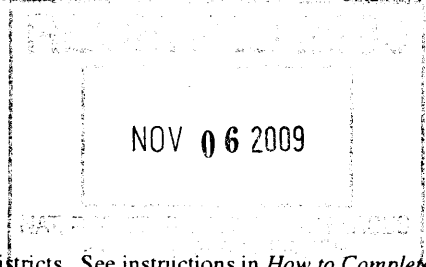


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1090



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 MATTES, MINNIE Y. AND FRANK P., HOUSE

other names/site number Kappa Kappa Gamma House

2. Location

street & number 1305 34th Street N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50311

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.)

Barbara A. Mitchell, DSHPO October 19, 2009
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 12-16-09
Signature of Keeper Date of Action

Mattes, Minnie Y. and Frank P., House
Name of Property

Polk County, Iowa
County and State

5. Classification

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input 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	
<u>2</u>	<u>0</u>	buildings
		sites
<u>1</u>		structures
		objects
<u>3</u>	<u>0</u>	Total

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

The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940

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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions)

EDUCATION/education-related

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/

Tudor Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Slate

other _____

Narrative Description

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

Mattes, Minnie Y. and Frank P., House
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Proudfoot, Bird & Rawson

Schmitz, Herbert & Frances

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

Mattes, Minnie Y. and Frank P., House
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 5 | 4 4 4 5 7 0 | 4 6 0 5 7 9 3

Zone Easting Northing

2 | | | |

Zone Easting Northing

3 | | | |

Zone Easting Northing

4 | | | |

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title William C. Page, Public Historian

organization Kappa Kappa Gamma Alumni Corp. date October 10, 2008

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

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

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

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

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

Property Owner

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

name Gamma Theta House Association of Kappa Kappa Gamma Fraternity, Inc.

street & number 1305 34th Street telephone 515-277-9843

city or town Des Moines state Iowa zip code 50311

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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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

PHYSICAL DESCRIPTION

Erected in 1910, the Minnie Y. and Frank P. Mattes House is located on the east side of 34th Street about midway between University and Forest Avenues. Thirty-fourth Street and its immediate surroundings are mostly residential in character with a mix of single- and multiple-family dwellings. The campus of Drake University is situated about four blocks to the east. This institution strongly affected the development of 34th Street following World War II. Earlier in the 20th century, 34th Street had emerged as a showplace residential corridor lined with large, architect-designed homes. Following the war, some of these houses (like the Mattes property in 1959) were converted to sorority and fraternity houses. Other buildings, constructed in the 1960s and 1970s specifically for Greek residences or apartment use, replaced some of the older residences along the street. Regardless of their origin, none of the buildings along this corridor is over three stories in height and most feature a rather deep setback from the street. This massing and placement of buildings confer an attractive uniformity to the street.

SETTING

The Minnie Y. and Frank P. Mattes House possesses a large and distinctive site, whose layout and improvements form a designed historic landscape and showcase the building. The site is large in size, and its topography further enhances the setting. Seven mature trees stand in front of the house and provide an over-story tree cover for the property. Other site features include the automobile garage, a 180-foot retaining wall along 34th Street, and the placement of these improvements on the site to promote its utility. Proudfoot, Bird & Rawson prepared their design for the retaining wall and the layout of the pedestrian walks and vehicular drives, which articulate the site.

The present site of the Minnie Y. and Frank P. Mattes House measures 180 x 140 (north-south by east-west) with another parcel, measuring 100 x 39 feet, situated at its northeast corner. This is a large site and provides an expansive stage to showcase the Mattes House. This site today is now somewhat reduced in size. Originally, this site included six building lots. Minnie Y. Mattes had purchased them—Lots 10, 11, 12, 13, 14, and 15—in 1908. Taken together, these six lots embraced more than an acre of land. (See Continuation Sheet 7-12.) A later owner sold off a portion of these lots, opening the site up for development, including the construction of a multiple-family dwelling at 1300 33rd Street erected in 1972. (See Continuation Sheet 7-13.)

The placement of the automobile garage is pushed nearly as far north on Lot 10 as possible. Only a foot or two stands between it and the adjacent property to the east. This placement provides a

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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

generous area for vehicular movement in front of the garage and leaves the view from the Mattes House unimpeded across the back yard.

The placement of the house is also carefully staged to create the maximum dramatic effect. The house is deeply set back from the public right-of-way and pushed to within about 20 feet from the north property line. This placement provides a sweeping view of the property when approached from University Avenue, its primary point of entry. This dramatic effect is further enhanced by the house's situation on the crest of the land rising to the east of 34th Street. This crest rises some nine feet from the street, elevates the building, and confers upon it the dignity of height.

This nomination of the Minnie Y. and Frank P. Mattes House to the National Register includes the following resources: house, automobile garage, and retaining wall. Each is described below.

HOUSE (CONTRIBUTING/BUILDING)

Today, the house itself includes three architectural components: the original single-family residence, constructed in 1910, and two additions built to house a Greek letter organization. The first addition was built in 1961 and is attached to the east side of the main block; the second was built in 1993 and abuts the first addition. Gamma Theta, a Drake University chapter of the national Kappa Kappa Gamma sorority, had acquired the original house in 1959. The chapter converted the building into their chapter home and subsequently constructed the two post-World War II additions.

Parking lots are situated to the south and the north of the house. The south parking lot is located on Lot 13 in the plat. This lot was included in Minnie Y. Mattes' original purchase of property. In 1968, this lot was converted into an asphalt parking lot for Kappa Kappa Gamma residents. The lot is paved now with concrete. The north parking lot is located on Lot 16 and 17 of the plat. Kappa Kappa Gamma shares the use of this parking lot, but it is owned jointly with another titleholder. Lots 16 and 17 were never owned by the Mattes family and are excluded from this nomination.

The Minnie Y. and Frank P. Mattes House is a rectangular-shaped, 2.5-story, masonry edifice. It features brick and half-timbered walls on a masonry foundation and is covered by a hip roof and deck with intersecting gables. A full basement is situated beneath the edifice.

The footprint of the building measures about 43 x 41 feet with two projecting bay windows on the west facade. An unenclosed front porch is situated between these two bay windows and measures about 10 x 6 feet. An enclosed porch is situated on the south side of the main block and measures

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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

31 x 12 feet. A second-story enclosed porch is situated above its east half. A rear porch and 1-story cold pantry were originally situated on the northeast corner of the building, but the 1961 addition engulfed them.

The building is faced with red brick with a smooth face, laid in Flemish bond with lightly raked mortar joints of grayish white-colored mortar faced with fine white sand.

The building is covered with a hip roof and deck intersected by several gables. The hip roof is steeply pitched and clad with dark gray slate. Some of the slate occasionally needs repair, and the intent of the property owner is to preserve it. The deck is clad with copper.

Cast concrete is employed for a variety of purposes, including window sills and lintels, coping on the north elevation, and caps on bulkheads by the front porch, a series of buttresses on the southeast porch, and on the main chimney.

One outside wall chimney is situated on the south elevation between the main block and the enclosed porch. This chimney features the same red-colored brick as the main block of the building but its mortar is darker in color. This chimney rises about three feet above the roofline and adds a strongly vertical element to the building's design. A cast stone cap, supported by brick brackets, surmounts and projects from this chimney. This chimney vents a fireplace on the first floor. A second chimney is situated on the north side of the building. Also of outside wall design and constructed of brick, this chimney serves the boiler for the building's heating system.

The interior of the original house featured, on the first floor, a vestibule, reception hall, living room, dining room, den, kitchen, two pantries, and a porch. The second floor featured three bedrooms (one with an enclosed sleeping porch), guest bedroom, sewing room, servant quarters, and two bathrooms (one for the servant quarters).

When Gamma Theta purchased the Mattes House in 1959, they converted it into a chapter residence.

Today, the original floor plan of the building remains essentially unchanged with only minor alterations. An addition to the building in 1961 removed the original kitchen and pantries on the first floor and the servant quarters on the second floor. The attic, which Kappa Kappa Gamma had initially used as a sleeping dormitory, was later partitioned to form separate rooms for residents.

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Additions

In 1961, a 3-story addition was constructed to the rear of the original house. It cost \$72,000 and increased the capacity of the building to 40 women. (Clark & Lyman: 216) The footprint of the 1961 addition measures about 27 x 54 feet. The exterior walls of this addition are clad with similar red-colored brick as the main block. The addition is covered with two steeply pitched gable roofs clad with gray slate and a deck. Dormer windows with half-timbered walls and shed roofs are situated on the south, east, and north faces of this roof and occupy most of those planes. In the interior, this addition provided a new kitchen and dining room on the first floor and dormitory rooms on the second and third floors. A full basement stands under the addition. Herbert and Frances Schmitz Architects of Grosse Point Farms, Michigan, designed this addition. The architects' blueprints remain extant at the property. The intent of this design was to render the 1961 addition compatible with the original house.

In 1993, a 1-story addition with a footprint measuring 20 x 54 feet was constructed at the rear of the 1961 addition. The exterior walls of this addition are clad with red-colored brick similar to the 1961 addition with brick buttresses located at the corners surmounted with cast concrete caps. The 1993 addition is covered by a flat roof of membrane. Douglas Sires, Sires Architects, P.C., of Des Moines, Iowa, designed this addition, which expanded the dining room and added sleeping quarters for four more members.

Fenestration

Fenestration on the first and second floors of the original block generally features 9/1 double-hung sash windows of wood. The windows in the gable ends are similar in design but feature 6/1 sash. Although aluminum storm windows are now in place, their frames are painted a dark color and do not stand out visually. The windows in the 1961 addition feature 1/1 double-hung wood sash. The windows in the 1993 addition feature paired casements and large, commercial styled windows of thermo-glass with three vertical panes surmounted by one horizontal pane.

Interior

The interior features a rich and abundant use of oak woodwork, decorative glass, and brass hardware to enrich the interior of the building and confer a feeling of solid comfort to it.

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Oak woodwork is used throughout the house, and it has developed a rich patina over the years. Most of the doors feature three vertical panels surmounted by a single panel at the top. A built-in bench and oak columns are situated by the main staircase in the reception room. (The staircase itself is enclosed.) The reception room, living room, dining room (now sitting room), and den feature coffered ceilings, although the coffers are now painted white. The window surrounds feature their natural finishes, although the window sash are also painted white. Oak flooring and mopboard are used throughout the main block.

Windows with decorative treatments of clear and colored glass frequently enhance the exterior and interior beauty of the building. The windows flanking the front entrance feature clear glass set in small, diamond-shaped panes and framed in lead comes. This window treatment is repeated in the door between the vestibule and the reception room and in the ribbon windows in the north bay window. Where a clear view to the outside is not required and privacy is desired, colored-slag glass enriches door treatments in the interior. A pair of pocket doors between the living room and the original dining room (now a sitting room) feature small panes of caramel-colored slag glass set in lead comes. The pair of French doors between the reception room and den (now house director's office) is treated in the same way.

