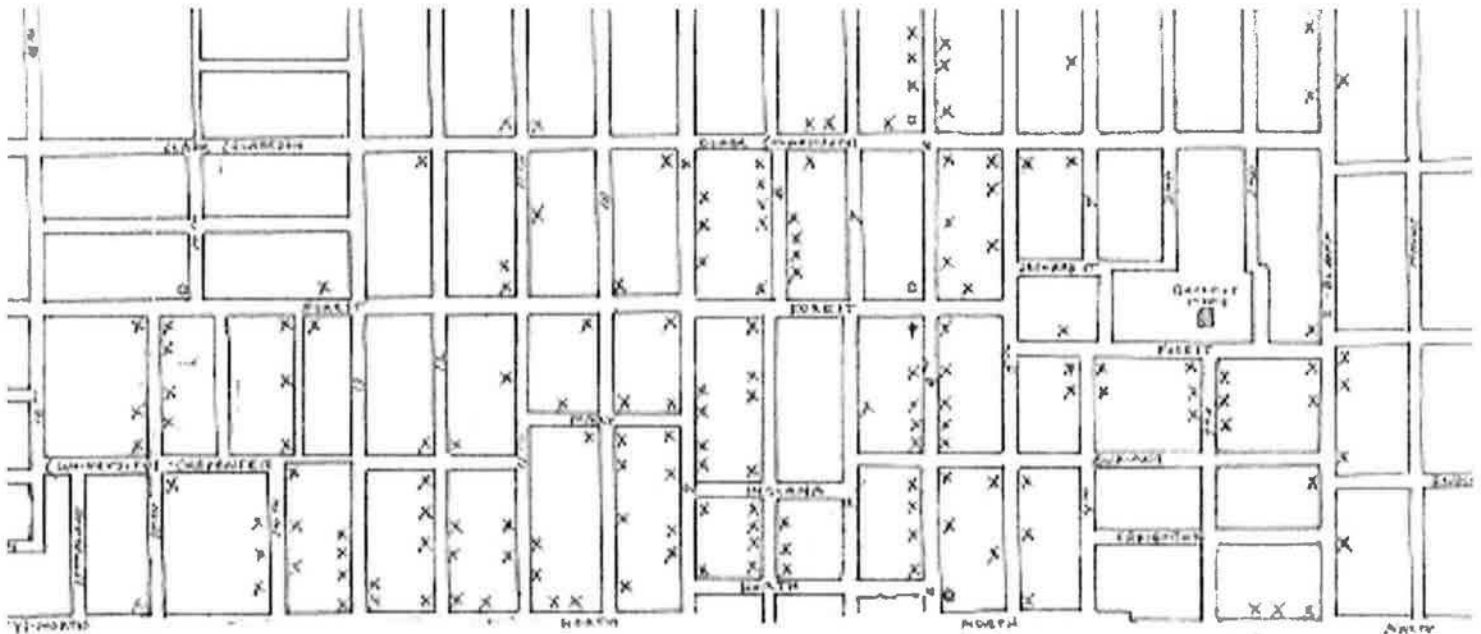
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 72

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

SOUTH OF COLLEGE AVENUE AS DEVELOPED IN 1892



The "x"s on this map show houses standing in the southern reaches of North Des Moines in 1892. Note the scattered development here when compared with that in the Homestead & Trusts historic district, as shown in Figure 9.

Figure 11

Source: John P. Zeller primary research, 2015, from street addresses listed in 1892 *Des Moines City Directory*.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 73

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

RESOURCE COUNT—NORTH



A resource marked with a "C" indicates a contributing resource. A resource marked with an "N" indicates a noncontributing resource. Blue lines show historic district boundaries. Two-digit Arabic numerals indicate town lot numbers.

Figure 12

Source: Polk County Auditor's Office, 2015.



United States Department of the Interior
National Park Service

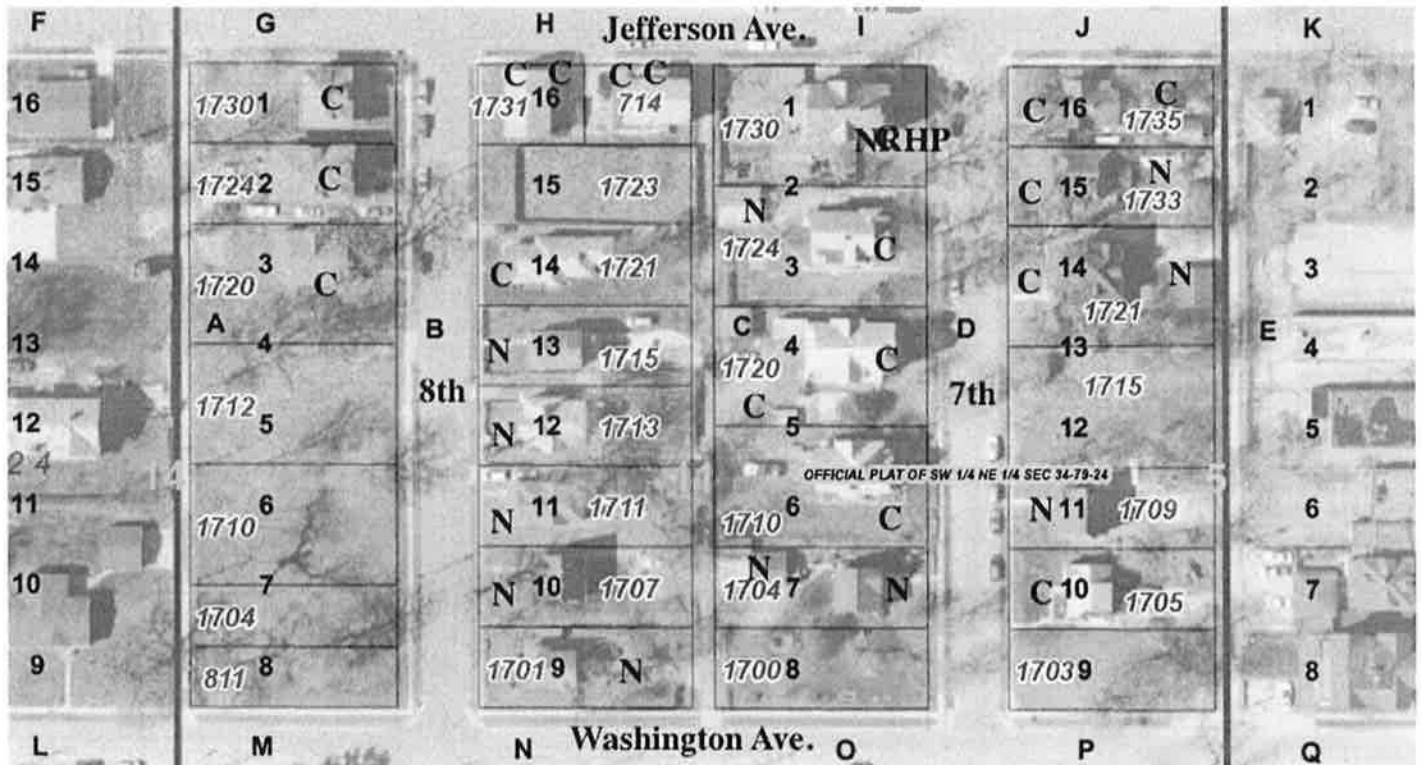
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images Page 74 _____

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

RESOURCE COUNT – CENTRAL



A resource marked with a "C" indicates a contributing resource. A resource marked with an "N" indicates a noncontributing resource. Blue lines show historic district boundaries. Two-digit Arabic numerals indicate town lot numbers.

Figure 13

Source: Polk County Auditor's Office, 2015.



