

United States Department of the Interior
National Park Service

1019

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any 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

historical name: Hohberger Building
other names/site number

2. Location

street & number 502 - 506 East Locust Street not for publication N/A
city or town Des Moines vicinity N/A
state Iowa code IA county Polk code 153 zip code 50309

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Howell J. Saika

July 18, 2002

Signature of certifying official

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 commenting or other official

Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this 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

Elsa K. Beall 9/12/02

other (explain): _____

Ray

Signature of Keeper

Date of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u> 1 </u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u> 1 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register 0

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

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: <u>Commerce/Trade</u>	Sub: <u>Business</u>
<u>Commerce/Trade</u>	<u>Specialty Store</u>
<u>Commerce/Trade</u>	<u>Financial Institution</u>
<u>Commerce/Trade</u>	<u>Department Store</u>
<u>Social</u>	<u>Clubhouse</u>
<u>Social</u>	<u>Meeting Hall</u>
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>Commerce/Trade</u>	Sub: <u>Business</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Late Victorian

Materials (Enter categories from instructions)

foundation	<u>CONCRETE</u>
roof	<u>SYNTHETICS/rubber</u>
walls	<u>BRICK</u>
	<u>TERRA COTTA</u>
other	<u>STONE/sandstone</u>

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

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes 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" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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 1898

Significant Dates 1898

Significant Person (Complete if Criterion B is marked above)

NA

Cultural Affiliation _____

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

=====
10. Geographical Data
=====

Acreage of Property: less than one acre

UTM References:

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	449080	4604220	3	_____	_____
2	_____	_____	_____	4	_____	_____
	___ See continuation sheet.					

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 Julie Liening
6812 SW 14th Street
Des Moines, Iowa 50315
(515) 288-9536

date: February 28, 2002

=====
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)

Continuation Sheets, Maps, Photographs

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

Property Owner: Kirk V. Blunck, FAIA
202 Fleming Building
Des Moines, Iowa 50309
(515) 288-9536

=====
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 the 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 Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Hohberger Building
name of property
Polk County, Iowa
county and State

Narrative Description:

The Hohberger Building is a three-story commercial building in Des Moines' historic east downtown commercial neighborhood, located in the shadow of the State of Iowa Capitol. The building sits in the middle of what was once called the "Hohberger Block", owing to its association with John N. Hohberger, whose various businesses occupied the block from the 1860's through the 1890's. Specifically, it sits on the north side of East Locust Street, running between East 5th and East 6th Streets. Adjacent to the Hohberger Building on the corner of East 5th and East Locust is the Teachout Building of 1912 (listed on the National Register). These are two of just a few remaining of the many multi-story commercial buildings that originally inhabited this avenue, once bustling with commerce, and leading to the Capitol.

The Hohberger Building is believed to have been commissioned by John N. Hohberger in the early 1890's as a home for his retail hardware establishment. Hohberger died unexpectedly in 1894. The building, finished around 1898, housed the Hohberger establishment for only a couple of years before becoming home to the profitable hardware and drygoods mercantile business of Dockstader and Wilkins on the first floor. Various professional offices and service retailers occupied the floors above.

The Hohberger building features a cast iron skeleton. It is possibly one of only two of this type of building left in Des Moines, the other located at 612 East Grand Avenue. The cast iron structure bearing the mark of the Union Iron Foundry Co., located in Chicago, Illinois, is supported by a solid masonry foundation, and the exterior walls are of solid load bearing masonry construction. The main south façade is left with a large glass store front on the first floor, and three bays of large 50" x 90" double hung wood windows on the second and third floors. The bays each hold three windows which feature a continuous lintel of rough-hewn sand stone that matches the color of the brick on the south façade. Above the bays of windows on the uppermost portion of the façade are bas relief panels. The panels are inset with grids of terracotta medallions on the far east and west. The center panel features the Hohberger Building name in chiseled limestone letters.

On the north façade, facing the alley, the original double-hung windows of galvanized "fireproof" steel remain in place. They feature a shallow arch over the top of each window, also of steel. Entrance to the building is either through the south front door, which accesses the retail space on the first floor, or by climbing one of two stairs, located on the east and west corner of the façade, that were originally open to the second level. There was also a direct exterior entrance stairway.

Within the building, the cast iron column frame runs continuously from the basement through to the third floor. The columns are round, and graduate from approximately 12 inches at the basement level, 10 inches in diameter on the first floor, eight inches on the second floor, and six inches on the third floor. The columns were left exposed, as was the roof frame above the third floor, revealing the scissor truss configuration of beams made of 8-10 layers of laminated fir. These trusses rest on the cast iron columns and support the shallow pitched roof over the south half of the third floor space. Other

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Hohberger Building
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features of the interior, common throughout the three floors, are the original use of narrow-board fir flooring and the veneer plaster wall finish, applied directly to the rough brick masonry. The large open expanses of space with the main portion of all three spaces left open, without interior walls.