Door and window hardware throughout the house is of brass richly embossed with swirling floral designs. Some original lighting fixtures remain extant. Most are of brass and feature solid-looking geometric shapes and details in Arts and Crafts designs.

The vestibule floor was originally of red ceramic tile. In the 1990s, it was replaced with white ceramic tile with a border worked in geometric designs of black and white tile. The porch on the first floor features a floor of red ceramic tile like that originally in the vestibule.

The original system of steam-heated water continues to heat the building. Central air conditioning serves most of the building today, although a few of the original rooms are cooled by individual units to avoid unsightly ductwork.

AUTOMOBILE GARAGE (CONTRIBUTING/BUILDING)

A 1.5-story automobile garage is situated about ten feet to the northeast of the 1993 addition. Built at the same time as the original house in 1910, the automobile garage is nearly square and measures 24 x 22 feet (east-west by north-south) in plan. The building rests on a concrete foundation with wood frame walls veneered in brick. This red-colored face brick matches that of the original house

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and is laid in Flemish bond. A steeply pitched side gable roof with asphalt shingles and wide eaves covers the automobile garage. These shingles are dark gray in color and blend with the gray slate roof of the original house. The asphalt shingles might be a replacement of an earlier roof of slate. Half timbering is employed in the gable ends of the roof.

The south elevation of the building serves as its primary façade. It features two bays. Originally these bays contained folding doors for vehicles to enter and exit the building. These doors were removed some years ago. Today, the east bay features a large window flanked by smaller windows and surmounted with three transoms. This design resembles a commercial storefront. The west bay now features a casement window and a door, both surmounted with transoms. All the transoms contain multi-paned, fixed windows. A half-timbered wall dormer with a front gable roof is centered on the south slope of the roof. It features a ribbon window with three double-hung sash in a 9/1 configuration. A similar dormer is situated on the north elevation. The east and west elevations feature windows on the first floor. A window opening on the second floor of the east elevation has been converted to a door, while a window remains in place on the west elevation.

The casement windows and bulkheads on the south elevation are painted white. This color emphasizes them and clutters the lines of the historic design. Painting these casements and bulkheads the reddish color used for the half-timbering would help blend them into the total composition. The white color used for the transoms accents their multi-pane configuration and blends them nicely with the sash above in the wall dormer.

The interior today features a living room, dining room, and kitchenette along with a fireplace on the first floor. The first floor originally included an open space for vehicular storage. The second floor plan includes two bedrooms, a full bath, and two large closets. This is its original configuration. A boiler in the house provides heat for the garage.

RETAINING WALL AND ENTRANCE STEPS (CONTRIBUTING/STRUCTURE)

A 180-foot brick retaining wall runs along the entire frontage of the Mattes property. A public pedestrian walk abuts it. The wall is constructed of the same red brick as the house itself and is laid in running bond. The wall rises about 3.5-feet above grade and is surmounted with a cast concrete coping. The bottom tier of this brick wall is laid in a soldier course, punctuated at regular intervals with terra cotta drainage outlets to reduce the build up of water in the earth behind it. The retaining wall features a series of shallow, rectangular-shaped projections placed horizontally along it in repeated fashion.

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A flight of nine concrete steps is centered in the wall directly opposite the front door of the house. These steps lead from the public pedestrian walk and provide access to the pedestrian walk, which leads to that door. This flight of steps is flanked by brick bulkheads and capped with cast concrete coping and wrought iron handrails. Four-inch concrete caps are placed on the south and north ends of this retaining wall and on both sides of the flight of nine steps. These caps call further attention to the extent of the Mattes' property and signal the approach of the house to the visitor.

A concrete pedestrian walk now also leads from the front door of the house around its north elevation to provide access to the Automobile Garage at the rear of the property.

Today, a curb cut on 34th Street provides vehicular access to a concrete-surfaced parking lot on the south side of the property. The northern driveway extends to the east beyond the parking lot, angles behind the 1993 addition to the house, and provides access to the Automobile Garage. The drive and parking lot date to the fourth quarter of the 20th century.

The Mattes property features a variety of plantings, established over a period of more than a century of time. There are nine trees in all. The White Oaks are the tallest and oldest of the trees and number seven. Six of them stand in the front yard, and one stands near the west side of the automobile garage. (See Continuation Sheet 7-20.) The two oldest trees (one by the garage and one by the southwest corner of the house) predate the construction of these buildings and are at least 100 years old. The other oak trees are volunteers sprouting from the seed of their elders. These younger trees are estimated to be 70-80 years of age. A mature White Pine and a Shagbark Hickory are also situated on the front lawn of the property. Their circumferences exceed 60 inches.

CONDITION AND INTEGRITY

Condition

The condition of this building is excellent. It has remained occupied and well maintained throughout its life. The condition of the site is also excellent. The present owners take pride in its appearance along with the landscape firm that maintains the property.

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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

Integrity

The Minnie Y. and Frank P. Mattes House retains high integrity according to all of the National Register's seven qualities.

The property's integrity of *location* is excellent. The house and automobile garage remain on their original sites with their landscaped grounds intact.

The integrity of the property's *design* is high. Except for the additions at the rear of the house, the original block remains substantially unaltered. The location of the two additions behind this block reduces their visual impact when viewed from the street. Their presence is further softened because their designs and materials are compatible with that of the original building. Although the vehicular doors of the Automobile Garage have been removed and replaced with infill materials, the original door openings themselves remain intact. Further, the expanse of glass used in this redesign lends an open sense to this elevation and allows the viewer to read it as a structure for vehicles.

The *setting* of the property is good. Although some of the original site has been sold off, the remaining site remains substantial in size, and provides a generous setting to showcase the building to advantage. Thirty-fourth Street evolved as a corridor of residential preference in the early 20th century, and retains a sense of substantial improvement to the present day. Other large, single-family residences from that time remain extant along the street; and, although some new construction has occurred and some of the houses have been converted into multiple-family dwellings, the street remains strictly residential in its function today.

The integrity of *materials* in Minnie Y. and Frank P. Mattes House is excellent. Original slate remains on the roof. Most of the oak woodwork and floors remain intact with their original natural finishes. The white sand used to face the mortar joints in the exterior brick is also generally intact. This house proves that quality buildings materials, well maintained, stand the test of time.

The *workmanship* evident in the building today is outstanding and best seen in the fashioning of its quality building materials. The building was erected as a showplace residence, and the careful fashioning of these materials—the use of fine white sand to embellish the brick mortar, for example—reflects this intent.

The *feeling* of the Minnie Y. and Frank P. Mattes House is high. The building continues to serve a residential function and has been excellently maintained with that purpose in mind. Visual signals

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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

of its conversion to a sorority house are discrete. The property's present-day feeling of wealth and dignity are exactly the qualities the Mattes family originally sought to convey.

The Minnie Y. and Frank P. Mattes House retains an outstanding quality of *association*. Members of the Mattes family from the past would immediately recognize their house, automobile garage, and landscaped property today.

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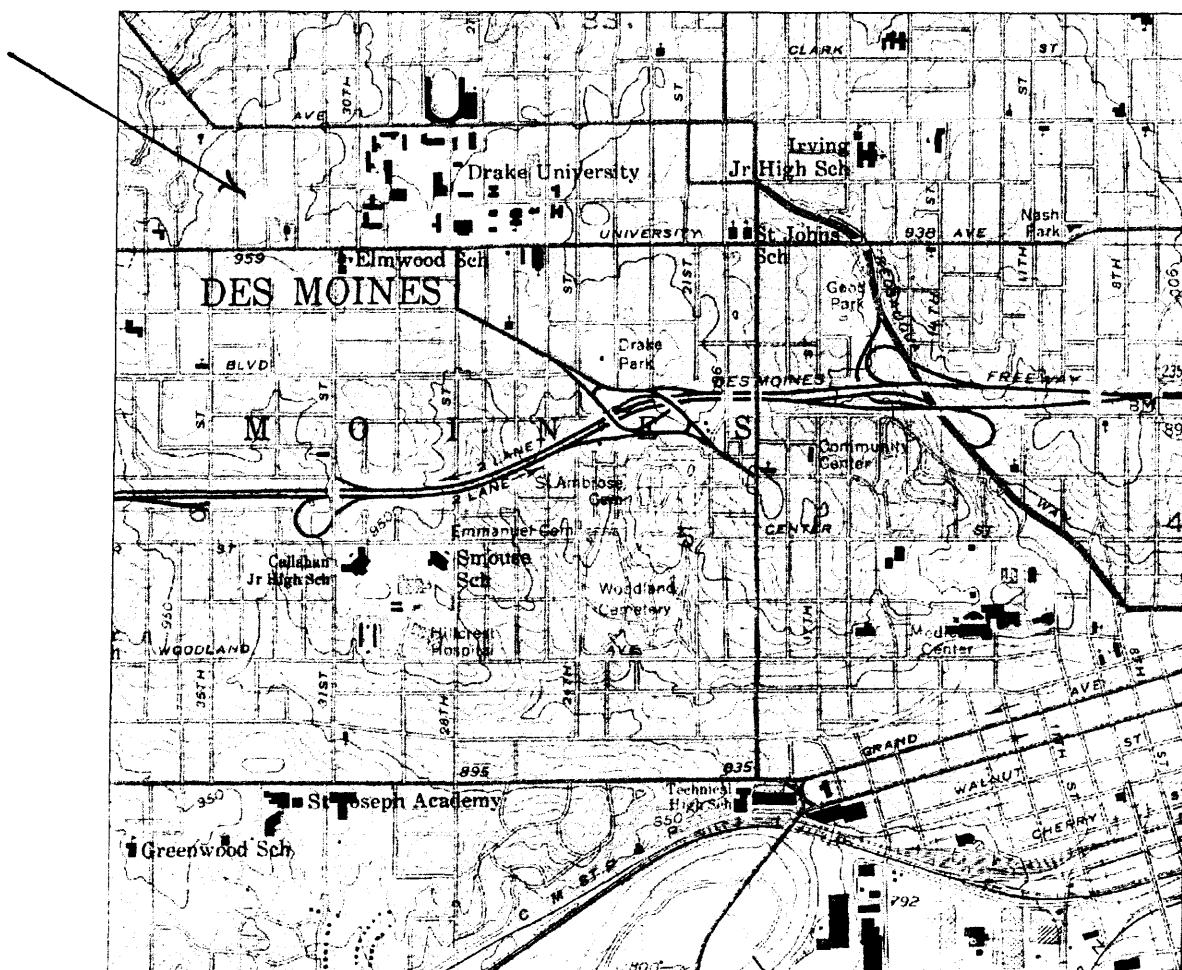
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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