United States Department of the Interior
National Park Service

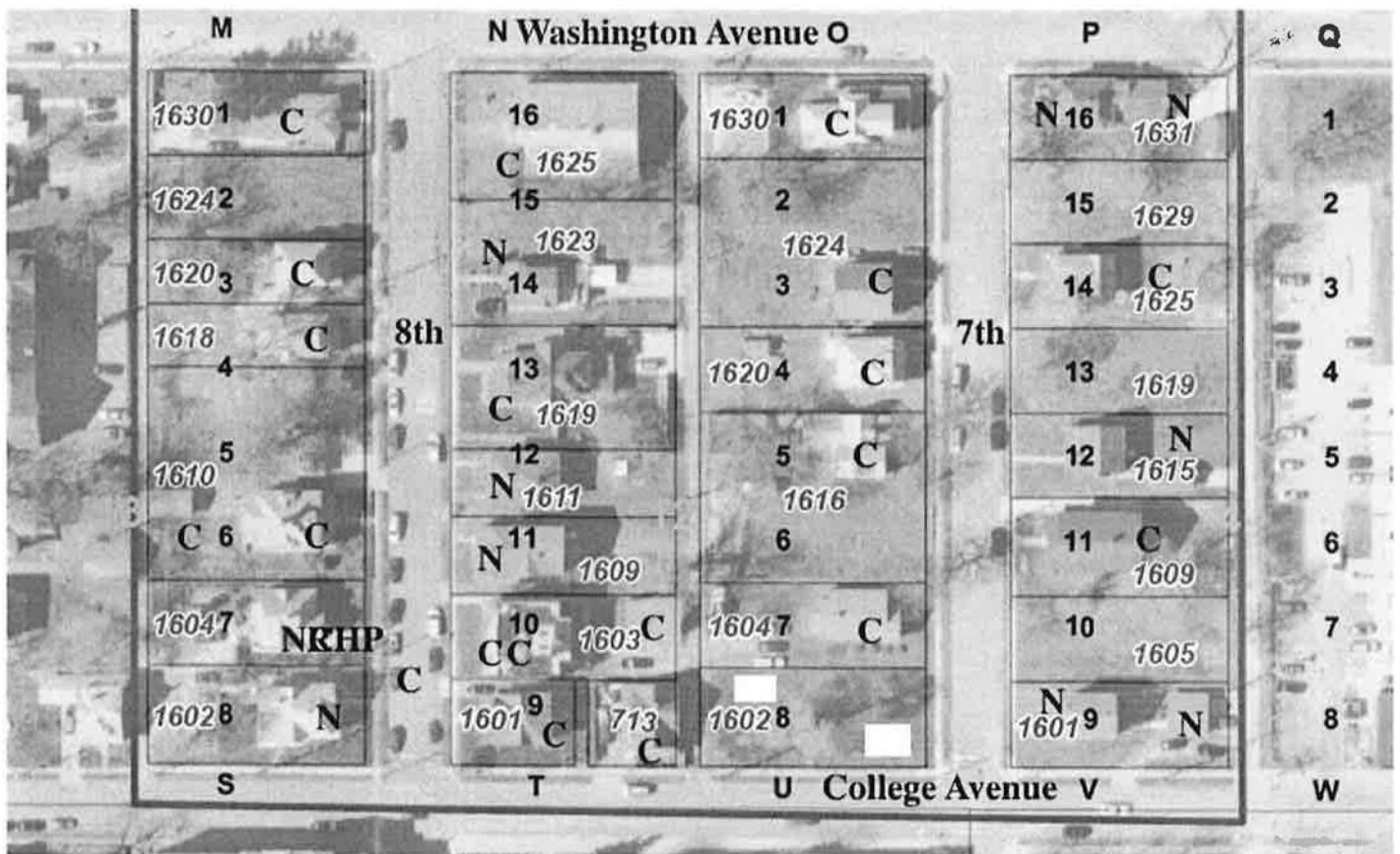
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images Page 75

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

RESOURCE COUNT—SOUTH



A resource marked with a "C" indicates a contributing resource. A resource marked with an "N" indicates a noncontributing resource. Blue lines show historic district boundaries. Two-digit Arabic numerals indicate town lot numbers.

Figure 14

Source: Polk County Auditor's Office, 2015.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 76

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

1814 WEST 7TH STREET



MACK OLSEN & CO.

Have this beautiful home for immediate sale, the owner having another house he wishes to occupy. It is all modern, has good barn, east front, fine shade and we can sell on easy payments.

1814 West 7th Street

One of the finest locations in the city in most desirable neighborhood. Look at this at once and make offer.
16-17 News Arcade. Both phones. 191

This historic image shows how a Queen Anne-styled dwelling could be modernized by Craftsman-styled wrap-around front porch replacing an earlier design. Although the massing of this new porch detracted from the lighter lines of the original main block, this replacement porch likely increased the square footage of the deck and would have been seen as an improvement. This frequently happened during the early years of the 20th century. This house remains extant although now clad with cover-up siding; the porch has been enclosed.

Figure 15

Source: *Des Moines Register & Leader*, March 31, 1907.

United States Department of the Interior
National Park Service

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Section number _____ Embedded Images _____ Page 77

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

1620 WEST 7TH STREET

FOR SALE



~~This beautiful 7-room modern
house at 1620 West 7th St.~~

~~By owner. finished down stairs in oak,
upstairs cypress. Cellar cemented, cement
sidewalks, and plenty of shade. All im-
provements in and paid for.~~

The caption of this advertisement reads: "By owner; finished down stairs in oak, upstairs cypress. Cellar cemented; cement sidewalks; and plenty of shade. All improvements in and paid for." The mention of "cement sidewalks" is significant, intimating, as it does, the use of this new material as an improvement over the brick sidewalks then in common use. This house remains extant and contributes to the Polk County Homestead & Trust Co. Addition Historic District.

Figure 16

Source: *Des Moines Register & Leader*, April 15, 1907.

United States Department of the Interior
National Park Service

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CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

LOWRY W. GOODE—FRED D. GOODE



Lowry W. Goode's vitality and personal charm, coupled with entrepreneurial savvy, contributed much to the real estate boom in Des Moines during the 1880s and early 1890s. State and local historians call it the "Lowry Goode Boom." Fred D. Goode, his brother, also operated as a developer. Featuring these two men in an article about Des Moines' growth by the *Chicago Herald* in 1891 attests to their significance within the city's development at that time.

Figure 17

Source: *Chicago Herald*, July 11, 1891.

United States Department of the Interior
National Park Service

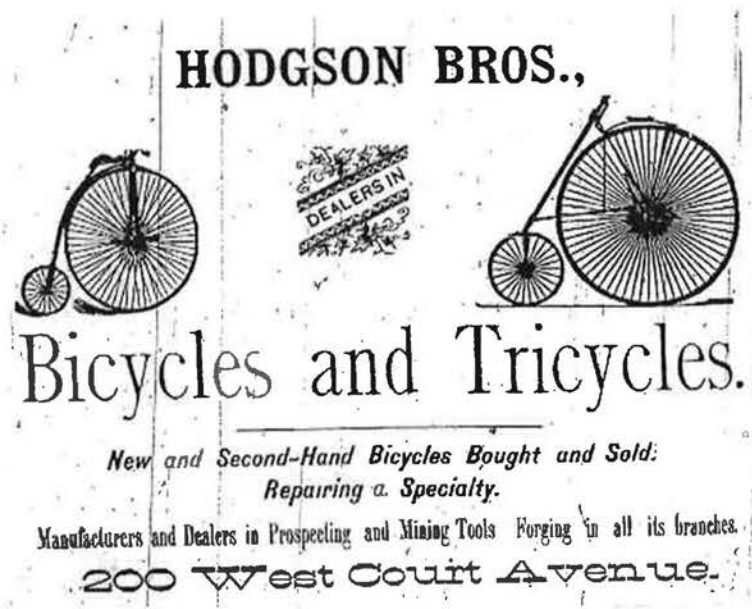
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images Page 79

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

ALFRED E. HODGSON



Alfred E. Hodgson, a Des Moines merchant and entrepreneur, lived at 1703 7th Street in the Polk County Homestead & Trust Co. Addition Historic District. J. S. Brundrett, one of his employees, boarded with him. (*City Directory* 1888-1889) Originally, the Hodgson Bros. manufactured metal tools. In the 1880s, the firm branched out to capitalize on the emerging popularity of the big wheel bicycle. Illustrated above and also known as a "penny farthing," this expensive plaything captured public attention and lent social prestige to its owner/operator, exactly the kind of conspicuous consumption sought by many Americans during the Gilded Age. Although Hodgson's home sadly is nonextant, his residency in the historic district calls attention to its status during the Victorian era as a fashionable neighborhood and home to local business people.