Beyond this, the characteristics of the three main floors begin to diverge. While the first floor features a soaring 20-foot ceiling height, the two upper floors are of more modest height. The plan of the first floor is entirely unimpeded with demising walls, with the exception of the mezzanine-level bookkeeper's/manager's office overlooking the sales floor from the rear of the space. This feature was popular in commercial operations at the time the building was constructed. Meanwhile, in order to keep the second floor open for its one time use as a bowling alley, its plan is stacked with narrow service rooms along the west wall. Here we find restrooms with original toilet partitions as well as narrow 24-inch wide three-panel and five panel doors with glass panes at the top. The open plan has been continued on the third level as well.

While the signature features of the building have been, for the most part preserved, a number of less dramatic but historically important changes have been made over the years. When the first floor was converted into a Woolworth's store in the 1930's, casework for displays as well as a soda fountain/café counter were added, obscuring some of the original plaster walls and fir floors. Ornamental tin ceiling panels that covered the original floral ceiling paper were presumably also added at this time on all three levels. Portions of the floral ceiling paper have survived intact on the third floor ceiling.

Reminders of other modifications to the interior can also be found, though currently the majority of the dated additions have been carefully removed, exposing the original finishes of the interiors and of the south façade. Numerous layers of drop-in ceilings have been eliminated, and the once exposed cast iron piers on the south façade have been uncovered from beneath various layers of porcelain panel cladding.

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Section 8 Page 3

Hohberger Building
name of property
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Narrative Statement of Significance:

The Hohberger Building, locally significant under Criterion C, represents a good example of a cast-iron building in Des Moines.

After conducting a survey of the buildings both in the east and west sides of Des Moines' downtown area, only one other cast iron building could be located. This building, located at 612 East Grand Avenue, is a retail building constructed in 1888. Half of this double-front has been very well preserved and the building has been deemed a significant property in a recent study done for the City of Des Moines by local historian, Jim Jacobsen. This study, which was conducted to determine if enough buildings in Des Moines' east downtown area remain to name the area as a historic district, concluded that there are not enough buildings left to designate the area as a historic district. The Hohberger Building was also deemed a significant property in this study. There have been more than 148 buildings demolished in Des Moines' east downtown since 1968.

Historical research, as indicated by Jim Jacobsen, shows that the east side of Des Moines' downtown had its initial blossoming of growth from 1878 to 1885 and a second period of expansion from 1905 to 1919. This initial period of blossoming was due to the construction of the Iowa State Capitol that began construction in 1871 and was completed 1886. The Hohberger Building, which displays the use of a cast-iron column structure, was constructed in 1898. This date has been determined by reviewing city directories and fire maps of the area from 1880 to 1920. Dockstader and Co., also known as "The Fair", which was a dry goods store, occupied the first floor of the building from 1899 to approximately 1915. Dockstader and Co. was well known for the fairness and reliability of its dealings and the excellent quality of its goods. It became a flourishing department store and employed up to 30 people.

Although not ornate at all, the exposed interior columns of the Hohberger Building run continuously from the basement to the third floor. On the south façade of the building, porcelain panel cladding has been removed to expose cast-iron piers. It was this method of construction that allowed larger storefronts on buildings during this time period.

Cast iron supports were exploited as an alternative to masonry after 1800. Wrought iron beams were imported into the country in the mid-1800's and first successfully produced in the US in 1853. Cast iron columns, which were first produced in the US in the mid to late 1800's, are strong in compression and have wrought-iron spanning members or girders. Wrought iron, which is strong in tension, in combination with cast-iron made it possible to produce metal frame structures that could be several stories tall.

Cast iron is stronger and lighter than stone and brick. Less material was needed to do the same job. A slender iron column could support a weight, that if built in stone or brick, would be much more bulky. It is less vulnerable to fire and it offered a stylish ornament appeal for architectural purposes in the Victorian age. Ornaments of all kinds could be molded at a moderate cost as opposed to carving cornices, pediments, keystones, balustrades, swags, flutings and dentils in stone.

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Hohberger Building
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The other important benefit of cast-iron structures was the advantage of more window surface. The windows in a masonry front building could be much wider and taller due to the use of cast iron supports in lieu of stone or masonry. This was very advantageous to retailers trying to display their merchandise in storefronts.

The industrial revolution had a significant impact on the mass production of new building materials like cast iron columns, which could be shipped by railway across the continent. Larger scale buildings and the desire for permanence led to the use of cast iron as a building material for urban buildings, especially warehouses and business blocks. Factories could mass-produce a range of identical cast iron parts that could be assembled into a finished building.