USGS MAP

ARROW LOCATES SITE OF MATTES HOUSE



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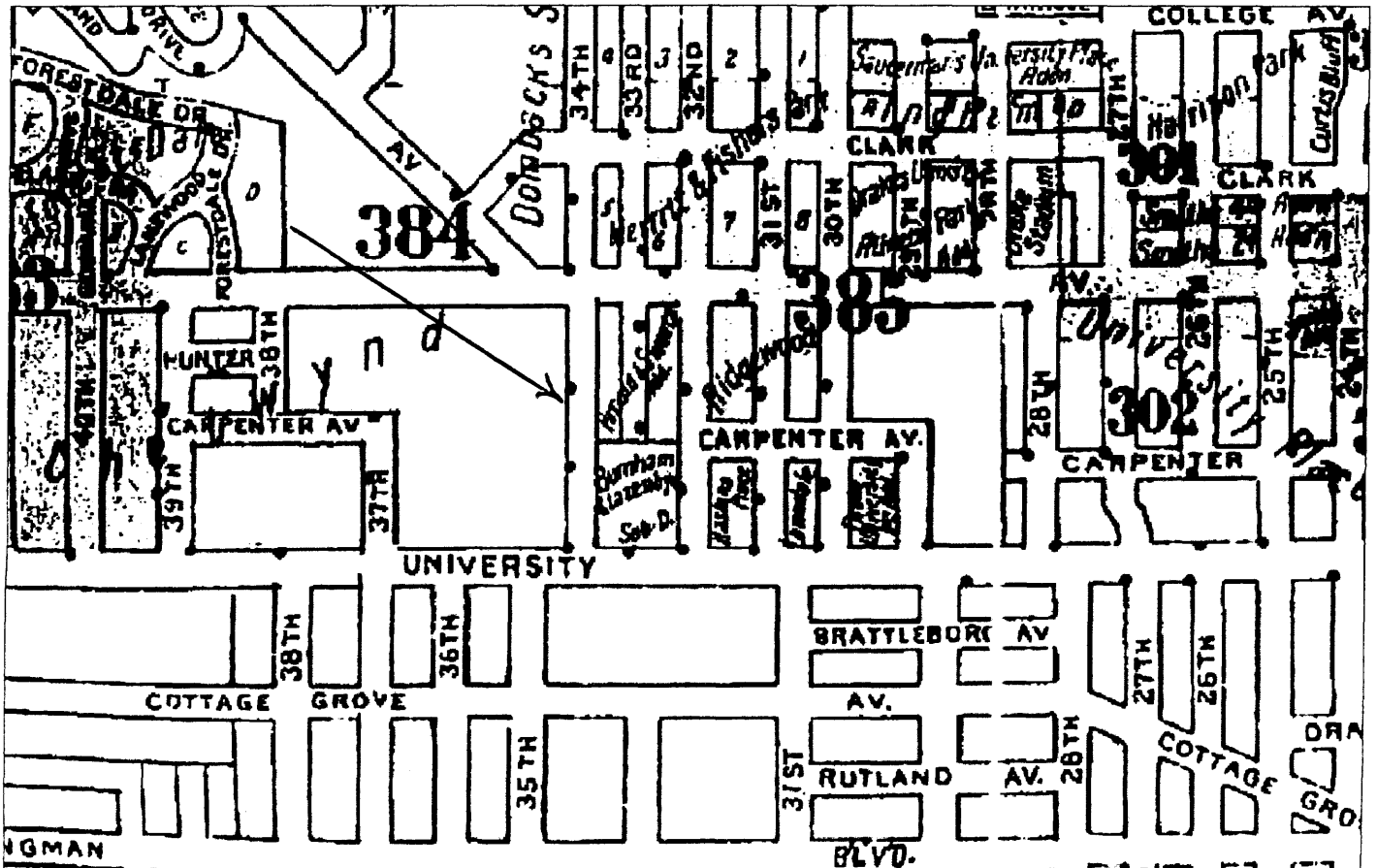
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ENVIRONS IN 1920



This map illustrates the irregular layout of city streets and blocks surrounding the Minnie Y. and Frank P. Mattes House (arrow).

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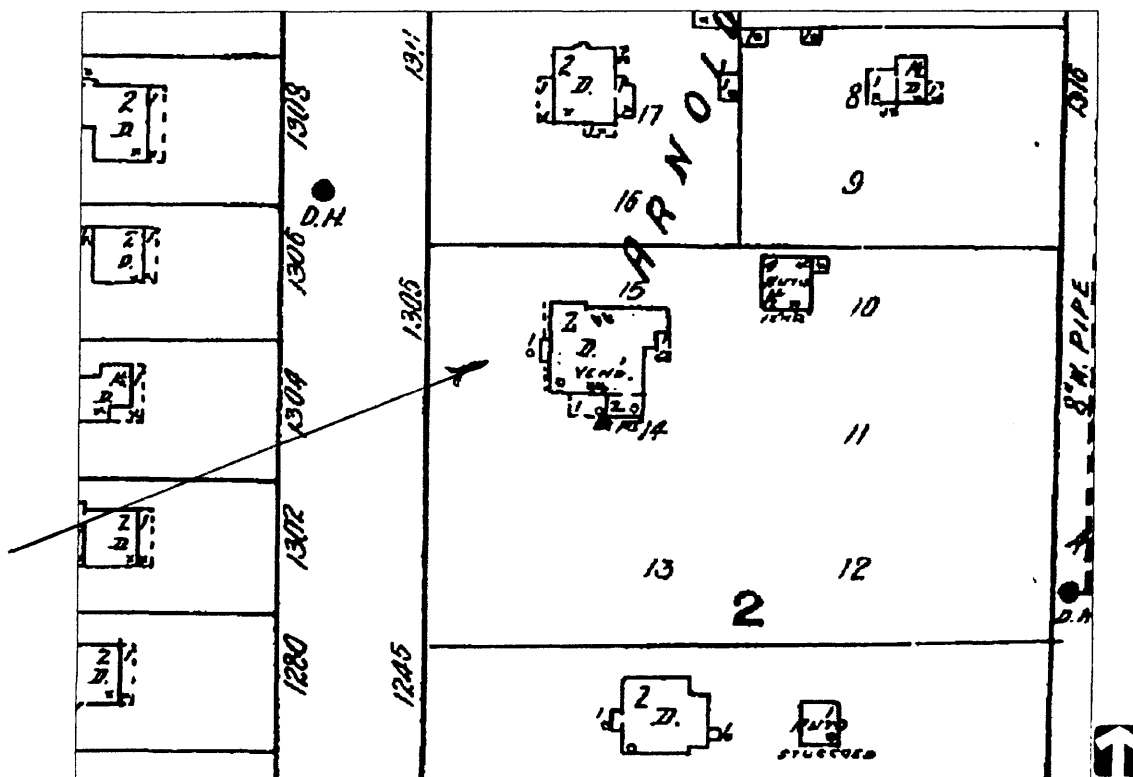
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Mattes, Minnie Y. and Frank P., House, Polk County, Iowa.

MATTES SITE IN 1920



The arrow locates the Minnie Y. and Frank P. Mattes House and its site. It originally included more than one acre of land.

Source: Sanborn Map Co., 1920, Sheet 384.

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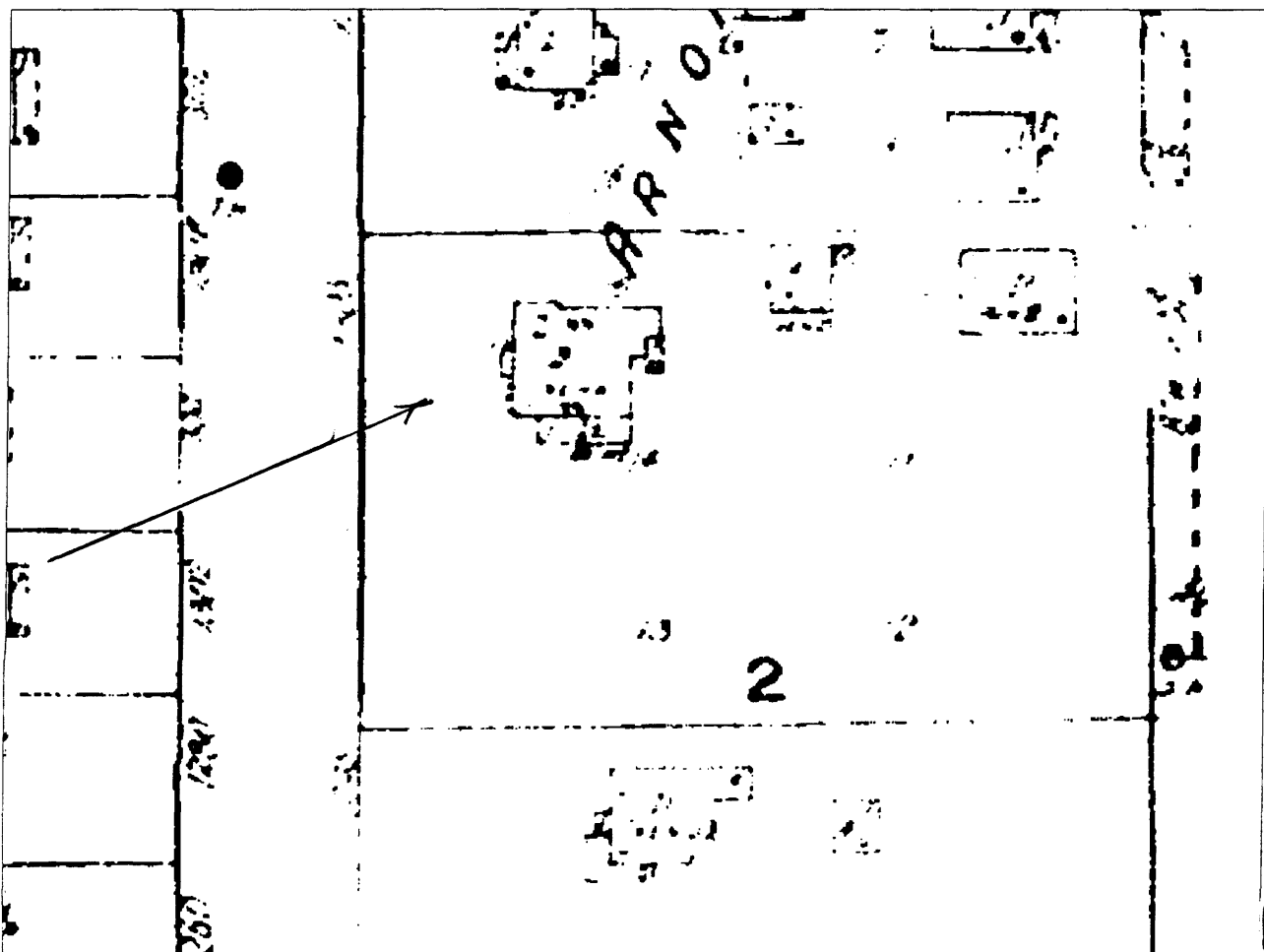
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MATTES SITE CIRCA 1957



The arrow locates the Minnie Y. and Frank P. Mattes House with its automobile garage to the east. By 1957, the new owners of the Mattes property had sold off a portion of the site, including the parcel to the east of the garage, where a house now stands.