Figure 18

Des Moines City Directory, 1888-1889.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 21 Page 80

CFN-259-1116

Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

11. PROPERTY OWNERS (continued)

PINF	DISTRICT/PACEL	GEOPARCEL	TITLEHOLDER NAME	OCCUPANCY DESCRIPTION	MAILING ADDRESS	CITY, STATE, ZIP
080/05286-000-000	7924-34-258-006	1603 8TH ST	TAYLOR, DANIEL	Apartment	948 43RD ST	WEST DES MOINES, IA 50265
080/05299-000-000	7924-34-257-017	1602 8TH ST	CATALAN, MANUEL D	Apartment Conversion	490 MORNING DOVE BLVD	PLEASANT HILL, IA 50327
080/05248-000-000	7924-34-253-001	1825 7TH ST	DAVIS (TRUSTEE), ROBERT E	Apartment Conversion	0 PO BOX 396	BERWICK, IA 50032
080/05309-000-000	7924-34-254-008	1724 8TH ST	FELDMAN, STEVEN M	Apartment Conversion	460 N HICKORY BLVD	PLEASANT HILL, IA 50327
080/05276-000-000	7924-34-258-010	1630 7TH ST	WF OWENS PROPERTIES LC NEW PROGRESSIVE MISSIONARY BAPTIST CHURCH	Apartment Conversion	716 FOREST AVE	DES MOINES, IA 50314
080/05291-000-000	7924-34-258-001	1625 8TH ST		Church	0 POB 174	DES MOINES, IA 50301
080/05308-000-000	7924-34-254-007	1730 8TH ST	BOISEN PROPERTIES LLC	Conversion	0 POB 65314	WEST DES MOINES, IA 50265
080/05262-000-000	7924-34-255-011	1724 7TH ST	WICKS, JASON	Conversion	1724 7TH ST	DES MOINES, IA 50314
080/05275-000-000	7924-34-255-001	1731 8TH ST 714 JEFFERSON AVE	EPC LLC	Duplex	0 PO BOX 714	JOHNSTON, IA 50131
080/05274-000-000	7924-34-255-002		EPC LLC	Duplex	0 PO BOX 714	JOHNSTON, IA 50131
080/05219-000-000	7924-34-259-001	1631 7TH ST	ALTAMIRANO, ANGEL P	Single Family	1631 7TH ST	DES MOINES, IA 50314
080/05282-002-000	7924-34-258-015	1604 7TH ST	ALVARENGA, GLORIA L	Single Family	1604 7TH ST	DES MOINES, IA 50314
080/05294-000-000	7924-34-257-012	1620 8TH ST	ANDERSON, JAMES L	Single Family	0 POB 41367	DES MOINES, IA 50311
080/05249-000-000	7924-34-252-006	1824 7TH ST	BARTELT, ADAM B	Single Family	1824 7TH ST	DES MOINES, IA 50314
080/05289-000-000	7924-34-258-003	1619 8TH ST	BASKERVILLE, K.R.	Single Family	1619 8TH ST	DES MOINES, IA 50314
080/05292-000-000	7924-34-257-010	1630 8TH ST	BROWN, MARITZA Y	Single Family	1630 8TH ST	DES MOINES, IA 50314
080/05253-000-000	7924-34-252-010	1808 7TH ST	BRUCE, JODI	Single Family	1808 7TH ST	DES MOINES, IA 50314
080/05310-000-000	7924-34-254-009	1720 8TH ST	CASELI HOLDINGS INC	Single Family	2800 UNIVERSITY AVE STE 122	WEST DES MOINES, IA 50266
080/05279-000-000	7924-34-258-013	1620 7TH ST	CECIL, MARY M	Single Family	1620 7TH ST	DES MOINES, IA 50314
080/05255-001-000	7924-34-252-012	1805 8TH ST	CERDA, CRISTINA	Single Family	1312 BUNDY ST	DES MOINES, IA 50315
080/05327-000-000	7924-34-251-014	1800 8TH ST	CHAVEZ, RAUL	Single Family	1236 MCCORMICK AVE	DES MOINES, IA 50316
080/05250-000-000	7924-34-252-007	1818 7TH ST	DELANCEY, PAMELA L	Single Family	1818 7TH ST	DES MOINES, IA 50314
080/05298-000-000	7924-34-257-016	1604 8TH ST	DOBY, MARLENE	Single Family	0 POB 4782	DES MOINES, IA 50305
080/05269-000-000	7924-34-255-007	1711 8TH ST	FIRST CONTRACT INC	Single Family	4725 MERLE HAY RD STE 200	DES MOINES, IA 50322
080/05247-000-000	7924-34-253-002	1823 7TH ST	FRAZIER, TWILA	Single Family	1217 E 12TH ST	DES MOINES, IA 50316
080/05265-000-000	7924-34-255-014	1704 7TH ST	GARCIA, JUAN A	Single Family	1704 7TH ST	DES MOINES, IA 50314
080/05234-000-000	7924-34-256-002	1733 7TH ST	GHORMLEY, HUGH W	Single Family	1733 7TH ST	DES MOINES, IA 50314
080/05254-000-000	7924-34-252-011	1800 7TH ST	GLASS, KALI S	Single Family	1800 7TH ST	DES MOINES, IA 50314
080/05233-000-000	7924-34-256-003	1721 7TH ST	GRAHAM, LAURA	Single Family	1721 7TH ST	DES MOINES, IA 50314
080/05229-000-000	7924-34-256-007	1703 7TH ST	GREATER DES MOINES HABITAT FOR HUMANITY	Single Family	2200 E EUCLID AVE	DES MOINES, IA 50313
080/05218-000-000	7924-34-259-002	1629 7TH ST	GREATER DES MOINES HABITAT FOR HUMANITY GREATER DES MOINES HABITAT FOR HUMANITY INC	Single Family	2200 E EUCLID AVE	DES MOINES, IA 50313
080/05293-000-000	7924-34-257-011	1624 8TH ST		Single Family	0 PO BOX 716	DES MOINES, IA 50303
080/05235-000-000	7924-34-256-001	1735 7TH ST	HAND, MICHAEL S	Single Family	1735 7TH ST	DES MOINES, IA 50314
080/05322-000-000	7924-34-251-009	1820 8TH ST	HANSEN, LAURA A	Single Family	1820 8TH ST	DES MOINES, IA 50314
080/05215-000-000	7924-34-259-005	1615 7TH ST	HAYSLETT, MARIO	Single Family	1615 7TH ST	DES MOINES, IA 50314
080/05285-002-000	7924-34-258-007	1601 8TH ST	HAYTER, PATRICIA A	Single Family	1601 8TH ST	DES MOINES, IA 50314
080/05231-000-000	7924-34-256-005	1709 7TH ST	HEARD, MAYE F	Single Family	1709 7TH ST	DES MOINES, IA 50314
080/05214-000-000	7924-34-259-006	1609 7TH ST	HEARD, MICHELLE D	Single Family	1609 7TH ST	DES MOINES, IA 50314
080/05264-000-000	7924-34-255-013	1710 7TH ST	HILDEBRAND PROPERTIES LLC	Single Family	106 S WASHINGTON ST	BALTIMORE, MD 21231