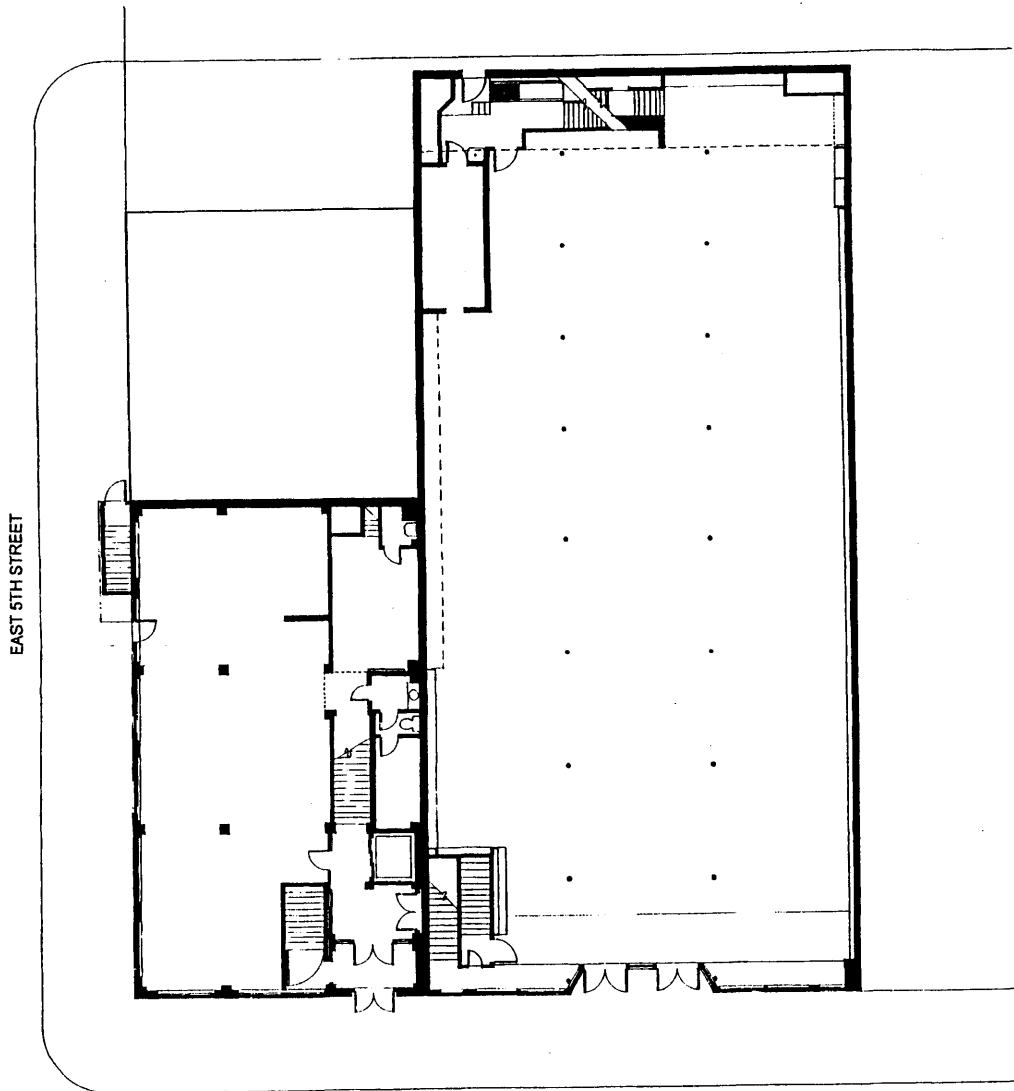
The rapid expansion of commerce in the United States in the later half of the 19th century created a strong demand for buildings for wholesale warehouses and retail stores. Cast iron could be prefabricated at the foundry and its smaller elements preassembled while the rest of the building was being constructed on-site. This cut down on labor costs on the job, as before most items were hand-worked on the site.

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Hohberger Building
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LOCUST STREET