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ORIGINAL ARCHITECT DRAWING



Source: Brooks Borg Skiles Architects Engineers, Des Moines, IA.

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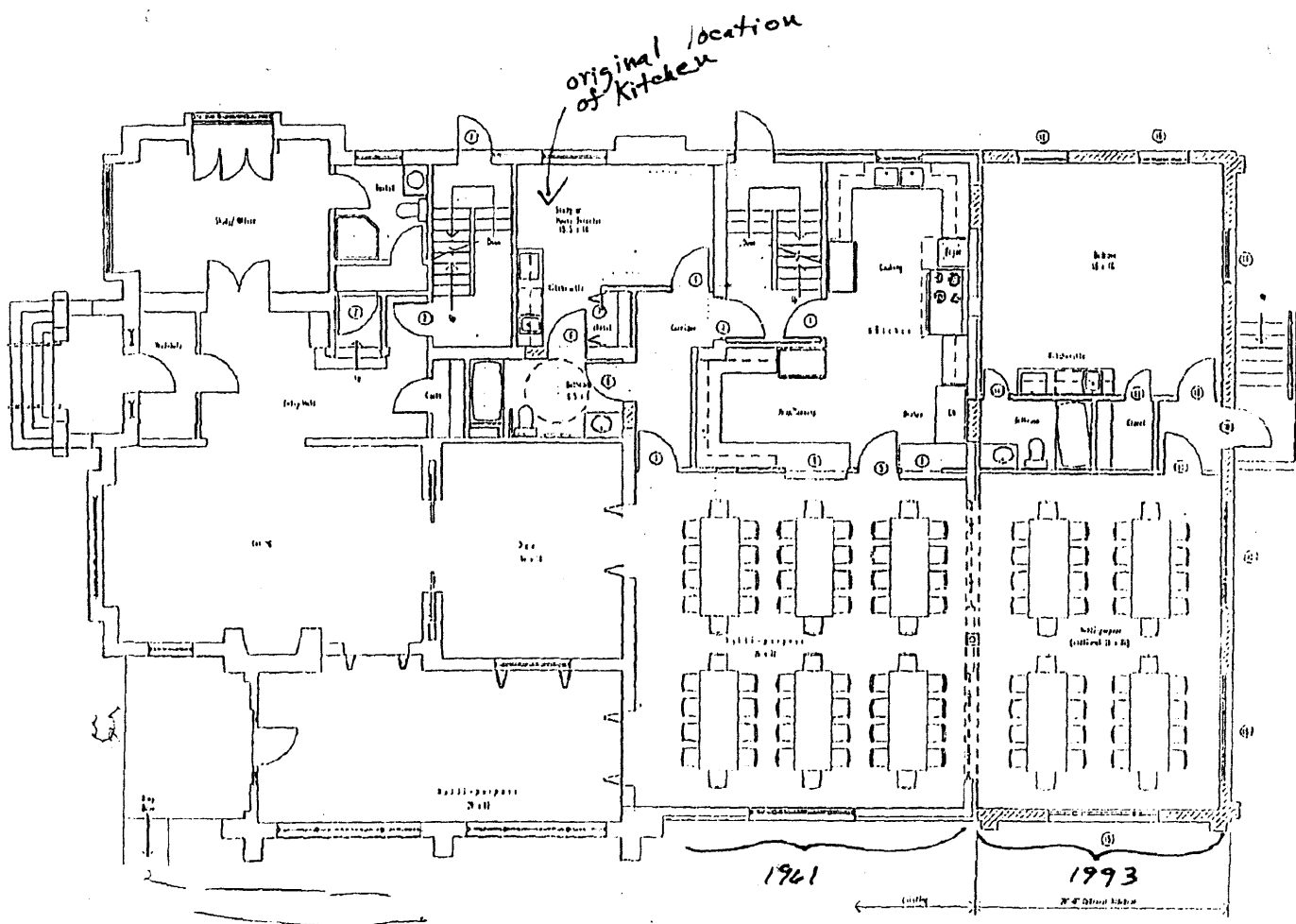
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FIRST FLOOR PLAN



Source: Sires architects, p. c., 1993.

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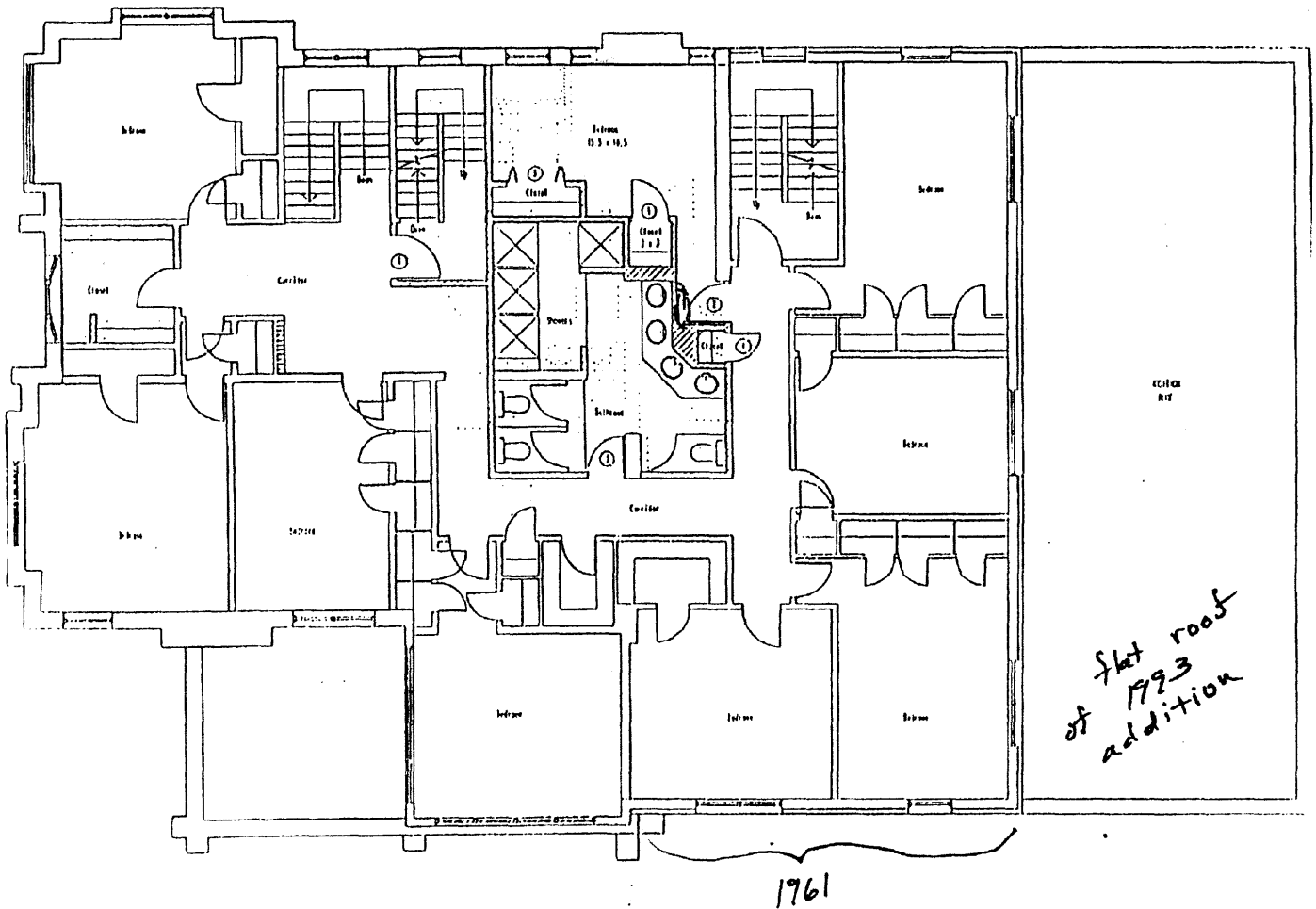
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SECOND FLOOR PLAN



Source: Sires architects, p. c., 1993.

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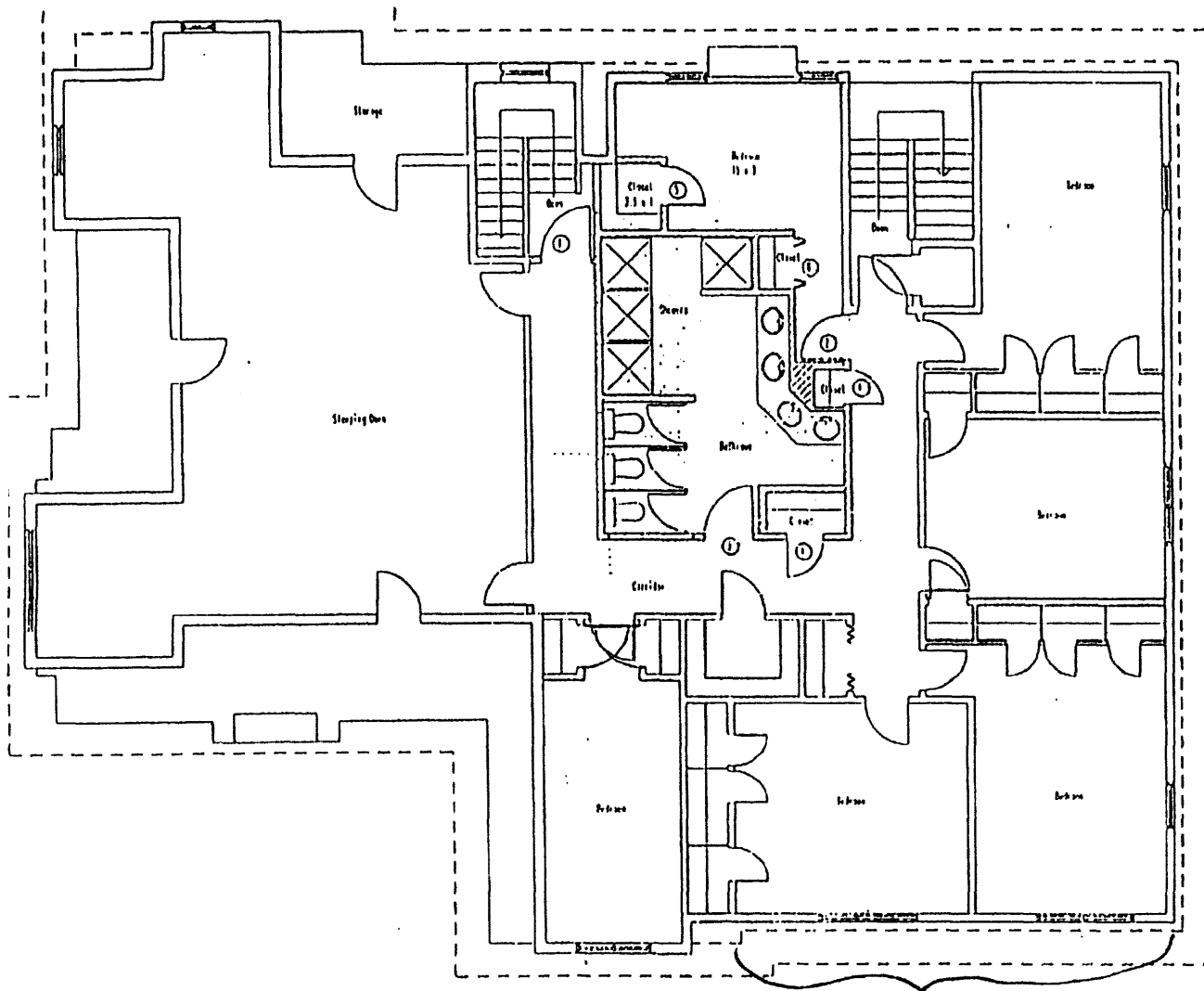
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THIRD FLOOR PLAN