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

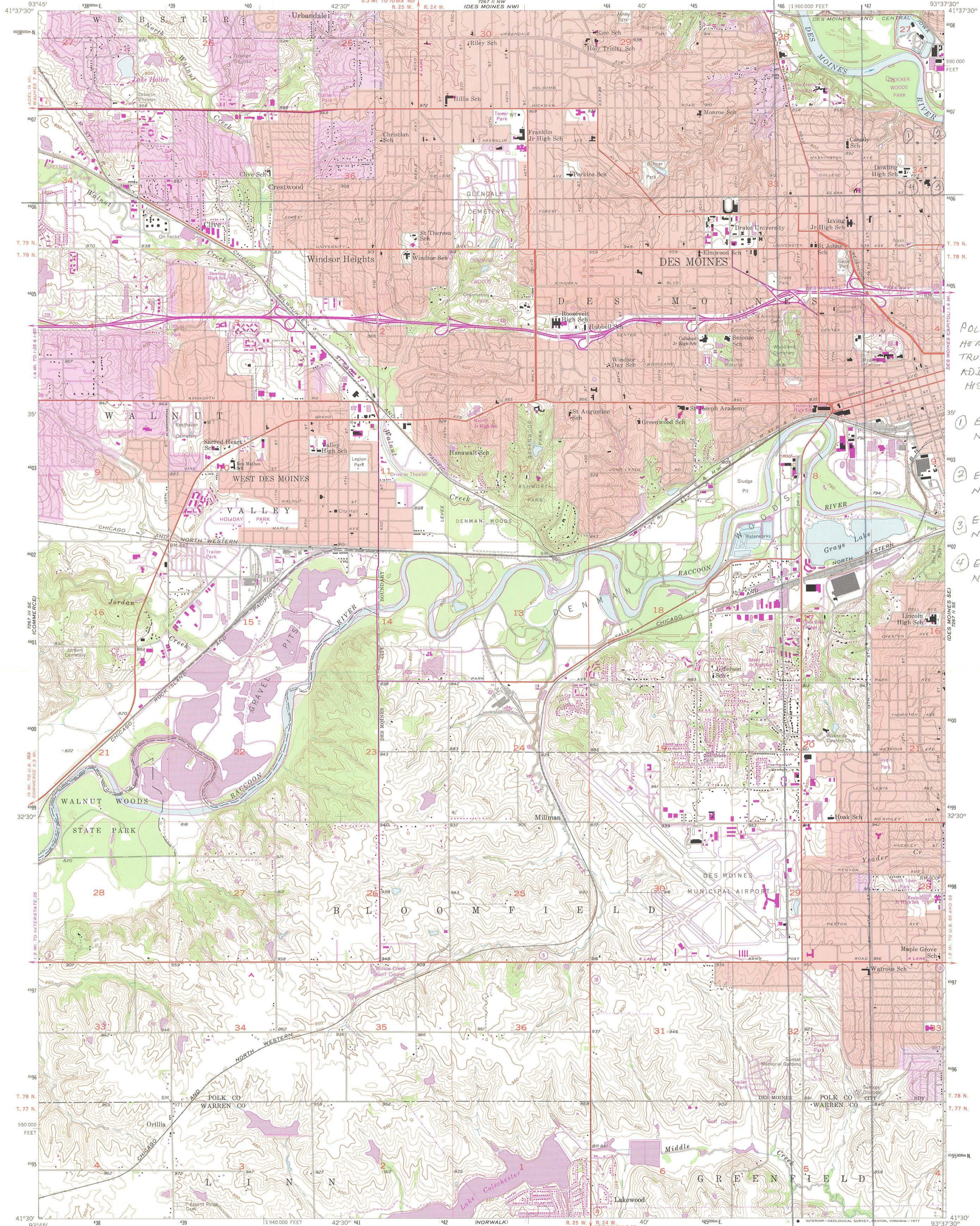
Section number 21

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Polk County Homestead & Trust Co. Addition Historic District, Polk County, Iowa.

080/05263-000-000	7924-34-255-012	1720 7TH ST	HILL, BETTY A	Single Family	1004 TITUS AVE 1328 MARTIN LUTHER KING JR PKWY	DES MOINES, IA 50315
080/05230-000-000	7924-34-256-006	1705 7TH ST	HO, NIENH	Single Family		DES MOINES, IA 50314
080/05297-001-000	7924-34-257-019	1610 8TH ST	IBRAHIM, AHMED	Single Family	1610 8TH ST	DES MOINES, IA 50314
080/05261-000-000	7924-34-255-010	1730 7TH ST	JOTZKE, DOUGLAS A	Single Family	1730 7TH ST	DES MOINES, IA 50314
080/05290-000-000	7924-34-258-002	1623 8TH ST	KHING, MINN	Single Family	1623 8TH ST	DES MOINES, IA 50314
080/05245-000-000	7924-34-253-004	1813 7TH ST	KILLSWAT, KANG	Single Family	1813 7TH ST	DES MOINES, IA 50314
080/05277-001-000	7924-34-258-017	1624 7TH ST	LEHS, KENT	Single Family	4026 BEAVER AVE	DES MOINES, IA 50310
080/05280-001-000	7924-34-258-014	1616 7TH ST	LEHS, KENT	Single Family	4026 BEAVER AVE	DES MOINES, IA 50310
080/05217-000-000	7924-34-259-003	1625 7TH ST	LONGORIA, CLAUDIA G	Single Family	1625 7TH ST	DES MOINES, IA 50314
080/05251-000-000	7924-34-252-008	1814 7TH ST	LOPEZ, JAIME E	Single Family	1814 7TH ST	DES MOINES, IA 50314
080/05259-001-000	7924-34-252-001	1821 8TH ST	MALLARD, MINNIE	Single Family	0 POB 4643	DES MOINES, IA 50305
080/05288-000-000	7924-34-258-004	1611 8TH ST	MASUD (TRUSTEE), MOHAMMAD	Single Family	1250 MCFADDEN DR	EAST NORTHPORT, NY 11731
080/05267-000-000	7924-34-255-009	1701 8TH ST	MC CLISH, TODD	Single Family	9828 BROOKVIEW DR	URBANDALE, IA 50322
080/05284-000-000	7924-34-258-009	713 COLLEGE AVE	MOSS, SUSAN	Single Family	713 COLLEGE AVE	DES MOINES, IA 50314
080/05268-000-000	7924-34-255-008	1707 8TH ST	NGUYEN, TUYET B	Single Family	1707 8TH ST	DES MOINES, IA 50314
080/05258-000-000	7924-34-252-002	1815 8TH ST	OWCZARSKI, RENE C	Single Family	1815 8TH ST	DES MOINES, IA 50314
080/05246-000-000	7924-34-253-003	1819 7TH ST	PEREA, LEONIDES	Single Family	1819 7TH ST	DES MOINES, IA 50314
080/05324-000-000	7924-34-251-011	1814 8TH ST	PETRO, SHIRLEY	Single Family	1814 8TH ST	DES MOINES, IA 50314
080/05252-000-000	7924-34-252-009	1812 7TH ST	POGYO, SEGUNDO	Single Family	3323 SE 5TH ST	DES MOINES, IA 50315
080/05244-000-000	7924-34-253-005	1809 7TH ST	REDMOND, ROBERT L	Single Family	1809 7TH ST	DES MOINES, IA 50314
080/05270-000-000	7924-34-255-006	1713 8TH ST	REYES, ESDRAS N	Single Family	1713 8TH ST	DES MOINES, IA 50314
080/05287-000-000	7924-34-258-005	1609 8TH ST	RIVER BEND NEIGHBORHOOD ASSOCIATION	Single Family	0 POB 8206	DES MOINES, IA 50301
080/05321-000-000	7924-34-251-008	1830 8TH ST	ROYAL, JON D	Single Family	1830 8TH ST	DES MOINES, IA 50314
080/05272-000-000	7924-34-255-004	1721 8TH ST	SAN ELIAS, INES	Single Family	1721 8TH ST	DES MOINES, IA 50314
080/05243-000-000	7924-34-253-006	1801 7TH ST	SILVEY, TRISTAN M	Single Family	1801 7TH ST	DES MOINES, IA 50314
080/05295-000-000	7924-34-257-013	1618 8TH ST	TAYLOR, DAN	Single Family	948 43RD ST	WEST DES MOINES, IA 50265
080/05325-000-000	7924-34-251-012	1810 8TH ST	THIEN, KEREN M	Single Family	1810 8TH ST	DES MOINES, IA 50314
080/05323-000-000	7924-34-251-010	1816 8TH ST	THOMSEN, MATTIE	Single Family	1436 THOMPSON AVE	DES MOINES, IA 50316
080/05212-000-000	7924-34-259-008	1601 7TH ST	TORRES, CARLOS E	Single Family	1601 7TH ST	DES MOINES, IA 50314
080/05271-000-000	7924-34-255-005	1715 8TH ST	TRUONG, MAT VAN	Single Family	1715 8TH ST STE ANT	DES MOINES, IA 50314
080/05326-000-000	7924-34-251-013	1806 8TH ST	WRIGHT, LYNN M	Single Family	1806 8TH ST	DES MOINES, IA 50314



POLK COUNTY
HOMESTEAD &
TRUST COMPANY
ADDITION
HISTORIC DISTRICT

- ① E 447620
N 4606600
- ② E 447830
N 4606600
- ③ E 447830
N 4606200
- ④ E 447620
N 4606200

Mapped, edited, and published by the Geological Survey in cooperation with Polk County and City of Des Moines

Control by USGS, USC&GS, and Iowa Geodetic Survey

Topography from aerial photographs by Kelsch plotter

Aerial photographs taken 1956. Field check 1956

Polyconic projection. 1927 North American datum

10,000-foot grid based on Iowa coordinate system, south zone

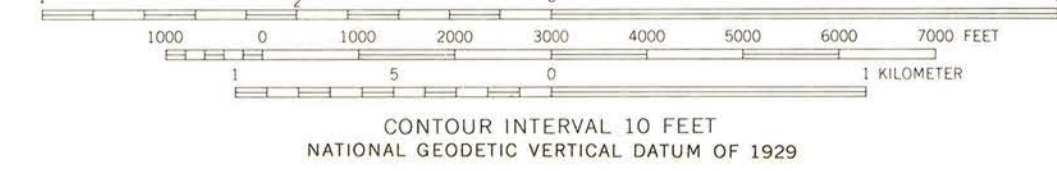
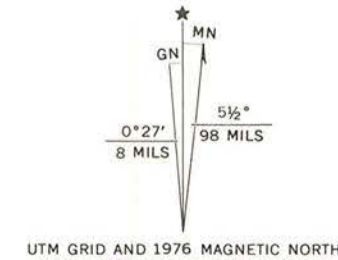
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