SITE PLAN
FIRST FLOOR PLAN

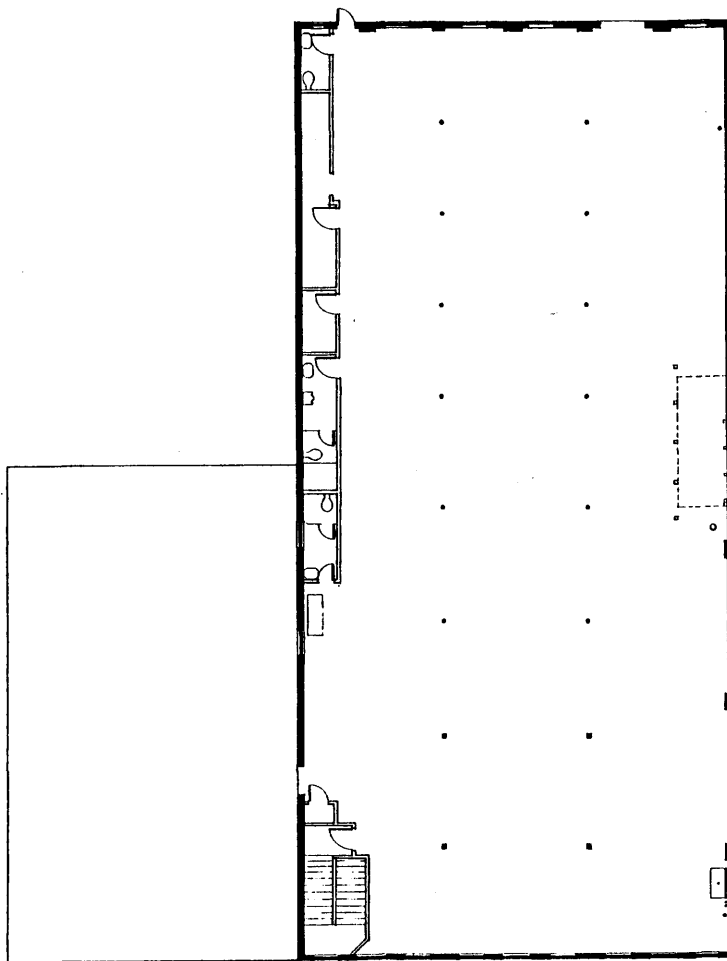


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Hohberger Building
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SECOND FLOOR PLAN

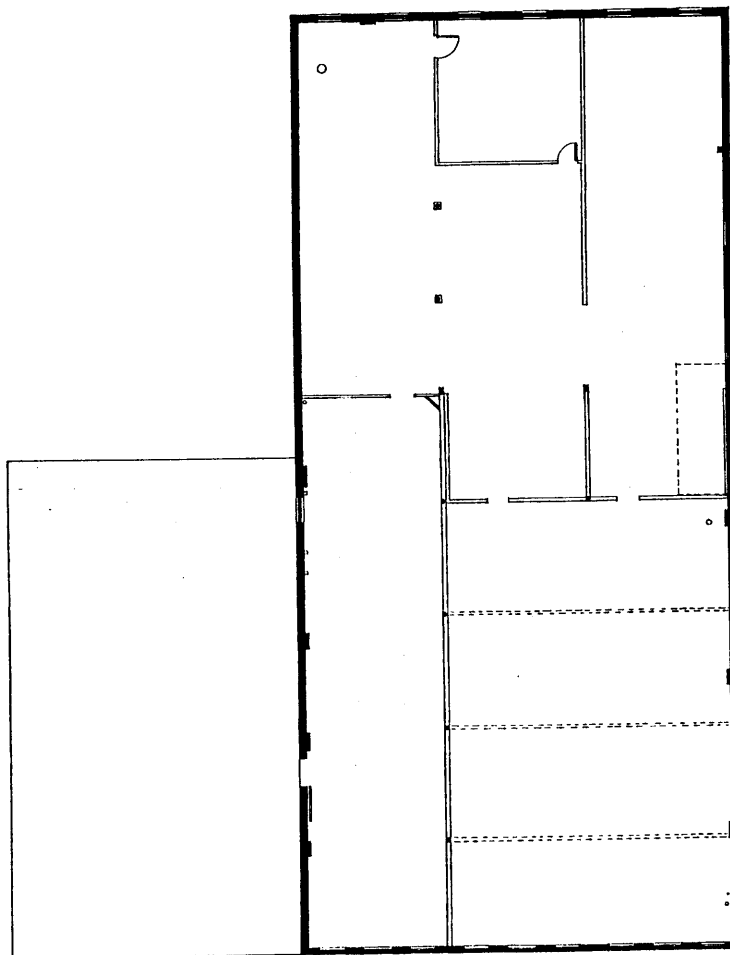


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Hohberger Building
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THIRD FLOOR PLAN