KAPPA KAPPA GAMMA

1961



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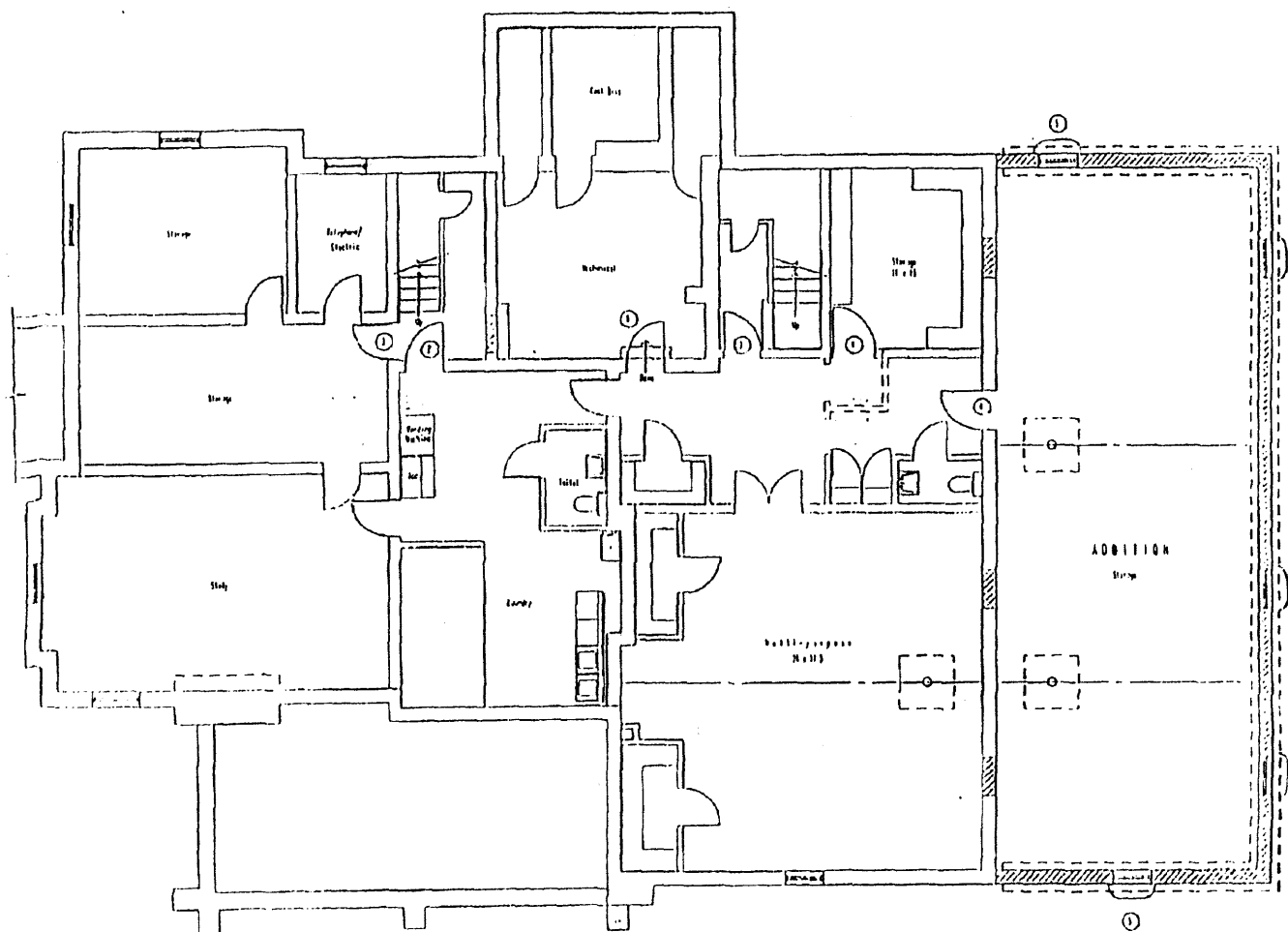
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BASEMENT FLOOR PLAN



Source: Sires architects, p. c., 1993.

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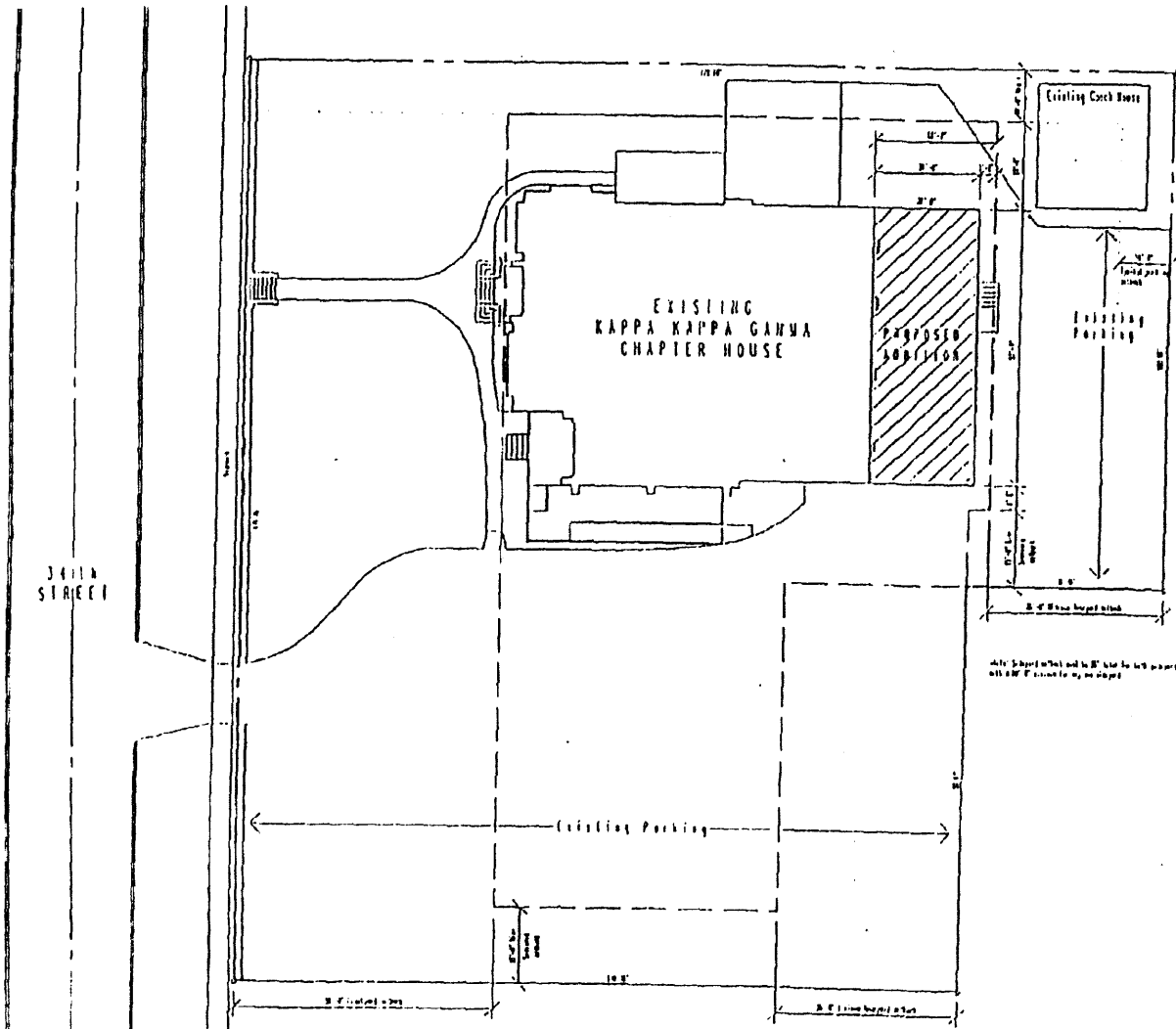
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SITE PLAN