City boundaries of Des Moines, West Des Moines, Clive, Urbandale, and Windsor Heights are in litigation

Revisions shown in purple compiled from aerial photographs taken 1967, 1971, and 1976. This information not field checked

Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U. S. Route ———
Slate Route ———

DES MOINES SW, IOWA

SW/4 DES MOINES 15' QUADRANGLE

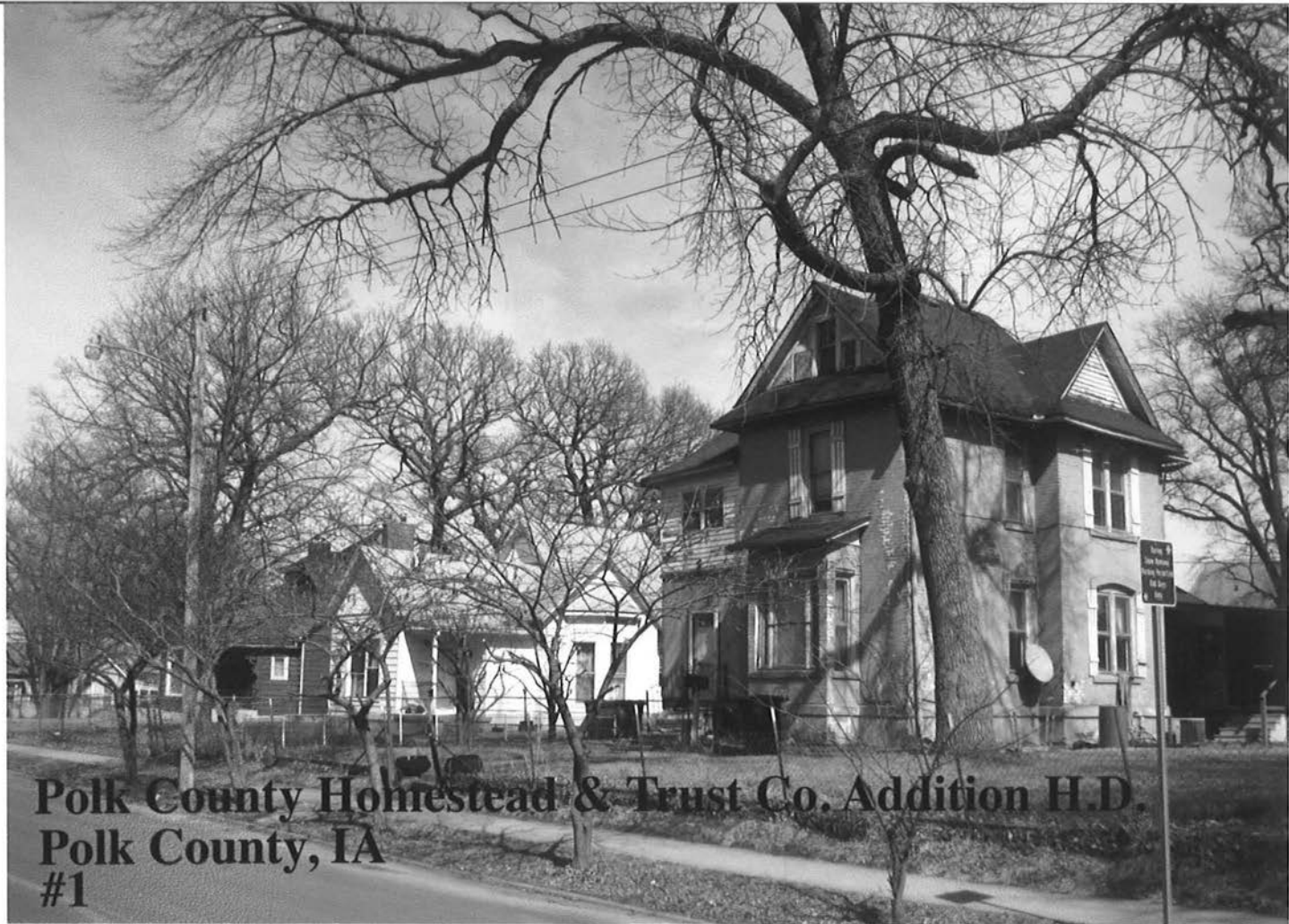
N4130—W9337.5/7.5

1956