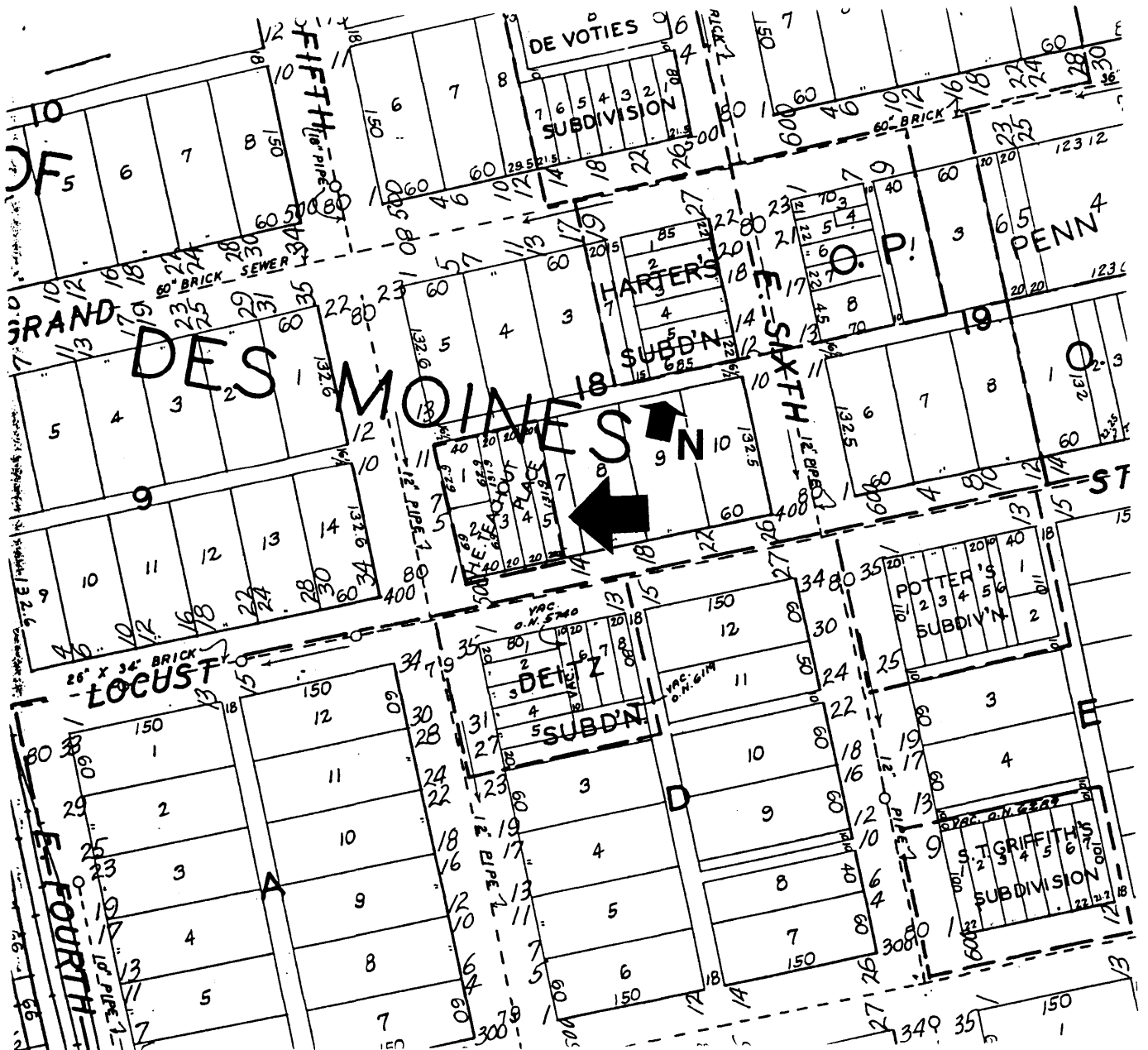
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Hohberger Building
name of property
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TITLE: CITY OF DES MOINES PLAT MAP SW ¼ SECTION 3T.78R.24
DATE: LAST REVISED 1-6-1972
SOURCE: ENGINEERING DEPARTMENT, CITY OF DES MOINES