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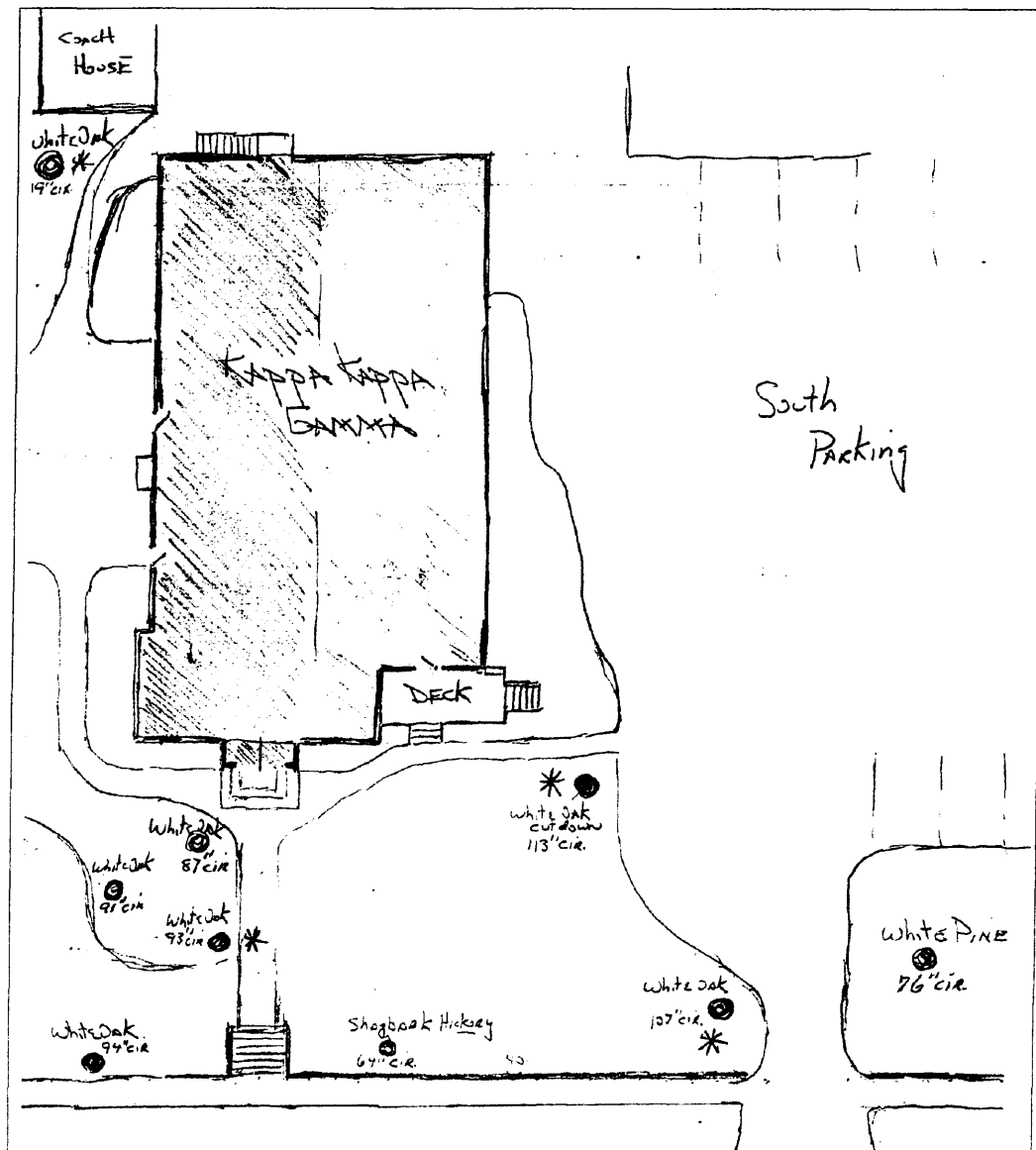
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TREE PLAN



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Architect/Builder (continued)

Sires, Douglas

SUMMARY OF SIGNIFICANCE

The Minnie Y. and Frank P. Mattes House is National Register eligible, locally under Criterion C and the MPD *The Architectural legacy of Proudfoot & Bird in Iowa, 1882-1940*, as an outstanding residential design of Proudfoot and Bird, its architects. Constructed in 1910, the building calls attention to the firm's manipulation of Tudor Revival styling to create a showplace residence. A Tudor Revival-styled automobile garage, built at the same time, and designed by Proudfoot, Bird & Rawson, further enriches the property.

The period of significance, under Criterion C, is 1910, the year the house, automobile garage, and retaining wall and entrance steps were constructed. The property possesses three resources, the house and the garage, each of which is counted as contributing and classified a building, and the retaining wall and entrance steps, which are counted as one contributing resource and classified as a structure. The MPD Registration Requirements are satisfied because the exterior of the building retains most of its original details, wall coverings, and porches and alterations are situated at the rear.

PROUDFOOT, BIRD & RAWSON

The Minnie Y. and Frank P. Mattes House calls attention to the residential work of Proudfoot, Bird & Rawson, its architects, and the firm's powers to manipulate Tudor Revival styling. The liberal budget for this commission provided the firm with the opportunity to explore many facets of Tudor Revival styling. In 1910, few such residential designs had been erected in Des Moines. The Automobile Garage and the property's landscaping echo many of the stylistic themes of the house and augment its architectural significance.

In her seminal study of *The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940*, Barbara Beving Long has written of the firm's residential work:

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Most extant examples date from the early twentieth century. Both single- and multiple-family housing designs are competently and conservatively done—and some are exceptionally fine works. Notable examples include the Tudor Revival Frank Mattes house (1305 34th, Des Moines) by Proudfoot & Bird, the Shingle and Colonial Style Harry D. Rawson house (2908 Forest Drive, Des Moines) presumably [*sic*] by the architect/owner, and the English cottage-influenced Charles Martin house (3939 Grand Avenue [Des Moines]) by Proudfoot, Bird & Rawson. The majority of ninety-three known commissions (and forty-nine extant examples) are found on Des Moines' more prosperous west side, with a notable concentration in the most prestigious area, south of Grand Avenue. (Long: E8-E9)

In singling out the Minnie Y. and Frank P. Mattes House for special comment, Long underlined its significance within Proudfoot, Bird & Rawson's residential opus. She also places the Mattes House within the context of the firm's other Tudor Revival-influenced designs.

The typical Proudfoot, Bird & Rawson house is Tudor Revival, Colonial Revival or of no obvious style. It is either gable-side or gable-side with additional front-facing gables. The latter is typically found on the Tudor Revival examples. And it is likely to be stucco, brick and stucco, or brick. A common feature is the presence of side porches (either enclosed, open or screened) extending two stories (sometimes one story). These gabled porches are frequently offset from the main gabled portion of the house, but sometimes are flush with it; they add considerably to the bulk or mass the house displays to the street. (*Ibid.*: E9)

The date of the Mattes design—1910—corresponds with the advent of Harry D. Rawson as a partner with the Proudfoot & Bird firm, and he played a role in the Mattes commission. While all of the architectural drawings for the house itself are signed “Proudfoot-Bird-Archts.,” the drawings for the Automobile Garage and retaining walls are signed “Proudfoot-Bird-&-Rawson-Archts.”

Proudfoot & Bird were actively involved in the upbuilding of Drake University and the surrounding neighborhood in the first decade of the 20th century. By 1910, the firm's commissions had included those listed on the following page:

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**PROUDFOOT & BIRD DESIGN IN DRAKE NEIGHBORHOOD
PRIOR TO 1910 (NONINCLUSIVE) ***

<u>Name</u>	<u>Date of Drawing</u>	<u>Address</u>	<u>Notes</u>
Drake University Carnegie Library	1907	Drake University Campus	Extant
Drake University Boiler House	1907	Carpenter bet. 25th & 27th Sts.	Nonextant
Norman Apartments	1908	n.w. cor. 31st & University Ave.	NRHP
Drake University Gymnasium	1909	n.w. cor. 27th & Forest Ave.	Extant
Dr. George E. Moore House	n.d., before 1910	28th & Forest Ave.	Nonextant
Elmwood United Presbyterian Church	n.d., before 1910	n.w. cor. 35th & Cottage Grove Ave.	NRHP
Frank P. Mattes House	n.d., before 1910	40th & Forest	Not built
Frank P. Mattes House	1910	1305 34th St.	Extant

Source: Archives of Brooks, Borg & Skiles Architects Engineers, Des Moines, IA.

* Undated drawings bearing the signature of Proudfoot & Bird are assumed to date to 1910 or before, as that year Harry Rawson joined the firm.

As to the rest of the firm's residential designs in Des Moines, Long counted 93 known residential commissions by the firm in Des Moines, with 49 remaining extant, most of which, she notes, were located on the west side of Des Moines, with a majority south of Grand.

Tudor Revival Design

The Minnie Y. and Frank P. Mattes House is a large scale and elaborate Tudor Revival design erected at an early date for such an edifice in Des Moines. It possibly served to popularize the style locally. By the 1920s and the 1930s, Tudor Revival styling in Des Moines had nearly eclipsed

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Craftsman and Colonial Revival styling in popularity. As a 1910-built design, the Mattes House can be seen as a forerunner of this local popularity.

The large footprint of the house predestined a massive roof, and the architects used this opportunity to showcase Tudor Revival design. The main roof and its intersecting gables are steeply pitched. This design lifts the eye and visually lightens the mass of the main block. The gable ends on the south, west, and north ends overhang the main block of the building and call attention to this decorative predilection of Tudor Revival styling. These overhangs are embellished with pendants, which accent these overhangs. Although the vergeboards on these gable ends are relatively plain, they flare at the ends.

A wall chimney, prominently situated on the south elevation of the building near its front facade, rises some 30 feet above grade. This towering chimney adds a strongly vertical line to the hip roof already pointing skyward. Above the roofline, the width of this chimney—more than 13 feet across—adds a massive quality to it. The black slate tile, which clads the roof, adds a further note of solidity to the composition and visually anchors the house to the site.

Decorative half-timbering plays an important role in the design of this building. It occurs in a 2-1/2-story bay window on the front facade, gable ends of the main roof and front porch, surmounting the solarium on the south elevation, under a bay window on the north elevation, and elsewhere. Vertical members are used without angled bracing for this half-timbering and provide vertical accents to the composition. The current color scheme of this half-timbering includes a rosy-colored red for the wood and an off-white color for the stucco. This palette adds a cheerful note to the building and, along with the upward thrust of the timber members, alleviates any feeling of heaviness from the overall design. The original color scheme of the half-timbering is unknown.

Although the front facade of the Mattes House is not, strictly speaking, symmetrical, it displays symmetrical attributes. This facade features two bay windows flanking a centrally placed front porch entrance. The bay on the south end of the facade is subtle, projecting just slightly from the facade. The bay on the north end of the facade is much more pronounced in its design because decorative half-timbering clads its entire surface. Still, the presence of these two projecting elements and the centrally placed front porch lend visual balance to the composition.

This hesitancy to embrace asymmetry—as is so pervasive among Tudor Revival architecture in the 1920s and 1930s—is indicative of the Mattes House date of construction. As Virginia and Lee

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McAlester have noted, "many early Tudor houses were symmetrical or nearly so." (McAlester: 360) Such hesitancy also points to the conservative nature of Proudfoot, Bird & Rawson as a firm.

In keeping with its Tudor Revival styling, the unenclosed front porch of the Mattes House is relatively small and contrasts with the extensive porches, which were found on late Victorian and Colonial Revival houses. This front entrance features an original, Tudor-arched front door flanked by sidelights of leaded glass in diamond patterns. The latter was a popular motif with Proudfoot, Bird & Rawson. (Long 1988b: E9)

Windows are frequently grouped in three. Double-hung sash are generally employed throughout the building, usually with 9/1 sash configurations.

As indicated in Section 7, the Mattes House extensively employs cast concrete for practical and decorative purposes. The list includes window sills and lintels, coping on the north elevation, and caps on bulkheads, buttresses, and the main chimney. These details tend to be massive in design and effectively add to the solid feeling of the building. The light grey color of these cast concrete details strongly contrasts with that of the red brick and further strengthens their visual impact.

The current palette of color used for the building's half-timbering includes a pinkish-red color for the wood and a white color for the stucco. This may or may not have been the original palette. That question notwithstanding, the current colors add light touches to the building, help break up its massing, and avoid any sense of ponderous weight.

