

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



**1. Name**

historic Larnerd Case House  
and/or common Rose Hill

**2. Location**

street & number 3111 Easton Boulevard not for publication  
city, town Des Moines vicinity of \_\_\_\_\_ congressional district 4  
state Iowa code 19 county Polk code 153

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>NA</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Jack Borg  
street & number 3111 Easton Boulevard  
city, town Des Moines vicinity of \_\_\_\_\_ state Iowa

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Registry of Deeds  
street & number Polk County Courthouse  
city, town Des Moines state Iowa

**6. Representation in Existing Surveys**

title None has this property been determined eligible? NA yes  no   
date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local  
depository for survey records \_\_\_\_\_  
city, town \_\_\_\_\_ state \_\_\_\_\_

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

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**Describe the present and original (if known) physical appearance**

Rose Hill sits on a gently sloping corner lot overlooking the woodlands of Grandview Park, a church and several acreages. Ages of nearby houses range widely, from the late nineteenth century to the 1960s, but do not detract from the scale of Rose Hill. The residential area and the park once formed the original land Larned Case, farmed in the 1840s. The present Easton Boulevard connected Fort Des Moines with the settlement around Four Mile Creek to the East.

Considered the oldest house extant in Des Moines, Rose Hill was built to be a Greek Revival cottage. Cornice returns, the central hallway plan and the transom and side lights of the entrance provide the principal references to the style. The rectangular lights, which have a regular star-shaped pattern in the frosted glass, surround the door and are topped with a slightly projecting pediment. Removed around 1890, the original porch was a vernacular adaptation of a classical entry porch, having a small flat roof and two slender bracketed columns.

In 1890-91 new owners, Langdon and Elizabeth Davis, altered Rose Hill with shingled dormers and a larger front porch with simple round columns. In addition, period photographs show cresting of a rather crude design that echoed the sawtooth shape of the dormer shingles. In 1900 the Davis family enlarged a side window and replaced the huge kitchen fireplace on the south, which could accommodate a log five feet long, with a smaller coal burning one on the east wall. These alterations reflect changes in taste and in living patterns.

The plan of the house is a central hallway design, having four rooms on the first floor and two bedrooms on the second floor. Room arrangement remains essentially unchanged on the first floor, although the kitchen has been moved. Bathrooms, closets and more bedrooms have been added to the second story. In a further example of updating the house, the Davises replaced the original walnut woodwork, which had been painted, with the then more popular oak. The oak, since painted, remains in place. Photographs, probably dating from around the turn of the century, show unpainted woodwork and provide evidence of the interior decoration of the house. Elizabeth Davis willed a mirror framed in the original walnut of the woodwork to the Rose Hill owners, and it is on display. Later owners added a two-story sleeping porch to the west.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

**Specific dates** 1846–present **Builder/Architect** Larnerd Case

### Statement of Significance (in one paragraph)

The oldest dwelling still standing in Des Moines, Rose Hill calls attention to the earliest white settlement of the land that became the state's capital city. The date of construction, around 1846, coincides with the arrival of the county's earliest permanent residents, while the specific story of the Larnerd Case family reflects typical settlement patterns in central Iowa. In addition, the Greek Revival cottage Case built shows both the prevailing taste of the 1840s, and the 1890 modifications reveal changes in taste and lifestyle.

Ohioan Larnerd Case built his house in 1846 using black walnut cut from his property, but his son, Philo, had taken up residence in the county by 1843. It was not until 1845 that the government allowed legal settlement there, following a treaty with the Sac and Fox Indians. Larnerd Case lived on the 160-acre farm until his death in 1857, and the house remained in the family until 1881, although portions of the original land, entered in the county records in 1848, were gradually sold off. In 1890 Hannah Hollingsworth sold the house to Langdon and Elizabeth Davis.

A former city clerk, Davis was a railroad ticket agent at the time of the purchase. Mrs. Davis had admired the Case house since the late 1870s when she passed the house while on Sunday drives to the country. Despite her admiration for Rose Hill, she undertook alterations in the prevailing style of the period.

The Davises lived at Rose Hill until 1914 when Dr. Lenna Meanes and Essie Hathaway, an English teacher, bought the house. The women, who added the two-story sleeping porch in 1914–15, lived there until 1921 when architect Elmer H. Borg took possession. Rose Hill has remained in the Borg family, and son Jack Borg, a retired teacher, now lives in the house.

DATE NOT VERIFIED  
AGREEMENT NOT VERIFIED

# 9. Major Bibliographical References

Davis, Elizabeth. "My Dream House." Letter printed in newspaper. 1933  
Hussey, Tacitus. Reminiscences of Early Des Moines. (Des Moines: American Lithograph Co., 1919).

# 10. Geographical Data

Acreeage of nominated property ca. 2.5 acres  
Quadrangle name Des Moines Southeast Quadrangle scale 1:24,000

### UMT References

A	15	453740	4506560	B							
	Zone	Easting	Northing		Zone	Easting	Northing				
C				D							
E				F							
G				H							

**Verbal boundary description and justification** East 2.50 chains, north 10.56 chains on east line, west 35.77 acre. Lot 6-official plat northwest quarter section 32-79-23.

### List all states and counties for properties overlapping state or county boundaries

state	N.A.	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Barbara Beving Long and Ralph J. Christian, Architectural Historians

organization Division of Historic Preservation date April 1982

street & number 26 East Market Street telephone 319/353-4186

city or town Iowa City state Iowa

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Adrian H. Anderson

title Director date April 14, 1982

**For HCRS use only**

I hereby certify that this property is included in the National Register

for Adrian H. Anderson Entered in the National Register date 6/21/82  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

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Major Bibliographical References cont.

Strong, Natalie. "The Larnerd S. Case Home." Term Paper. Iowa State University. 1958. Author consulted many primary sources, including census and land records, abstract for the property, photographs and interviews.