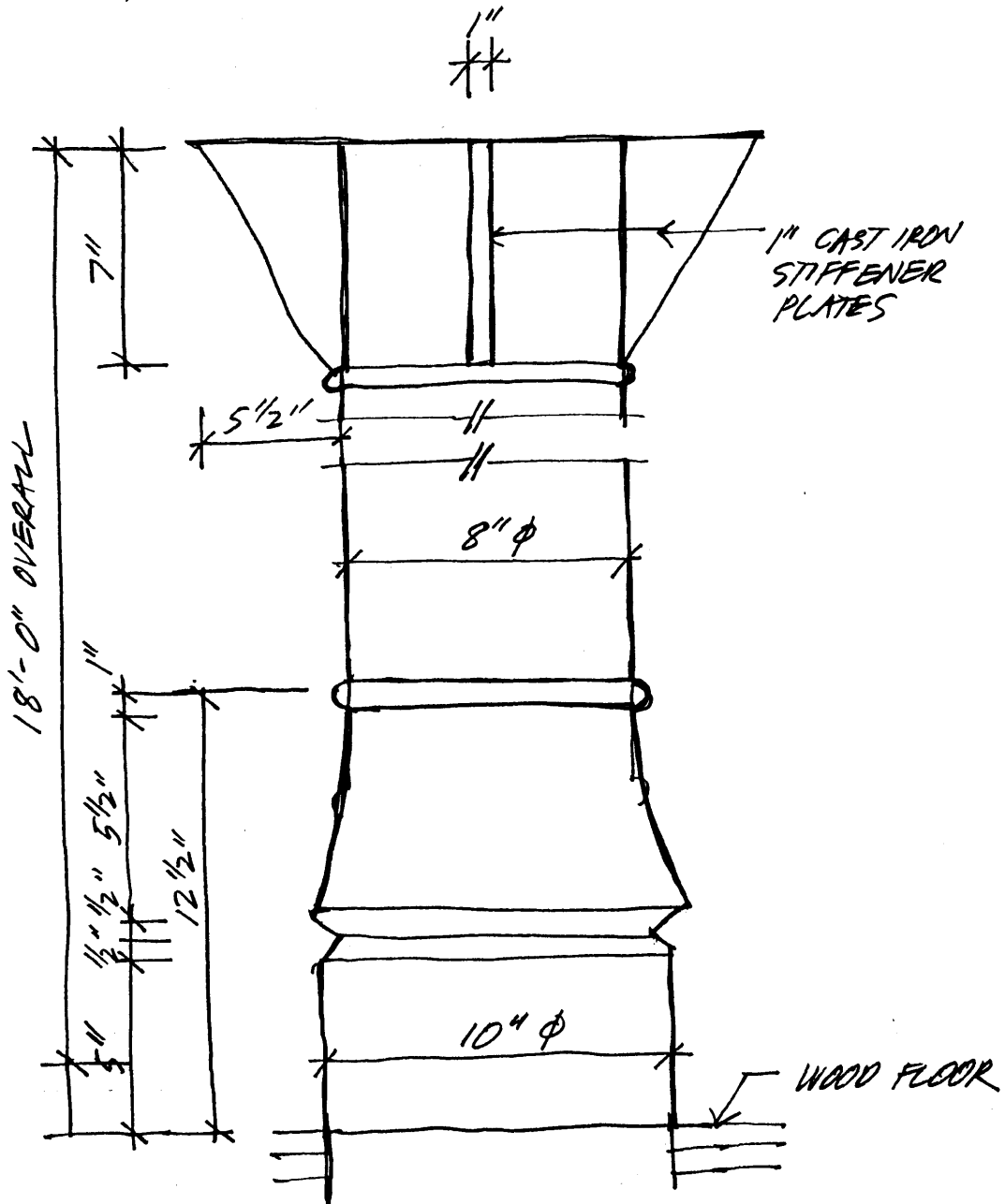
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Hohberger Building
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TITLE: CAST IRON COLUMN DETAIL, FIRST FLOOR
SOURCE: KIRK V. BLUNCK, ARCHITECT
DATE: FEBRUARY 15, 2002



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Section 9, 10 Page 10

Hohberger Building
name of property
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county and State

Major Bibliographical References:

American Architecture, *New Building Types and New Materials*, www.encarta.com

American Memory Collection Finder; Vachon, John, photographer; 1940;
<http://memory.loc.gov/ammem/amhome.html>

Badger, Daniel D. *Badger's Illustrated Catalogue of Cast-Iron Architecture*; new
Introduction by Margot Gayle. Dover Publications, Inc., New York, New York, 1865, 1981.

Brigham, Johnson. *History of Des Moines and Polk County*. S.J. Clarke Publishing
Co., Chicago, Illinois, 1911. 2 volumes.

Bushnell's Des Moines City Directories, 1866 to 1920

Cast Iron Architecture, www.encyclopedia.com

City of Des Moines Fire Maps, 1884 - 1901

City of Des Moines Gateway Steering Committee Meeting Minutes, December 19, 2001.

The Des Moines Register, "7 Sites Could Seek Historic Status", March 15, 2002

Gayle, Margot. President, Friends of Cast-Iron Architecture, New York, New York.

Iowa State Register, April 28, 1894

Verbal Boundary Description:

Lot 3, 4, and 5, H.E. Teachout Place, Block 18 of East Fort Des Moines

Boundary Justification:

The boundaries were selected because they are the legally recorded boundary lines
historically associated with the Hohberger Building, and it is a single property.