The Architects & The Clients

Frank and Minnie Mattes and the firm of Proudfoot, Bird & Rawson contracted frequently with one another in the early 20th century. Brooks Borg Skiles, the successor architectural firm, maintains an extensive archives of the earlier firm's drawings. This archive documents at least six designs prepared by the firm for Frank P. Mattes, all in Des Moines. As shown on the following page, they include:

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DESIGNS BY PROUDFOOT, BIRD *ET. AL.* FOR FRANK P. MATTES

<u>Name</u>	<u>Date of Drawing</u>	<u>Address</u>	<u>Notes</u>
Commercial Building	n.d.	"East Side"	Firm provided design for building alteration, location unidentified
Residence	n.d.	"Cor. 40th & Forest Ave."	Likely not built
Garage	n.d.	1305 34th St.	Subject of this nomination
House	n.d.	1305 34th St.	Subject of this nomination
Retaining Wall	n.d.	1305 34th St.	Subject of this nomination
Commercial Building	n.d.	"East 2nd & Locust Sts."	Nonextant

The bibliography of this nomination identifies the sources of this information, listed in its "Primary" section under the keyword names as shown above.

The drawings for the house at 1305 34th Street—the subject of this nomination—are extensive. They include the following:

1. Basement Plan (inc. cistern detail)
2. First Floor Plan
2. Alternative First Floor Plan
"This plan for construction"
3. Second Floor Plan
3. Alternate Second Floor Plan
4. Attic Plan
5. Roof Plan
6. West Elevation
7. South Elevation
8. East Elevation
9. North Elevation
10. Section AA
11. Section BB
12. Various sections

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13. Various exterior details
Basement Plan showing heating mains
Retaining Wall for Mr. F. P. Mattes

Source: "House for F. P. Mattes"

1. Garage for Mr. F. P. Mattes, (first & second floor plans)
2. Garage for Mr. F. P. Mattes, (south & west elevations)
3. Garage for Mr. F. P. Mattes, (details)

Source: "Garage for Mr. F. P. Mattes"

Drawings 1-13 and the basement plan are signed "Proudfoot and Bird Archts." The other drawings are signed "Proudfoot-Bird-&-Rawson-Archts."

The willingness of the Matteses to pay for the cost of this professional service evidences their financial commitment to realize their dream. No doubt the detail of these drawings gratified the couple's sense of Germanic thoroughness and exactitude. The architect's choice of Tudor Revival styling must have also appealed to the Matteses. No matter that the Tudors were English, the Mattes family valued historicism, and the selection of "Old Tavern Beer" to name the chief product of the Des Moines Brewing Co. attests to it.

BACKGROUND

Minnie Y. Mattes

Minnie Youngerman Mattes (1873-1939) was a member of a large and influential German-American family in Des Moines and the daughter of Conrad and Minna Stark Youngerman. Her marriage to Frank P. Mattes allied two of the most successful and influential German-American families in Des Moines. (Frank's family is discussed below.)

Conrad Youngerman (1833-1901) was the scion of the family and emigrated to the United States from Wichdorf, Germany, in 1854. He first landed in New York and then relocated to Lorain County, Ohio, where he married Minna Stark. The couple relocated to Des Moines in 1856. Trained as a stonemason, Conrad established a construction company upon arrival in the city and

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built it into a major force in the upbuilding of the city during the late Victorian period. He later turned to land development and the management of other financial interests. He was heavily involved in the development of Valley Junction at the time the Rock Island railroad relocated their repair shops to that suburb of Des Moines from Stuart, Iowa.

Conrad and Minna had seven children: Minna (known ubiquitously as Minnie), Frank C., Louis, Wilhelm A., Georg H., and Carl. (*Ibid.*: 585) A seventh was named August. The selection of these Germanic names for these children attests to their parents' respect for their ethnic heritage. The children subsequently Anglicized their names.

When Conrad died in 1901, the value of his estate stood at \$2 million. The Conrad Youngerman Estate, Inc., took control of its administration. Minnie Y. Mattes served as the corporation's president and Frank C. Youngerman as its treasurer and manager. In addition to its other assets, the corporation owned and managed the Youngerman Block and the Crocker Building in downtown Des Moines. (*Des Moines City Directory*: 1379)

Minnie Youngerman married Frank P. Mattes in 1895. Before her marriage, Minnie taught school in Des Moines and continued teaching at least into the 1920s. In 1920, she taught at Lucas School. (*Ibid.*: 1379) The couple had one child, Helen M. Mattes.

In 1908, Minnie bought Lots 10, 11, 12, 13, 14, and 15 in Arnold & Sweets' Addition from Harriet I. and Fred C. Blauer. (Abstract of Title) Minnie and Frank proceeded to erect their new home on this property bearing the address of 1305 34th Street. The title to this property remained solely in Minnie's name throughout the rest of her life. From this and other sources, Minnie appears to have been the source of the family fortune. This was certainly true after the demise of Frank's business, the Des Moines Brewing Co., in 1916. The 1929 *Who's Who in Des Moines*, for example, lists her but not her husband. (Baldwin: 175) The budget for the construction of the Mattes House was quite liberal.

The Youngerman name remains actively in living memory in Des Moines to the present day. Youngerman Music Company, a locally owned firm, has operated in Des Moines since 1922. Although managed by another branch of the family, it has kept the Youngerman name current in the public eye. Today, the Youngerman Music Co., Inc., remains in business in Urbandale, Iowa.

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Frank P. Mattes

Frank P. Mattes (1870-1947) was a member of a large family of German-Americans in Des Moines with substantial interests in the brewing industry. Frank was born in Missouri in March of 1870. Paul and Ursula Allegan Mattes, his parents, were German immigrants. (*U.S. Census* 1880: 33-34) The family relocated to Des Moines in 1875. Four of Paul's brothers also settled in Des Moines about the same time.

Paul Mattes and his brother John established circa 1876 the Capital Brewery (sometimes called the east side brewery), and operated it on Des Moines' near east side. (Alois Mattes, another brother, had earlier established the City Brewery in Des Moines circa 1855.) Paul and John's brewery flourished until a new state law in 1884 prohibited the manufacturing of alcoholic beverages. Paul never recovered from this shock to his business, and he died in 1897 an embittered man.

Frank's career came to mirror that of his father. In 1907, Frank announced the founding of a new brewery in Des Moines; and, by 1908, a new complex of buildings had arisen on the southwest corner of SW 3rd and Elm Streets to produce beer. The new firm was named the Des Moines Brewing Co. It was capitalized by New York City investors, who included Otto Huber, president, and N. T. Guernsey, vice-president, of the new corporation. Frank P. Mattes served as its secretary/treasurer. (*City Directory* 1913: 318) The brewery's leading product bore the moniker "Old Tavern Beer." This bottled beer was claimed to be:

a most refreshing beverage containing elements of great value. Phosphates build up the bones of the body, hop-extracts have a tonic effect on the whole system and barley malt contains food elements, which are beneficial to the tissues. (Banger)

The Des Moines Beer Co., an independent distributor operated by C. S. Ill, its proprietor, acted as an agent for the brewery and advertised that it "delivered to any part of the city/Family Trade Solicited." Competitor beers distributed by Ill's firm included Budweiser, Edel Brau, and Schlitz. (*City Directory* 1913: facing 318)

Successful for several years, the Des Moines Brewing Co. ran afoul of state law. In 1915, the City of Des Moines passed a law prohibiting alcoholic beverages. The new law took effect on January 1, 1916. Although New Year's Eve 1915 was said to be one of the most boisterous in the city's history

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(Banger), Frank P. Mattes was compelled to close his brewery. Subsequent city directories list Frank's name and address either without a listed occupation (City Directory 1920: 879) or engaged in real estate. (*Ibid.* 1938: 503)

Following Minnie's death in 1939, Frank and daughter Helen inherited Minnie's estate, excluding a few small bequests. The estate included Minnie's homestead on 34th Street, household goods and furniture, and one-half each of all real and personal property. Minnie signed this will on June 20, 1939, just a few days before her death on June 28, 1939. Frank and Helen were named its executor and executrix. Helen was charged with the care of her father, who was allowed to live in the house for the rest of his life.

Minnie's estate soon became embroiled in a legal dispute. Clothilda ("Lottie") Mattes, Frank's sister, contested Minnie's will. Clothilda (b. 1880) argued that Minnie's will made no mention of her wish to provide for Clothilda, although Minnie had wished to do so. The court subsequently awarded \$10,000 to Clothilda in a judgment against the estate, citing "fraudulent conveyances and false reports in Estate of Minnie Y. Mattes and in bankruptcy proceeding of Frank P. Mattes." (Abstract of Title) Frank had declared and been adjudged bankrupt in 1938. Clothilda's award was subsequently reduced to \$5,000 as a result of Frank's bankruptcy. Frank later paid a dividend of 30% on the claims against him. (Abstract of Title)

Guy M. and Madeline Lambert

Helen H. Mattes and Frank P. Mattes sold the Mattes House to Guy M. and Madeline Lambert in 1944, including all six of the lots Minnie Y. Mattes had originally purchased. During their ownership, the Lamberts sold off several parcels of this land, reducing it to its present configuration. Then, in 1959, the Lamberts sold the property to the Gamma Theta chapter of Kappa Kappa Gamma.

Kappa Kappa Gamma

Today's chapter of Kappa Kappa Gamma at Drake University began in 1903 as a local sorority known as Epsilon Tau Sigma (a.k.a. E.T.S.). This local sorority affiliated in 1921 with Kappa Kappa Gamma, a national sorority, to become the Gamma Theta chapter of that organization. Kappa Kappa Gamma and the Gamma Theta chapter are known legally as fraternities. The parent

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organization was originally established at Monmouth College in Monmouth, Illinois, in 1870. The Gamma Theta chapter became a corporation in Iowa in 1928.

Gamma Theta prides itself as a pioneer among Drake's sororities for several reasons. It was

the first Drake sorority known to have maintained housing, the first to receive word of its acceptance by a national fraternity, and the first enduring Greek-letter social organization to be organized on campus. (Clark and Lyman: 211)

Members of Gamma Theta have also excelled in scholarship and community leadership.

These landmarks are best seen against the historical backdrop of Greek Letters and their history at Drake. Discord marked the early relationship between the university and its local fraternities and sororities. During the early 20th century, Drake had sought to restrict Greek Letter activities at the school. As a result, Epsilon Tau Sigma used the initials "E.T.S." in public references to itself to hide its Greek identity. Although this subterfuge fooled no one, it provided a formal cover for organization, and university officials turned a blind eye. A change of university administration occurred in 1918 and ushered in a relaxation of the school's attitude to Greek letters. This, coupled with the economic prosperity of the post World War I era and increased interest in social relationships among young people, encouraged the establishment of more Greek Letter organizations.

Even as a local sorority, Gamma Theta sought to maintain residential housing for its members, but these efforts were ragged. In 1910, E.T.S. had opened a clubhouse at a now unknown location on Brattleboro Avenue. Between 1911 and 1913, the organization relocated its premises three times.