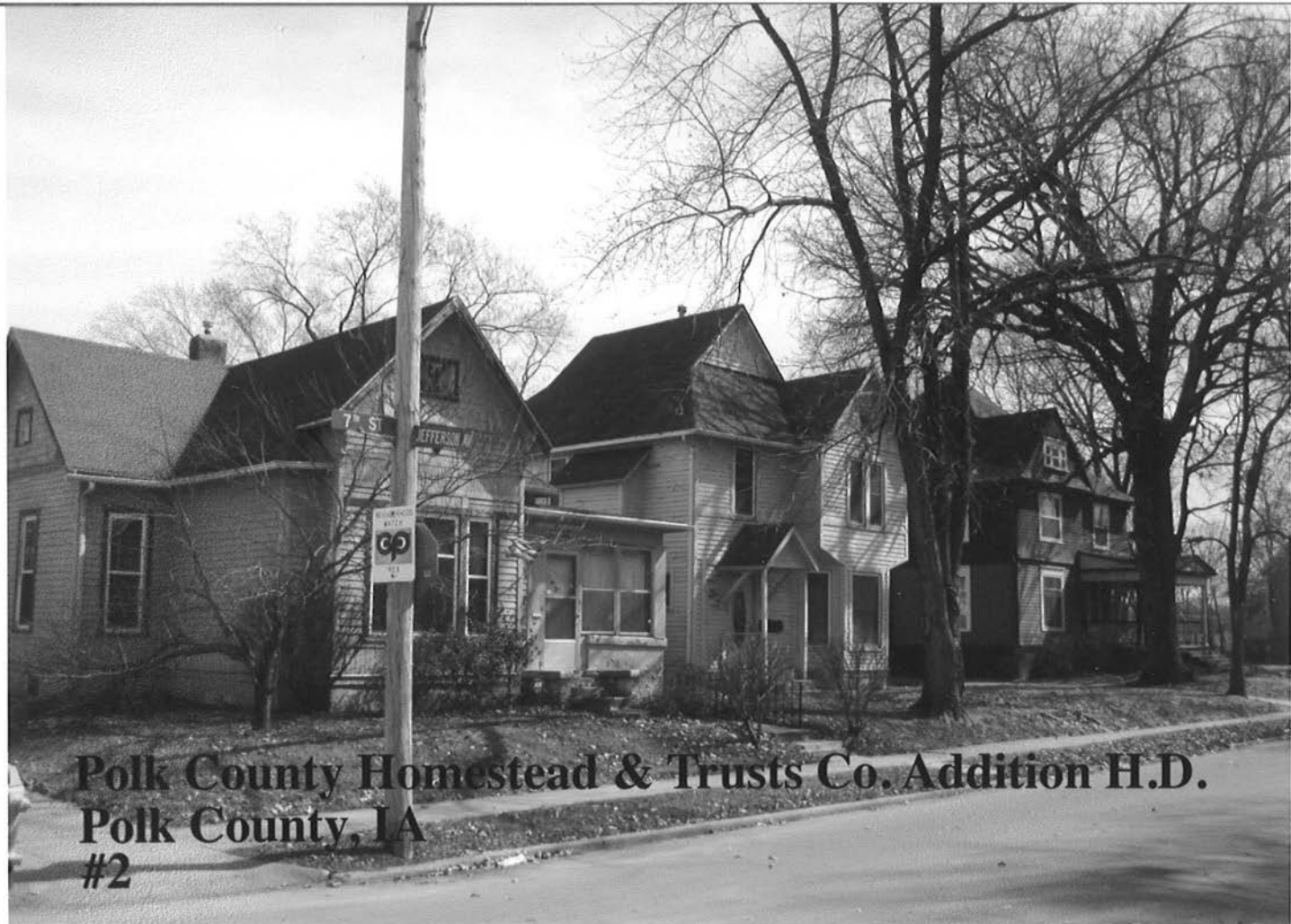
PHOTOREVISED 1967, 1971, AND 1976

AMS 7267 II SW—SERIES V876

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#1**



**Polk County Homestead & Trusts Co. Addition H.D.
Polk County, IA
#2**



**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#3**

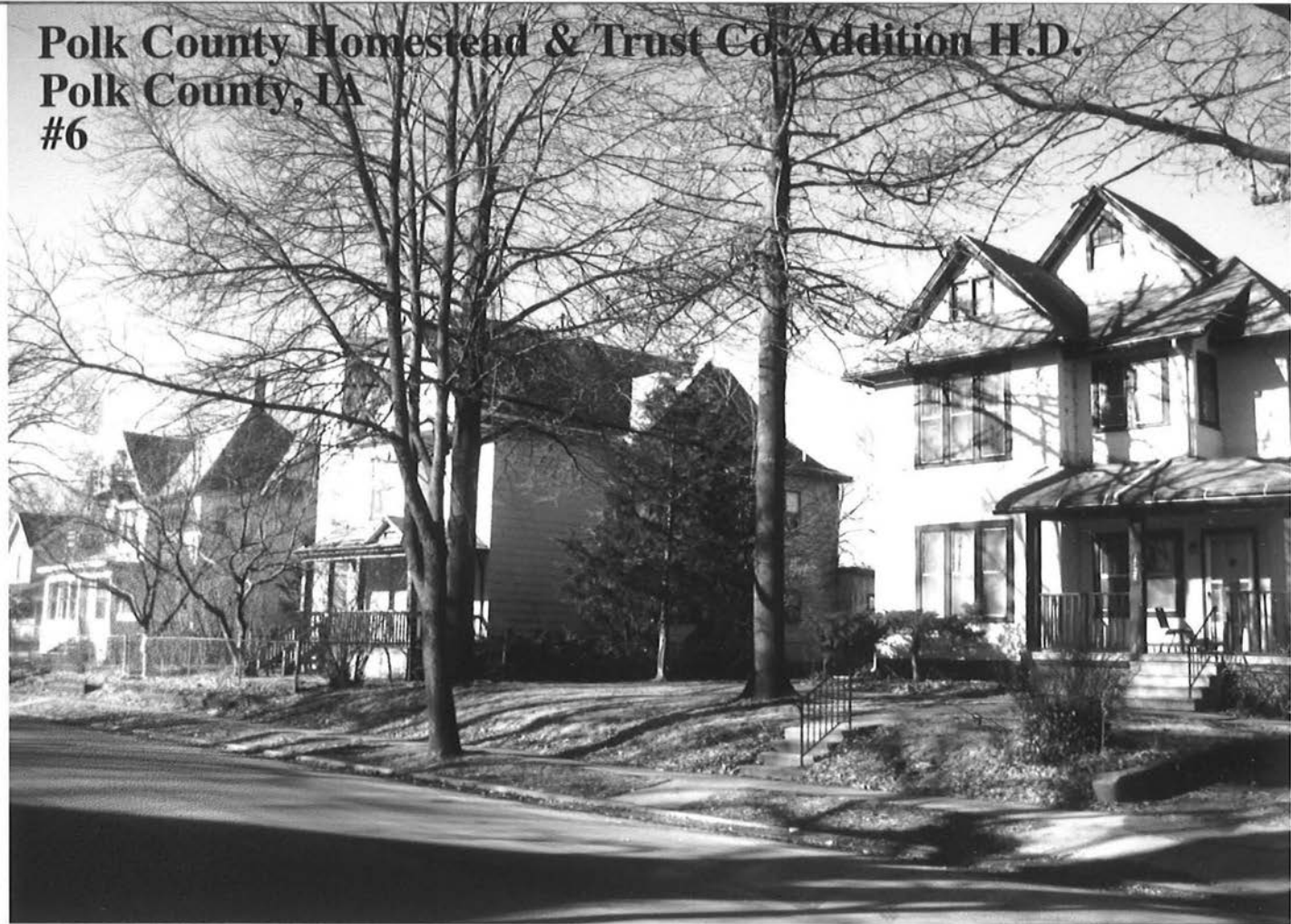


**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#4**

**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#5**

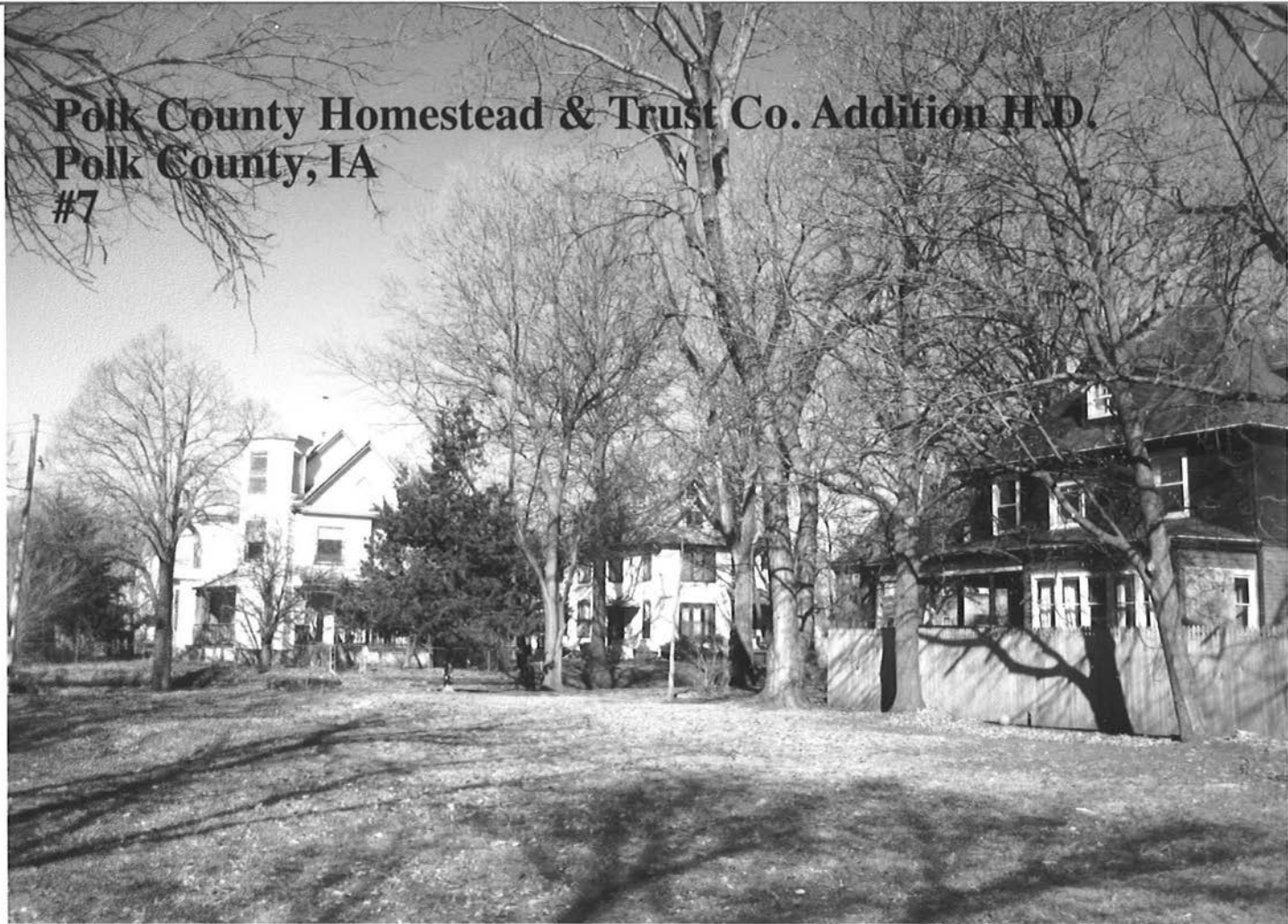