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Hohberger Building
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SOURCE: STATE OF IOWA HISTORIC PRESERVATION OFFICE
DATE: 1899-1900 (based on Dockstader and Wilkins listing in the Bushnell's Des Moines City Directory)



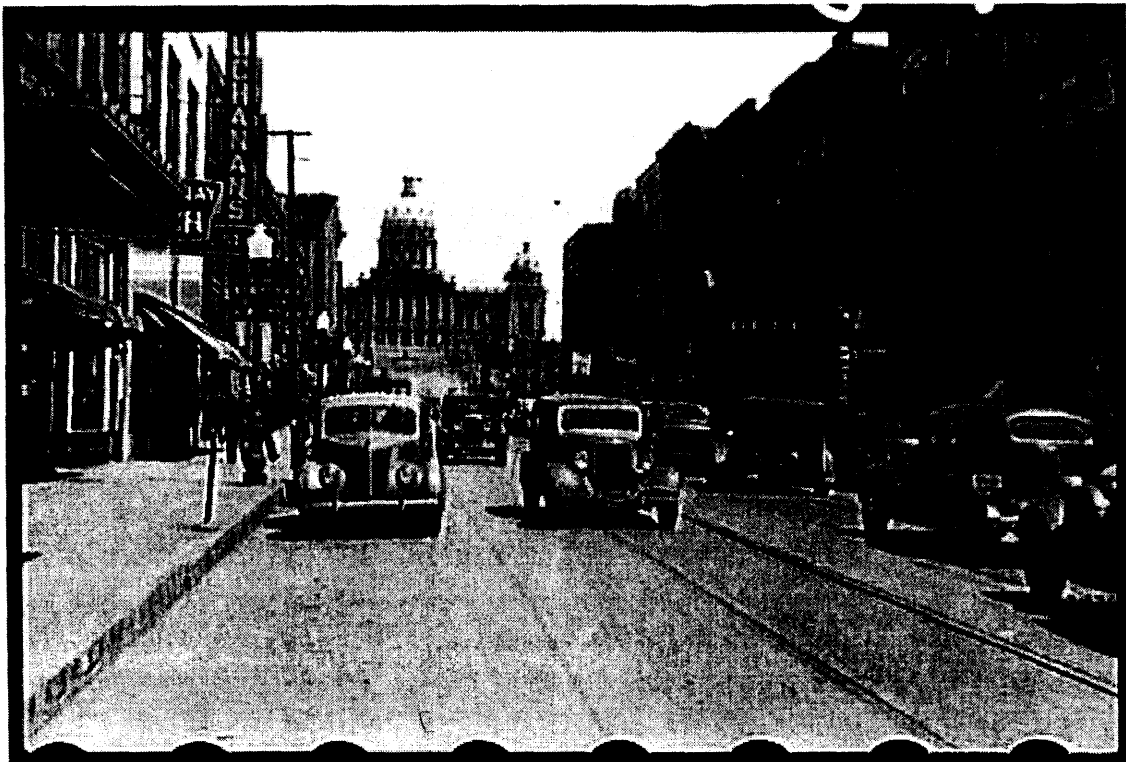
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Hohberger Building
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SOURCE: AMERICAN MEMORY COLLECTION FINDER
DATE: MAY, 1940



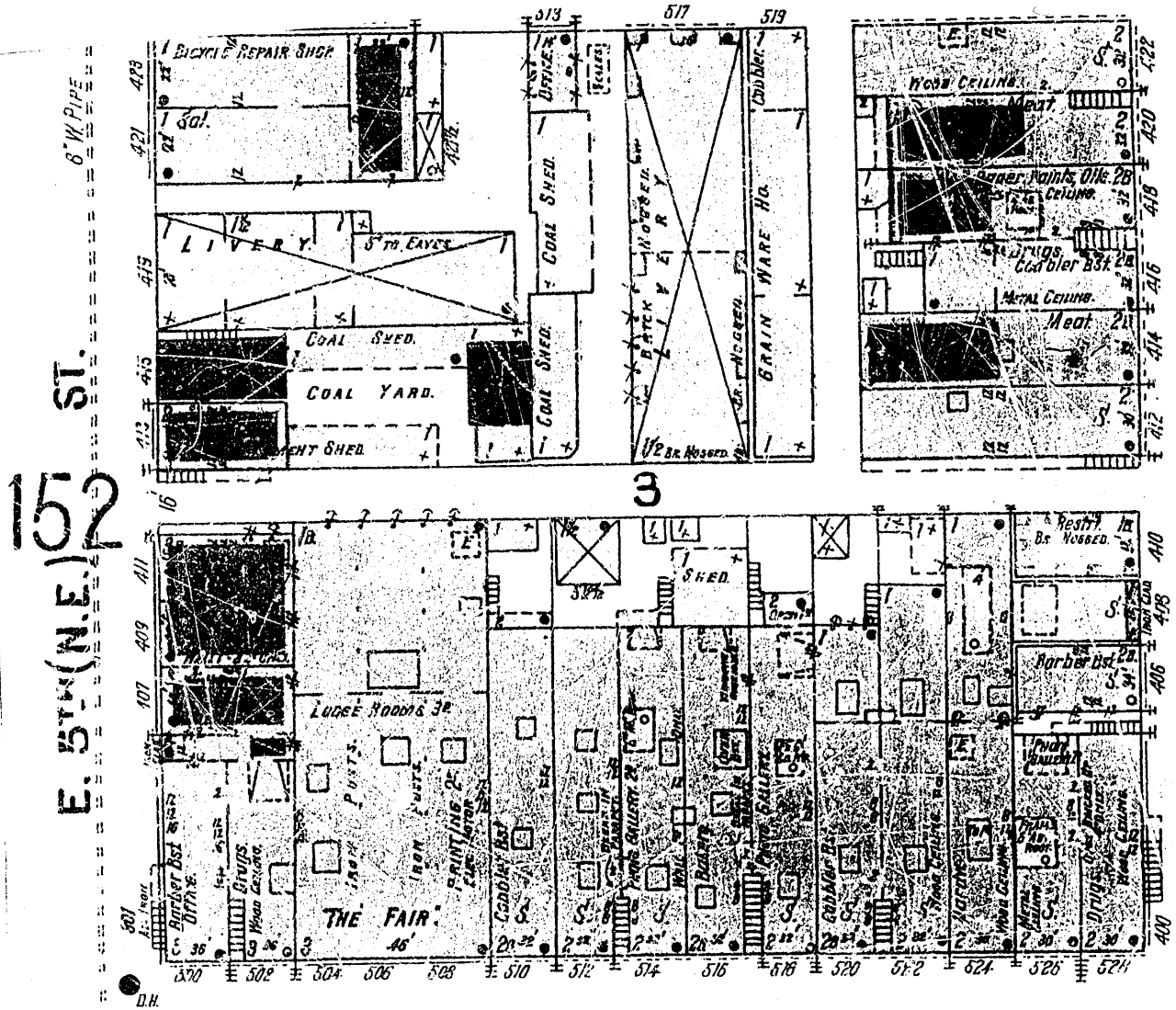
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SOURCE: CITY OF DES MOINES FIRE MAP
DATE: 1901