At the conclusion of the 1913-14 school year, Epsilon Tau Sigma relinquished the lease on its 26th Street and Cottage Grove Avenue residence, and the sorority would not again maintain housing until after its installation as a chapter of Kappa Kappa Gamma. (*Ibid.*: 212)

In 1922, the newly organized Gamma Theta acquired a chapter house at 1063 21st Street. Since the 1913-1914 school year, the chapter had been without such a residence. Then, between 1923 and

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1925, the chapter relocated its residence three times. Finally, in 1928, the chapter acquired the house at 3425 Kingman Boulevard, where it remained for 30 years. (*Ibid.*: 213)

The Great Depression affected Drake as it did every other institution across the nation, and Gamma Theta struggled to cut costs. Two sororities left Drake and others nearly disbanded. By the end of the 1930s, the financial crisis had lessened, and Gamma Theta's position as a leading sorority at Drake attracted new pledges. Several events marked the changing times:

On April 30, 1941 Gamma Theta burned the 12-year old mortgage on its Kingman Boulevard chapter house, which had been financed through "a long-term corporation formed by actives in the sorority." (Footnote 28) The event included a buffet supper, and was attended by a number of alumnae including two of Gamma Theta's charter members. Shortly thereafter a new wing was added to the house, providing an enlarged kitchen and dining area and sleeping accommodations for 18 women." (*Ibid.*: 215)

In 1959, Gamma Theta purchased the Minnie Y. and Frank P. Mattes House from Guy M. and Madeline Lambert. This purchase included all of the land presently attached to its title. The new property was much more impressive than their older quarters and was located on the street emerging as Greek Row in Des Moines.

LANDSCAPE ARCHITECTURE

The Minnie Y. and Frank P. Mattes House is of architectural interest as a designed historic landscape. The site features a variety of amenities carefully arranged to provide the property with functional utility and physical beauty. Proudfoot, Bird & Rawson designed the retaining wall, which frames the property as a showplace residence.

Retaining Wall

The retaining wall, which runs the full 34th Street frontage of the property, shows careful consideration in its design to serve aesthetic and practical purposes. The wall clearly demarks the boundaries between the public right-of-way and the private property. The wall elevates the front yard and provides a platform for the staging of the house itself. Further, the wall frames the property

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as a picture and provides a platform for the front yard to serve as a matte for it. In terms of practicality, the drain pipes at the base of the retaining wall conduct groundwater from the earth behind it and lessen pressure on the wall.

The color of the retaining wall's red brick and its extensive use of cast concrete match those building materials used in the Mattes House and visually unify the wall and the house together. Brick piers, surmounted with cast concrete caps, standing at each end of the retaining wall, mark the extent of the property, and separate it from those that adjoin it.

Proudfoot, Bird and Rawson treated this retaining wall with careful regard. In specifying the mortar mix for this wall, the firm recommended:

All brick to be laid in mortar composed of one part portland [*sic*] cement and 3 parts clean sand, all joints and spaces filled. Rake out joints in face and point with white mortar composed of Medusa cement and white sand in equal parts. ("House for Mr. F. P. Mattes")

These specifications were implemented, and the final pointing of the mortar joints with Medusa cement and white sand added sparkle to the wall and enriched its surface texture.

The architects added further visual interest to this wall by including other brick features. A series of raised panels embellish the wall. Measuring about 20 x 12 inches, these panels feature one course of brick sandwiched between one course of alternating header and stretcher brick. One course of soldier-laid brick at the base of the wall provides a visual foundation for it. A series of pipes is situated near the bottom of this course to drain ground water from the site. The presence of all these brick and cast stone features break up the visual massing of the retaining wall and alleviate any feeling of heaviness, which it might otherwise have conveyed.

Pedestrian Walk and Vehicular Drive

The pedestrian walk and the vehicular drive are sited in ways to provide utility and contribute to the beauty of the property.

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The entrance steps to the pedestrian walk are located 40-feet from the north property line. The vehicular drive is situated 33-feet from the south property line. A 90-foot stretch of retaining wall separates these two cuts. This arrangement is pleasing to the eye because of its symmetry.

Placement of Improvements

The property's landscape design shows a careful regard to the placement of improvements on the site. The house, garage, pedestrian walks, and vehicular drives are arranged in such a way as to showcase these improvements and functionally articulate them.

The front facade of the Mattes House stands about 55 feet back from the public right-of-way. This deep setback confers great visual dignity upon the house. The placement of the house also occurs near where the property's topography forms a ridge above 34th Street. This placement further elevates the house to emphasize its height.

Plantings

The mature White Oak, Shagbark Hickory, and White Pine trees provide an over-story canopy to the property.

REPRESENTATION IN PREVIOUS SURVEYS

In 1988, Barbara Beving Long identified the Frank Mattes House as a Proudfoot, Bird & Rawson design. (Long 1988b:E8) Her evaluation of the firm's opus noted that its designs for:

Both single- and multiple-family housing designs are competently and conservatively done—and some are exceptionally fine works. Notable examples include the Tudor Revival Frank Mattes house (1305 34th, Des Moines) by Proudfoot & Bird. . . (*Ibid.*: E8-E9)

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Long included only three other designs among her list of the firm's "exceptionally fine [residential] works." They included the Harry D. Rawson House at 2908 Forest Drive, Charles Martin House at 3939 Grand Avenue, and Dr. Moore House at 28th and Forest Avenue. The Martin and Moore houses are nonextant. The Rawson House is part of the Owl's Head Historic District.

Long concludes her evaluation of Proudfoot, Bird & Rawson's residential work with a geographical analysis:

The majority of ninety-three known [residential, ed.] commissions (and forty-nine extant examples) are found on Des Moines' more prosperous west side, with a notable concentration in the most prestigious area, south of Grand Avenue. (*Ibid*: 9)

The Mattes House fits loosely within this geographical typology. Situated on the west side of Des Moines, the house is located north of Grand Avenue, so its location separates it somewhat from the geographical concentration of other Proudfoot & Bird residential commissions.

SELECTION OF HISTORIC NAME

The historic name for this property places Minnie Y. Mattes' name before that of Frank P. Mattes, her husband. Minnie Y. Mattes held the sole title to this property from her purchase of it in 1908 until her death in 1939. "Kappa Kappa Gamma" is appropriate as a common name for the building. This institution has owned the property and people have used its name for the building since the late 1950s.

RECOMMENDATIONS FOR FUTURE SURVEY AND REGISTRATION

Further research into the work of Proudfoot, Bird & Rawson might reveal significance for its landscape design at the Mattes House.

Greek Street—that stretch of 34th Street between University and Forest Avenues—has the potential for listing on the National Register of Historic Places as an historic district under Criteria C and A. During the 1950s, a number of sororities and fraternities linked to Drake University began to cluster

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along 34th Street between University and Forest Avenues. Some of these organizations converted existing single-family dwellings into Greek residences. Some built new residences. This stretch of 34th Street took on a new sense of place, as these institutions transformed land use in the neighborhood. Now, in the early 21st century, it is apparent that this transformation has taken on the sense and feeling of an historic district.

The many sorority and fraternity chapter houses that line it show the influence of various architectural styles and employ quality building materials in their construction. A number of the buildings are undoubtedly architect-designed.

The Greek Street Historic District possesses a sense of place. This quality results from the layout of 34th Street, along with the big lots and sizeable improvements that line it. Thirty-fourth Street begins at University Avenue in this neighborhood and runs north to an intersection with Forest Avenue. Uninterrupted by cross streets, this run is twice the length of any other street in the neighborhood. (See Continuation Sheet 7-10.) Thirty-fourth Street is wider along Greek Street than for other north-south streets in the neighborhood. Most of these streets feature 50-foot widths. Just to the east of 34th Street, the width of 33rd Street measures only 40-foot. By contrast to all of these, the width of 34th Street along Greek Street measures 60-foot. Pedestrians and motorists readily notice the broader width of this corridor because of the expansive feeling lacking on other streets in the neighborhood. As to the Row's northern terminus, 34th Street narrows at Forest Avenue to a width of 45-foot. This unusually narrow width separates the north reaches of the street from its southern reaches and stands as a visual marker. Of course other, perhaps more obvious, factors also contribute to a sense of place along Greek Street—the big lots which characterize the plats it fronts, the many pre-World War II buildings of substantial design which emerged there, and the many Greek Letter improvements, which later rose along it. All of these qualities account for the public perception that this corridor possesses a sense of place.

The Greek Street Historic District also likely possesses historical significance under Criterion A. The emergence of the corridor following World War II calls attention to the growth and consolidation of the Pan-Hellenic movement in post-war America and its significance for local social history. The transformation of Sorority Row from a single- to multiple-family use might possess significance for city planning and development. The corridor illustrates how institutional growth, shifting demographics, social change, and market forces transformed one neighborhood from one purpose to another while preserving the integrity of its built fabric. From the 1940s through the 1970s, similar phenomena affected the nearby Sherman Hill neighborhood in Des Moines, but with far different results. Many of that area's large Victorian homes were converted into apartment rentals. This increased density stressed

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the fabric of that neighborhood's housing, and it deteriorated. Comparisons such as this might stimulate other ideas about how land use changes historically and how these changes affect the built environment.

Ultimately, the history of Drake University plays a major role in the emergence of Greek Street as a significant property. "Drake University and Related Properties in Des Moines, Iowa 1881-1918," a multiple property submission to the National Register, provides a starting point for this exploration. (Long 2001)

The Minnie Y. and Frank P. Mattes House would serve as an outstanding contributing resource to the Greek Street Historic District.

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Stimmel, Stephen, with William C. Page, October 3, 2008. A partner in the firm of Brooks Borg Skiles Architects Engineering, Stimmel shared information taken from the firm's archives of Proudfoot, Bird *et al.* drawings.

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VERBAL BOUNDARY DESCRIPTION

Lots 13, 14, and 15 and the west 39.1 feet of Lots 10 and 11 in Arnold & Sweets
Addition to the City of Des Moines, Iowa.

BOUNDARY JUSTIFICATION

The nominated property includes the land currently attached to the Mattes House but
excludes some land originally owned by Minnie Y. Mattes but sold off by 1957.

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LIST OF PHOTOGRAPHS

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Looking northeast
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April 29, 2008
2. Minnie Y. and Frank P. Mattes House
1305 – 34th Street
Des Moines, IA 50311
Looking southeast
William C. Page Photographer
April 29, 2008
3. Minnie Y. and Frank P. Mattes House
1305 – 34th Street
Des Moines, IA 50311
Looking northwest
William C. Page Photographer
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4. Minnie Y. and Frank P. Mattes House
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Des Moines, IA 50311
Looking southeast
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5. Minnie Y. and Frank P. Mattes House
1305 – 34th Street
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6. Minnie Y. and Frank P. Mattes House
1305 – 34th Street
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Entrance hall looking northeast
William C. Page Photographer
April 29, 2008
7. Minnie Y. and Frank P. Mattes Automobile Garage
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Looking northeast
William C. Page Photographer
April 29, 2008

These photographs were printed on Hewlett-Packard Premium Plus Photo Paper with Viverra HP ink.