**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#6**



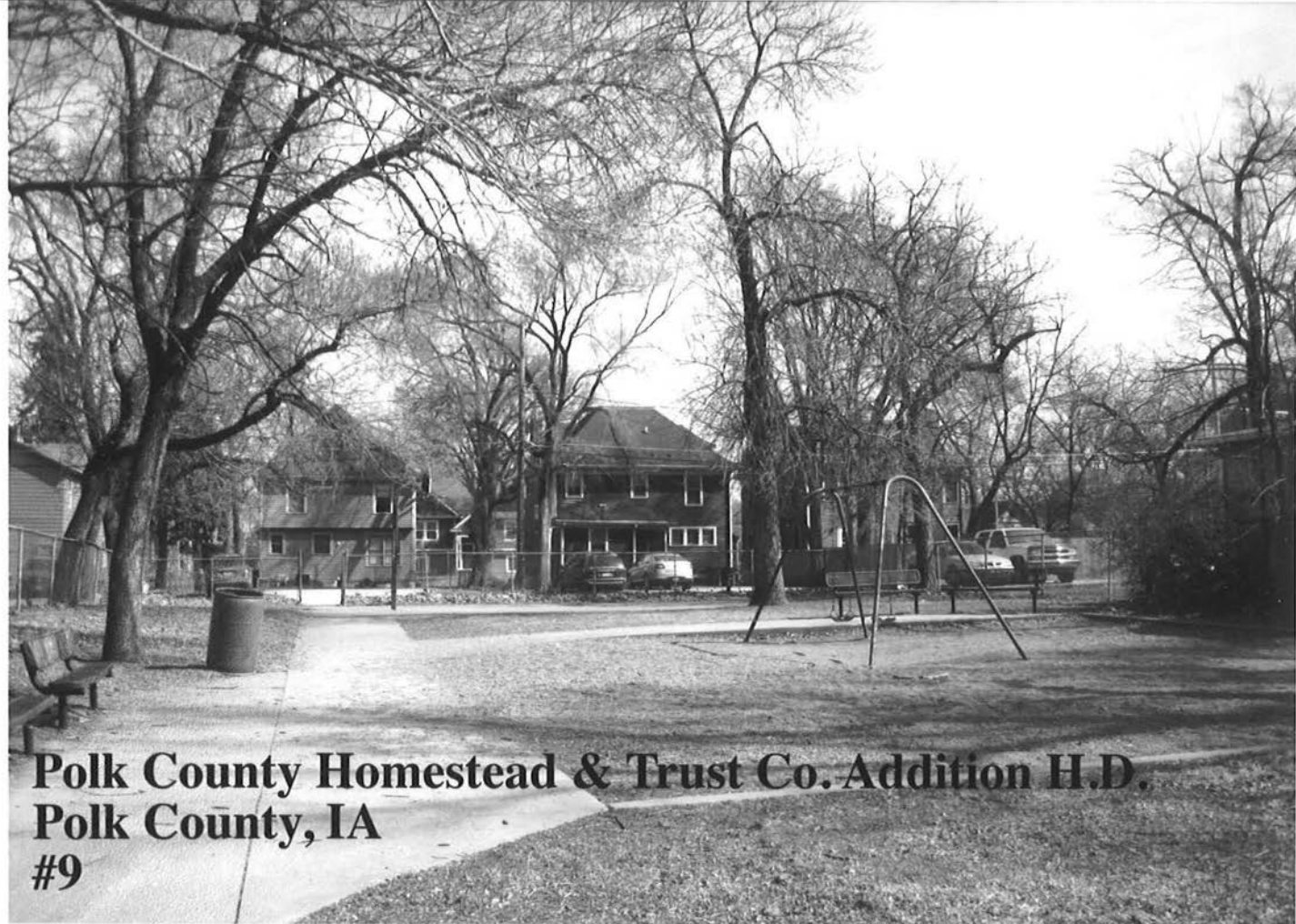
**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA**

#7



**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#8**

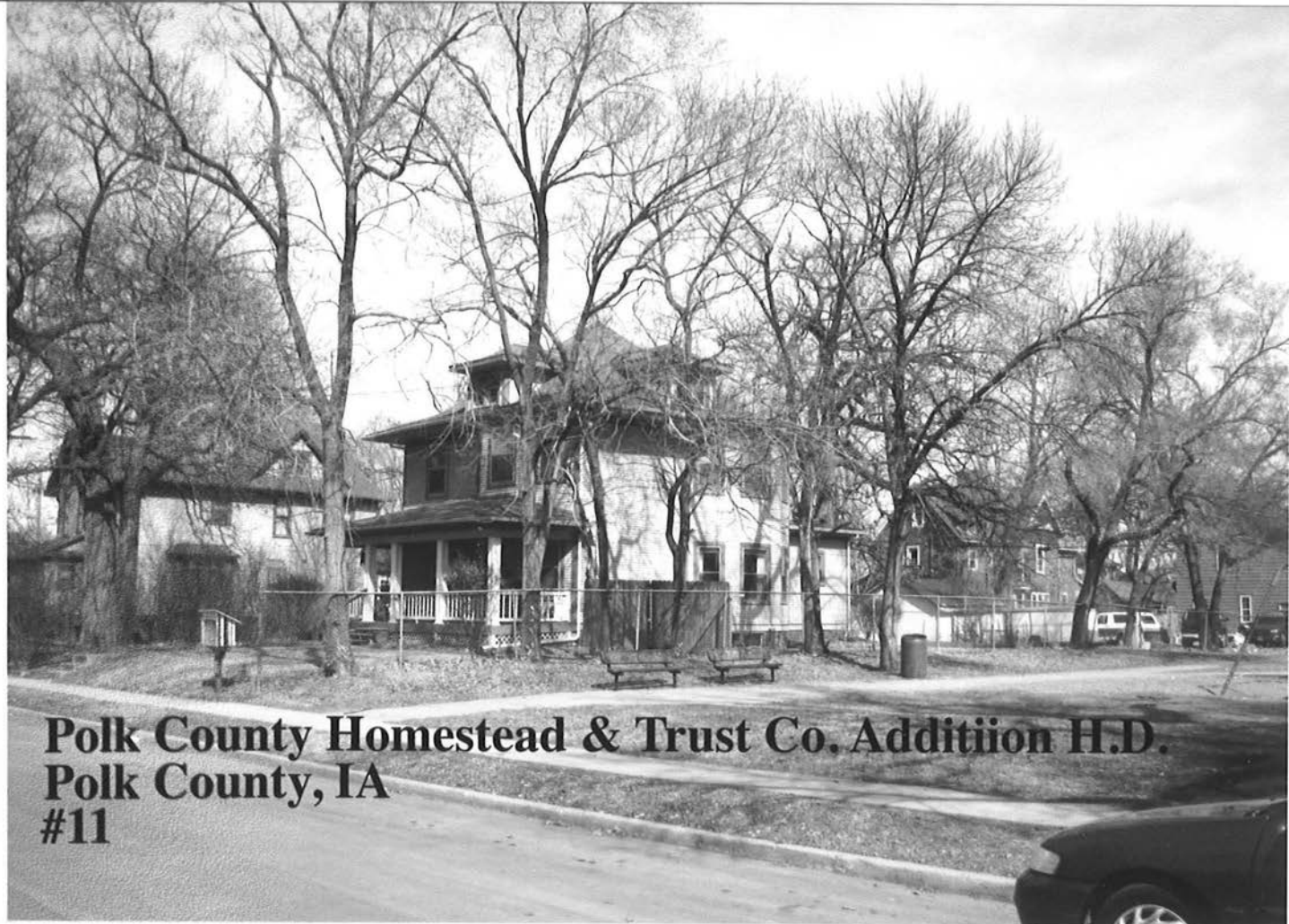




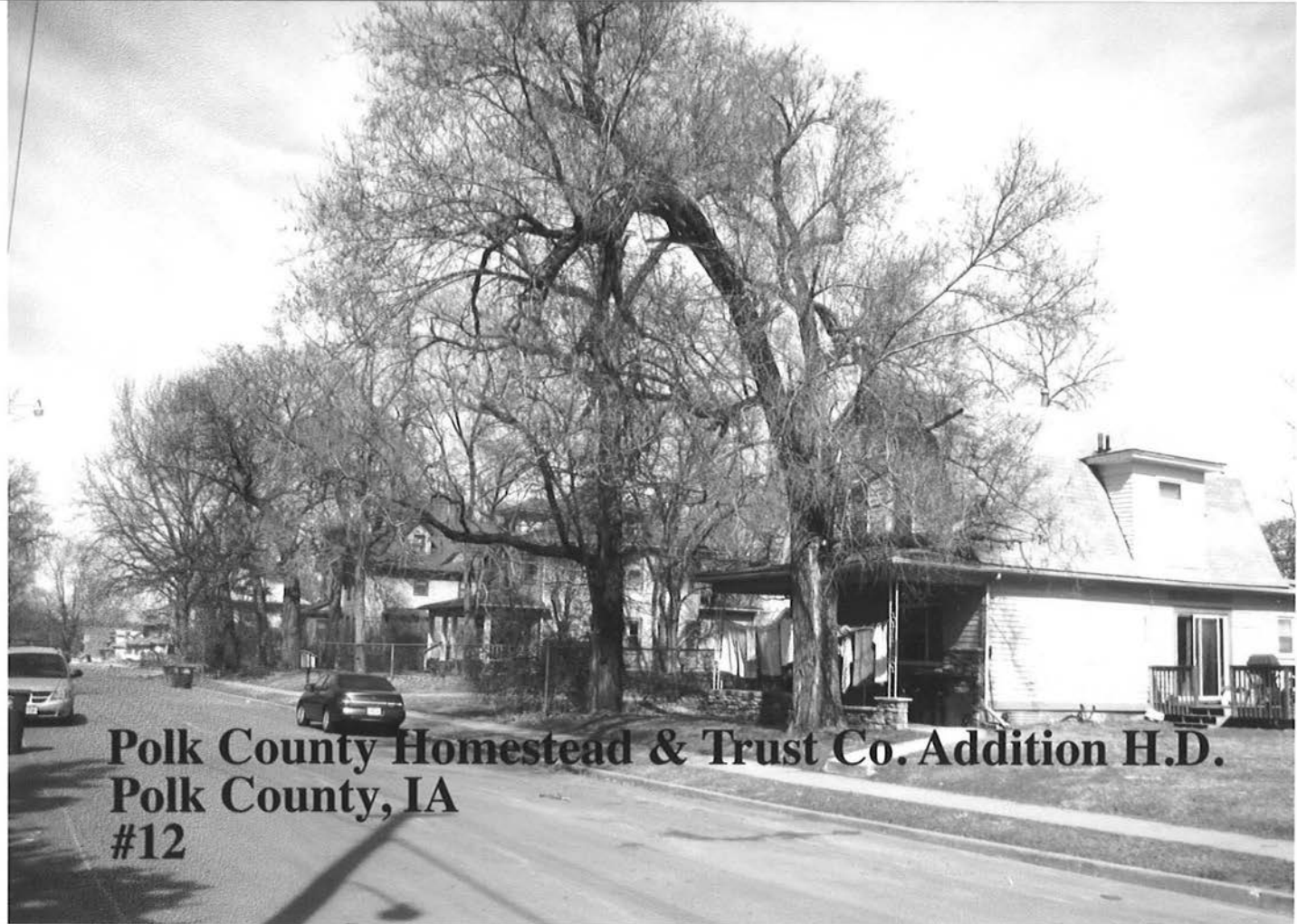
Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#9