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Hohberger Building
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SOURCE: IOWA STATE REGISTER
DATE: APRIL 28, 1894

MARRIAGES, BIRTHS AND DEATHS.

DIED—In Des Moines, at 7:15 p. m., April 27, John N. Hohberger, at 1001 Lyon street, from effects of a recent fall from the roof of his house.

The deceased was born March 2, 1882, in Bavaria. At the age of 10 he came to this country. He was married in Des Moines in 1860. He leaves a wife and eight children. Funeral notice will be given later. Mr. Hohberger was a public spirited man and had accumulated considerable property.

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Hohberger Building
name of property
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SOURCE: BUSHNELL'S DES MOINES CITY DIRECTORY
DATE: 1884 - 1885

56 BUSHNELL'S DES MOINES DIRECTORY.

J. N. HOHBERGER,
DEALER IN



HARDWARE,
Stoves & Tinware,
STEEL, IRON, NAILS,
Forks and Fence Wire.

In fact Everything found in a First-class General Hardware Store.

Also keep the Celebrated
Landreth's Field and Garden Seeds.
Acknowledged to be the best Seeds in the Market.

502 E. Locust St.,
DES MOINES, IOWA.

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Section Photos Page 16

Hohberger Building
name of property
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Photograph 1 Photographer: Kirk V. Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

South elevation taken from East Locust Street. The storefront doors have been replaced with wood doors. The Hohberger Building name is chiseled out of limestone, bas relief panels on the uppermost portion of the façade are inset with grids of terracotta medallions to each side of the name. The windows on the second and third floors have been replaced with poplar double hung wood windows to replicate the originals.

Photograph 2 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

North elevation taken from the alley behind the building showing the original double-hung galvanized steel windows which have a steel arch over the top of each one.

Photograph 3 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

Exterior entry door to second floor on south façade. Storefront is seen to the right of the door.

Photograph 4 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

First floor looking north showing cast iron column structure, refinished wood floors, and new HVAC duct.

Photograph 5 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

First floor showing the cast-iron column at the ceiling.

Photograph 6 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

First Floor showing the cast-iron column detail at the floor.

Photograph 7 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

Second floor looking south showing the new double hung wood windows replicated to match the originals and the cast iron columns. The wood floor has been replaced/refinished. The restrooms/service rooms are located to the west side of the floor.

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Hohberger Building
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Photograph 8 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

Looking west on second floor showing 3-panel wood door replicated to match original with original glass.

Photograph 9 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

Third floor looking south showing scissor truss configuration and repaired plaster wall. Double hung wood windows have been replicated from poplar to match originals.

Photograph 10 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

Third floor looking south showing original pressed metal ceiling.

Photograph 11 Photographer: Kirk Blunck Date: March, 2002
Original Negative Location: Herbert Lewis Kruse Blunck Architecture

South façade of the building located at 612 East Grand Avenue. The only other cast-iron building that could be located in the survey area. The west half of the double storefront remains intact.