**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#10**





**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#11**



**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#12**



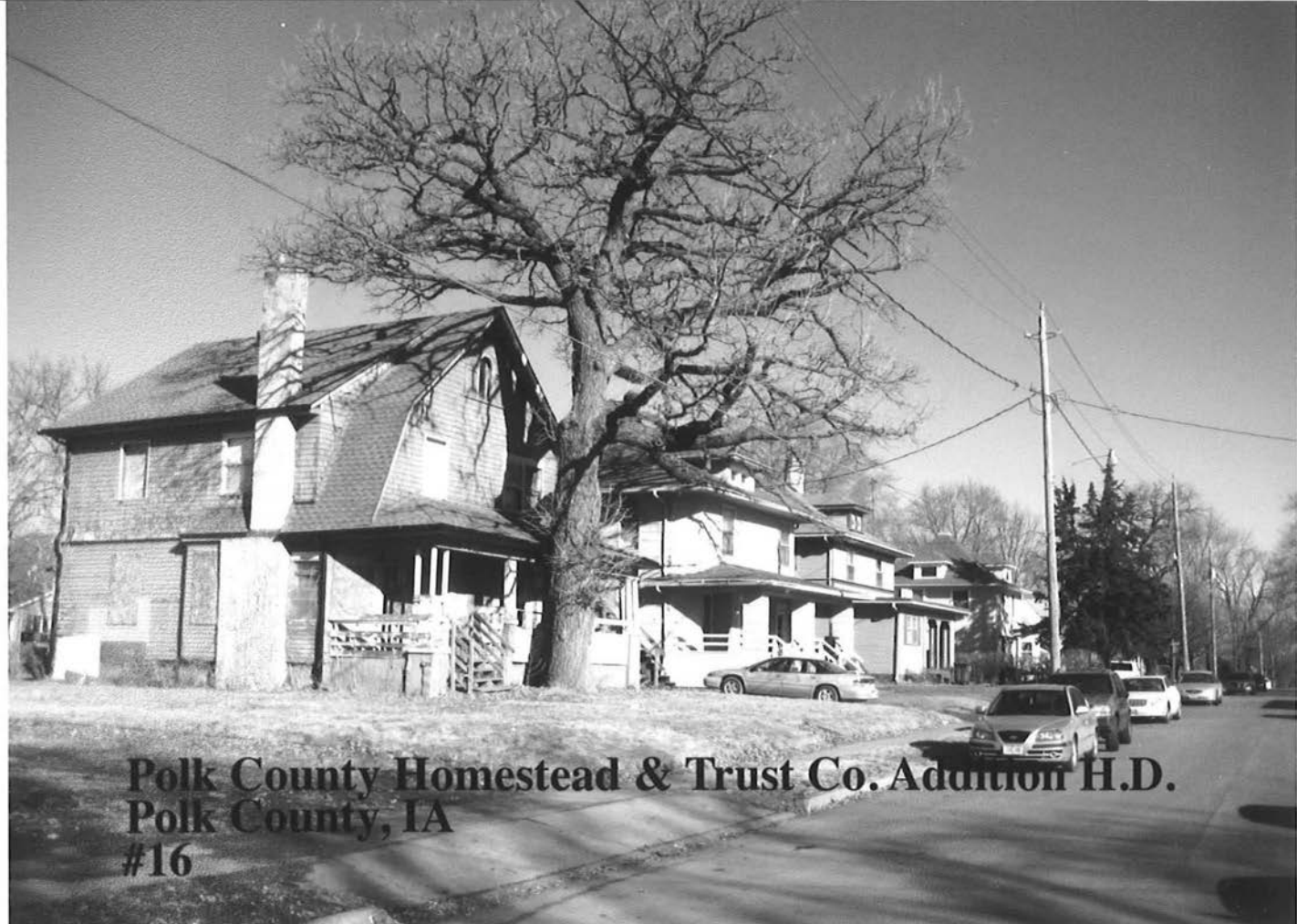
**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#13**

**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#14**



**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#15**





**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#16**



**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA
#17**

**Polk County Homestead & Trust Co. Addition H.D.
Polk County, IA**

#18



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Polk County Homestead and Trust Company Addition Historic Di
NAME: strict

MULTIPLE Towards a Greater Des Moines MPS
NAME:

STATE & COUNTY: IOWA, Polk

DATE RECEIVED: 8/19/16 DATE OF PENDING LIST: 9/19/16
DATE OF 16TH DAY: 10/04/16 DATE OF 45TH DAY: 10/04/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000687

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.4.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION
EVALUATION REPORT FORM**

RECEIVED

JUN. 06 2016

by SHPO

As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)

Historic Property Name: Polk County Homestead & Trust Co. Addition Hist. Dist.
Address: _____
Certified Local Government Name: City of Des Moines
Date of public meeting for nomination review: 5/20/16

Applicable Criteria: (Please Check the Appropriate Box)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Criterion A (Historical Events) | <input checked="" type="checkbox"/> Criterion C (Architecture) |
| <input type="checkbox"/> Criterion B (Important Person) | <input type="checkbox"/> Criterion D (Archaeological) |

Please check the following box that is appropriate to the nomination (Please print clearly).

- The Commission recommends that the property should be listed on the National Register of Historic Places.
- The Commission recommends that the property should not be listed in the National Register for the following reasons: _____
- The Commission chooses not to make a recommendation on this nomination for the following reasons: _____
- The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary): _____

Official Signatures Required Below

Historic Review Board Chair or Representative

Print Name: Jason Van Essen Approved Not Approved
Signature: _____

Chief Elected Official

Print Name: T.M. Franklin Course Approved Not Approved
Signature: _____

Professional Evaluation

Print Name: Paula Mohr Approved Not Approved
Signature: _____

**IOWA DEPARTMENT OF
CULTURAL AFFAIRS**

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

RECEIVED 2280

AUG 19 2016

**Nat. Register of Historic Places
National Park Service**

IOWA
ARTS
COUNCIL

August 12, 2016

PRODUCE
IOWA

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

STATE HISTORICAL
SOCIETY OF IOWA

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

STATE HISTORICAL
MUSEUM OF IOWA

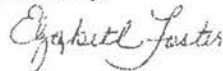
- Lewis System Armored Car & Detective Service Building, 700 Nebraska Street, Sioux City, Woodbury County
- Woodlawn Cemetery Gates and Shelter, 501 W. Adams, Washington, Washington County
- Polk County Homestead & Trust Co. Addition Historic District, Both sides 7th & 8th streets south of Franklin Ave. & north of College Ave., Des Moines, Polk County

STATE HISTORICAL
LIBRARY & ARCHIVES

Thank you for your consideration.

STATE
HISTORIC
SITES

Sincerely,



Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION